

**POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW BETWEEN 77 STREET SW AND COACH RIDGE
ROAD SW
BYLAWS 44P2015 AND 206D2015**

MAP 22W

EXECUTIVE SUMMARY

The proposal is for a Land Use Amendment, Outline Plan and accompanying West Springs Area Structure Plan (ASP) amendment for approximately 11.38 hectares \pm (28.12 acres \pm). The redesignation is from DC Direct Control District (Bylaw 12Z96) to a combination of Residential – One Dwelling (R-1s) District and Special District – School, Park and Community Reserve (S-SPR) District and would allow for up to 220 dwelling units.

PREVIOUS COUNCIL DIRECTION

No previous Council direction has been given for these lands.

ADMINISTRATION RECOMMENDATION(S)

2015 October 22

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 44P2015 and 206D2015; and

1. **ADOPT** the proposed amendments to the West Springs Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 44P2015.
3. **ADOPT** the proposed redesignation of 11.38 hectares \pm (28.12 acres \pm) located at 7116, 7232, 7370, 7458, 7546, and 7666 – 11 Avenue SW (Plan 4587S, Block 10 - 15) from DC Direct Control District **to** Residential One Dwelling (R-1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 206D2015.

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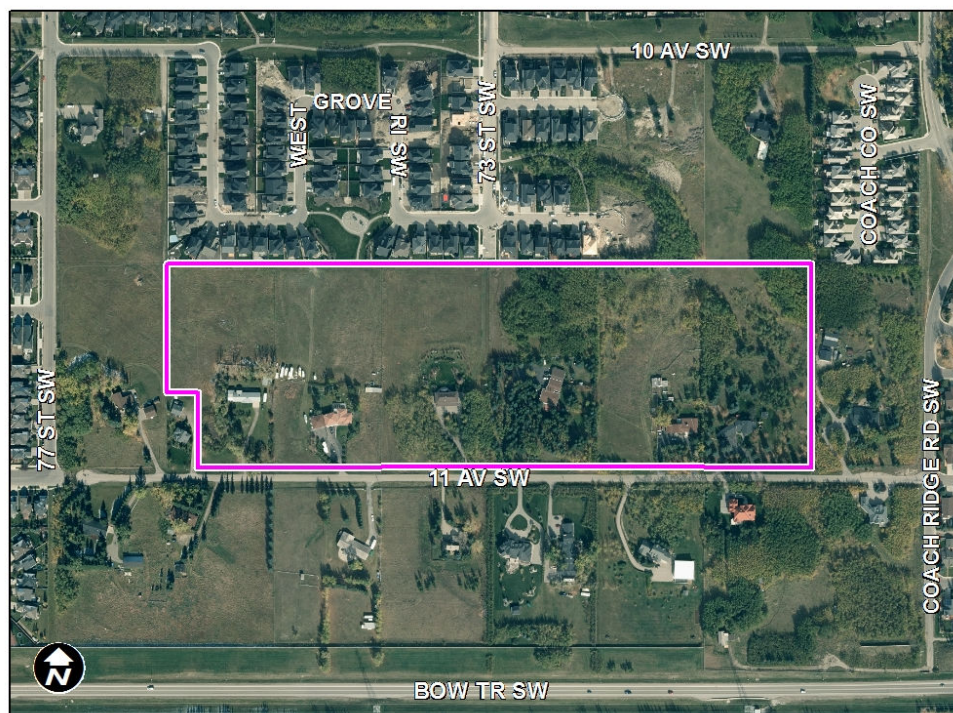
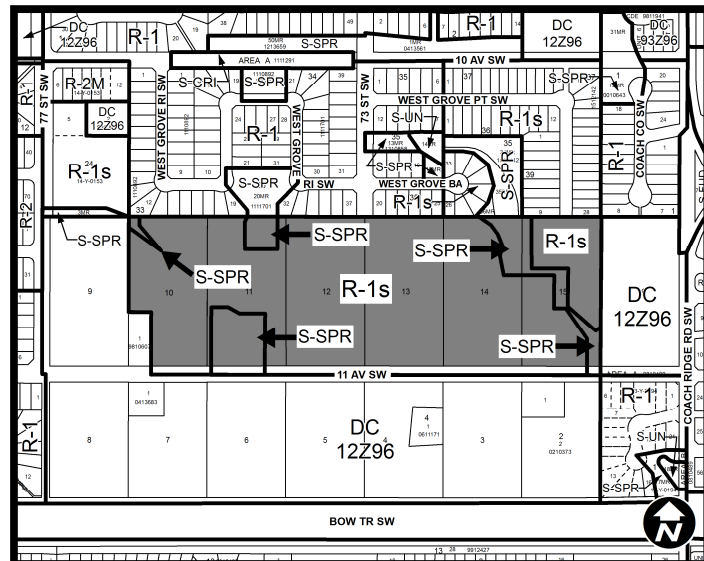
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REASON(S) FOR RECOMMENDATION:

