

Proposed Amendments to the Springbank Hill Area Structure Plan

1. The Springbank Hill Area Structure Plan attached to and forming part of Bylaw 28P2017, as amended, is hereby further amended as follows:
 - (a) Delete the existing Map 2 entitled 'Land Use Concept' and replace with the revised Map 2 entitled 'Land Use Concept', attached as Schedule A;
 - (b) Delete the existing Map 3 entitled 'Attributes and Constraints' and replace with the revised Map 3 entitled 'Attributes and Constraints', attached as Schedule B;
 - (c) Delete the existing Map 4 entitled 'Open Space' and replace with the revised Map 4 entitled 'Open Space', attached as Schedule C;
 - (d) Delete the existing Map 5 entitled 'Transit Network' and replace with the revised Map 5 entitled 'Transit Network', attached as Schedule D;
 - (e) Delete the existing Map 6 entitled 'Street Network' and replace with the revised Map 6 entitled 'Street Network', attached as Schedule E;
 - (f) Delete the existing Map 7 entitled 'Water Services' and replace with the revised Map 7 entitled 'Water Services', attached as Schedule F;
 - (g) Delete the existing Map 8 entitled 'Sanitary Servicing' and replace with the revised Map 8 entitled 'Sanitary Servicing', attached as Schedule G;
 - (h) Delete the existing Map 9 entitled 'Stormwater Servicing' and replace with the revised Map 2 entitled 'Stormwater Servicing', attached as Schedule H;
 - (i) Under section 3.1.6, delete policy 1 and replace with the following:

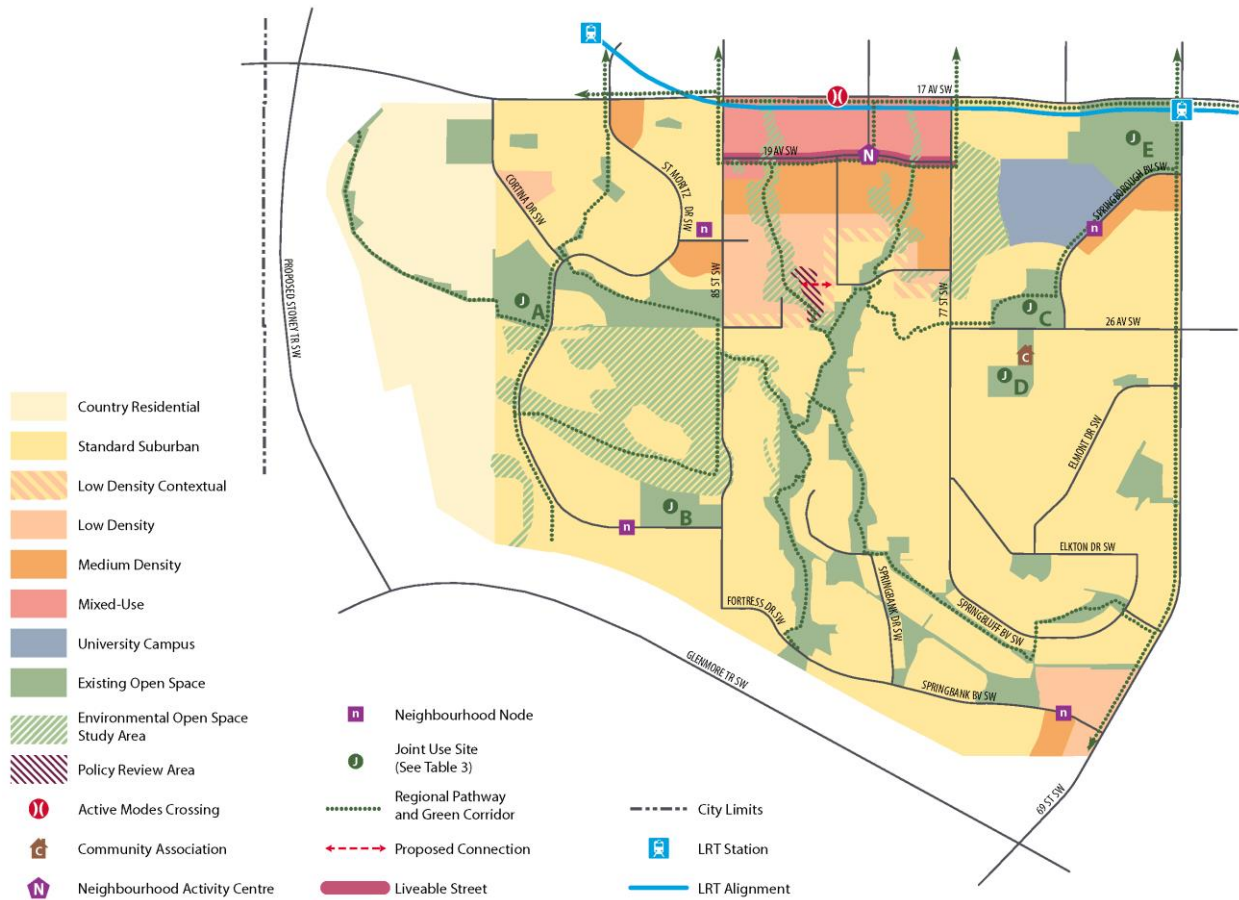
"Densities should range between 38 to 148 units per gross developable hectare. However, moderate increases in residential density may be considered for residential areas in close proximity to 19 Avenue SW west of 81 Street SW."
 - (j) Under section 3.1.6, delete policy 3 and replace with the following:

