

Growth Plan Alignment Statement

Westbrook Communities Local Area Plan

Growth Plan Policies	City of Calgary Rationale
3.1 Blueprint for Growth	
3.1.1 Region-Wide Policies	<p>The Westbrook Local Area Plan does not border any member municipalities and does not share any infrastructure with member municipalities.</p> <p>No impacts to agricultural land will occur with the plan as no agricultural land is contained within the plan area. However, The Plan includes policies that encourage the use of parks and open space for local food production, processing, sales and programming (2.2.3.2 (i), 2.2.3.3 (e)), increase opportunities for local food and urban agriculture in parks and greenspaces (3.2.4 (o)), and encourage tree species that support urban agriculture and food security (3.2.8 (f)).</p> <p>Local recreational services are supported by the plan, policies for recreational improvements are included in Chapter 3 of the plan, specifically section 3.2.4.</p>
3.1.2 Preferred Placetypes	<p>As per Map B3 in Appendix B of the plan, the proposed plan is comprised of the Infill and Redevelopment Placetype with additional lands for Parks and Open Space and Natural Areas. No Masterplan Communities or Mixed-Use/TOD Placetypes are used within the proposed plan area.</p>

<p>3.1.3 Preferred Growth Areas</p>	<p>The plan focuses additional growth within inner city and established communities within Calgary, making more efficient use of existing and planned infrastructure. The highest intensities of future growth, including employment areas are located around LRT and BRT transit stations, Main Streets and Activity Centres, making the most cost-effective use of existing infrastructure.</p> <p>The plan provides for a compact form that makes efficient use of infrastructure and services by focusing growth along key transit corridors, main streets and activity centres. The plan allows a mix of housing types and densities appropriate for the Infill and Redevelopment Placetype with a mix of low-, medium- and high-density development throughout the plan. Development is supported by active transportation and transit networks and provides convenient access for residents to local services, amenities, commercial uses, parks and open spaces. Policies supporting improved mobility options are included in Chapter 3 of the Plan, along with policies regarding improvements to parks and open spaces. The Plan also provides more local commercial amenities by placing more commercial and mixed use urban form categories throughout communities.</p> <p>The area is served by existing utility infrastructure.</p>
<p>3.1.4 Placetype Targets for Population Growth</p>	<p>All residential dwelling units within the plan area are within the Infill and Redevelopment Placetype, a preferred Placetype. The Plan currently achieves a density of 17.7 units per hectares and is forecasted to achieve 24.3 units per hectare by the 2076 time horizon. The plan does not contain the Residential Community Placetype.</p>
<p>3.1.9 Joint Planning Areas</p>	<p>The Plan is not located within a Joint Planning Area</p>

3.1.10 Existing ASPs and ARPs	Not applicable
3.2 Economic Wellbeing	
3.2.1 Municipal Development Plans	<p>The plan focuses growth in areas well served by transit, walking and cycling infrastructure including LRT and BRT stations. Additional policies regarding pedestrian, cycling and transit infrastructure improvements are found in Chapter 3 of the plan.</p> <p>There are no industrial areas within the Plan area.</p>
3.3 Protect and Enjoy the Environment	
3.3.1 Flood Prone Areas	<p>The only floodway or flood fringe areas within the Plan are located within a natural area (Douglas Fir Trail) and no development is proposed in these areas. Nonetheless, The Plan contains the following flood mitigation policies:</p> <p>Policy 2.4.1.2 (b) states development outside the Floodway or Flood Fringe but within the 1:100 Flood Inundation Area should be designed in accordance with Flood Fringe policies of the Municipal Development Plan.</p> <p>Policy 3.2.5 (l) provides direction to prioritize flood mitigation and erosion protection measures for parks and trails and increase natural buffers adjacent to riparian areas.</p>