The proposed Land Use and associated Area Structure Plan Amendment create an appropriate transition and improvement in connectivity between the existing low-density residential development to the north and the future more-intensely developed lands to the south. When combined with the anticipated higher densities on the lands to the south, the overall proposed density will exceed the minimum Municipal Development Plan targets for intensity of development.

ATTACHMENTS

1. Proposed Bylaw 44P2015
2. Proposed Bylaw 206D2015
3. Public Submissions

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the West Springs Area Structure Plan (APPENDIX II).

Moved by: S. Keating
Absent: G. Morrow
Carried: 6 – 1
Opposed: G.-C. Carra
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 11.38 hectares ± (28.12 acres ±) located at 7116, 7232, 7370, 7458, 7546, and 7666 – 11 Avenue SW (Plan 4587S, Block 10 - 15) from DC Direct Control District to Residential One Dwelling (R-1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District.

Moved by: S. Keating
Absent: G. Morrow
Carried: 6 – 1
Opposed: G.-C. Carra

2015 October 22

MOTION: The Calgary Planning Commission accepted correspondence from:

- Coach Hill Residents dated 2015 October 20;

as distributed, and directs it to be included in the report in APPENDIX III.

Moved by: R. Honsberger
Absent: G. Morrow
Carried: 7 – 0

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Applicant:

IBI Group

Landowner:

1810133 Alberta Ltd (Aleem Dhanani)
Jennie Zacharuk

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject lands are a consolidation of several small country residential holdings. Development in this area of West Springs has traditionally been at relatively low densities and somewhat piecemeal, both due to the policies of the existing Area Structure Plan and the fragmented land ownership pattern. The lands are therefore surrounded by low-density development with country residential acreages to the east, west and south, and new single-detached development to the north.

LAND USE DISTRICTS

A combination of two land use designations is proposed. The bulk of the lands are proposed to be Residential – One Dwelling (R-1s) District to accommodate single-detached dwellings and secondary suites. A minimum of 196 lots are proposed, lending a minimum density of 17.2 units per hectare (7.0 units per acre). While the proposed density is below 19.8 units per hectare (8.0 units per acre), the lands to the south are currently under review for an amendment to the West Springs Area Structure Plan where the anticipated densities will be at a minimum of 19.8 to 24.7 units per hectare (8 to 10 units per acre). The two areas combined will therefore exceed the minimum threshold for new development. Furthermore, a buffer zone will be created between the recently-developed low density residential to the north, and the higher densities anticipated to the south.

Five Municipal Reserve (MR) parcels, designated Special District – School, Park and Community Reserve (S-SPR) District are also proposed. These parcels have been designed to either complement or add to existing adjacent MR parcels, or create areas of significant public amenity. In particular, the MR parcel furthest east continues the protection of a natural swale established with the adjacent development to the north.

LEGISLATION & POLICY

The proposal requires an amendment to the West Springs Area Structure Plan (ASP) due to the variation from the current ASP's density mandates. Under the current plan, densities can range from 7.4 to 12.4 units per hectare (3.0 to 5.0 units per acre). With a proposed density of 17.2 uph, the application is a significant departure from the established density targets.

Nevertheless, the proposed density is below the minimum MDP threshold of 20 units per hectare for new development. Again, with densities on adjacent lands to the south anticipated to achieve a minimum of 19.8 to 24.7 units per hectare, these undeveloped lands taken in combination will exceed the MDP targets.

In order to accommodate the proposed densities within the Area Structure Plan, the land use category on Map 2 – Land Use & Transportation Concept will be amended to the Medium

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Density category (with a range of 19.8 to 24.7 units per hectare), an existing category within the ASP. (see Appendix II) Of note is that the ASP has no existing land use category for developments of between 17 and 20 units per hectare. Rather than create a new category, or assign a category which would knowingly be exceeded, a more aspirational approach was taken in which the Medium Density category was selected in order to encourage the density to be maximized without penalty of another ASP amendment.

