

Regional Evaluation Framework (REF) CMRB Administration Recommendation	
Member Municipality	City of Calgary
Application Name	Westbrook Communities Local Area Plan
REF Application Number	2023-03
Type of Application	Area Redevelopment Plan
Municipal Bylaw #	5P2023
Date Application Circulated	February 16, 2023
Date of CMRB Administration Recommendation	March 16, 2023
CMRB Recommendation	
That the Board APPROVE REF Application 2023-03, the City of Calgary Westbrook Communities Local Area Plan	
<ul style="list-style-type: none"> • REF Application 2023-03 is for the proposed City of Calgary Westbrook Communities Local Area Plan (Westbrook Communities LAP), which presents a strategy for growth and change within established and inner-city communities in southwest Calgary. • The Westbrook Communities LAP is comprised of the Infill and Redevelopment Placetype with additional lands for parks, open space, and natural areas. The Growth Plan requires that the Infill and Intensification Placetype be located within a Preferred Growth Area. The City of Calgary is a Preferred Growth Area (Urban Municipality). • The plan includes policies to support the development of complete communities, including active transportation and transit networks, local services and commercial uses, amenities, parks, and open spaces. The plan allows for a mix of housing types and densities with low-, medium- and high-density development located throughout the Westbrook Communities LAP plan area. • There are Environmentally Sensitive Areas (ESAs) located on-site or within 100m of the plan area. The Growth Plan Alignment Statement for REF Application 2023-03 identifies ESAs and associated mitigation measures to minimize the undesirable impacts of development on ESAs. • The third party consultant review, completed by Municipal Planning Services Ltd., found the application to be generally consistent with the Growth Plan. • CMRB Administration finds REF Application 2023-03 to be generally consistent with the principles and policies of the Growth Plan and recommends the application for approval. 	
Attachment	
<ul style="list-style-type: none"> • Third-Party Consultant Review, Municipal Planning Services Ltd. 	

1.0 Background

The City of Calgary has submitted a Regional Evaluation Framework (REF) application for a new Area Redevelopment Plan, the Westbrook Communities Local Area Plan (Westbrook Communities LAP), proposed Bylaw 5P2023. The Westbrook Communities LAP was submitted to the CMRB through REF submission criteria 4.1 (c) which requires municipalities to refer all new Area Structure Plans and Area Redevelopment Plans to the Board. The Westbrook Communities LAP establishes a strategy for community growth and change focused on ten existing communities located within a Preferred Growth Area.

CMRB Administration notified CMRB members of REF Application 2023-03 on February 16, 2023.

2.0 Consistency with the Growth Plan

2.1 *Third Party Review*

CMRB Administration retained Municipal Planning Services Ltd. to evaluate the application with respect to the REF requirements. The third party evaluation (attached) reviewed the proposed Westbrook Communities LAP in relation to the goals, objectives, and policies of the Growth Plan. Municipal Planning Services Ltd. found REF Application 2023-03 to be generally consistent with the Growth Plan.

2.2 *CMRB Administration Review*

As outlined in the City of Calgary submission and the third party review, and in consideration of its own review of REF Application 2023-03 materials, CMRB Administration finds REF Application 2023-03 to be generally consistent with the goals, objectives, and policies of the Growth Plan.

3.0 REF 2023-03 Application Overview

The following provides an overview of the consistency of REF 2023-03 application for key areas of the Growth Plan applicable to this REF Application. See the attached third party review report for an overview of the consistency of REF Application 2023-03 with all Growth Plan policies.

3.1 *Placetype and Location*

REF Application 2023-03 proposes to develop the Infill and Intensification Placetype, which is a Preferred Placetype that must be located within a Preferred Growth Area. The City of Calgary is a Preferred Growth Area (Urban Municipality) making REF Application 2023-03 consistent with Growth Plan Section 3.1.2 Preferred Placetypes. The Westbrook Communities LAP promotes a compact urban form and the concept of “complete community” with an emphasis on intensification along key transit and transportation corridors and at the existing Westbrook transit station; support for the development of diverse housing types; promotion of connected and accessible year-

round mobility options; investment in parks, open spaces, recreational, cultural, art and community spaces and services; and an emphasis on a greater diversity of commercial amenities. This is consistent with Growth Plan policy 3.1.2.1. which requires that Preferred Placetypes be planned and developed as complete communities.

3.2 Protect and Enjoy the Environment

The Growth Plan Alignment Statement for REF Application 2023-03 provides an overview of ESAs that are on-site or within 100m of the Westbrook Communities LAP plan area, including the Bow River. The presence of ESAs triggered the need to complete an Environmental Study, as required by Growth Plan Policy 3.3.2.1. As noted in the REF Interpretation Guide, "environmental reports or studies previously completed as part of the development planning process, or as part of another municipal process, can be used to fulfill the requirement for an Environmental Study provided they are consistent with the Growth Plan and consider a regional perspective using the CMR's definition of ESAs" (see [page 20 of the REF Interpretation Guide](#)).