<p>3.3.2 Environmentally Sensitive Areas</p>	<p>Environmental Screening Reporting Requirements for REF Applications</p> <p><u>1. Brief overview of Statutory Plan</u> a. The communities of Glenbrook, Glendale, Killarney/Glengarry, Rosscarrock, Shaganappi, Spruce Cliff, Scarboro/Sunalta West, Westgate, Wildwood and portions of Richmond/Knob Hill form the Westbrook LAP. (Map 1: Community Context). Located just south of the Bow River and west of Downtown, these communities are collectively known as the Westbrook Communities b. No development is proposed within the Environmentally Sensitive Areas within this LAP.</p> <p><u>2. Brief overview of Assessment Methods</u> Reviewed existing reports and data: GIS files Ecological Network, Amphibian Connectivity Network, Parks Asset Reporting & Information System (PARIS), and Habitat Condition Rating surveys; Edworthy Natural Environment Park Ecological Inventory; Shaganappi Community Stream Riparian Health Inventory</p> <p><u>3. Map of Findings</u> Map B3: Growth Plan Placetype Alignment within the Plan includes a 100m buffer around the plan area and indicates Environmentally Sensitive Areas. In addition, see attached Map 1 and Map 2 at the end of this document.</p> <p><u>4. Summary of Findings – Does the plan area or within 100m of the plan area include any of the following?</u> a. Areas maintaining the provision of water quality and quantity and providing protection against drought and flooding events <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The area is adjacent to the Bow River. Riparian lands adjacent to the Bow River are protected as natural environment parks. Shaganappi Community stream is a tributary of Bow River, protected within Shaganappi Park. Does this finding require an Environmental Study be conducted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
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b. Area providing habitat for identified local species of interest, designated species of conservation concerns (SCC), or identified local species group

Yes No

Douglas fir trees (locally uncommon), three rare lichen species, numerous listed fish and wildlife species including 11 sensitive species, 2 may be at risk, 3 At Risk, and 1 Endangered species (little brown bat)
Does this finding require that an Environmental Study be conducted?

Yes No

c. Area providing rare, unique or biologically diverse ecosystems or unique landforms

Yes No

- River valley landform – steep slopes, springs, riparian areas
- Douglas fir forest
- Riparian balsam poplar stands

Does this finding require that an Environmental Study be conducted?

Yes No

d. Areas contributing to other important ecosystem functions or services at a regional or local scales.

Yes No

Part of the Primary Ecological Network for The City of Calgary, while the model for this layer ends at the City boundaries, the Bow River corridor provides connectivity to regions outside of the City.

Does this finding require that an Environmental Study be conducted?

Yes No

5. Recommendation

a. Is an Environmental Study required for this Area Structure Plan or Area Redevelopment Plan?

Yes No

b. Provide a brief rationale for the recommendation

As per Growth Plan Policy 3.3.2.1(c) an Environmental Study is required if an Environmentally Sensitive Area is located on or within 100 meters of the plan

Environmental Study Reporting Requirements for REF Applications

1. Overview of Environmental Studies

Edworthy Natural Environment Park: Ecological Inventory

Golder Associates Ltd.

2021 (plus supplemental 2022 early rare plant survey)

Most plant communities in the park were ranked as “healthy” or “healthy with problems.” Three sites were ranked as “unhealthy” due to moderate or significant alteration to the community, erosion, heavy animal browse, and presence of noxious weeds. One site was evaluated as a modified grassland because the community was no longer considered a native plant community. This report can be used to support restoration and management planning for the park.

Riparian Health Inventory Summary Report Bow River, south (right) bank: BOW31 (Edworthy Natural Environment Park, Calgary): 2019 RE-VISIT RESULTS

Cows and Fish: Alberta Riparian Habitat Management Society
2019

This site remains in a healthy, with problems condition (67% health score), with most parameters showing little change from baseline conditions

Riparian Health Inventory Summary Report Bow River, south (right) bank: BOW32 (Lawrey Gardens Park, Calgary): 2020 RE-VISIT RESULTS

Cows and Fish: Alberta Riparian Habitat Management Society
2021

This site remains healthy but with problems (70% health score), with most parameters showing little change from baseline conditions

Riparian Health Inventory Summary Report Unnamed Stream (tributary to Bow River): BXE1 (Shaganappi Community Stream): 2021 RE-VISIT RESULTS

Cows and Fish: Alberta Riparian Habitat Management Society
2021

This site has had ongoing restoration works led by Trout Unlimited Canada, the Junior Forest Rangers and community volunteers. The riparian health score

has improved slightly since 2016 from 80% to 83%, remaining in a healthy condition. Most parameters are unchanged except for decreased structural alterations along the streambank (a positive change).

