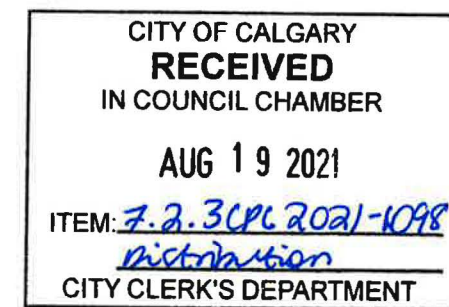


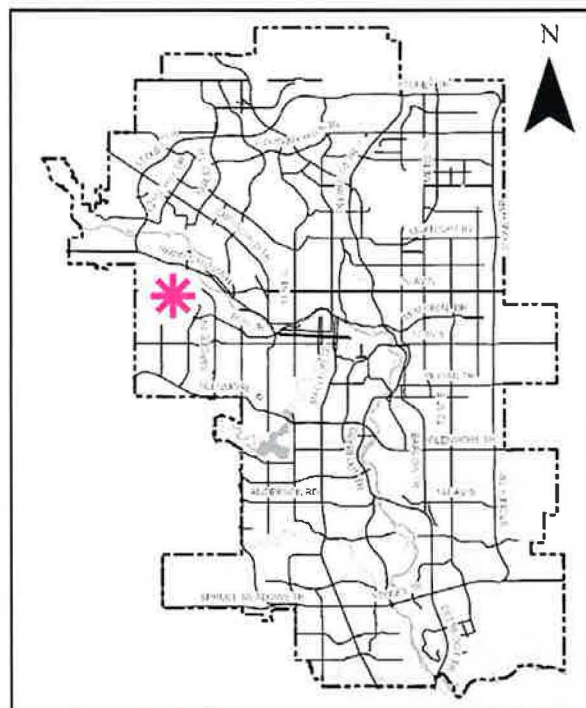


Calgary Planning Commission

Agenda Item: 7.2.3

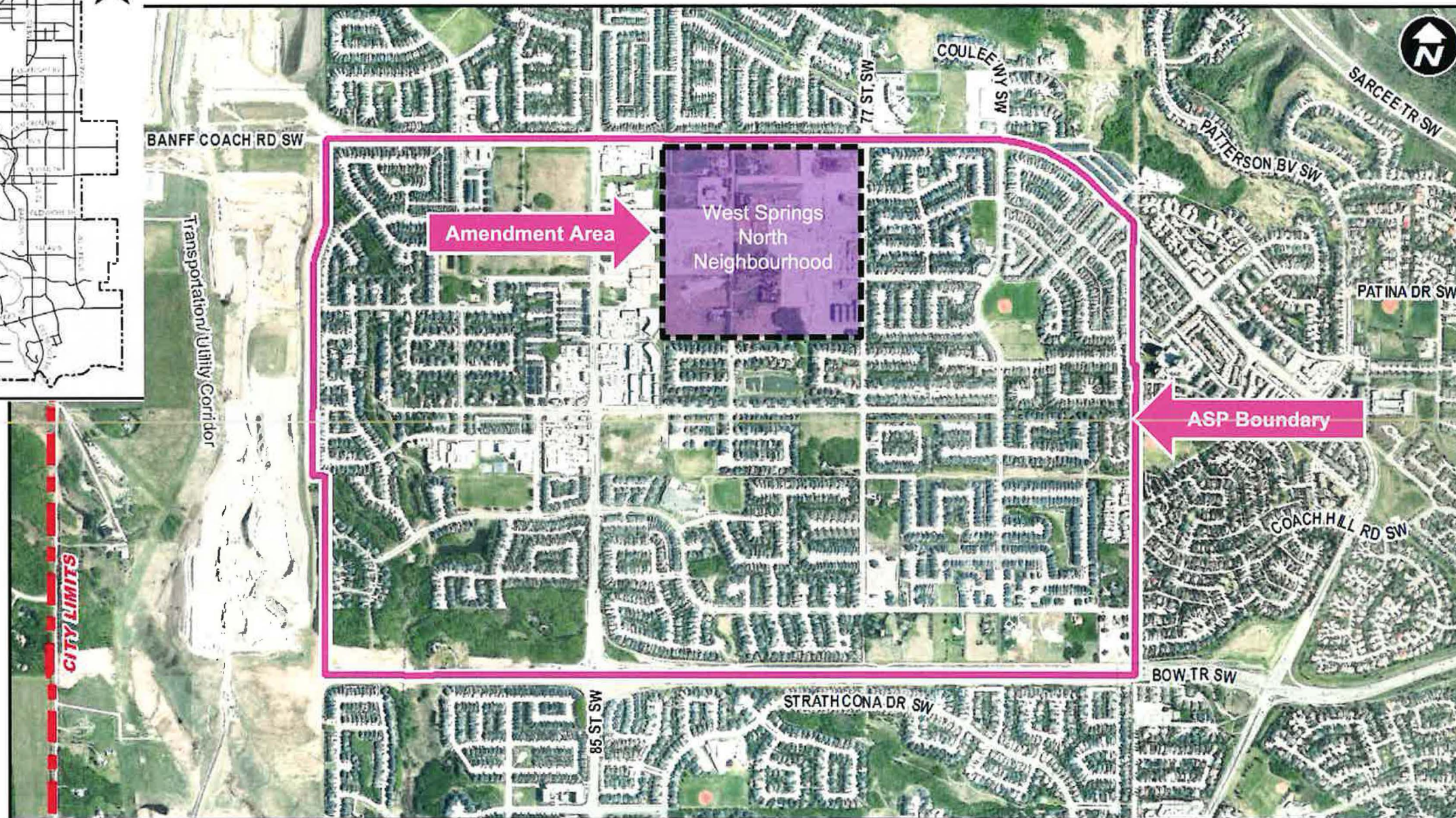


LOC2021-0086 / CPC2021-1098
Policy Amendment
August 19, 2021

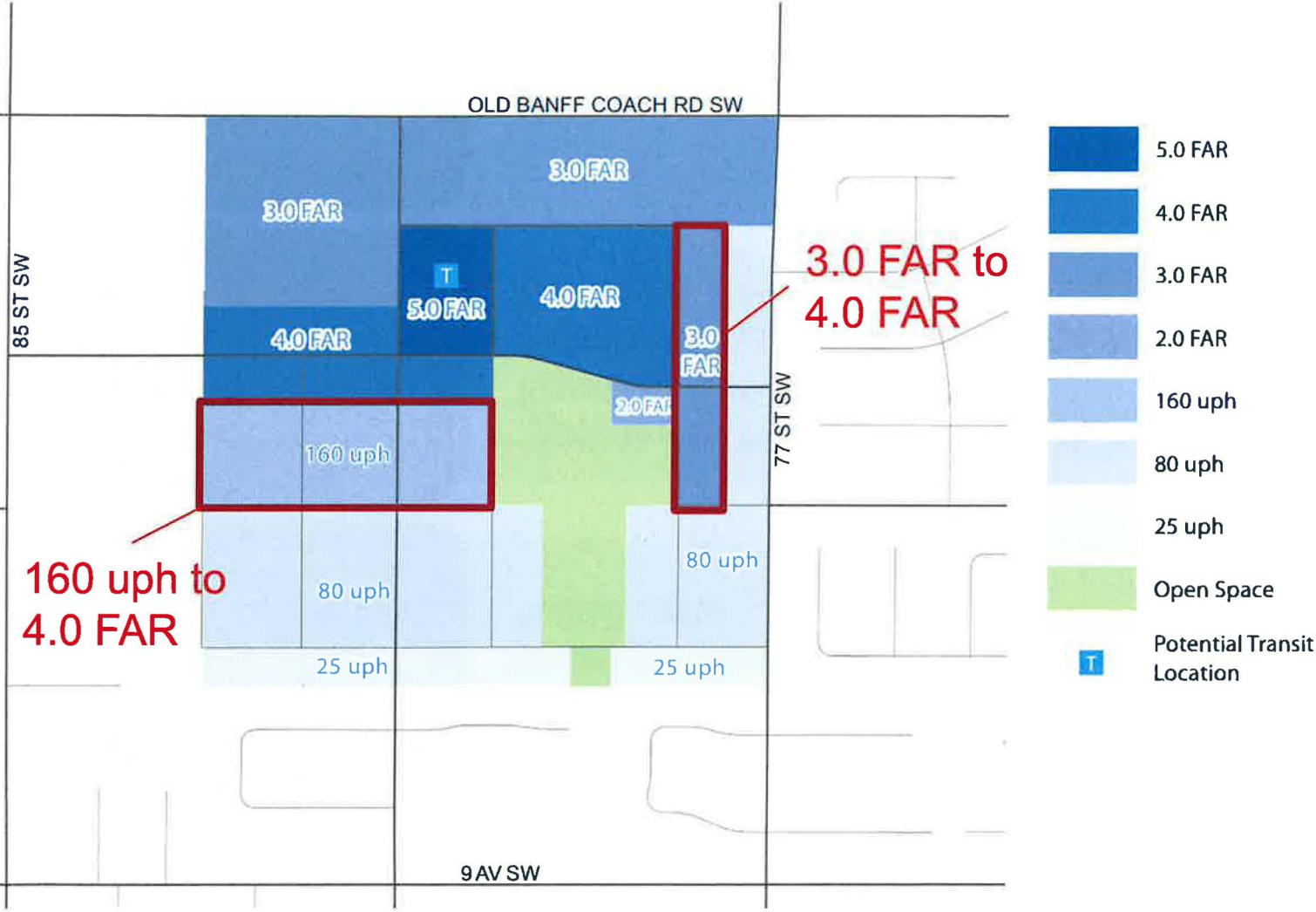


LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Map 4: West Springs North Neighbourhood Density Concept



Proposed Amendment:

- Adjust Density Concept from 160 uph to 4.0 FAR on both sides of 81 Street SW.
- Adjust Density Concept from 3.0 FAR to 4.0 FAR on the east side of 78 Street SW.
- The cumulative total of 1,800 units remain the same. The adjustments may shift the distribution of the anticipated units across the area without increasing the overall density.

Transportation

- Comprehensive review of Transportation Impact Assessment at 1,200 units

Servicing

- Updates to the Water Network and Sanitary Servicing Study
- Potential updates to the Stage Master Drainage Plan

Planning

- Monitoring report and tally of the number of approved units

Proposed Amendment:

- Additional Phasing Policy to require further technical assessments as development progresses.
- This would ensure the transportation, servicing, and any other applicable planning analyses and supporting infrastructure will be properly addressed at future land use, subdivision and/or development stages.

RECOMMENDATION(S):

