

JUL 27 2015

ITEM: 6.3 Tabled Bylaws
Distribution
CITY CLERK'S DEPARTMENT

Summary of proposed amendments to Bylaw 25P2015
July 27, 2015

1. That s. 2(rrrr) of Bylaw 25P2015 be amended by adding the following as a new subsection at the end of the text for s. A.5.2(1):

"Development applications shall meet high levels of environmental leadership and low impact development, including:

- (i) wildlife connectivity;
- (ii) methods to reduce wildlife conflicts;
- (iii) Bird Friendly Urban Design Guidelines ;
- (iv) minimized interface between surface parking and the Paskapoo Slopes Natural Area; and
- (v) inclusion of a report from a qualified environmental consultant representing that the submission meets these high levels of current environmental standards and practices."

2. That a new section be added to Bylaw 25P2015 as follows:

"Delete s.A.2.1 Purpose, and replace with the following:

A.2.1 Purpose

The purpose of these guidelines is to:

- a) recognize that a successful interface between development within the plan area and existing conditions, particularly the interface between development and the Paskapoo Slopes Natural Area, is critical to the realization of the plan's goals; and,
- b) endeavour to ensure that compatibility, accessibility, and esthetic quality are of paramount importance in these interfaces."

3. That s.2 (oooo) be amended by deleting the text proposed for s.A.2.2(1)(e) and replacing with the following:

“(e) Development located along the southern interfaces between the Gateway, Village, and Commercial Districts and the Paskapoo Slopes Natural Area should be comprehensively designed to allow:

- i) environmentally sensitive transitions between Paskapoo Slopes Natural Area and development;
- ii) landscaping design in the transition area which compliments the ecological function of the natural space;
- iii) appropriate interface to prevent encroachment of invasive species into the Paskapoo Slopes Natural Area;
- iv) connectivity from the Paskapoo Slopes Natural Area into the development site at appropriate locations in accordance with Sections 5.6.2(2)(k), 5.7.2(2)(i) and 5.8.2(2)(i); and
- v) esthetic ally pleasing and complete streetscapes.

4. That s.2(rrrr) of Bylaw 25P2015 be amended by adding the following as a new subsection at the end of the text for s. A.5.2(1):

“In addition to the overall goal of achieving the desired densities for this site within the development boundaries identified in the Plan, architecture and site design should respond to the existing topography and ecosystem by incorporating the principles of sustainable architectural design such as careful material selection for buildings to balance long-term energy use with minimized embodied energy in the materials themselves, specifying locally sourced products and materials where possible. ”

5. That s.2(nn) of Bylaw 25P2015 be amended by adding the following as a new subsection at the end of the text for section 5.9.2.(1) Composition of the Paskapoo Slopes Natural Area :

“The significance of the site to Blackfoot culture and history should be acknowledged and celebrated through the design of the interpretive signs and displays throughout the Paskapoo Slopes Natural Area. The parks management program should also encourage interpretive activities on the site that include the members of the Blackfoot Nation. “

6. That s.2(bbbbb) of Bylaw 25P2015 be amended by adding the following as a new subsection at the end of the text for section C.4.1 (1):

“The applicant shall consult with surrounding communities as part of the Development Permit application review process in order to address siting and positioning of towers.”

7. That s.2(rrrr) of Bylaw 25P2015 be amended by adding the following as a new subsection at the end of the text for section A.5.2(1):

“Buildings should incorporate slope adaptive developments where appropriate in accordance with Section A.3.”

8. That s.2(xxxx) of Bylaw 25P2015 be amended by adding the following as a new subsection at the end of the text for section A.5.3(1):

“Surface parking should be designed to visually integrate with the Paskapoo Slopes Natural Area through the additional landscaping treatments.”

9. That s.2(bbbbb) of Bylaw 25P2015 be amended by adding the following as a new subsection at the end of the text for section C.4.1(1):

“A waste management plan, describing measures that will prevent wildlife attraction and conflict in the development blocks shall be submitted with a Development Permit application.”

10. That s.2(ss) of Bylaw 25P2015 be amended by adding the following as a new subsection at the end of the text for section 7.3.2(3):

“The management of invasive species must be addressed through the restoration of setback and buffer areas.”

11. That section 2(vvvv) of Bylaw 25P2015 be amended by deleting the words “Map 4” in the text for sections A.5.2(3)(a) and (b) and replacing with the words “Map 6”.

12. Insert new Subsections 10.2.2(1)(iii) and (iv) as follows:

“(iii) extend through the Gateway, Village and Commercial Districts and provide connections to Bowness, Cougar Ridge and Canada Olympic Park.

(iv) A regional pathway connection is planned to cross the Trans-Canada Highway via the interchange at Canada Olympic Drive / Bowfort Road. An additional pedestrian crossing may be considered further east, as part of, or near the interchange of the Trans-Canada Highway and Sarcee Trail. “

13. In Section 3.1 Guiding Principles, after the second bullet point, insert a new bullet point as follows:

"Enhance Opportunities for Recreational and Interpretive Activities on the Upper Slopes"

14. Change Section 5.9.2 (e) as follows:

"Where a road crosses any of the ravines in the Paskapoo Slopes Natural Area, the continuity of the watercourse and ravine habitat should be maintained. Consideration should be given to the most appropriate technique to maintain the ecological quality of the area."

15. Change Section 7.1.2 (5) (b) as follows:

"Where a road crosses any other ravines, the continuity of the water stream and the ravine habitat shall be maintained (by constructing a bridge, or by the placement of a culvert). Consideration should be given to the most appropriate technique to maintain the ecological quality of the area."

16. That a new section be added to Bylaw 25P2015 as follows:

"Add the following as a new subsection 10.2.2(4):

10.2.2 (4) Pedestrian Overpass

When development occurs within Development Block H, as a prior to release condition of development permit approval, the developer shall enter into an agreement with the City for one-half the cost of construction of, or payment for one-half the cost of construction of, a pedestrian overpass over the Trans-Canada Highway connecting the Plan Area with the community of Bowness to the north. The amount of the developer's contribution shall not exceed \$3 million."