Calgary

Public Hearing of Council
Agenda Item: 8.1.30

CITY OF CALGARY
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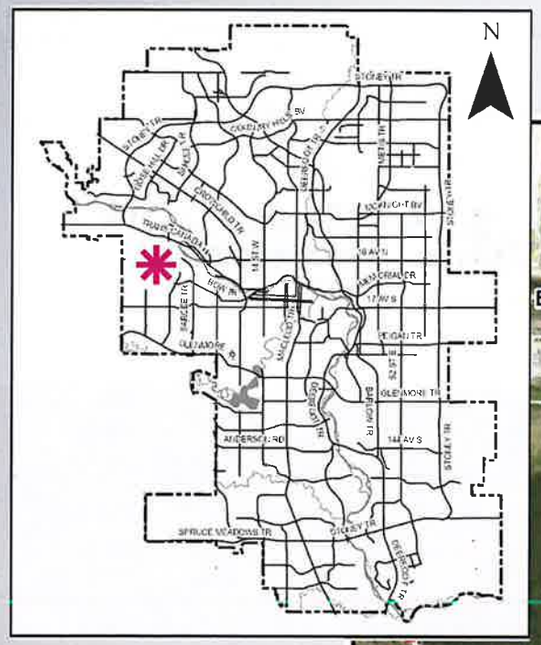
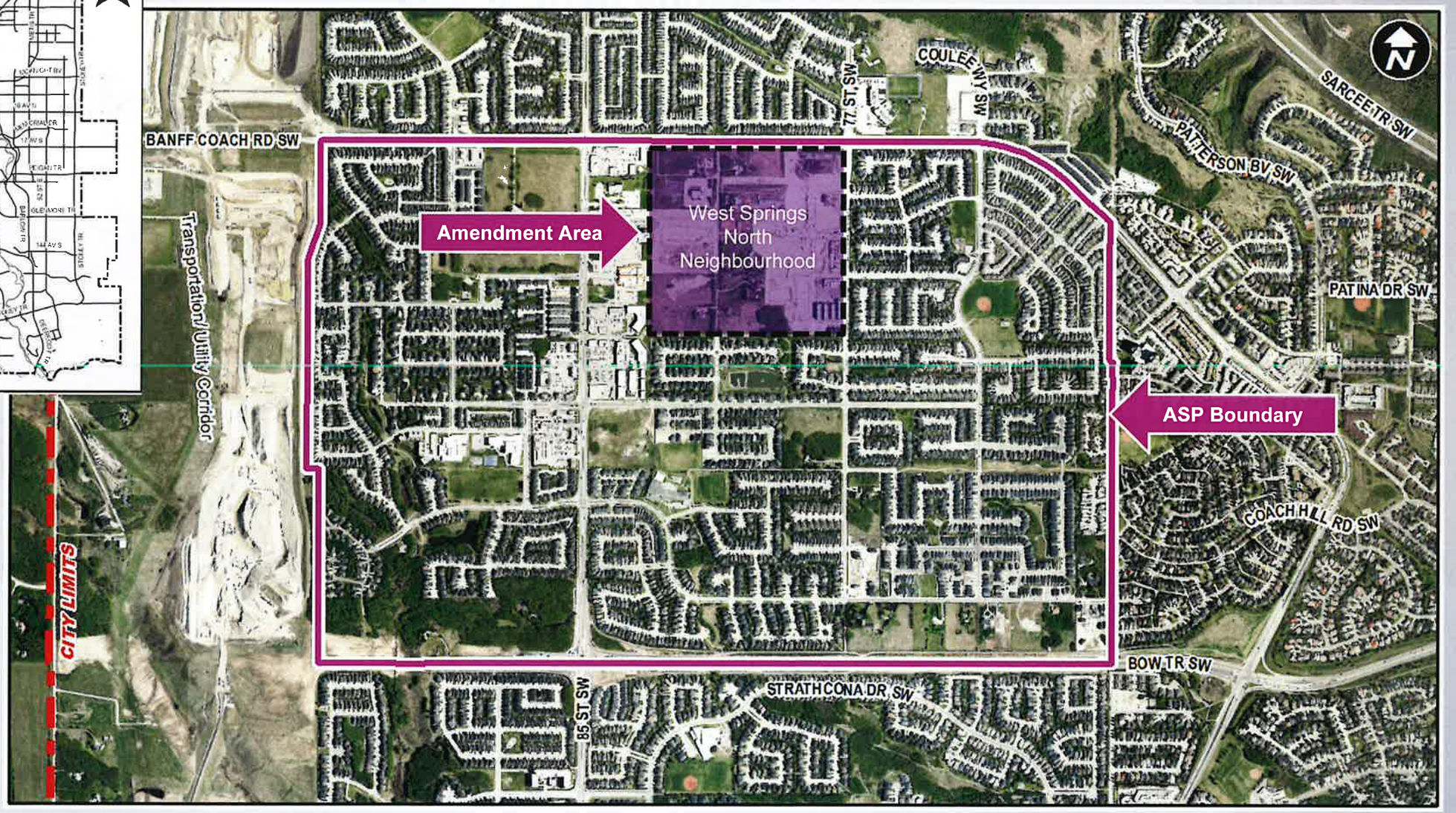
SEP 13 2021
ITEM: 8.1.30. CPC2021-1098
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