The Growth Plan Alignment Statement for REF Application 2023-03 notes that a range of ESA studies were used to inform the development of the Westbrook Communities LAP policies. Westbrook Communities LAP Section 2.2.3.1 Natural Areas includes policies to support the protection, preservation and rehabilitation of ecological processes and functions and support the presence of wildlife and pollinators. Westbrook Communities LAP Section 2.4.1.2 Building Design addresses development in the 1:100 flood inundation area, consistent with Growth Plan policy 3.3.1.2. Westbrook Communities LAP Appendix A: Implementation Options offers non-statutory guidance on options to protect or enhance specific natural areas located within the Westbrook Communities LAP plan area.

Please refer to REF Application 2023-03, Growth Plan Alignment Statement (see especially Appendix 1: Overview of Environmental Study Findings) for further information about specific mitigation measures related to ESAs.

4.0 Recommendation

That the Board **APPROVE** REF Application 2023-03, the City of Calgary Westbrook Communities Local Area Plan.



March 9, 2023



Attention: Jordon Copping, Chief Officer
Calgary Metropolitan Region Board
305, 602 11 Ave SW
Calgary, Alberta T2R 1J8

Dear Mr. Copping:

Reference: REF# 2023-03 for the Westbrook Communities Local Area Plan in the City of Calgary.

Please find attached the third-party evaluation of the Westbrook Communities Local Area Plan.

It is our opinion that the proposed plan is generally consistent with the goals, objectives and policies of the Calgary Metropolitan Region Growth Plan, being Schedule A to Ministerial Order MSD:064/22.

Jane Dauphinee, RPP MCIP
Principal & Senior Planner
Municipal Planning Services (2009) Ltd.

REGIONAL EVALUATION FRAMEWORK (REF) THIRD-PARTY REVIEW

Member Municipality	City of Calgary
Application Name	Westbrook Communities Local Area Plan
REF Number	2023-03
Type of Application	Area Redevelopment Plan
Municipality Bylaw #	5P2023
Date of Third-Party Review Report	March 9, 2023

Findings

That the Westbrook Communities Local Area Plan is generally consistent with the goals, objectives and policies of the Growth Plan, Schedule A to Ministerial Order MSD:064/22.

Summary of Review

- The Westbrook Communities Local Area Plan (the Plan) is an Area Redevelopment Plan affecting ten established neighbourhoods in the western portion of the City of Calgary.
- The Plan provides comprehensive direction for infill and redevelopment of the established neighbourhoods, including commercial, residential, open space and mixed-use developments.
- The Plan provides direction for a range of diverse housing forms and densities, establishing Urban Form categories (as shown on Map 3: Urban Form) and identifying appropriate building scale (as shown on Map 4: Building Scale).
- Mixed use and commercial redevelopment is supported along appropriate road corridors and at significant locations.
- The Plan identifies Westbrook Station as a central node, and policies support higher activity levels at this location by supporting a range of uses, higher building scales, increased design requirements and public realm improvements.
- Other activity nodes are identified, including main streets, two other transit stations, and community activity centres.
- Existing infrastructure corridors, including road network and mass transit routes, are accommodated to support increased residential densities, economic development, community vibrancy, and improved mobility options.
- The Plan area includes lands bordering the Bow River; policies in the Plan support the protection of environmentally sensitive areas and their continued use as parks and open space.
- The review found that the Westbrook Communities Local Area Plan is generally consistent with the goals, objectives, and policies of the Growth Plan.

Review Prepared by

Jane Dauphinee, MPlan RPP
Principal & Senior Planner
Municipal Planning Services (2009) Ltd.

Part A: REF Review

The purpose of the REF review process is to confirm the alignment of statutory plans or statutory plan amendments with the goals, objectives, and policies of the Growth Plan. The following tables provide a summary of the third party review findings. Growth Plan policy areas that are “not applicable” to this REF application have been marked as such.

3.1 Blueprint for Growth	
3.1.1 Region-Wide Policies	<ul style="list-style-type: none"> • The Westbrook Communities Local Area Plan (the Plan) affects already developed lands within the City of Calgary and does not border any adjacent municipality. • Lands within the Plan area are previously developed and policies will not impact agricultural land. • The Plan includes policies encouraging local food production in public parks and open space, and to support opportunities for urban agriculture. • The Plan aligns with the policies of 3.1.1.
3.1.2 Preferred Placetypes	<ul style="list-style-type: none"> • The Plan is comprised only of the Infill and Redevelopment Placetype, a preferred Placetype, as identified on Map B3: Growth Plan Placetype Alignment. • The Plan aligns with the policies of 3.1.2.
3.1.3 Preferred Growth Areas	<ul style="list-style-type: none"> • The Plan area is within the City of Calgary, identified as an Urban Municipality Urban Growth Area. • The Plan policies support additional growth and redevelopment in established communities, utilizing existing and planned infrastructure. • Urban form policies support new development along existing transit and road infrastructure, making efficient and cost-effective use of mobility network infrastructure. • The Plan aligns with the policies of 3.1.3.
3.1.4 Placetype Targets for Population Growth	<ul style="list-style-type: none"> • The Plan supports residential development within the Infill and Redevelopment Placetype. • The anticipated residential density is in alignment with the policies of 3.1.4.
3.1.5 Rural and Country Cluster Placetype	<i>Not applicable</i>
3.1.6	<i>Not applicable</i>