TRANSPORTATION NETWORKS

No Transportation Impact Assessment was required for the application.

Access to the plan area is currently from the east through Coach Ridge Road SW along 11 Avenue SW. New public roads will be created extending into the plan area from both 73 Street SW and West Grove Point SW, improving connectivity into the area. This will allow the eventual closure of the access from Coach Ridge Road SW.

A transit route is planned to run south along 73 Street SW and west along 11 Avenue SW into the existing developed parts of West Springs.

UTILITIES & SERVICING

All deep services are available through extensions from adjacent developments.

ENVIRONMENTAL ISSUES

A Phase 1 Environmental Site Assessment was submitted with the application. No significant areas of contamination were identified.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received from the West Springs/Cougar Ridge Community Association.

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Citizen Comments

Several comments from local residents were received. The stated concerns centred on:

- Integration with existing developments
- Fencing during construction activities
- Preservation of existing tree stands

The applicant has provided fencing which will minimize impacts on existing adjacent residential developments during construction. Furthermore, the road connections and consolidation of reserve parcels with existing adjacent ones will integrate the new plan area into the existing community while preserving large areas of vegetation.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

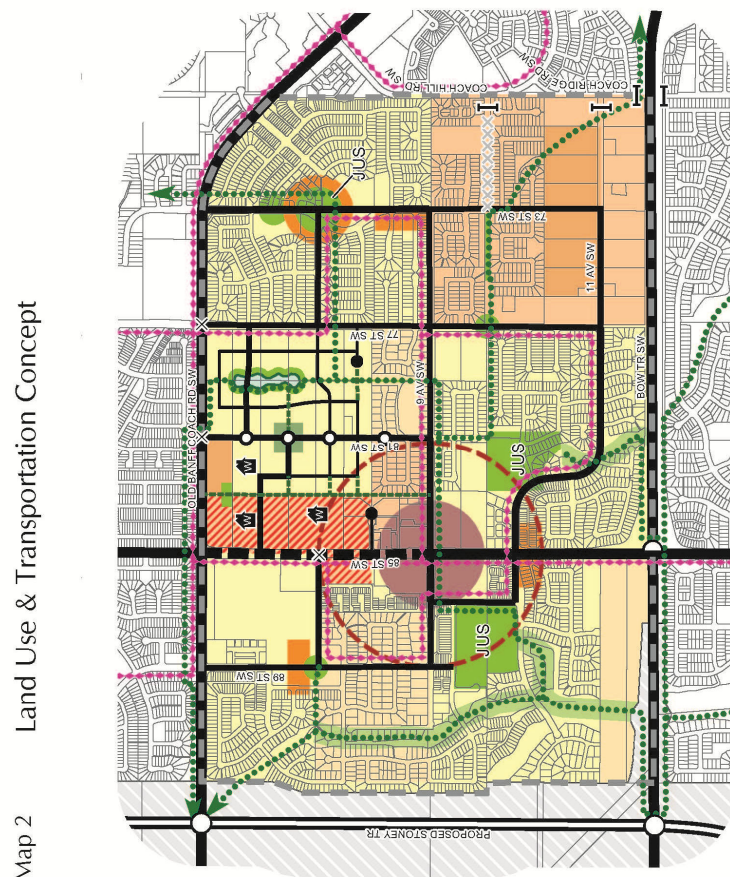
The subject lands are located within the plan area for the West Springs Area Structure Plan – Map 2. The boundaries for the Outline Plan area represent 28.12± acres or 11.38 hectares. The lands that are subject to this Outline Plan and Land Use Redesignation Application are conceptualized for R-1s development.

Five open space zoned S-SPR are proposed for the area. These parcels help to meet the recreation needs of the residents within the development area by engaging all age groups within the area. Additionally, local pathways are provided connecting the open space network to the regional pathways, allowing for linkages to the adjacent local pathways and regional pathway network. This application hopes to build off of the success that Bri-Mor Developments has had with West Grove Estates to the north of the site. West Grove Estate South will be developed as the next phase and will continue to provide the high quality design and finishes that can be seen throughout West Groves Estates