LOC2021-0086 / CPC2021-1098
Policy Amendment
September 13, 2021

Location Maps 2





LEGEND

- 600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

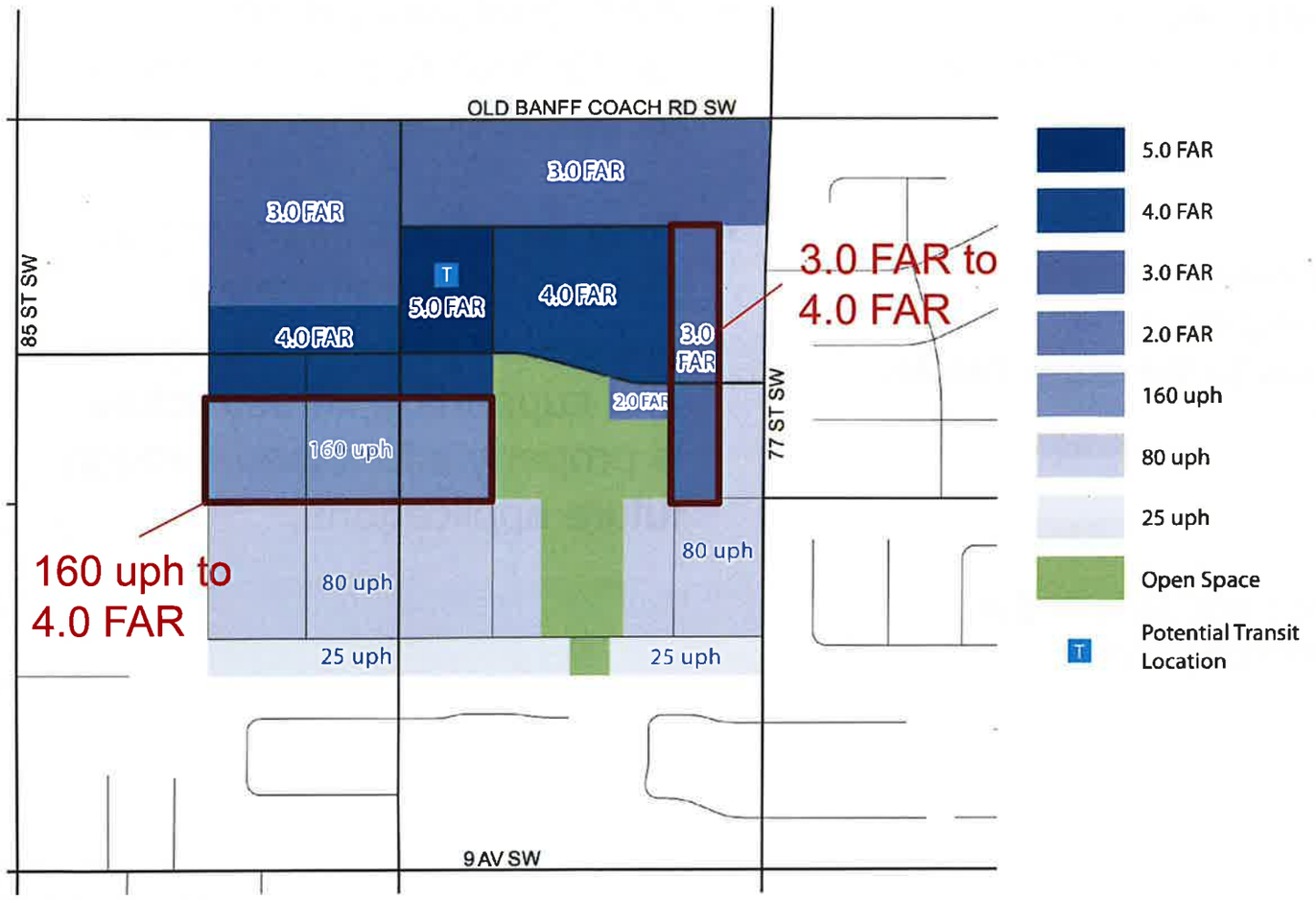
LRT Line

- 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 density total of 1,800 units remain the same. May shift the distribution of the anticipated units across the area.