"The maximum height of a building should be six storeys. Increased height may be considered in residential areas in close proximity to 19 Avenue SW and west of 81 Street SW. Any increase in building height should be based on topographic conditions and where impacts and compatibility with surrounding built form can be addressed to the satisfaction of the Approving Authority (e.g. shadow impact, privacy concerns).

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SCHEDULE A

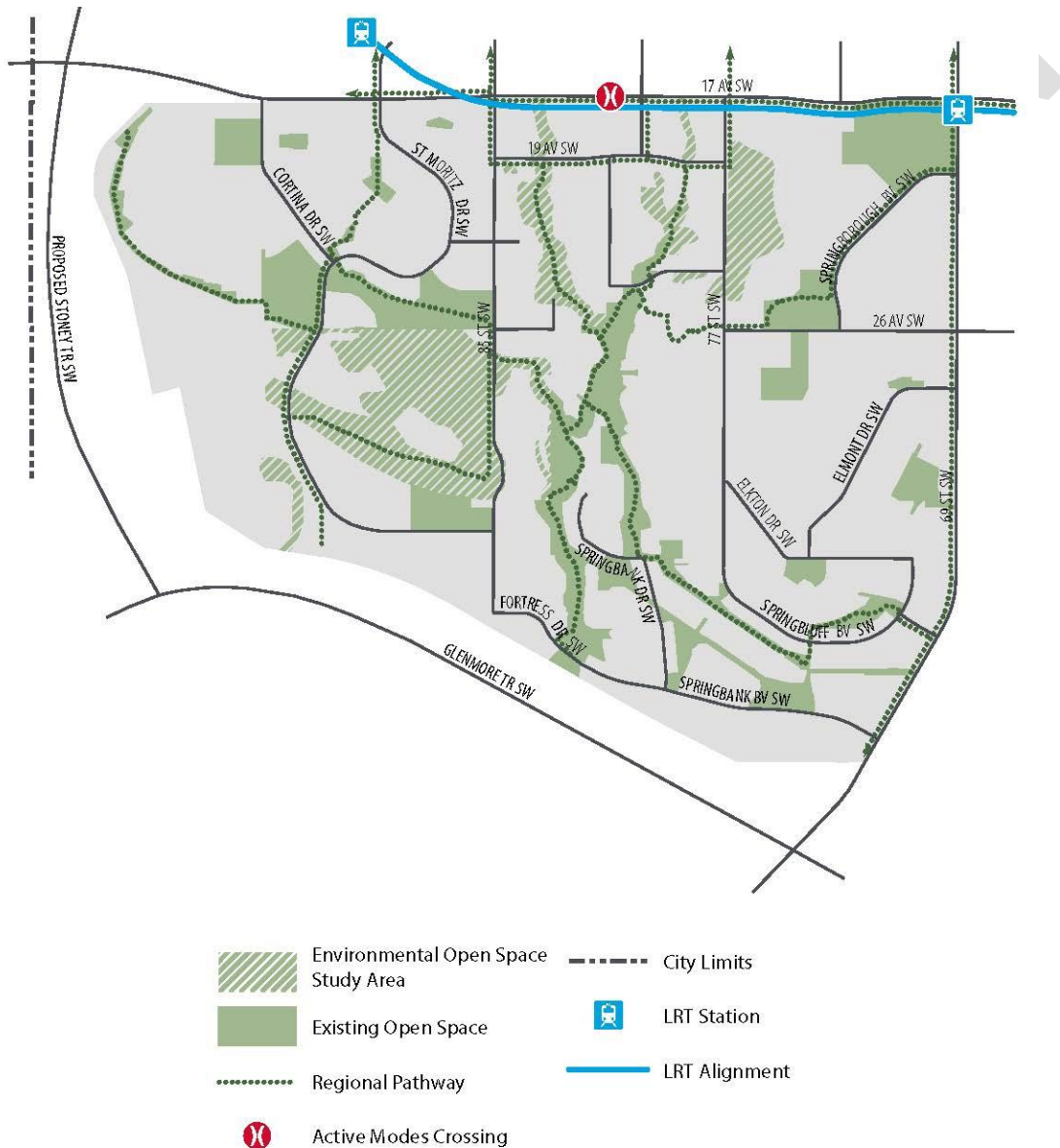