MAP 22W

PROPOSED AMENDMENT TO THE WEST SPRINGS AREA STRUCTURE PLAN

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------|-------------------------|----------------------------------|--------------------|-----------------------|--------------------|-------------------------|-------------------------|----------------------------|-------------------------|----------------|-------------------------|------------------|-----------------|-----------------|-----------|-------------|------------------|--------------------|------------------------|---------------|-----------------|-----------------|-----------------------|--------------------------|------------------|----------|--------------------------|------------------|---------------------|-------------------------|------------|---------------|--------------------|
| Legend | Community Plan Boundary | Transportation/ Utility Corridor | Urban Development | Central Amenity Space | Low Density Infill | Standard Density Infill | Medium Density | Multi Dwelling Residential | Mixed Use | Community Core | Natural Drainage Ravine | Open Space | Stormwater Pond | Joint Life Site | JUS | Core Area | Place of Worship | Regional Pathway | Walkway/ Local Pathway | Transit Route | Skeletal Street | Arterial Street | Local Arterial Street | Primary Collector Street | Collector Street | Street | Potential Street Closure | Full Interchange | Partial Interchange | Signalized Intersection | Roundabout | Cut Thru Sigs | No Road Connection |
| | [Solid Grey Box] | [Diagonal Line Box] | [Light Yellow Box] | [Light Green Box] | [Orange Box] | [Dark Orange Box] | [Red-White Striped Box] | [Brown Box] | [Red-White Striped Box] | [Green Box] | [Blue-Green Box] | [Light Blue Box] | [Blue Box] | [Red Box] | [Red Box] | [Black Box] | [Black Box] | [Dashed Green Box] | [Pink Dotted Box] | [Black Box] | [Black Box] | [Black Box] | [Thick Black Box] | [Thin Black Box] | [Crossed Circle] | [Circle] | [Circle] | [X] | [Circle] | [Circle] | [T-Bar] | [T-Bar] | |



This map is conceptual only. No measurements of distances or areas should be taken from this map.

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APPENDIX III

Via Email: ian.cope@calgary.ca
Oct 20, 2015

The City of Calgary
Development & Building Approvals
3rd Floor, Municipal Building
800 Macleod Trail SE
Calgary, AB

**Attention: Ian Cope
Secretary, Calgary Planning Commission**

Dear Mr. Cope

Re: Oct 22, 2015 Items #5.08 and #5.09 West Spring LOC2014-0137

We apologize for the late request for submission of our concerns but we were only advised on Monday, October 19th, 2015 that this item was going forward on Thursday October 22, 2015. We had been trying to obtain information from our Ward office and the File Manager when we became aware a few weeks ago about the impending development but were not told until this week as to the status of the application.

We are residents of Coach Hill, not West Springs and thus were not notified of this project, however, our roads and community have been and will continue to be severely affected by all the construction vehicles moving through our community to the east end of 11th Avenue and Coach Ridge Road (69th Street Alignment) to access the West Springs (see Appendix "A").

To provide some history, in 1998 our entire community worked hard with and through our then Alderman Dave Bronconnier to have Council approve in the East Springbank ASP – Appendix 3, approved on October 5, 1998, to prevent what is happening now, the closure of 10th Avenue and 11th Avenue before urban development proceeds (see Appendix B).

10th Avenue was legally and physically closed prior to development occurring along 10th Avenue. It was understood at that time the same approach would be taken by the City prior to development occurring along 11th Avenue – however, that is not what we are now being told.

In 2008, at the time that parcel at 7707 – 11th Avenue SW, was approved in 2010 (32D2010) it appears that Administration had a plan filed to close 11th Avenue – Plan #8010489 (Appendix C) but for some reason the City never processed a Road Closure Bylaw to effect title. That should have been part of the 2010 approval. Since it was not closed at that time Administration should have required it as part of this application, however, they have not.

For some unknown reason when East Springbank ASP was replaced with the West Springs ASP in 2012 any reference to the closure, and timing of the closure, for 11th Avenue was not brought forward – only a line on a map with a legend labeled "no road connection". (Appendix D)

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We would submit that 11th Avenue could be closed now and either:

- the 73rd Street extension could be constructed (Appendix E); or
- 11th Avenue at 77th Street could be opened (Appendix F)

as the first part of the development. When stripping and grading commences we will have major construction vehicles accessing through our community making it very unsafe. We have experienced this in the past – construction vehicles hurrying to and from the construction site and not being concerned about the communities they travel through - no community should be asked to accommodate the construction traffic of an adjacent community.

Coach Hill Road is a hilly narrow winding road, a bike route, a school bus route and also has many driveways with vehicles backing onto the it. We are very concerned for the safety our children and the residents of our community.

