

# PROPOSED

CPC2025-0053  
ATTACHMENT 8

## BYLAW NUMBER 24P2025

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WEST MACLEOD AREA STRUCTURE PLAN BYLAW 10P2014 (LOC2024-0104/CPC2025-0053)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the West Macleod Area Structure Plan Bylaw 10P2014, 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 West Macleod Area Structure Plan attached to and forming part of Bylaw 10P2014, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 4 entitled 'Land Use Concept' and replace with the revised Map 4 entitled 'Land Use Concept' attached as Schedule A.
  - (b) Delete the existing Map 5 entitled 'Transit Station Planning Area' and replace with the revised Map 5 entitled 'Transit Station Planning Area' attached as Schedule B.
  - (c) In Section 5.6 Mixed Use Community Node, subsection 5.6.2 Mixed Use Community Node Policies, delete Policy 1c and replace with the following:

"A minimum residential density of 50 units per hectare (20 units per acre) is required within or adjacent to the Mixed Use Community Node over a minimum of 2 hectares (5 acres)".
  - (d) In Section 5.6 Mixed Use Community Node, subsection 5.6.2 Mixed Use Community Node Policies, delete Policy 3 and replace with the following:

"The Mixed Use Community Node, as shown conceptually on the Land Use Concept Plan, should be comprised of 5.0 - 6.0 gross developable hectares of land."
  - (e) Delete the existing Map 7 entitled 'Density' and replace with the revised Map 7 entitled 'Density' attached as Schedule C.
  - (f) Delete the existing Map 15 entitled 'Joint Use Sites' and replace with the revised Map 15 entitled 'Joint Use Sites' attached as Schedule D.

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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