Map 2: Land Use Concept



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SCHEDULE C

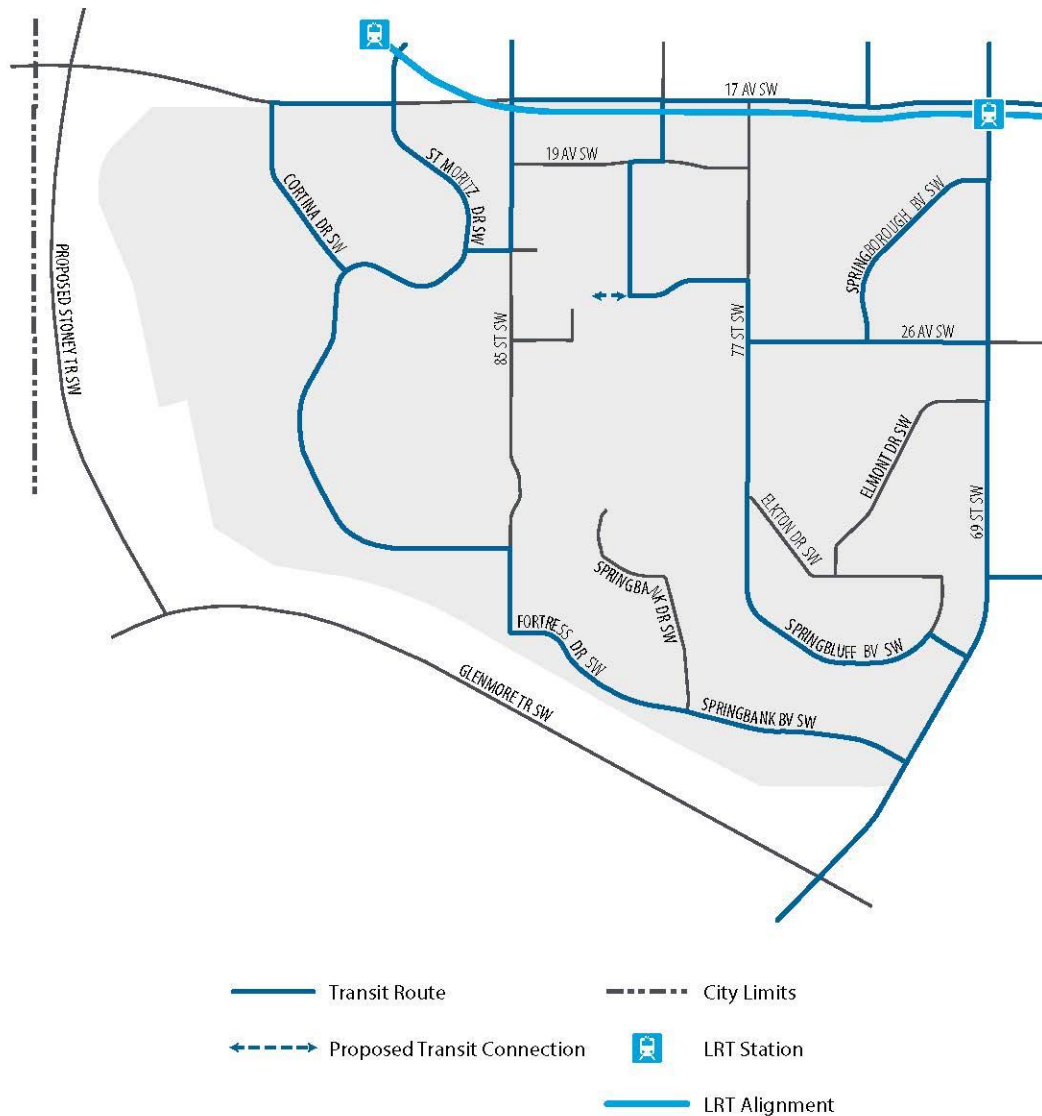
Map 4: Open Space



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SCHEDULE D