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 policy to require further technical assessments as development progresses.
- To ensure the transportation, servicing, and any other applicable planning analyses and supporting infrastructure is properly addressed through future applications.

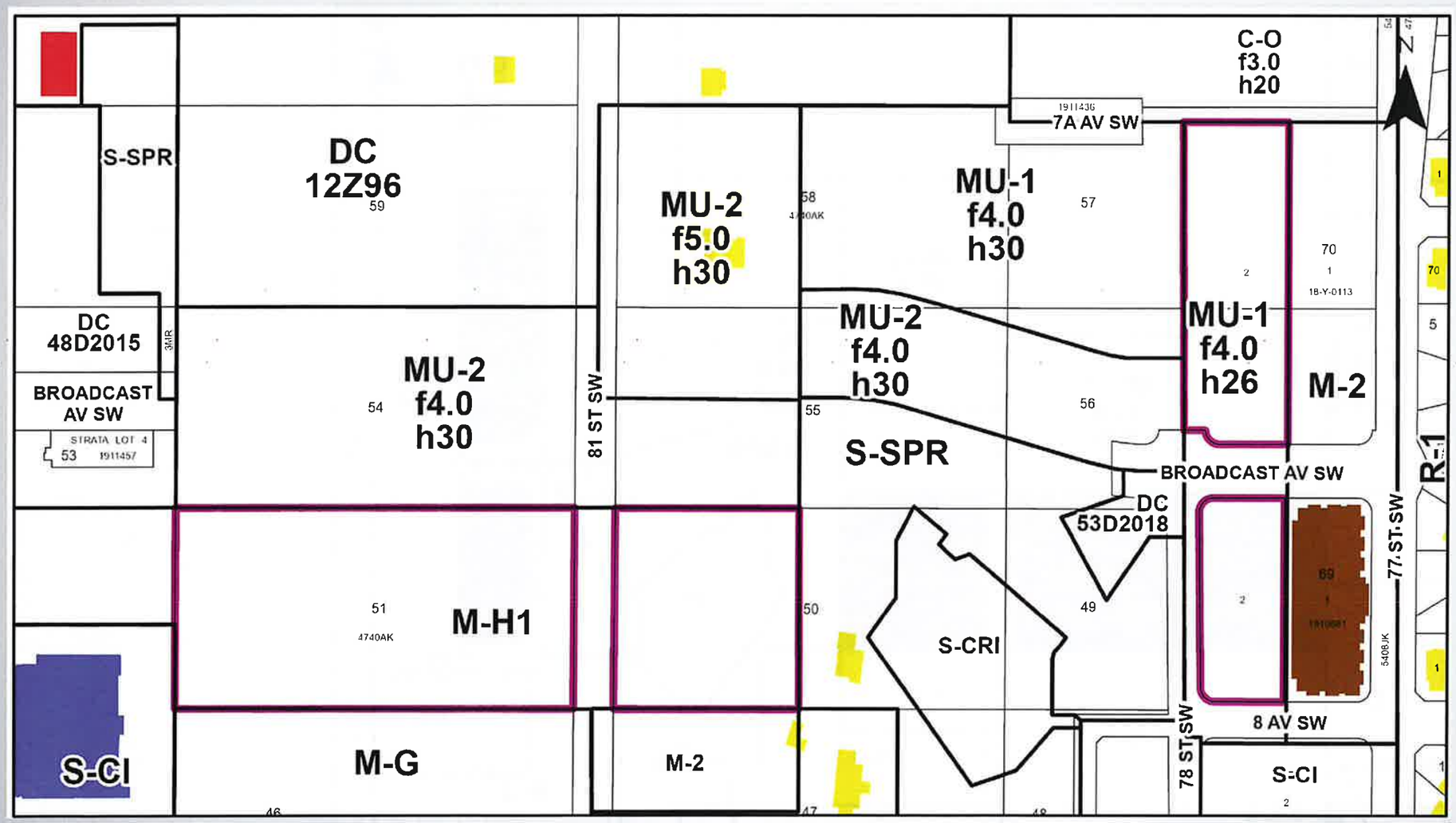
Calgary Planning Commission's Recommendation:

