

# Proposed Amendment to the East Springbank Area Structure Plan

1. The East Springbank Area Structure Plan attached to and forming part of Bylaw 13P97, as amended, is hereby further amended as follows:

(a) In Section 2.2.3 Policies, delete policy a) and replace it with the following:

“a) Standard Density Infill Development Areas are shown in Map 2. All types of residential dwellings should be permitted in Standard Density Infill Development Areas. Higher density forms of multi-family housing should be restricted to locations which are appropriately separated or buffered from existing dwellings and lower-density land use policy areas. Multi-family dwellings greater than 3 storeys in height should not be permitted, except at the following locations:

i. For the site at 7111 - 14 Avenue SW, development should have a maximum floor area ratio of 3.0 and a maximum height of 5 storeys.

Development on the site should:

- a. Orient buildings to 14 Avenue SW by siting buildings and including building entrances along this frontage;
- b. Limit the impact on neighbouring parcels through the reduction of building massing and scale, and minimizing shadowing; and,
- c. Provide common amenity spaces that allow for social and communal activities.”