We would respectfully ask that the Calgary Planning Commission put forward an amendment to Administrations recommendation requiring that 11th Avenue SW be legally and physically closed PRIOR to a Stripping and Grading Development Permit being approved.

Thank you for considering our request.

COACH HILL RESIDENTS



Dale and Michelle Flemming
315 Coach Ridge Rise SW
403-246-3464



Carl and Myrna Belyea
#5, 828 Coach Bluff Crescent SW
403-246-6071

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We would submit that 11th Avenue could be closed now and either:

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We would respectfully ask that the Calgary Planning Commission put forward an amendment to Administrations recommendation requiring that 11th Avenue SW be legally and physically closed PRIOR to a Stripping and Grading Development Permit being approved.

Thank you for considering our request.

COACH HILL RESIDENTS

Debra M. Goudring
Name: DEBRA M. GOUDRING
Address: 379 COACH RIDGE RD SW
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403-2403793

Samantha Goudring
Name: SAMANTHA GOUDRING
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Phone No: CALGARY, AB T3H 1J6

Samantha Goudring
Name: SAMANTHA GOUDRING
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Miranda Lee
Name: Miranda Lee
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Phone No: T3H 1J6
403-828-2840

Steve Andersen
Name: Steve Andersen
Address: 6703 Coach Ridge Rd
Phone No: Calgary, AB SW
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Deana Lee
Name: Deana Lee
Address: 6703 Coach Ridge Rd
Phone No: T3H 1J6 SW
403-852-7571

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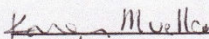
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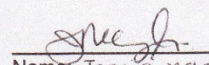
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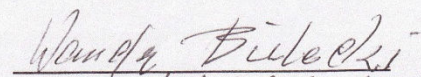
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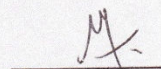
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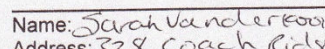
COACH HILL RESIDENTS


Name: Karen Mueller
Address: 96 Coachwood Crescent SW
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Name: Jessie McLaughlin
Address: 53 Coach Court SW
Phone No: 403-264-6122


Name: MRS. WANDA BIELECKI
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Phone No: 403-246-6281


Name: Natalie Khoo
Address: 7007-11th Ave SW
Phone No: 587-350-5707


Name: Sarah Vandereker
Address: 328 Coach Ridge Rise SW
Phone No: 403-202-2161

Name:
Address:
Phone No:

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We are residents of Coach Hill, not West Springs and thus were not notified of this project, however, our roads and community have been and will continue to be severely affected by all the construction vehicles moving through our community to the east end of 11th Avenue and Coach Ridge Road (69th Street Alignment) to access the West Springs (see Appendix "A").

To provide some history, in 1998 our entire community worked hard with and through our then Alderman Dave Bronconnier to have Council approve in the East Springbank ASP – Appendix 3, approved on October 5, 1998, to prevent what is happening now, the closure of 10th Avenue and 11th Avenue before urban development proceeds (see Appendix B).

10th Avenue was legally and physically closed prior to development occurring along 10th Avenue. It was understood at that time the same approach would be taken by the City prior to development occurring along 11th Avenue – however, that is not what we are now being told.

In 2008, at the time that parcel at 7707 – 11th Avenue SW, was approved in 2010 (32D2010) it appears that Administration had a plan filed to close 11th Avenue – Plan #8010489 (Appendix C) but for some reason the City never processed a Road Closure Bylaw to effect title. That should have been part of the 2010 approval. Since it was not closed at that time Administration should have required it as part of this application, however, they have not.

For some unknown reason when East Springbank ASP was replaced with the West Springs ASP in 2012 any reference to the closure, and timing of the closure, for 11th Avenue was not brought forward – only a line on a map with a legend labeled "no road connection". (Appendix D)

....2

**POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW BETWEEN 77 STREET SW AND COACH RIDGE
ROAD SW
BYLAWS 44P2015 AND 206D2015**

MAP 22W

Page 2
October 20, 2015
Mr. Ian Cope

On the Ward 6 website is the following response to our question about the closure "New public roads will be created extending into the plan area from both 73rd Street SW and West Grove Point SW, improving connectivity to the area. This will allow the eventual closure of the access from Coach Ridge Road SW. As 11th Avenue SW is currently the only access into the area, it cannot be closed until the 73 Street SW extension is built".

