

PROPOSED

CPC2025-0098
ATTACHMENT 3

BYLAW NUMBER 35P2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE WESTBROOK COMMUNITIES
LOCAL AREA PLAN BYLAW 5P2023
(LOC2023-0359/CPC2025-0098)**

WHEREAS it is desirable to amend the Westbrook Communities Local Area Plan Bylaw 5P2023, 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 Westbrook Communities Local Area Plan attached to and forming part of Bylaw 5P2023, as amended, is hereby further amended as follows:
 - (a) Delete the existing Map 3 entitled 'Urban Form' and replace with the revised Map 3 entitled 'Urban Form' attached as Schedule A.
 - (b) Delete the existing Map 4 entitled 'Building Scale' and replace with the revised Map 4 entitled 'Building Scale' attached as Schedule B.
 - (c) In subsection 2.2.5, delete policy (b) and renumber subsequent policies accordingly.
 - (d) In Section 2.3 Scale Modifiers, after subsection 2.3.6 add the following:

"2.3.7 Modified Building Scale Areas

Map 4: Building Scale identifies some areas as having Modified Building Scale. These are areas that have unique site characteristics, such as topography or irregular parcel configurations, or where additional technical analysis demonstrates that varied building scales modifiers may be appropriate. Modified Building Scale Areas are used in locations identified in Section 2.5 Area Specific Policies such as **Main Streets, transit station areas and Activity Centres**.

Policies for Modified Building Scale Areas can be found in Section 2.5 Area Specific Policies.

Policy

- a. Modified Building Scale Areas may include building scales that vary from building scale modifiers identified in this section."

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- (a) Delete the existing Figure 18 entitled '26 Avenue/Crowchild Transit Station Area' and replace with the revised Figure 18 entitled '26 Avenue/Crowchild Transit Station Area' attached as Schedule C.
- (b) In subsection 2.5.2 Transit Station Areas, after Figure 18, insert the new Figure 19 entitled 'Figure 19: 26 Avenue/Crowchild Transit Station Area Modified Building Scale attached as Schedule D and renumber the subsequent Figure accordingly.
- (c) In subsection 2.5.2 Transit Station Areas, delete the text under the heading '26 Avenue/Crowchild Transit Station Area' in its entirety and replace with the following:

"26 Avenue/Crowchild **transit station area** includes two MAX Yellow BRT stops located on either side of Crowchild Trail SW, the western station located north of 26 Avenue SW and the eastern station located south of 26 Avenue SW. (Figure 18: 26 Avenue/Crowchild Transit Station Area). The western portion of the **transit station area**, west of Crowchild Trail SW, is in the Westbrook Communities Local Area Plan, while the east portion is in a future local area plan. The former Viscount Bennett/Chinook Learning site is located to the south west of the transit station. The Neighbourhood Connector, and Neighbourhood Local Urban Form Categories have been applied to the area to reflect the residential and low-intensity commercial character of the area. The modified building scale for the area allows for taller buildings closer to Crowchild Trail SW and the MAX Yellow BRT stops, with a reduction in building scale to the west and south. Small scale commercial is encouraged on Richmond Road SW.

- am. Vehicle access to development should be located to reduce conflicts with pedestrian movement and transit operations.
- an. Development should not exceed the modified building scale identified in Figure 19.
- ao. For developments greater than 12 storeys, the policies in section 2.3.5 High Scale of this LAP apply.
- ap. Redevelopment of the former Viscount Bennett/ Chinook Learning site should provide safe, convenient and universally accessibly pedestrian connections through the site to the future transit station."