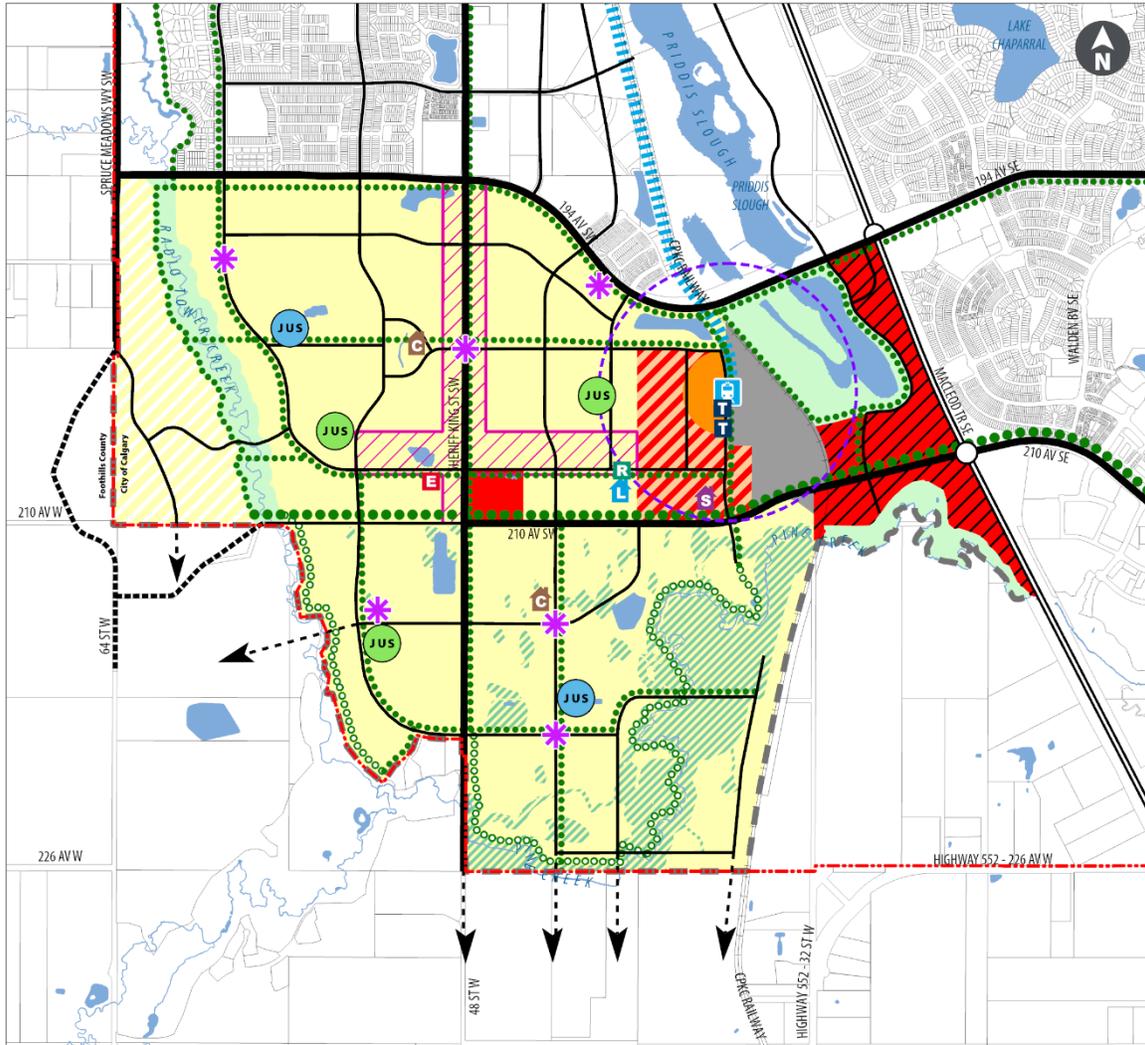
SIGNED ON \_\_\_\_\_

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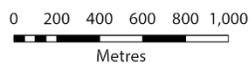
## SCHEDULE A

Map 4: Land Use Concept



### West Macleod Area Structure Plan

#### Land Use Concept



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

#### Legend

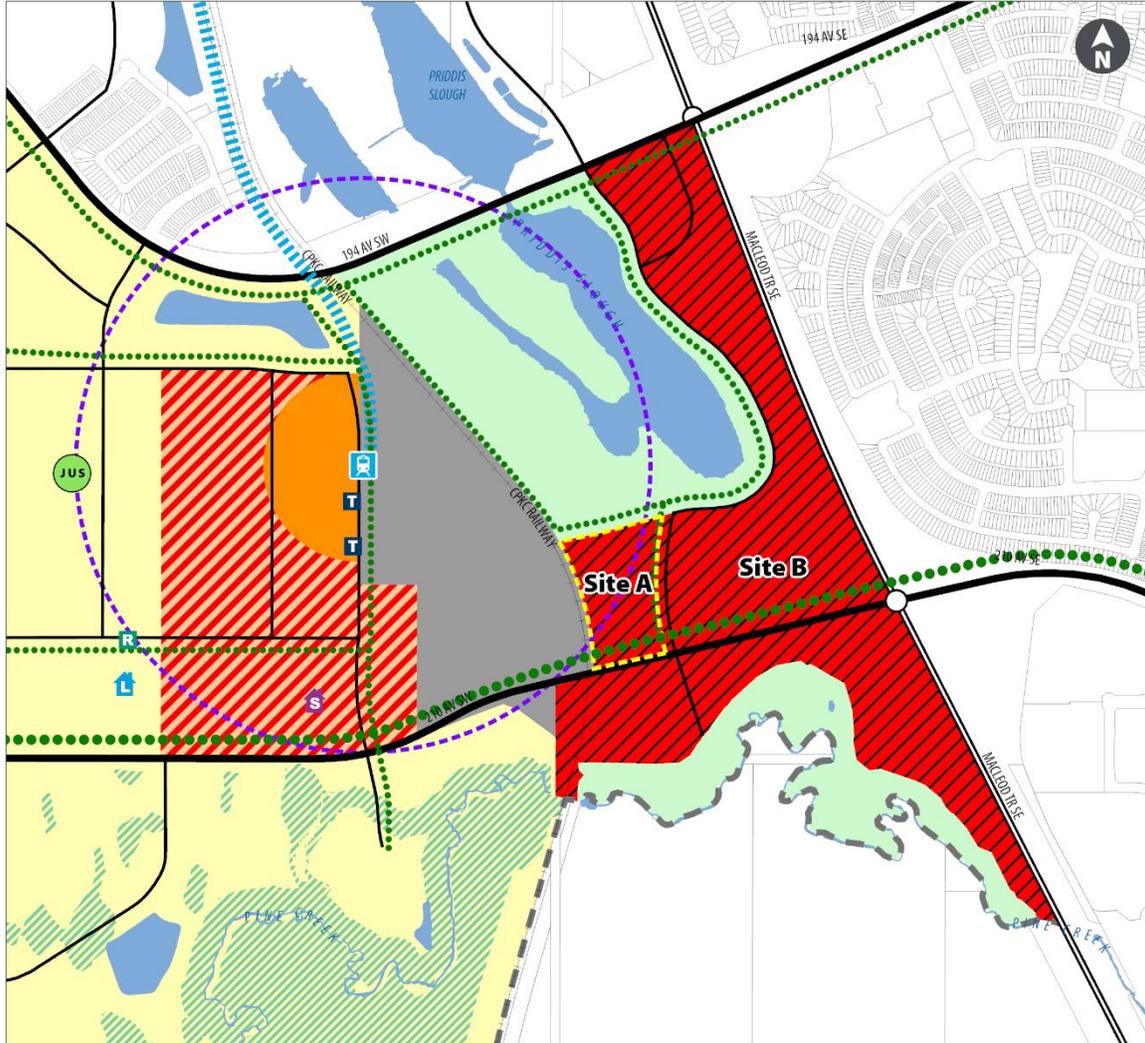
- |                              |   |                         |                         |
|------------------------------|---|-------------------------|-------------------------|
| Study Area Boundary          | Conservation Study Area (subject to further review) | Community Centre        | Arterial Street         |
| City Limits                  | LRT Station and Facilities                          | Fire Hall/ EMS          | Collector Road          |
| Residential Area             | Environmental Open Space Study Area                 | Library Site            | Potential Road          |
| Residential Area of Interest | Corridor Planning Area                              | Public High School Site | Foothills County Road   |
| High Density/ Mixed Use      | Transit Station Planning Area                       | Recreation Centre Site  | Full Interchange        |
| Medium Density/ Mixed Use    | Joint Use Site                                      | Tower Sites             | Partial Interchange     |
| Mixed Use Community Node     | Joint/Joint Use Site                                | L.R.T. Alignment        | Primary Cycling Network |
| Gateway Planning Area        | Neighbourhood Node                                  | L.R.T. Station          | Expressway              |

