

Proposed Amendments to the West Springs Area Structure Plan

1. The West Springs Area Structure Plan attached to and forming part of Bylaw 20P2012, as amended, is hereby further amended as follows:
 - (a) In section 4.5.6 General Neighbourhood Building Block Policies, delete policy 1, replace with the following and renumber the subsequent policies accordingly:
 - “1. A portion of Map 4: West Springs North Neighbourhood Density Concept, expresses three different residential densities in units per developable hectare (uph). These numbers are intended to represent the maximum average density over the entire area to which a given maximum uph density is assigned. An average density calculation, including the density of the proposed development, for entirety of the maximum average density area in which the proposed development is located, shall be submitted in support of new multi-residential and/or mixed-use development at the time of development permit application to monitor the overall density proposed in the West Springs North Neighbourhood. The average density is calculated as follows:

$$\frac{\text{(sum of units on all lands in the relevant maximum average density area)}}{\text{(area of land in the relevant maximum average density area)}}$$
 2. Building heights should not exceed the maximums specified in Map 5: West Springs North Neighbourhood Building Heights.”