We would submit that 11th Avenue could be closed now and either:

- the 73rd Street extension could be constructed (Appendix E); or
- 11th Avenue at 77th Street could be opened (Appendix F)

as the first part of the development. When stripping and grading commences we will have major construction vehicles accessing through our community making it very unsafe. We have experienced this in the past – construction vehicles hurrying to and from the construction site and not being concerned about the communities they travel through - no community should be asked to accommodate the construction traffic of an adjacent community.

Coach Hill Road is a hilly narrow winding road, a bike route, a school bus route and also has many driveways with vehicles backing onto the it. We are very concerned for the safety our children and the residents of our community.

We would respectfully ask that the Calgary Planning Commission put forward an amendment to Administrations recommendation requiring that 11th Avenue SW be legally and physically closed PRIOR to a Stripping and Grading Development Permit being approved.

Thank you for considering our request.

COACH HILL RESIDENTS

Daniela Popescu
3 Coach Ridge Place SW
Name:
Address:
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Nevine Cassio
Name:
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Kessira Blundell
Name:
Address: 32 Coach Ridge
Phone No:

35 COACH RIDGE PL
Stallie
Name:
Address:
Phone No:

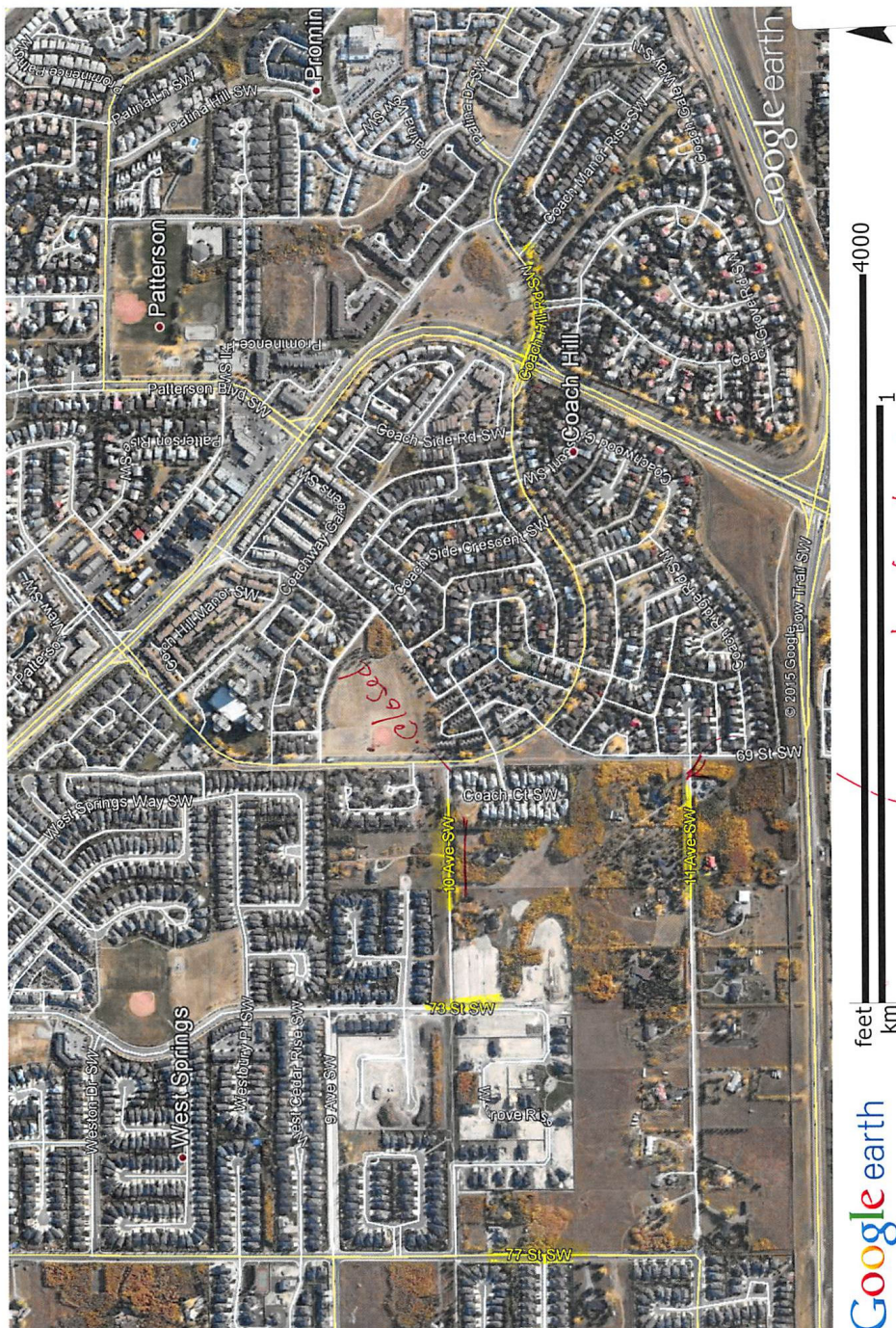
Lea Gardin
Name: Lea Gardin and Murray Gardin
Address: 59 COACH RIDGE PLACE SW
Phone No: (403) 283-7771

