

PROPOSED

CPC2022-0544
ATTACHMENT 2

BYLAW NUMBER 43P2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE EAST SPRINGBANK AREA
STRUCTURE PLAN BYLAW 13P97
(LOC2021-0143/CPC2022-0544)**

WHEREAS it is desirable to amend the East Springbank Area Structure Plan Bylaw 13P97, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.”

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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____