Rural Employment Area	
3.1.7 Location Criteria for Placetypes	<i>Not applicable</i>
3.1.8 Hamlet Growth Areas	<i>Not applicable</i>
3.1.9 Joint Planning Areas	<i>Not applicable</i>
3.1.10 Existing Area Structure Plans and Area Redevelopment Plans	<i>Not applicable</i>
3.1.11 Municipal Development Plan Updates	<i>Not applicable</i>
3.1.12 Exceptions to the Policy	<i>Not applicable</i>

3.2 Economic Wellbeing	
3.2.1 Municipal Development Plans	<ul style="list-style-type: none"> • The Plan supports growth in proximity to mobility infrastructure in Infill and Redevelopment areas. • The Plan supports intensification of existing commercial centers and corridors. • The Plan aligns with the policies of 3.2.1.
3.2.2 Regional Transportation	<i>Not applicable to individual statutory plans for the purposes of REF</i>

Planning Support for Economic Wellbeing	
3.2.3 Agricultural Economy	<i>Not applicable</i>

3.3 Protect and Enjoy the Environment	
3.3.1 Flood Prone Areas	<ul style="list-style-type: none"> • The Plan area includes provincially identified Floodway and Flood Fringe areas. • The areas identified as Floodway and Flood Fringe are located within a portion of the plan designated as Natural Areas or Parks and Open Space. • Plan Policy 2.4.1.2(b) provides further direction for other flood-susceptible lands not provincially identified as Floodway and Flood Fringe areas, exceeding the minimum requirements of the Growth Plan. • Plan Policy 3.2.5(l) provides further direction to prioritize flood mitigation and erosion protection measures for parks and trails and to increase natural buffers adjacent to riparian areas. • The Plan aligns with the policies of 3.3.1.
3.3.2 Environmentally Sensitive Areas	<ul style="list-style-type: none"> • Environmentally Sensitive Areas are located within the Plan area. • Documentation of Environmental Studies, as required by Policy 3.3.2.1(c), was submitted by the applicant and the recommended mitigation measures appear to have been incorporated into the Plan. • Plan policies in Section 3.2.5 provide direction to enhance protection of natural areas in proximity to the Bow River. • The Plan aligns with the policies of 3.3.2.
3.3.3 Climate Change	<ul style="list-style-type: none"> • The Plan includes policies in Section 2.4.3 supporting climate mitigation and adaptation through a variety of technological, design, and infrastructure approaches. • The Plan aligns with higher order plan direction for climate change mitigation and adaptation.

	<ul style="list-style-type: none"> • The Plan aligns with the policies of 3.3.3.
--	--

3.4 Water Stewardship

3.4.1 Watershed Protection	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.2 Stormwater Management	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.3 Water Efficiency	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.4 Collaboration and Governance	<i>Not applicable to individual statutory plans for the purposes of REF</i>

3.5 Shared Services Optimization

3.5.1 Transportation & Transit Corridors	<ul style="list-style-type: none"> • The Plan identifies regional transportation and transit corridors within and in proximity to the Plan area, shown on Map B2: Regional Transportation Corridors and Context. • An existing Regional Transit Corridor (C-Train Blue Line) is within the Plan area and is shown on relevant maps. • Plan policies optimize the proximity to the transit corridor, directing diverse land uses and higher densities in proximity to stations as activity nodes. • The Plan language is generally consistent with the direction in the CMRB Growth Plan. • The Plan generally aligns with the policies of 3.5.1.
--	--

<p>3.5.2 Energy and Utility Corridors</p>	<ul style="list-style-type: none"> • The Plan identifies regional transmission (energy and utility) corridors affecting the Plan area, shown on Map B1 of the Plan. • Regional pipeline and power transmission lines are located within the Sarcee Trail right-of-way and open spaces along the western boundary of the plan area and are accommodated through existing rights-of-way. • The Plan directs redevelopment within existing communities, mitigating potential impacts on the corridors. • The Plan aligns with the policies of 3.5.2.
<p>3.5.3 Planning and Protection for Regional Corridors</p>	<ul style="list-style-type: none"> • The Plan identifies regional corridors and policies support existing alignment of regional infrastructure corridors. • The Plan aligns with the policies of 3.5.3.
<p>3.5.4 Recreation</p>	<p><i>Not applicable to individual statutory plans for the purposes of REF</i></p>

Part B: Consistency with applicable Context Study

As per Growth Plan policy 4.1.1.3, "prior to the incorporation of outcomes of Context Studies within amendments to the Growth Plan, the Board must consider approved context Studies in its decision-making."

1. Is any portion of the plan area of the statutory plan or plan amendment within a Joint Planning Area?
Yes No
2. If yes, has a Context Study been approved by the Board for this Joint Planning Area?
Yes No
3. If yes, please complete the appropriate Context Study review template and attach to this third party review.