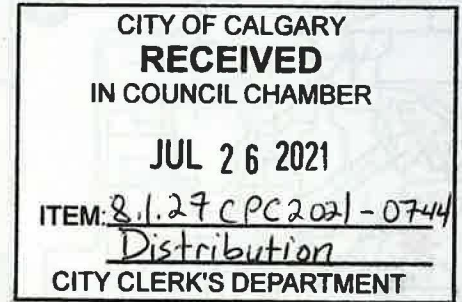




Public Hearing of Council

Agenda Item: 8.1.27

1

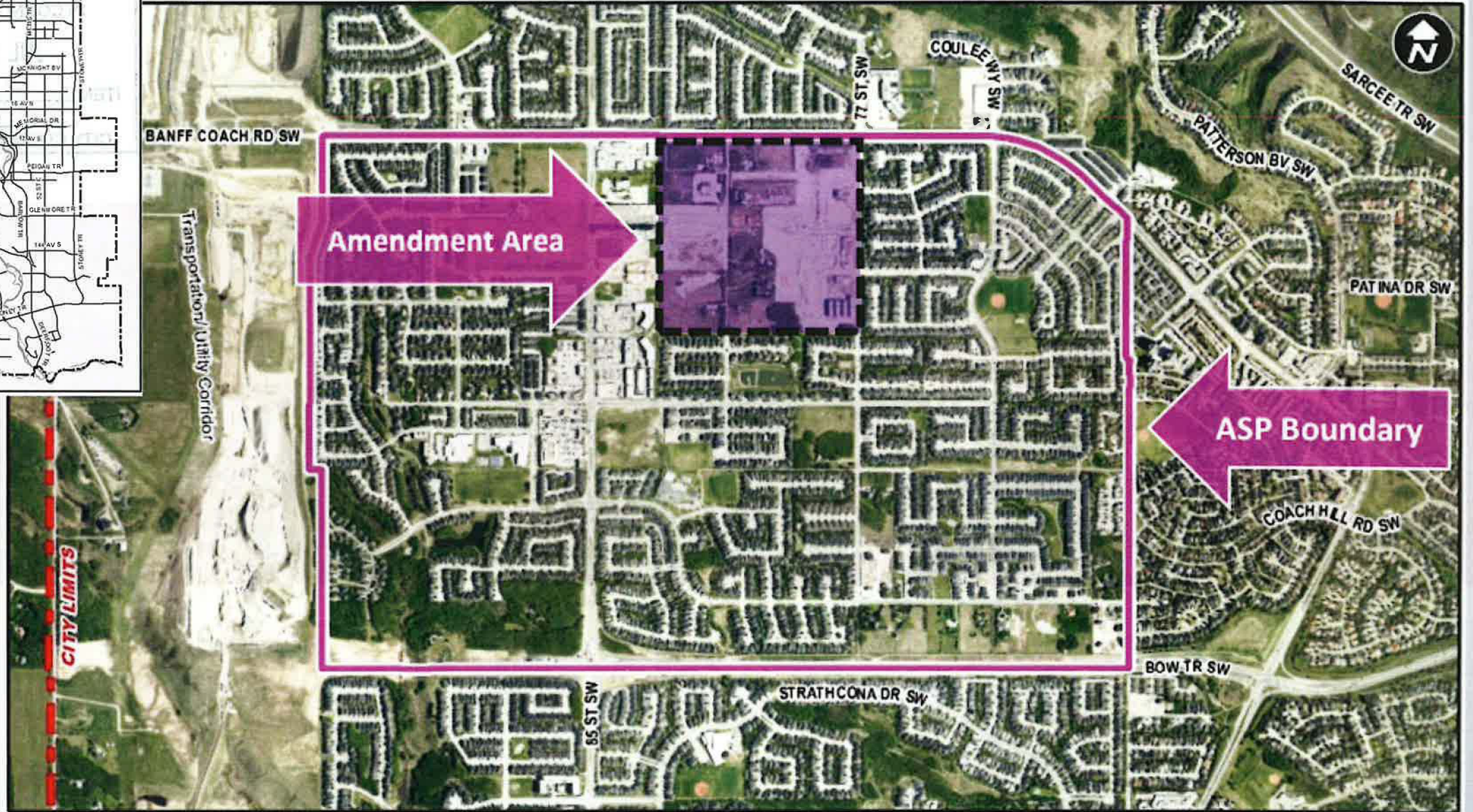


POL2021-0001
Policy Amendment
July 26, 2021



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:

- Intend to provide maximum average density expressed in uph.
- Ensure clear policy direction and alignment with the applicable policies.
- Would not impact the density allowed in the area.