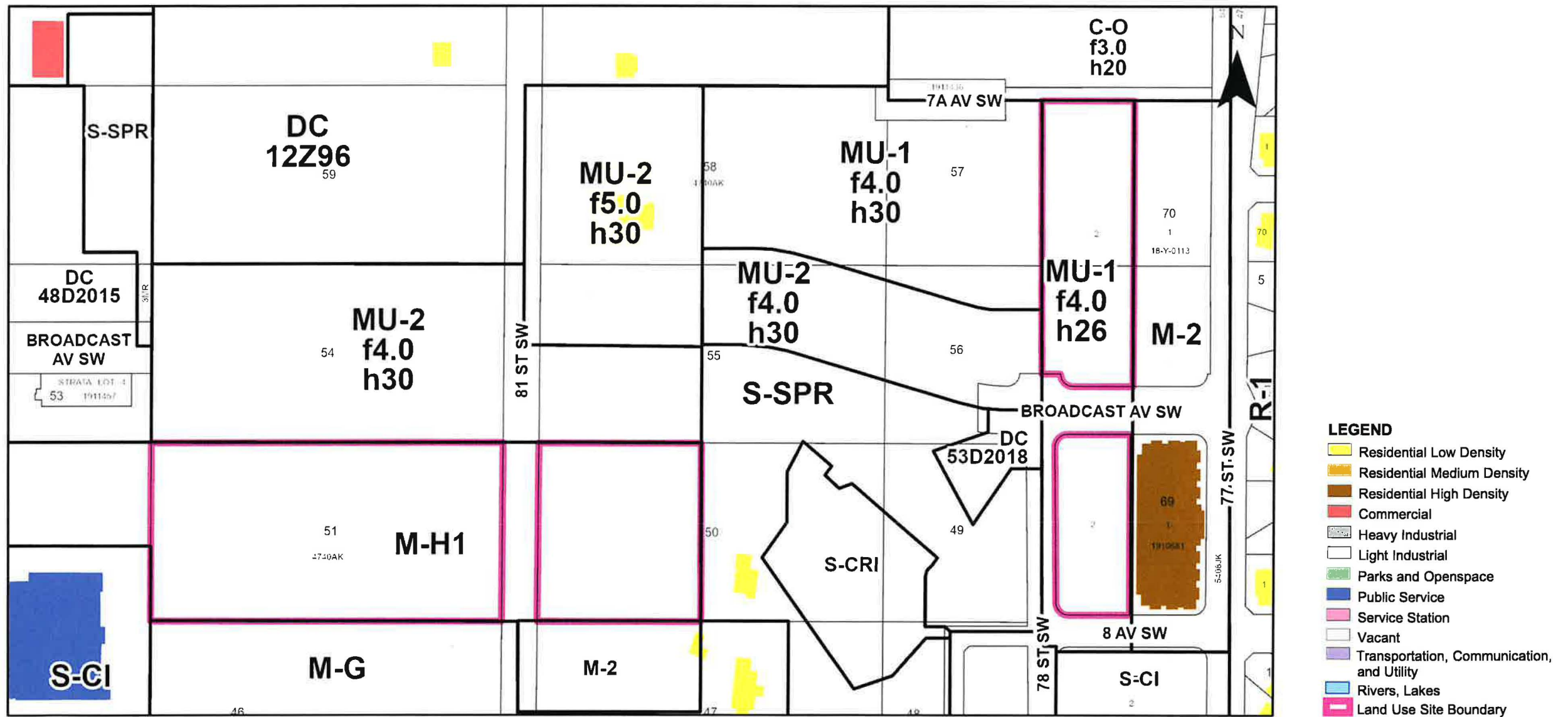
That Calgary Planning Commission:

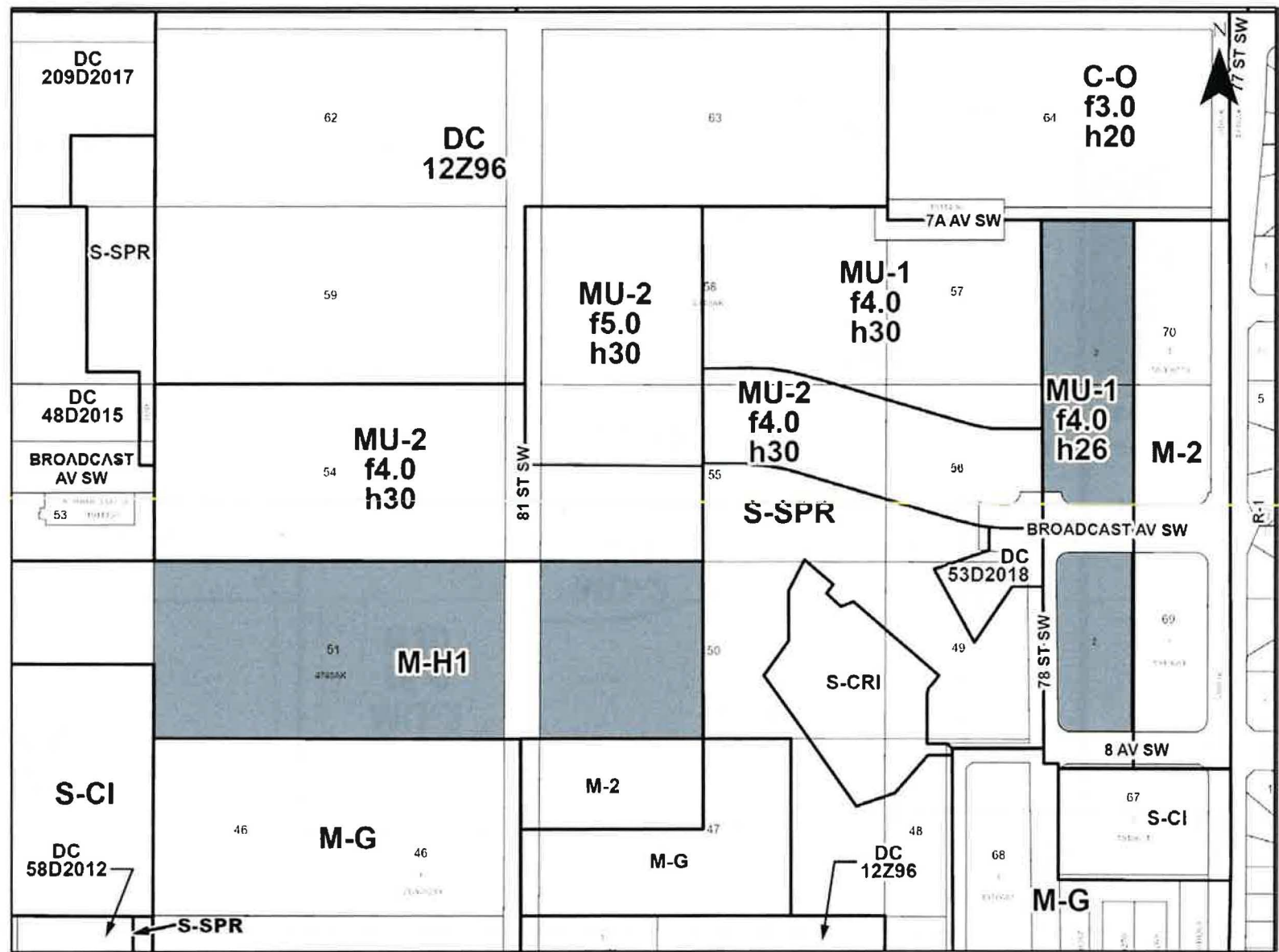
1. Forward this report (CPC2021-1098) to the 2021 September 13 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the West Springs Area Structure Plan (Attachment 2).