Name:
Address:
Phone No:

POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW BETWEEN 77 STREET SW AND COACH RIDGE
ROAD SW
BYLAWS 44P2015 AND 206D2015

MAP 22W

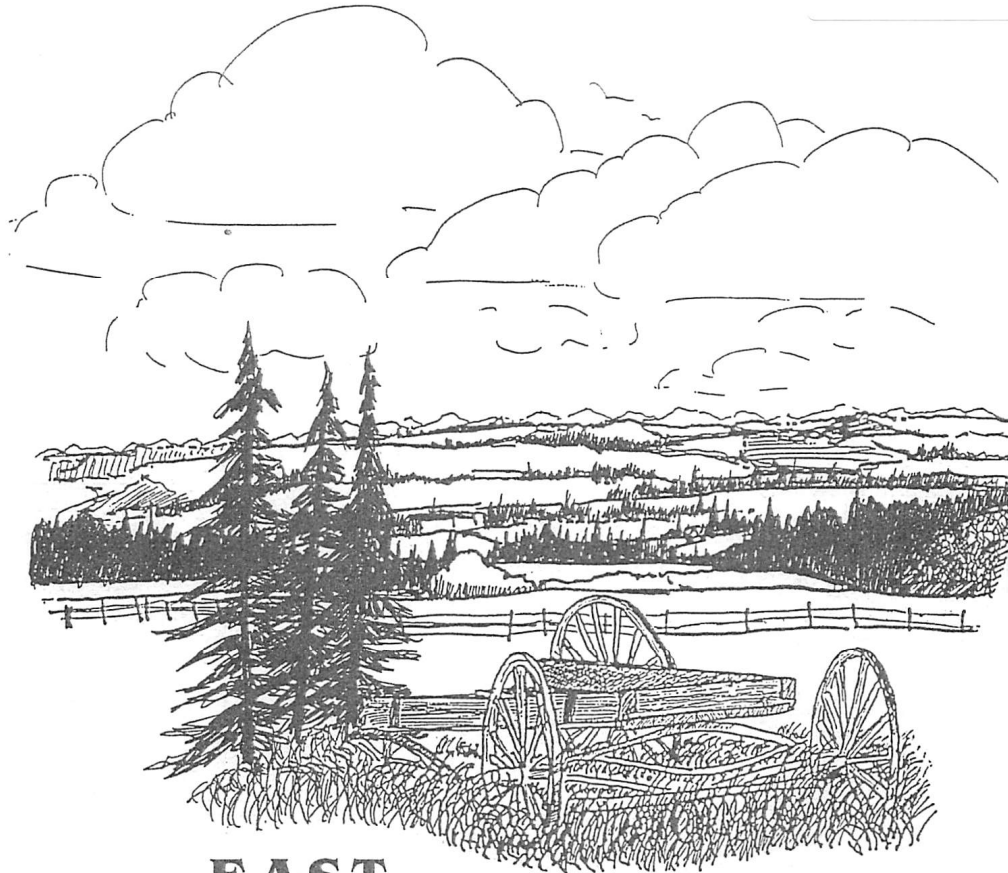
APPENDIX A



POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW BETWEEN 77 STREET SW AND COACH RIDGE
ROAD SW
BYLAWS 44P2015 AND 206D2015

MAP 22W

APPENDIX B



**EAST
SPRINGBANK**
AREA STRUCTURE PLAN
APPENDIX 3:
EAST SPRINGBANK II
COMMUNITY PLAN



The City of Calgary
Planning and Building Department

**POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW BETWEEN 77 STREET SW AND COACH RIDGE
ROAD SW
BYLAWS 44P2015 AND 206D2015**