That Council:

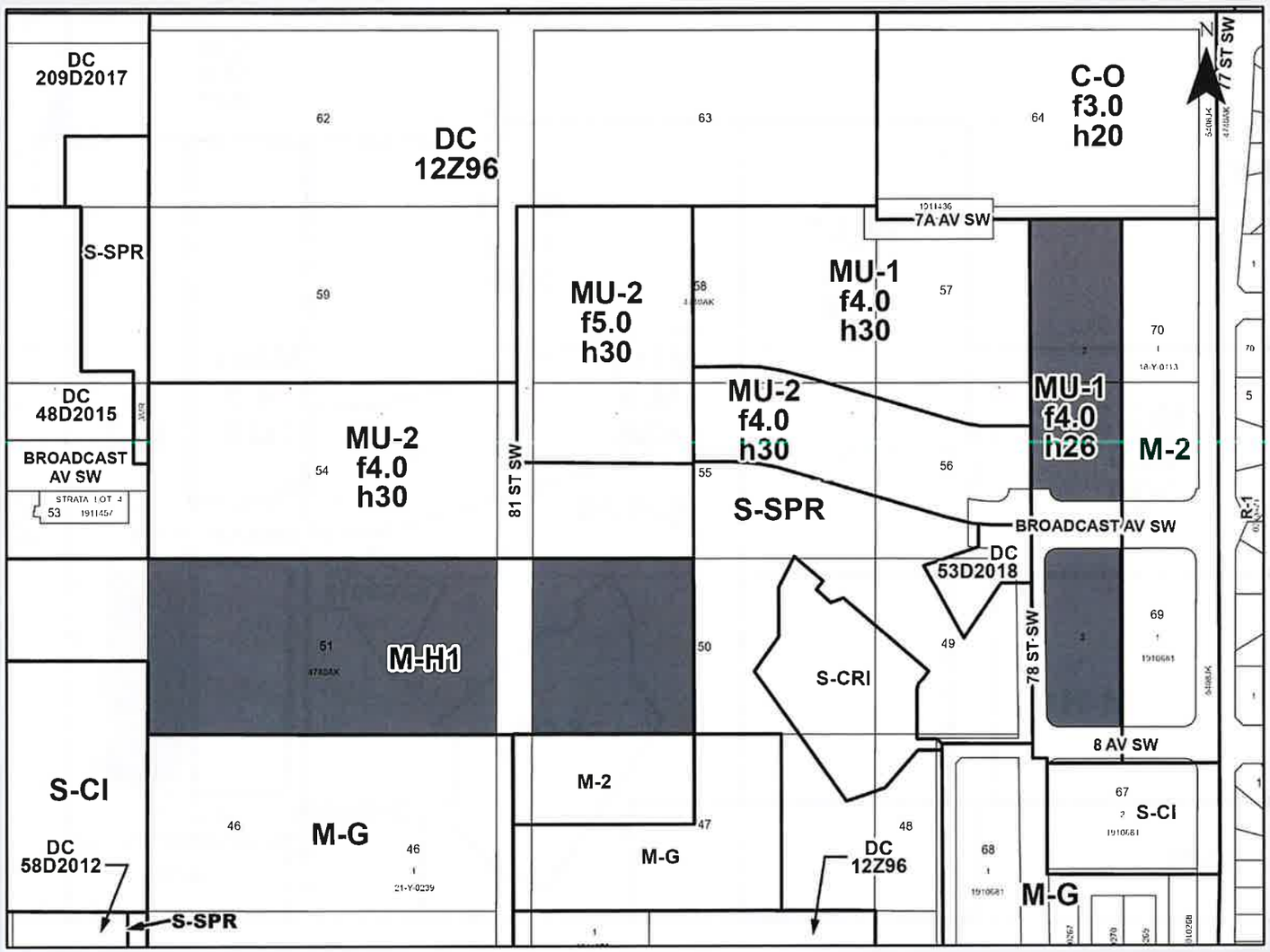
1. Give three readings to **Proposed Bylaw 57P2021** for amendments to the West Springs Area Structure Plan (Attachment 2).