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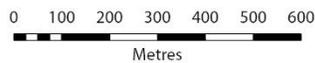
## SCHEDULE B

Map 5: Transit Station Planning Area



### West Macleod Area Structure Plan

#### Transit Station Planning Area



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

#### Legend

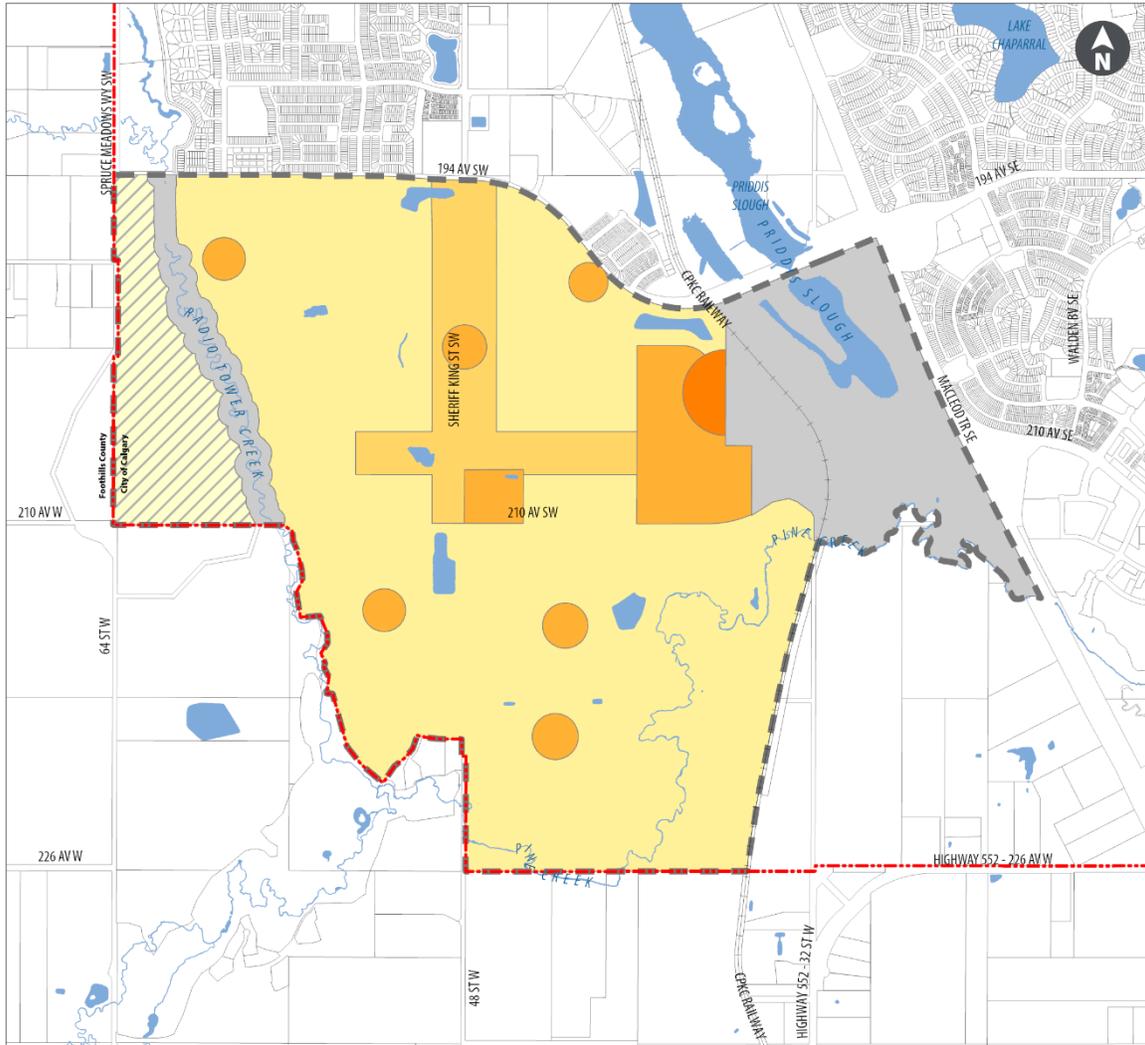
- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li> Study Area Boundary</li> <li> Residential Area</li> <li> High Density/ Mixed Use</li> <li> Medium Density/ Mixed Use</li> <li> Gateway Planning Area</li> <li> Conservation Study Area (subject to further review)</li> <li> LRT Station and Facilities</li> </ul> | <ul style="list-style-type: none"> <li> Environmental Open Space Study Area</li> <li> Joint Use Site</li> <li> Fire Hall/ EMS</li> <li> Library Site</li> <li> Public High School Site</li> <li> Recreation Centre Site</li> <li> Tower Sites</li> <li> Expressway</li> </ul> | <ul style="list-style-type: none"> <li> Arterial Street</li> <li> Collector Road</li> <li> Partial Interchange</li> <li> Full Interchange</li> <li> Primary Cycling Network</li> <li> Regional Pathway</li> <li> L.R.T. Alignment</li> <li> L.R.T. Station</li> <li> Transit Station Planning Area</li> </ul> |
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## SCHEDULE C

### Map 7: Density

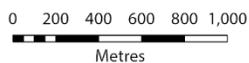


## West Macleod Area Structure Plan

### Density

#### Legend

- Study Area Boundary
- City Limits
- 17.3 uph (7upa) Special Residential Area  
(7.4 uph (3 upa) maximum where Council's Slope Adaptive Development Guidelines Policy and Conservation Planning and Design Guidelines apply)
- 17.3 uph (7 upa) Residential Area
- 29-37 uph, (12-15 upa) Neighbourhood Corridor
- 49 uph (20 upa) Neighbourhood Node,  
Medium Density/ Mixed Use,  
Mixed Use Community Node
- 98.8 uph (40 upa) High Density/ Mixed Use
- Non Residential



