

**BYLAW NUMBER 57P2017**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE EAST SPRINGBANK  
AREA STRUCTURE PLAN APPENDIX 5:  
EAST SPRINGBANK III COMMUNITY  
PLAN BYLAW 12P99**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the East Springbank Area Structure Appendix 5: East Springbank III Community Plan Bylaw 12P99, as amended;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as the "East Springbank Area Structure Plan Appendix 5: East Springbank III Community Plan Amendment Number 44 Bylaw."
2. The East Springbank Area Structure Plan Appendix 5: East Springbank III Community Plan attached to and forming part of Bylaw 12P99, 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 hereto as Schedule A.

- (b) Under Section 1.4, "Residential", replace item 2 with the following text:

"2. Multi-Dwelling Development

The following policies apply to multi-residential development:

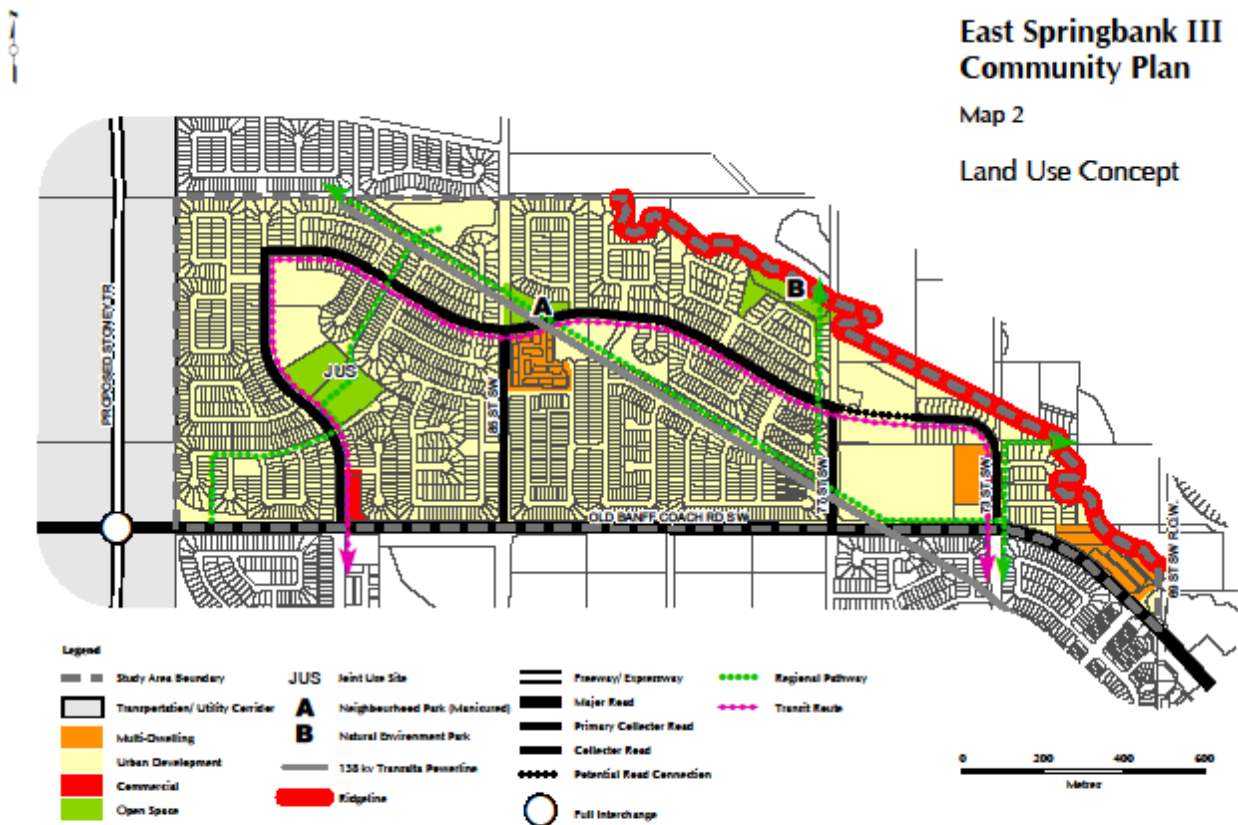
- i. Land use designations for multi-dwelling developments should be consistent with the conceptual locations shown on Map 2: Land Use Concept.
    - ii. Maximum density in multi-dwelling locations shall not exceed 53.0 units per gross developable hectare (22.3 units per gross developable acre).
    - iii. All units should have individual access at grade, where practical.
    - iv. The principles of slope-adaptively should be met in the site design and building details, if applicable.
    - v. Open spaces should be incorporated within the development.
    - vi. Environmentally significant areas should be considered in the design of the site, if applicable.

- vii. Buildings should integrate with the surrounding neighbourhood through compatible architecture, height, massing and materials.
  - viii. Building designs should feature creative and visual quality, with variation in materials and colours.
  - ix. Buildings should be designed so they respond effectively to the local topography.
  - x. Buildings should front on to a liveable, collector, or local street where possible. In all other cases buildings should front on to a private internal drive aisle that looks and functions like a public street.
  - xi. Clearly identified pedestrian connections should be provided across larger sites.
  - xii. Surface parking should be suitably screened.”
- (c) In policy 1.4.1.ii, delete “, and Section 2.3”.
  - (d) Delete Section 2.3 in its entirety and renumber the sections that follow.
  - (e) In the first paragraph of Section 2.4, replace text “2.6” with “2.5”.
  - (f) In Section 2.4, subsection “Density Phasing Plan”, policy c, after “Compliance with Section” replace text “2.3” with “1.4”.
3. This Bylaw comes into force on the date it is passed.
- READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.
- READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.
- READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

SCHEDULE A



PROPOSED