Calgary Planning Commission's Recommendation:

That Council:

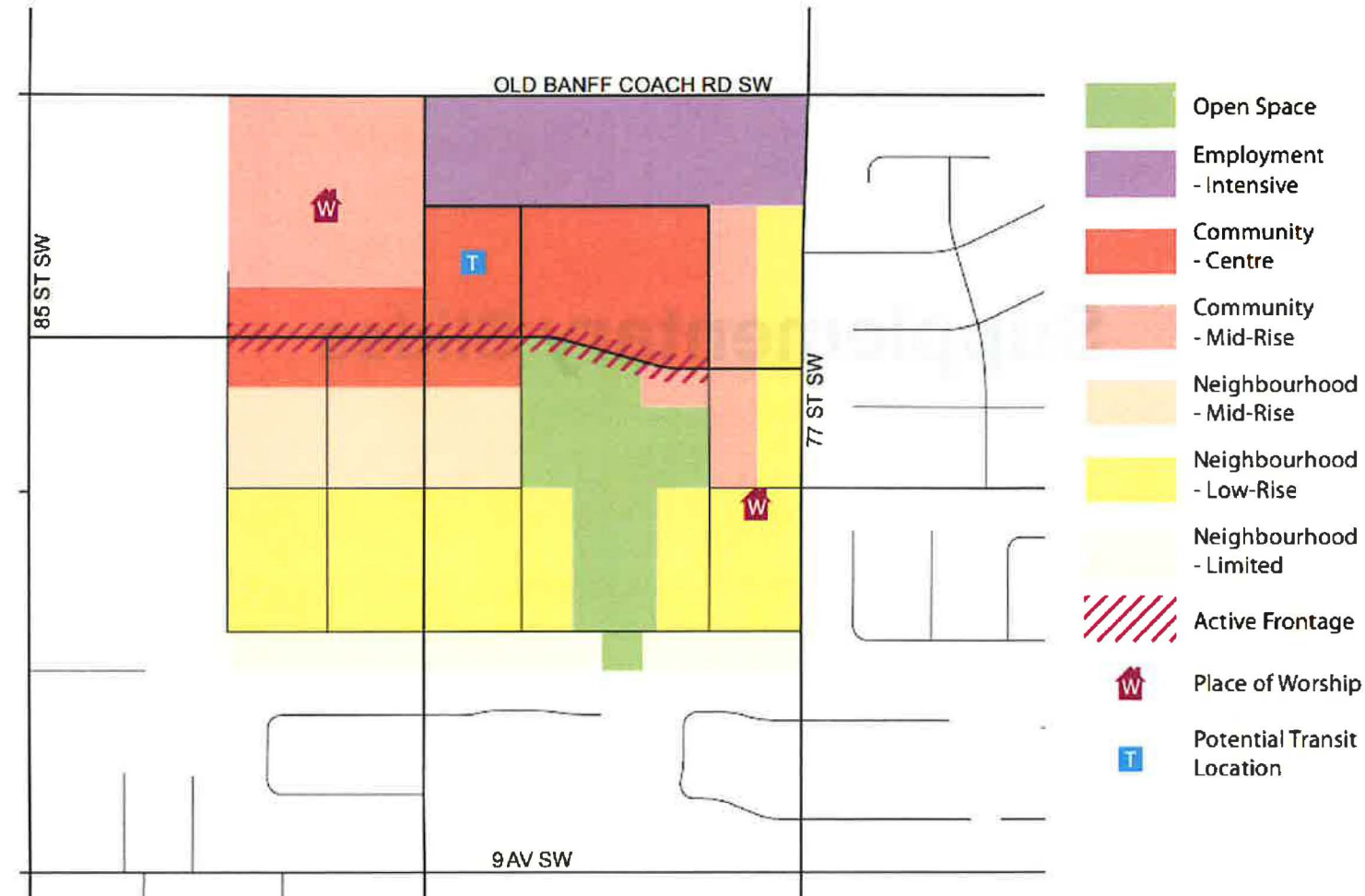
1. Give three readings to **Proposed Bylaw 34P2021** for the amendments to the Springs Area Structure Plan (Attachment 2).

Supplementary Slides

West Springs North Neighbourhood Land Use Concept

6

Map 3: West Springs North Neighbourhood Land Use Concept



Existing Policy (Section 4.5.6):

1. Residential densities per gross developable hectare and building heights should not exceed the maximum specified in Map 4: West Springs North Neighbourhood Density Concept and Map 5: West Springs North Neighbourhood Building Heights.

Amended Policies (Section 4.5.6):

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