Supplementary Slides

Surrounding Land Use

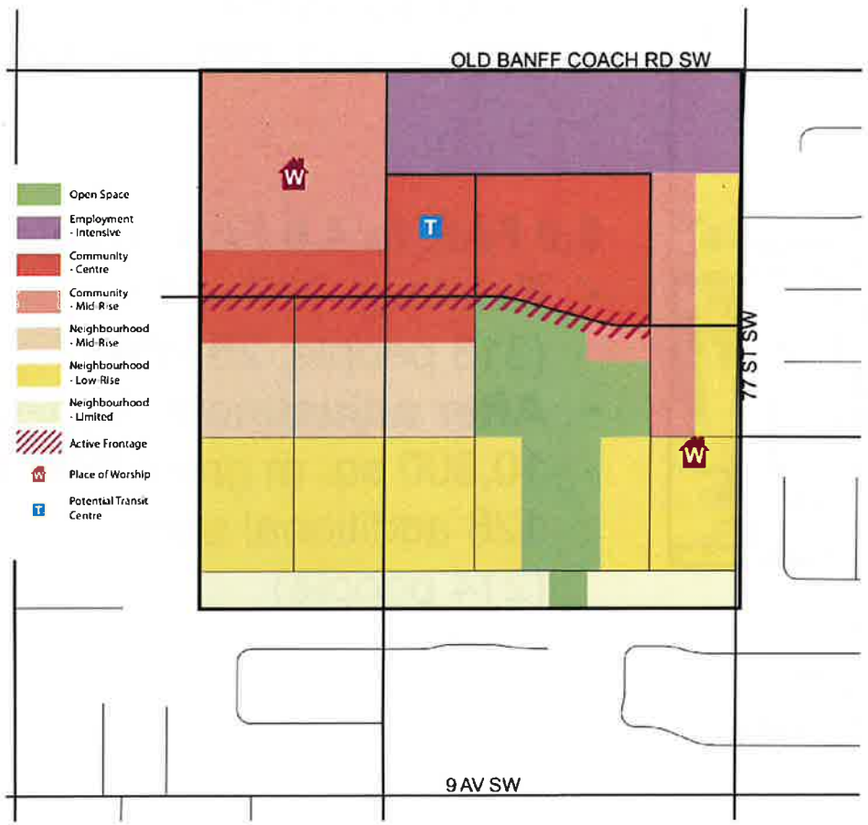


Existing Land Use Map



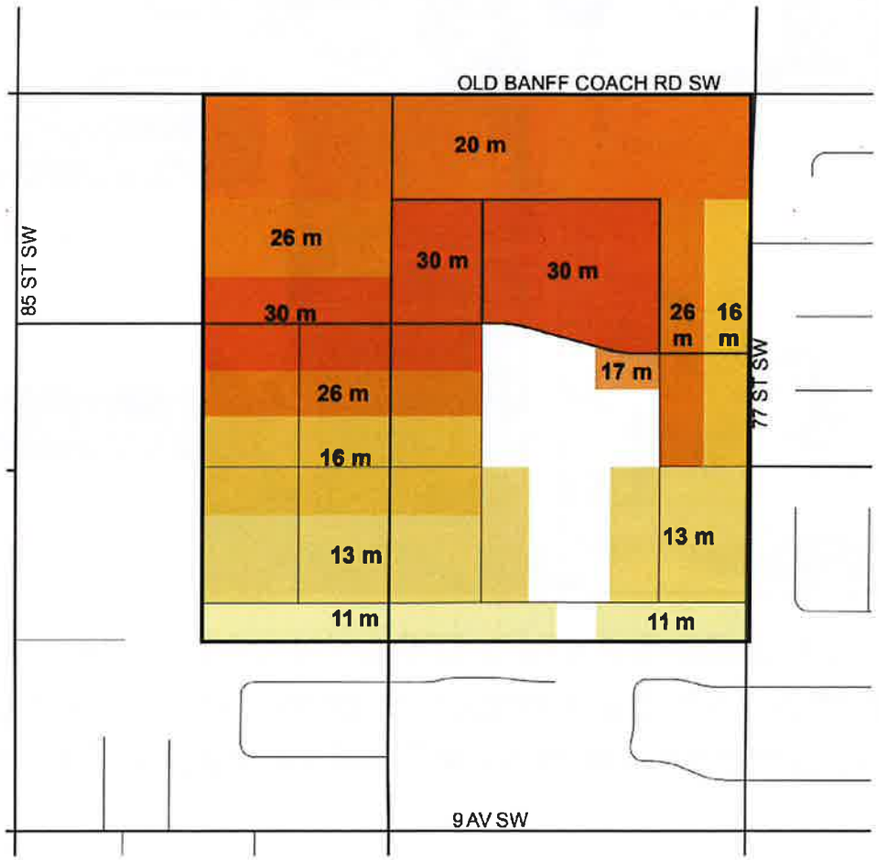
ASP Map 3: Land Use Concept

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 uph 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)