Riparian Areas Mapping Project – Phase 2 Technical Report Riparian Area Opportunities (& supporting maps)

Conducted by O2 Planning & Design
October 25, 2013

Riparian Management Zones in Edworthy Park identified as mostly Conservation with some recreational and restoration polygons. The Riparian Areas mapping project utilized Marxan modelling, citywide datasets and Cows and Fish Riparian datasets as inputs.

Habitat Condition Rating (HCR) Surveys

Conducted by City of Calgary Parks Ecologists and Fiera Biological Consultants
2019 & 2021

These surveys are completed every 5 years in City parks with natural area components. For the Westbrook ARP area, surveys were completed in 2019 for the west end of Edworthy Park and 2021 for Lawrey Gardens, Douglas Fir trail area, eastern portions of Edworthy Park and Shaganappi Creek/Community Park. HCR survey results are used by parks operations to plan management and restoration activities in natural areas. Data from surveys were reviewed to inform mitigation measures.

Desktop Analysis of Environmentally Significant Areas within the Westbrook ARP

Conducted by City of Calgary Parks Ecologists
2021

The Parks Ecologist reviewed the proposed development to understand its impacts on the environment and developed mitigation strategies and policies to be included in the ARP. The Environmental Planning Ecologist reviewed existing environmental studies and utilized their extensive working knowledge of the site throughout the desktop analysis.

The results and recommendations of the above environmental studies and the review of other City data by the City Environmental Planning Ecologist informed the mitigation measures and other natural area policies in the Westbrook LAP.

2. Overview of Environmental Study Findings – See Appendix 1 attached below

3. Study Conclusions

The Plan intends to intensify existing parcel areas and aims to protect the parks and open spaces within the plan boundary. The Plan responds to natural areas by supporting the protection, preservation and rehabilitation of ecological processes and functions.

The City of Calgary has a healthy understanding of environmentally sensitive areas with greater protections in place in areas adjacent to waterways. A detailed desktop analysis was completed in addition to the existing City-wide studies. The desktop analysis outlined potential impacts of the proposed development to environmentally sensitive areas including Edworthy Park. Based on the analysis, policies were developed to manage, mitigate, and promote these areas of interest. The Westbrook LAP contains robust policies to mitigate potential impacts of development on the identified Environmentally Sensitive Areas. The Plan includes policies and guidelines for climate mitigation and adaptation to support Westbrook's transition toward a low-carbon economy and a more resilient and sustainable future. Natural areas are encouraged to be protected and human uses and activities should be designed and managed to mitigate negative impacts to natural areas. The Westbrook LAP includes portions of the Bow River Valley that are protected as natural environment parks and proposes maintaining those protections.

The City of Calgary also has the following citywide non-statutory policies to guide planning and development:

- Bird Friendly Urban Design Guidelines
- Biodiversity Policy
- Calgary Climate Strategy – Pathways to 2050
- Calgary's Greater Downtown Plan
- Calgary River Valleys Plan
- Habitat Restoration Project Framework
- Natural Areas Management Plan
- Riparian Strategy: Sustaining Healthy Rivers and Communities
- Source Water Protection Policy
- Source Water Protection Plan

	<p>- Riparian Action Program</p> <p>These studies inform the desktop analysis performed for the Westbrook LAP and provide for direction on the policies and mitigation tactics.</p>
3.4 Water Stewardship	
3.4 Water Stewardship	<p>The Westbrook Communities are part of the Bow River and Elbow River Watersheds. Chapter 2: Enabling Growth includes policies to strengthen resiliency and minimize development impact on the rivers while supporting intended growth.</p> <p>Section 2.4.3 provides policies on climate change mitigation and adaptation which seek to reduce climate hazard risks by addressing the climate resilience of buildings and infrastructure, to assist citizens with managing responding and adapting to these hazards and leveraging the innate resiliency of natural infrastructure in the community. These policies include stormwater management, water efficiency and biodiversity.</p> <p>Section 3.2.8 provides guidance to reduce emissions of greenhouse gases that contribute to climate change and reduce vulnerability to climate-related hazards.</p>
3.5 Shared Services Optimization	
3.5.1 Transportation & Transit Corridors	<p>Transportation and Transit Corridors are shown on map B2 of the plan.</p> <p>The northwestern portion of the plan is within 1.6 kilometers of a Level 1 Highway (TransCanada Highway/16 Avenue NW). However, this Plan area is separated from the Level 1 Highway by the Bow River and Edworthy</p>

