

Proposed Amendments to the Shaganappi Point Area Redevelopment Plan

1. The Shaganappi Point Area Redevelopment Plan attached to and forming part of Bylaw 16P2014 is hereby amended as follows:
 - (a) Delete Map 2.1 entitled “Land Use Policy Areas” and replace it with the revised Map 2.1 entitled “Land Use Policy Areas” attached as Schedule A.
 - (b) In Section 2.0 Land Use & Density, subsection 2.3 Low Density Multi-Residential, delete the first paragraph and replace with the following:

“This area includes parcels along 26 Street SW and along 13 Avenue SW as well as the area north of Bow Trail SW. Due to the level of redevelopment based on the existing low-density land use designation, as well as the presence of adjacent single and semi-detached dwellings, there is a need for redevelopment to be sympathetic with existing built form on neighbouring parcels, as well as potential future built forms.”
 - (c) In Section 2.0 Land Use & Density, subsection 2.3 Low Density Multi-Residential, delete policy 1 and replace with the following:

“1. New development should be low-density grade-oriented residential development including rowhouses, townhouses as well as single and semi-detached dwellings.”
 - (d) In section 2.0 Land Use & Density, subsection 2.4 Medium Density Residential, delete the first sentence and replace with the following:

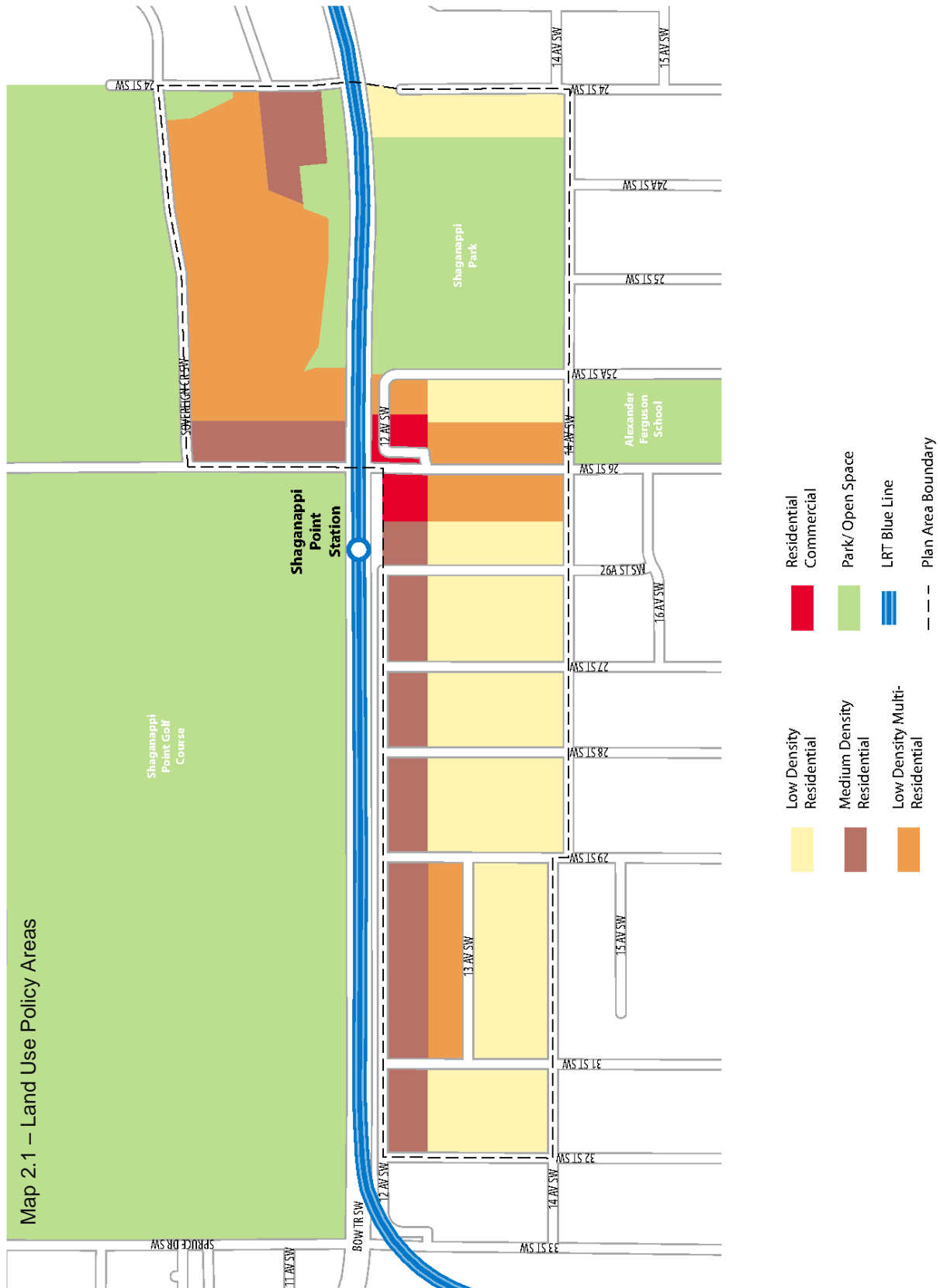
“This area runs along the south side of 12 Avenue SW as well as portions of the area north of Bow Trail SW.”
 - (e) Delete Sections 2.6 and 2.7 in their entirety.
 - (f) Delete Figure 3.1 entitled “Building Heights and Setbacks”.
 - (g) In Section 3.2 entitled North of Bow Trail, delete policies 1, 4, 5, 6, 7, 8 and 9 and renumber the remaining policies accordingly.
 - (h) In Section 3.2 entitled North of Bow Trail, following the remaining policies as renumbered, add the following additional policies:
 - “3. While it is recognized that some level of overlooking in urban settings is inevitable, building design should consider limiting opportunities for overlooking into adjacent properties.
 4. New development applications on the former Jacques Lodge site should include a comprehensive landscaping and planting plan.

This landscaping should support pollinators and wildlife while minimizing water use.”

- (i) Delete Map 4.1 entitled “Open Space” and replace it with the revised Map 4.1 entitled “Open Space” attached as Schedule B.
- (j) Delete Map 5.1 entitled “Mobility” and replace it with the revised Map 5.1 entitled “Mobility” attached as Schedule C.

TEXT FOR DISCUSSION

SCHEDULE A



SCHEDULE B