MAP 22W

PUBLISHING INFORMATION

TITLE: EAST SPRINGBANK AREA STRUCTURE PLAN
APPENDIX 3: EAST SPRINGBANK II COMMUNITY
PLAN

AUTHOR: PLANNING & BUILDING DEPARTMENT
CITY, COMMUNITY & DOWNTOWN PLANNING
DIVISION

STATUS: APPROVED 1998 OCTOBER 05, BYLAW 26P98

PRINTING DATE: 1998 OCTOBER

ADDITIONAL COPIES: THE CITY OF CALGARY
PLANNING INFORMATION CENTRE
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**POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW BETWEEN 77 STREET SW AND COACH RIDGE
ROAD SW
BYLAWS 44P2015 AND 206D2015**

MAP 22W

EAST SPRINGBANK II COMMUNITY PLAN

APPENDIX 3

4. When urban development occurs along, or is connected to 10 and 11 Avenues SW, these avenues to be closed at approximately the 69 Street SW alignment at the interface with the community of Coach Hill. Only those parcels with immediate frontage shall have direct access to Coach Ridge Road and Coach Hill Road SW, and associated traffic generation must fall within the environmental guidelines for these respective roads.
5. In order for urban development to occur in the southeast quarter of Section 22-24-2-W5M, the following actions, where applicable, are required:
 - a. closure of 10 Avenue and 11 Avenue SW to occur at the 69 Street SW alignment;
 - b. 73 Street SW collector to be built from Old Banff Coach Road to 11 Avenue SW;
 - c. 77 Street SW collector to be built between 9 and 11 Avenues SW; and
 - d. a combination of collector road segments, and other options that allow parcels along 10 Avenue SW, to access to the north along the 73 Street or 77 Street SW collectors. Also, parcels along 11 Avenue SW to access either Bow Trail SW, via the temporary connection, or along 77 Street SW to the north.
6. In order for development in the northeast plan area to occur, temporary access may be provided to Coach Hill Road SW as conceptually shown on Map 6. At the outline plan stage the potential connection to Coach Hill Road will be examined, including the maximum number of units which will access this connection and traffic controls to mitigate the volume of traffic on Coach Hill Road. A permanent access to Old Banff Coach Road SW in the northeast cell (in addition to 73 Street SW) may be permitted, provided a connection is made available for lands to the south. Once alternative access is available, the temporary access to Coach Hill Road SW shall be removed. The adjacent landowners are encouraged to investigate the possibility of cost sharing the connection to Old Banff Coach Road SW in order to facilitate the timely removal of the temporary access to Coach Hill Road SW.
7. An internal road network of collector and local roads comprised of:
 - a. direct routes linking major origin and destination points within the community;
 - b. multiple and parallel routes to disperse traffic and allow for alternative routing options; and

MAP 22W[illegible]

POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW BETWEEN 77 STREET SW AND COACH RIDGE
ROAD SW
BYLAWS 44P2015 AND 206D2015

MAP 22W

APPENDIX D

OFFICE CONSOLIDATION
2014 September

West Springs Area Structure Plan



2012 July

POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW BETWEEN 77 STREET SW AND COACH RIDGE
ROAD SW
BYLAWS 44P2015 AND 206D2015

MAP 22W

NOTE: This Office Consolidation includes the following amending Bylaws:

AMENDMENT	BYLAW	DATE	DESCRIPTION
1	25P2014	2014 September 9	a. Delete and replace Map 2 entitled "Land Use & Transportation Concept".

Amended portions of the text are printed in *italics* and the specific amending Bylaw is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

PUBLISHING INFORMATION

TITLE: WEST SPRINGS AREA STRUCTURE PLAN
AUTHOR: LAND USE PLANNING & POLICY
PLANNING, DEVELOPMENT AND ASSESSMENT
STATUS: BYLAW 20P2012
ISC: UNRESTRICTED
PRINTING DATE: 2012 JULY
ADDITIONAL COPIES: THE CITY OF CALGARY
RECORDS & INFORMATION MANAGEMENT (RIM)
INSPECTIONS & PERMIT SERVICES
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CALGARY, ALBERTA T2P 2M5
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FAX: 403-268-4615

MAP 22W

**POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW BETWEEN 77 STREET SW AND COACH RIDGE
ROAD SW
BYLAWS 44P2015 AND 206D2015**

MAP 22W

APPENDIX E



**POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW BETWEEN 77 STREET SW AND COACH RIDGE
ROAD SW
BYLAWS 44P2015 AND 206D2015**

MAP 22W

APPENDIX F