	<p>Park, with the only direct vehicle access to the Highway being via Sarcee Trail or Crowchild Trail.</p> <p>The southwestern portion of the plan is located within 1.6 kilometers of a Level 2 Highway (Highway 8/Glenmore Trail).</p> <p>Two existing higher order transit routes are located within the Plan area- the Blue Line LRT and the MAX Teal BRT. Densities along these corridors are proposed to be significant, with the highest densities in the plan area occurring at the junction of the two lines at Westbrook Station.</p>
<p>3.5.2 Energy & Utility Corridors</p>	<p>The Plan identifies regional transmission and transportation corridors in Appendix B, on maps B1 and B2 and have been accommodated and managed throughout the plan.</p>
<p>3.5.3 Planning and Protection for Regional Corridors</p>	<p>The Plan identifies regional transmission and transportation corridors in Appendix B, on maps B1 and B2 and have been accommodated and managed throughout the plan.</p>

Appendix 1: Overview of Environmental Study Findings

Name/ Description of Identified ESA	Potential Impacts of Proposed Development	Recommended Mitigation Measures	Identify Mitigation Measures
Edworthy Park, Bow River, and riparian areas north of the Bow River within 100m (Bow River Valley)	<ul style="list-style-type: none"> -loss of natural area -reduction in ecological function due to development or redevelopment -increased usage pressure on natural areas due to densification 	<ul style="list-style-type: none"> -preserve existing natural areas -minimize disturbance from any adjacent development - Manage human activities to mitigate negative impacts to natural areas 	<p><u>LAP Policy 2.2.3.1 Natural Areas</u> The following policies apply to the Natural Areas:</p> <ul style="list-style-type: none"> a. Natural Areas should: <ul style="list-style-type: none"> i. support the protection, preservation and rehabilitation of ecological processes and functions; ii. support the presence of wildlife and pollinators by connecting parks and open spaces with natural areas to support the ecological network and provide habitat and movement corridors; and, iii. be accessible by pedestrian and cycling infrastructure in a manner that does not inhibit the overall ecological function of the space. b. Pathways adjacent to Natural Areas should be designed and constructed to minimize disturbance to the Natural Area and create a buffer between the Natural Area and adjacent development. c. Natural Areas may identify and integrate cultural landscapes in their design and layout.

