

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) Delete Map 4 entitled 'West Springs North Neighbourhood Density Concept' and replace with revised Map 4 entitled 'West Springs North Neighbourhood Density Concept' attached as Schedule A.
 - (b) In section 13.3 Phasing of Development Policies, add the following policy after Policy 13.3.2, and renumber the subsequent policies accordingly:
 - “3. In order to ensure that infrastructure needs in the West Springs North Neighbourhood are adequately addressed, the following is required:
 - a) A comprehensive Transportation Impact Assessment (TIA) must be provided in conjunction with the submission of the first Land Use/Outline Plan, Subdivision or Development Permit applications that are anticipated to exceed 1,200 units or two-thirds of the forecasted units in the West Springs North Neighbourhood, as identified in Section 4.3.
 - b) Updates to the Water Network (required fire flows etc.) and Sanitary Servicing Study may be required, at the discretion of Water Resources, with the submission of each Subdivision or Development Permit application in the West Springs North Neighbourhood. If changes to the approved building footprint are anticipated, amendments to the Staged Master Drainage Plan will also be required.
 - c) A monitoring report on how the build-out and implementation of the North Neighbourhood aligns with Section 4.0, and a tally of the number of approved units in the North Neighbourhood as of the date of the application, must be provided with the submission of each Subdivision or Development Permit application in the West Springs North Neighbourhood.

The requirements in (b) and (c) may be waived on individual applications at the sole discretion of the approving authority.

The findings of the infrastructure needs assessments and monitoring reports provided in accordance with (a), (b) and (c) will be considered in the evaluation of each application. Applications will be approved or recommended for approval only upon the City's confirmation of the funding and timing of completion of said infrastructure and in accordance with any other applicable planning considerations.

The City reserves the right to request and evaluate additional analysis at Land Use/Outline Plan, Subdivision and/or Development Permit stages to the City's satisfaction."

TEXT FOR DISCUSSION

SCHEDULE A

Map 4: West Springs North Neighbourhood Density Concept