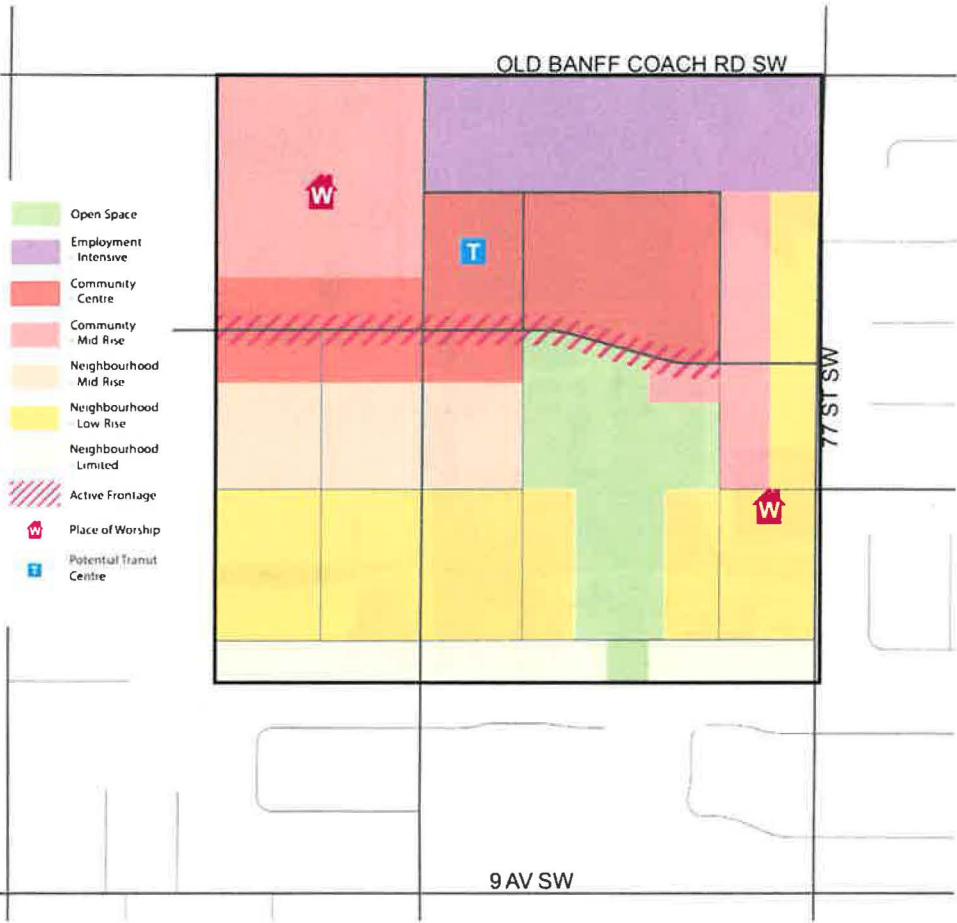
Supplementary Slides





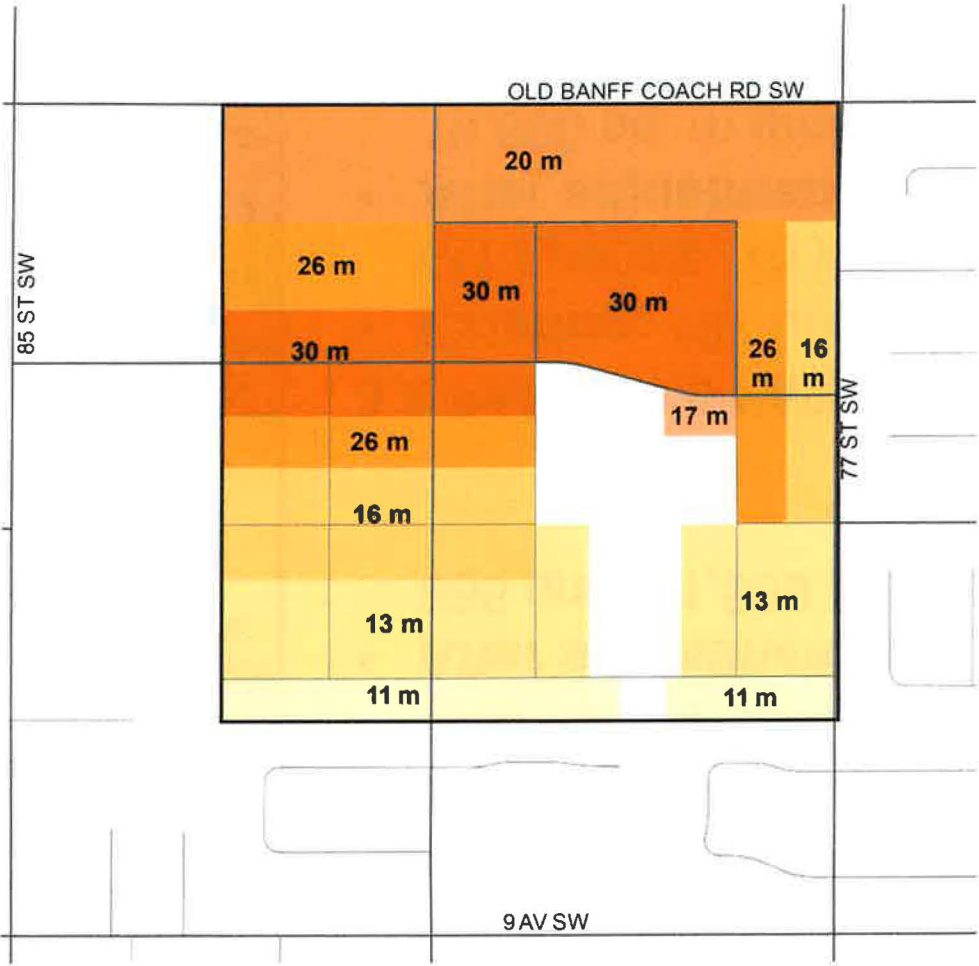
ASP Map 3: Land Use Concept

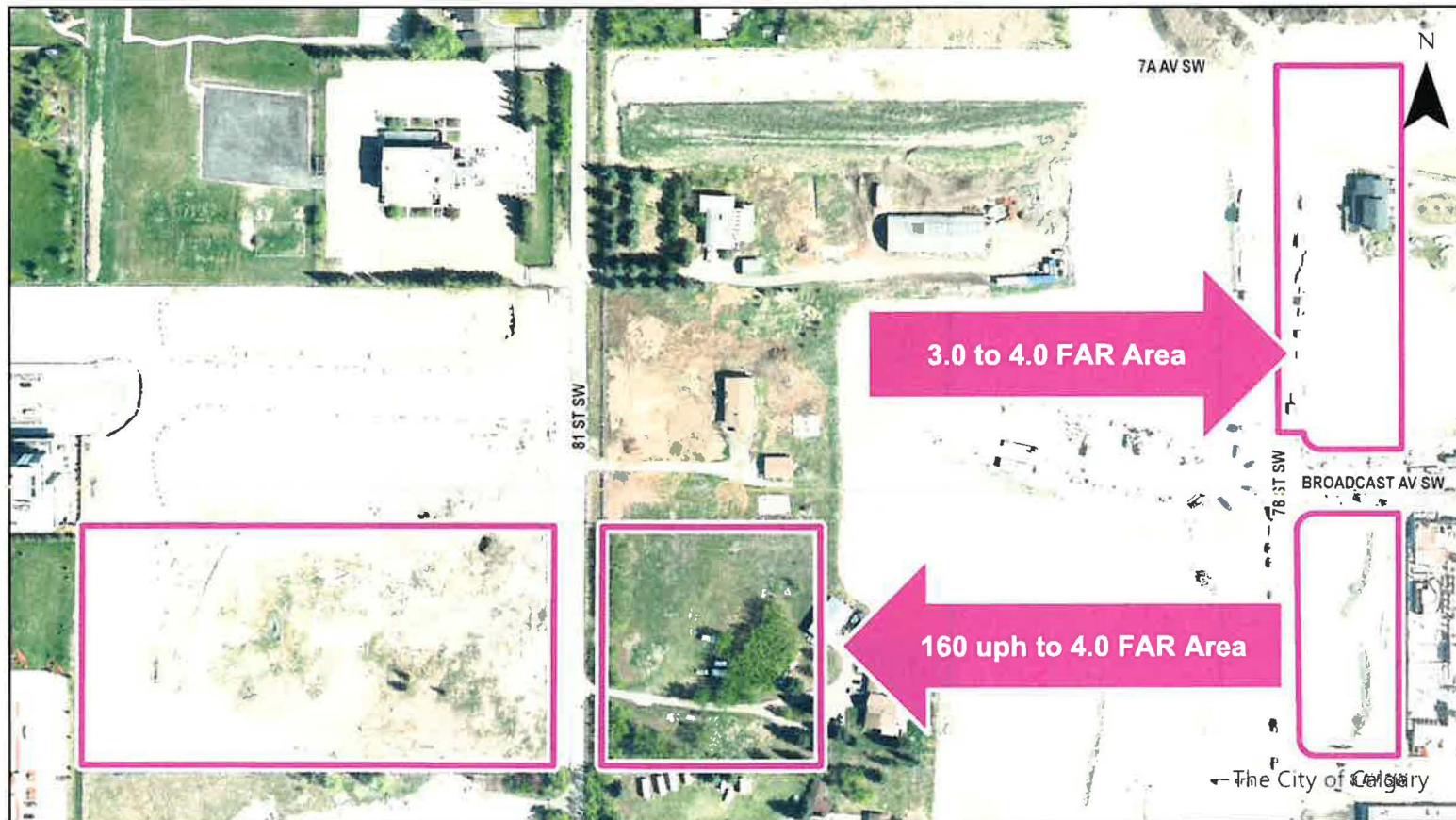
Approved Area Structure Plan: Map 3 Land Use Concept
West Springs North Neighbourhood



ASP Map 5: Building Heights

Approved Area Structure Plan: Map 5 Building Heights
West Springs North Neighbourhood





Note: The cumulative total of 1,800 units remain the same. The adjustment may shift the distribution of the anticipated units across the North Neighbourhood area without increasing the overall density.

160 up to 4.0 FAR Area:

- **Existing:** 342 units (616 people)
- **After adjustment:** 866 units (1,559 people)

3.0 FAR to 4.0 FAR Area:

- **Existing:** 187 units (313 people, 28 jobs)
- **After adjustment:** additional 10,800 sq. m gross floor area, 128 additional units (214 people)