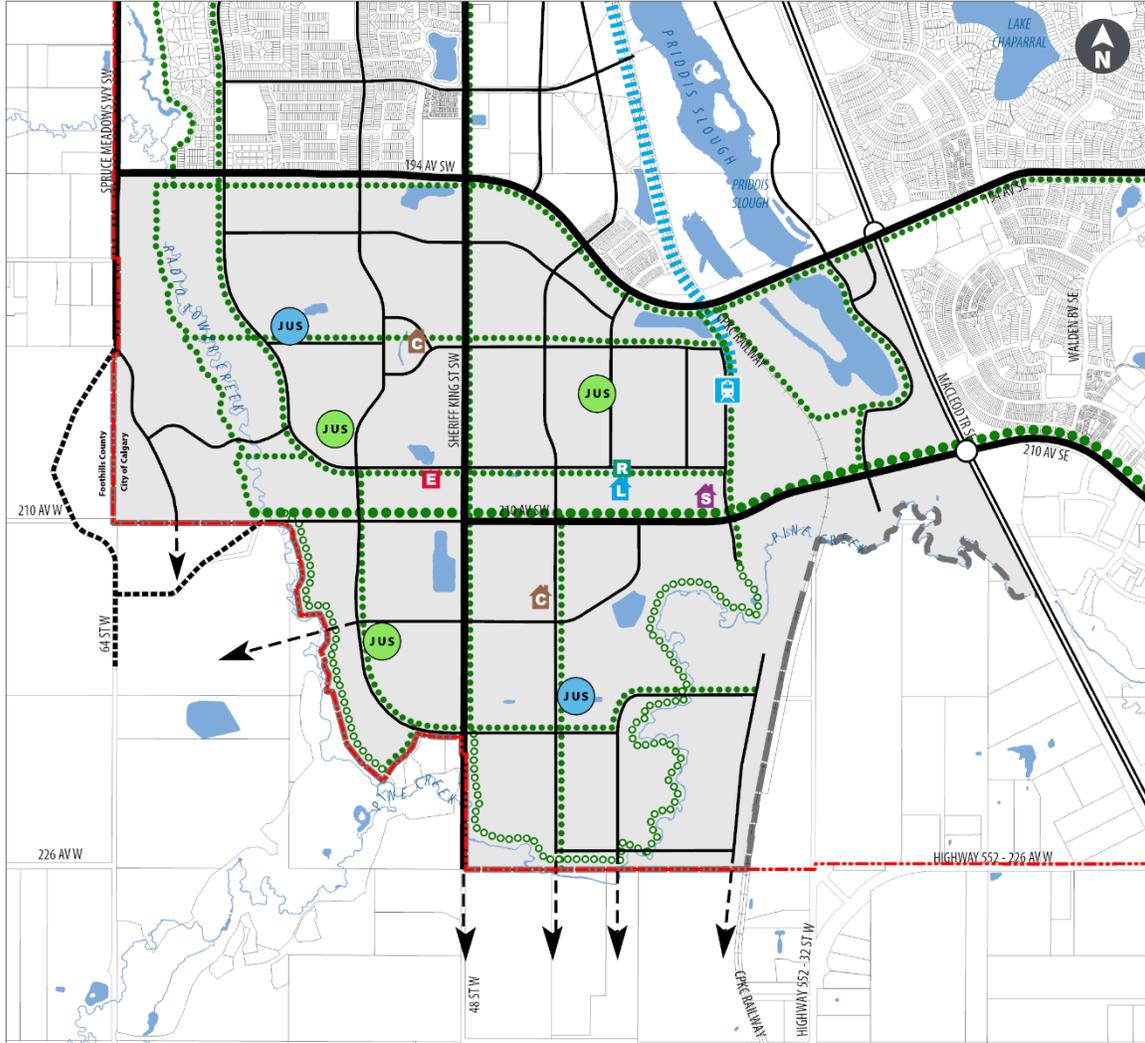
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## SCHEDULE D

Map 15: Joint Use Sites

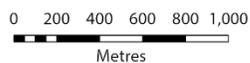


### West Macleod Area Structure Plan

#### Joint Use Sites

#### Legend

- |  |                      |  |                         |  |                         |
|--|----------------------|--|-------------------------|--|-------------------------|
|  | Study Area           |  | Public High School Site |  | Full Interchange        |
|  | City Limits          |  | Recreation Centre Site  |  | Partial Interchange     |
|  | Joint Use Site       |  | Expressway              |  | Primary Cycling Network |
|  | Joint/Joint Use Site |  | Arterial Street         |  | Green Corridor          |
|  | Community Centre     |  | Collector Road          |  | Regional Pathway        |
|  | Fire Hall/EMS        |  | Potential Road          |  | L.R.T. Alignment        |
|  | Library Site         |  | M.D. Foothills Road     |  | M.D. Foothills Road     |



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