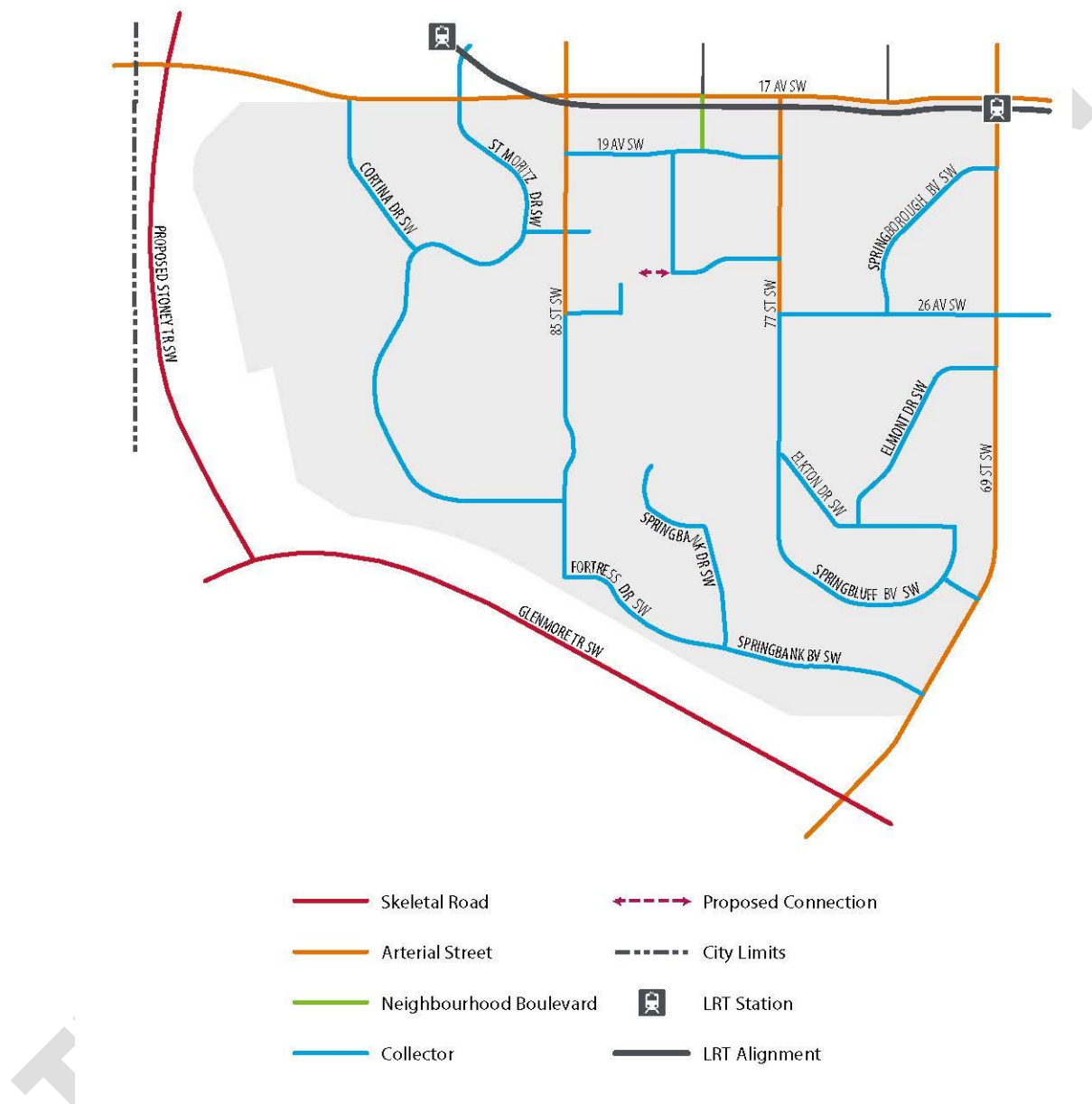
Map 5: Transit Network



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SCHEDULE E

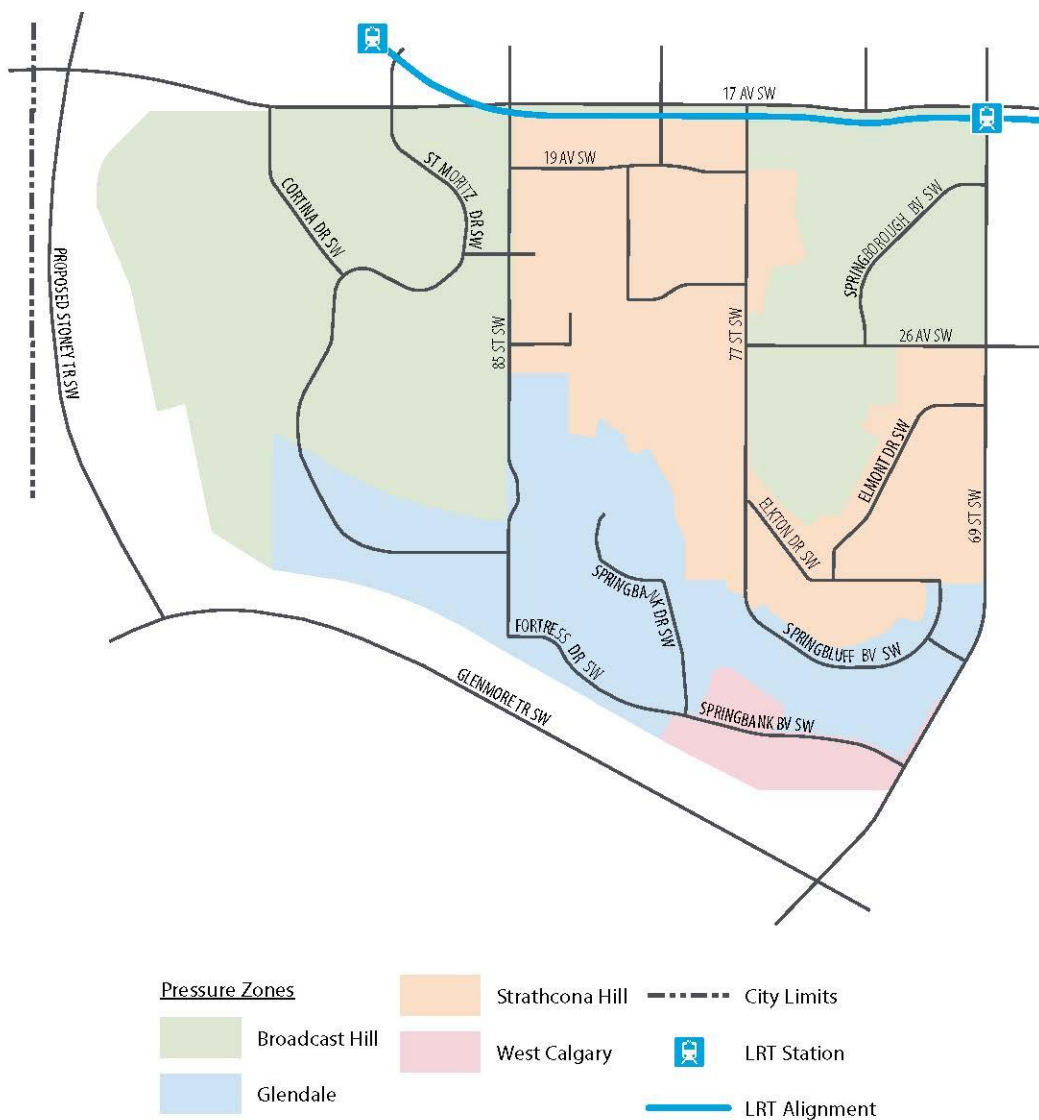
Map 6: Street Network



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SCHEDULE F