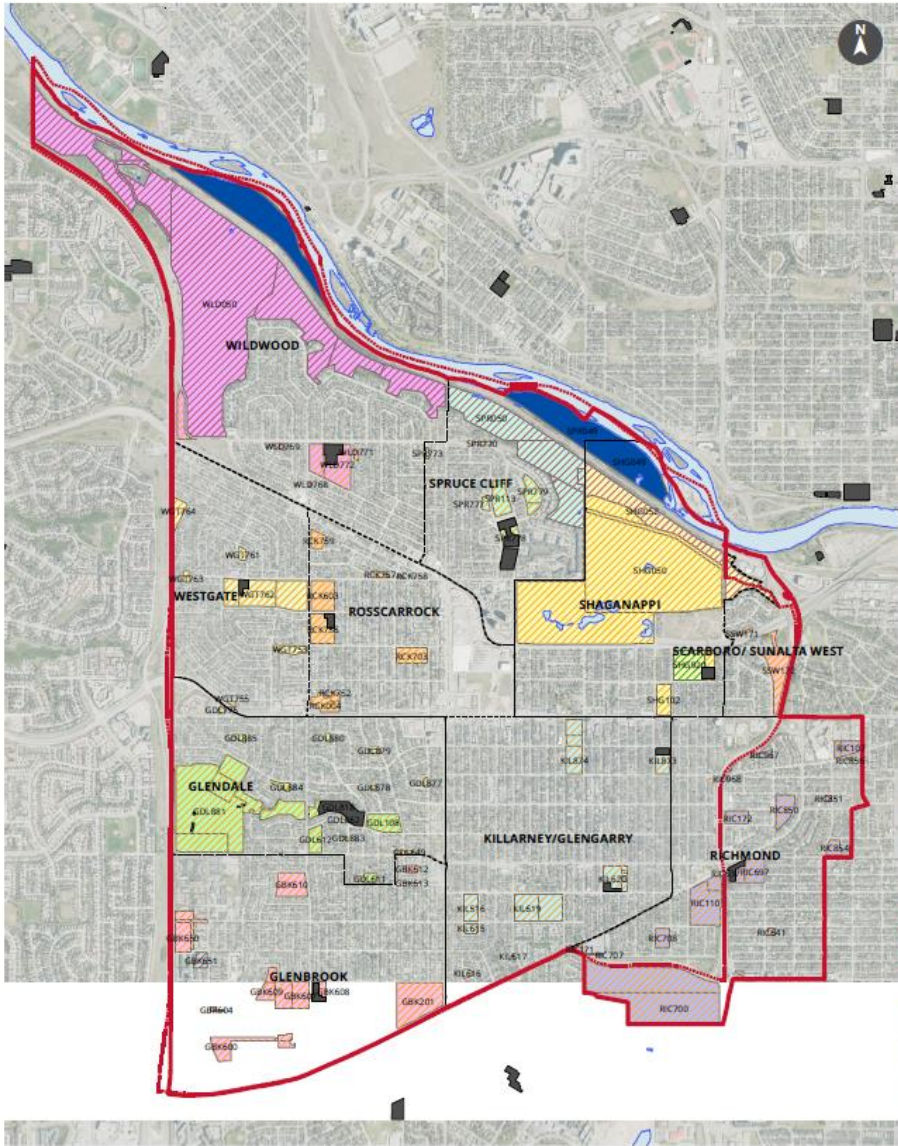
			<p><u>LAP Policy 3.2.5 Protect environmentally significant and historic open spaces</u></p> <p>Douglas Fir Trail and Edworthy Park form an important part of the open space network in the Westbrook Communities. These parks have important ecological functions as part of a primary corridor in Calgary’s ecological network, have unique environmental attributes and are desirable areas as they provide recreational and cultural spaces for residents. Edworthy Park also includes both pre-contact and historical sites. The pre-contact archaeological sites recorded within Edworthy Park highlight both hunting and habitation on the lands. To support the continued role of the Douglas Fir Trail and Edworthy Park, the following should be considered:</p> <ul style="list-style-type: none"> d. Explore opportunities to enhance public understanding of cultural landscapes and Indigenous worldviews within Edworthy Park through undertaking engagement with appropriate Indigenous Elders and Traditional Knowledge Keepers within the Treaty 7 region of Southern Alberta as part of future park upgrades. e. Explore Indigenous placemaking and naming of contemporary features within Edworthy Park to enhance public understanding of Indigenous presence on the land through undertaking engagement with appropriate Indigenous Elders and Traditional Knowledge Keepers within the Treaty 7 region of Southern Alberta as part of future park upgrades.
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			<ul style="list-style-type: none"> f. Encourage appropriate recreational opportunities in Edworthy Park and Douglas Fir Trail, with the primary focus of preserving and restoring sensitive environmental areas and steep slopes. g. Improve pedestrian and cycling connections to Edworthy Park and Douglas Fir Trail from the Westbrook Communities. h. Prioritize flood mitigation and erosion protection measures for parks and trails. Increase natural buffers adjacent to riparian areas. i. Ensure park assets such as benches and picnic areas are not exposed to future river flood risk. j. Improve safety for all users of Edworthy Park and Douglas Fir Trail. <p><u>Appendix A: Implementation Options</u> Protect natural areas from erosion and overuse in the Douglas Fir Trail.</p>
Shaganappi Creek Park	<ul style="list-style-type: none"> -loss of natural area -reduction in ecological function due to development or redevelopment -increased usage pressure on natural areas due to densification 	<ul style="list-style-type: none"> -preserve existing natural areas -minimize disturbance from any adjacent development - Manage human activities to mitigate negative impacts to natural areas 	<p><u>LAP Policy 2.2.3.1 Natural Areas</u> The following policies apply to the Natural Areas:</p> <ul style="list-style-type: none"> a. Natural Areas should: <ul style="list-style-type: none"> i. support the protection, preservation and rehabilitation of ecological processes and functions; ii. support the presence of wildlife and pollinators by connecting parks and open spaces with natural areas to support the ecological network and provide habitat and movement corridors; and,