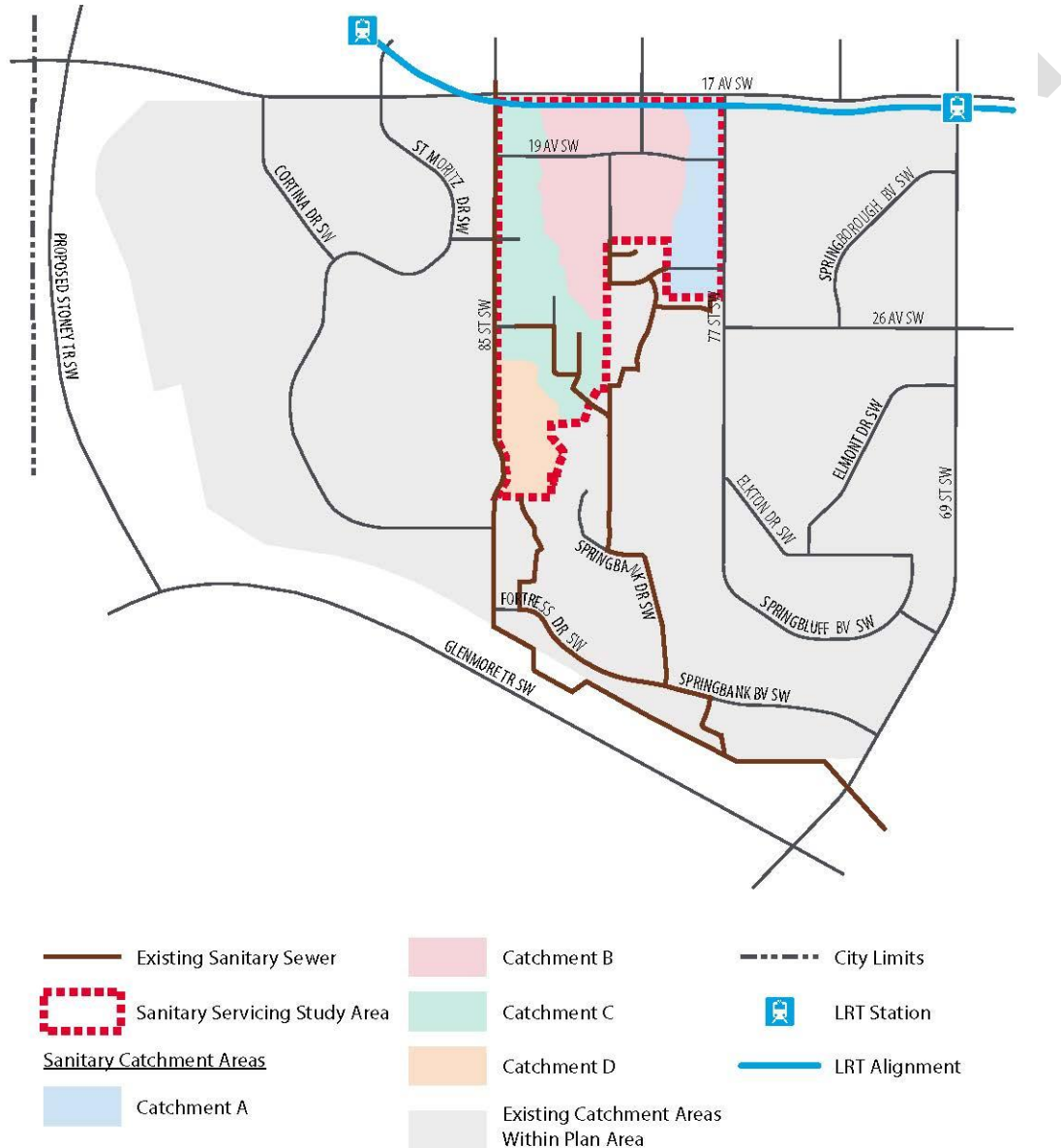
Map 7: Water Services



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SCHEDULE G

Map 8: Sanitary Servicing



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SCHEDULE H

Map 9: Stormwater Servicing