			<ul style="list-style-type: none"> iii. be accessible by pedestrian and cycling infrastructure in a manner that does not inhibit the overall ecological function of the space. b. Pathways adjacent to Natural Areas should be designed and constructed to minimize disturbance to the Natural Area and create a buffer between the Natural Area and adjacent development. c. Natural Areas may identify and integrate cultural landscapes in their design and layout. <p><u>Appendix A: Implementation Options</u> Enhance natural protection within Shaganappi Park.</p>
Paskapoo Slopes – a small portion of this park, immediately adjacent to Sarcee Trail, is within 100m of the LAP boundary	No potential impact – this park is within 100m but across Sarcee Trail from Edworthy Park and not anticipated to be impacted specifically from the LAP	N/A	N/A

Map 1

Westbrook Communities



<p>GLENBROOK Total OS - 194980m² Total Natural Space OS - 6408m² Total Local OS - 188572m² Total Community Area - 1942283m² Percent Total OS - 10%</p>	<p>WESTBROOK COMMUNITIES Total OS - 3541089m² Total River OS - 290394m² Total Community Area - 14788468m² Percent Total OS - 24% Percent River OS - 2% (inc. in Total)</p>
<p>KILARNEY/GLENGARRY Total OS - 124882m² Total Local OS - 124882m² Total Community Area - 1843457m² Percent Total OS - 7%</p>	<p>GLENDALE Total OS - 311750m² Local Area OS - 311750m² Total Community Area - 1414233m² Percent Total OS - 22%</p>
<p>ROSSCARROCK Total OS - 90429m² Total Local OS - 90429m² Total Community Area - 1065555m² Percent Total OS - 8%</p>	<p>RICHMOND Total OS - 351074m² Total Local OS - 351074m² Total Community Area - 1912705m² Percent Total OS - 18%</p>
<p>SHAGANAPPI Total OS - 876715m² Total Local OS - 656401m² Total Natural Area OS - 220314m² Total Regional OS - 187521m² Total River OS - 78444m² Total Community Area - 1544969m² Percent Total OS - 57% Percent Total River OS - 5% (inc. in Total)</p>	<p>SCARBORO/SUNALTA WEST Total OS - 31642m² Total Community Area - 324041m² Percent Total OS - 10%</p>
<p>WILDWOOD Total OS - 1112102m² Total Local OS - 55506m² Total natural OS - 1044188m² Total Regional OS - 1044188m² Total River OS - 128068m² Total Community Area - 2545505m² Percent Total OS - 44% Percent Total River OS - 5% (inc. in Total)</p>	<p>SPRUCE CLIFF Total OS - 346140m² Total Local OS - 68095m² Total Natural OS - 278045m² Total Regional OS - 278045m² Total River OS - 83882m² Total Community Area - 1114417m² Percent Total OS - 31% Percent Total River OS - 8% (inc. in Total)</p>
<p>WESTGATE Total OS - 101372m² Total River OS - 0m² Total Community Area - 1081302m² Percent Total OS - 9% Percent Total River OS - 0% (inc. in Total)</p>	

<p>Legend</p> <ul style="list-style-type: none"> Westbrooke LAP Westbrook Communities BDY Westbrook Communities Parks Leases Natural/Regional/River Local Natural Natural/Regional Glenbrook Glendale Killamey Rosscarrock Richmond Shaganappi Spruce Cliff Scarborough/Sunalta Westgate Wildwood 	<p>Official community boundaries were used for these calculations (black line). The area for the Riley Parks Communities (red outline): 13585m²</p> <p>Please note that these numbers do not reflect "The Binder" calculations.</p>
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Date: 5/18/2022

Map 2



- Legend**
- Plan Area's boundary
 - Community boundary
 - Plan Area 100m Buffer