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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

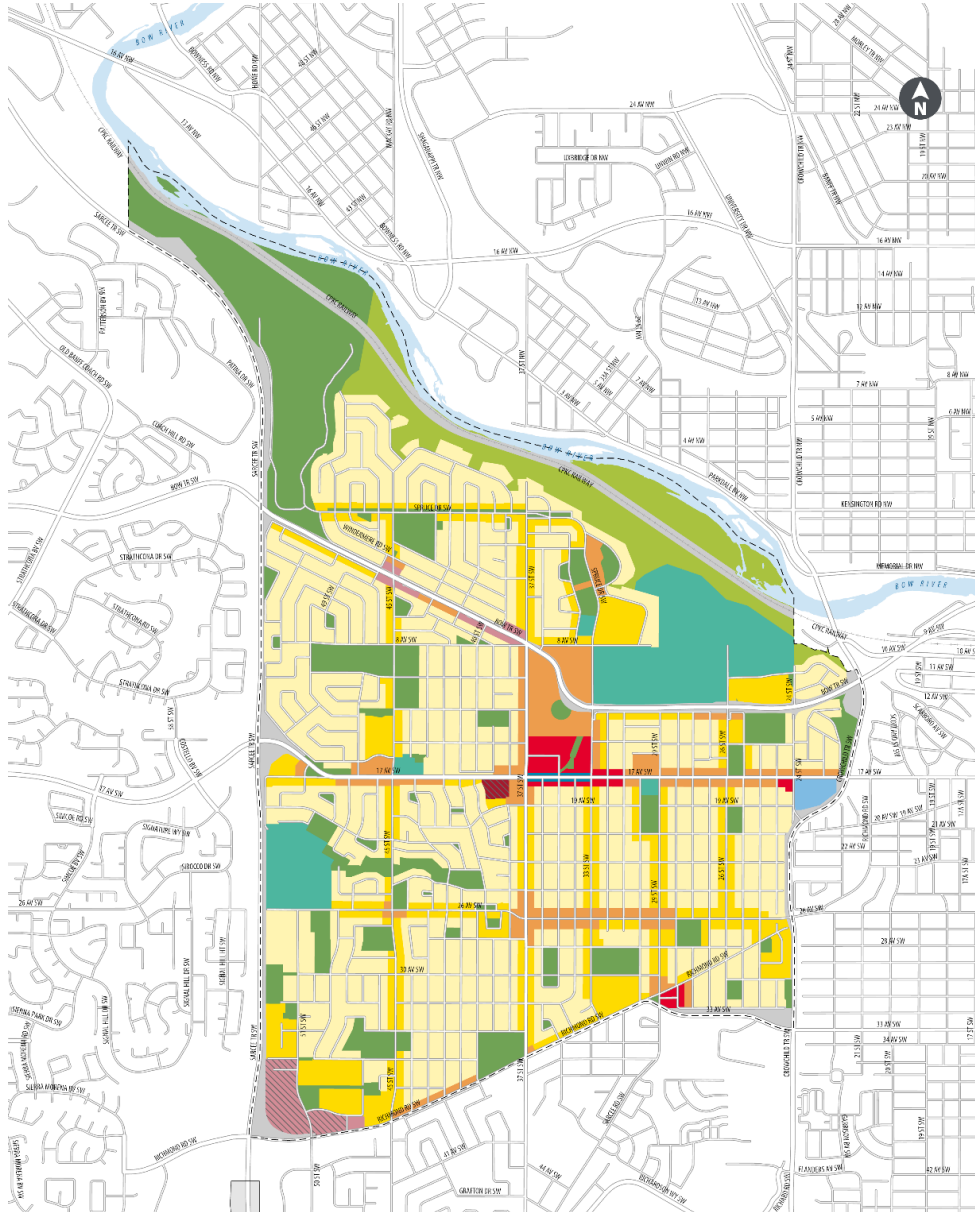
SIGNED ON _____

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SCHEDULE A

Map 3: Urban Form



Legend

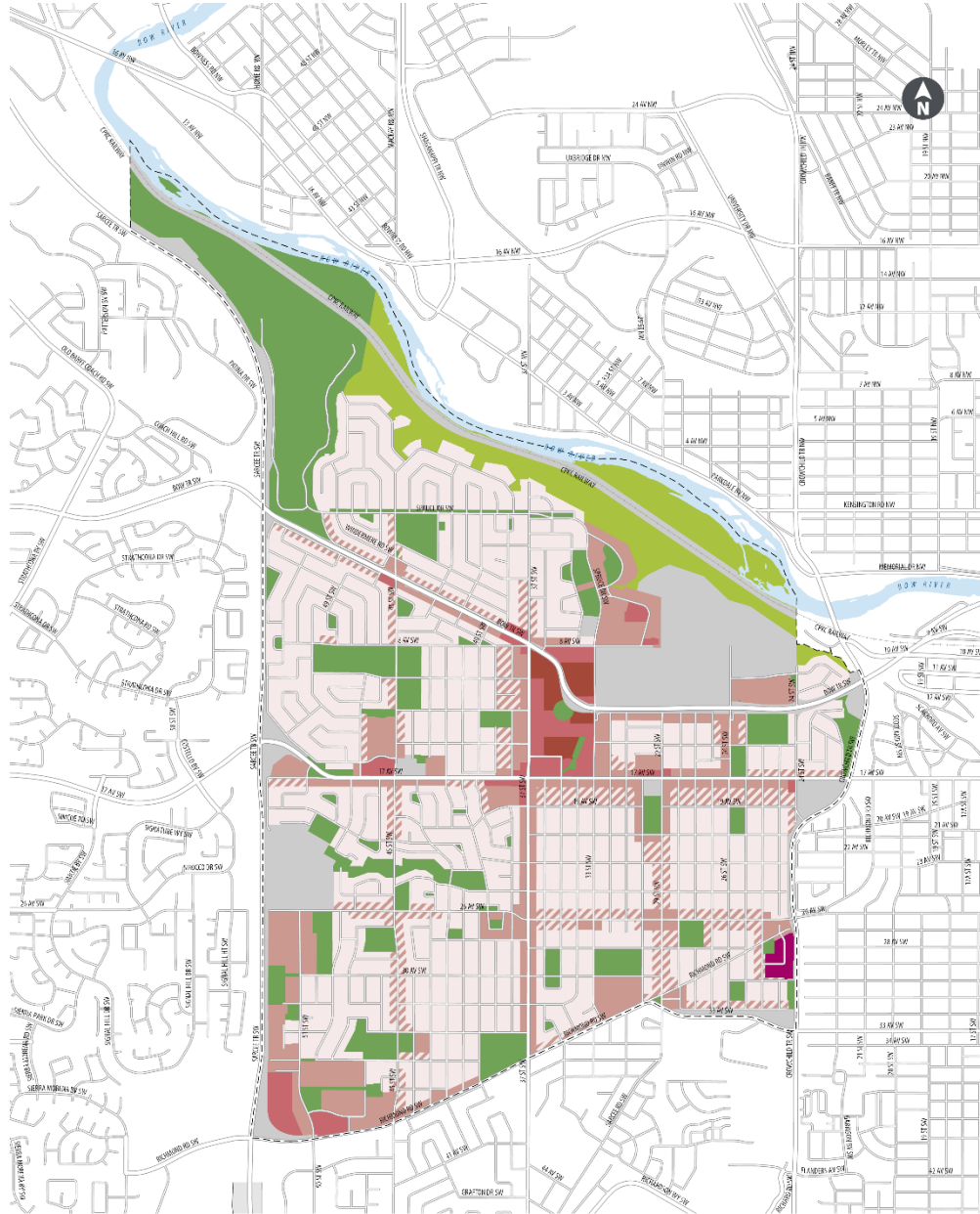
- | | | | |
|--|---|---|---|
| ■ Neighbourhood Commercial | ■ Commercial Centre | ■ Regional Campus | - - - Plan Area Boundary |
| ■ Neighbourhood Flex | ■ Commercial Corridor | ■ No Urban Form Category | ■ Transportation/Utility Corridor |
| ■ Neighbourhood Connector | ■ Natural Areas | ■ Additional Policy Guidance | |
| ■ Neighbourhood Local | ■ Parks and Open Space | ■ Comprehensive Planning Site | |
| | ■ City Civic and Recreation | ■ Active Frontage | |

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SCHEDULE B

Map 4: Building Scale



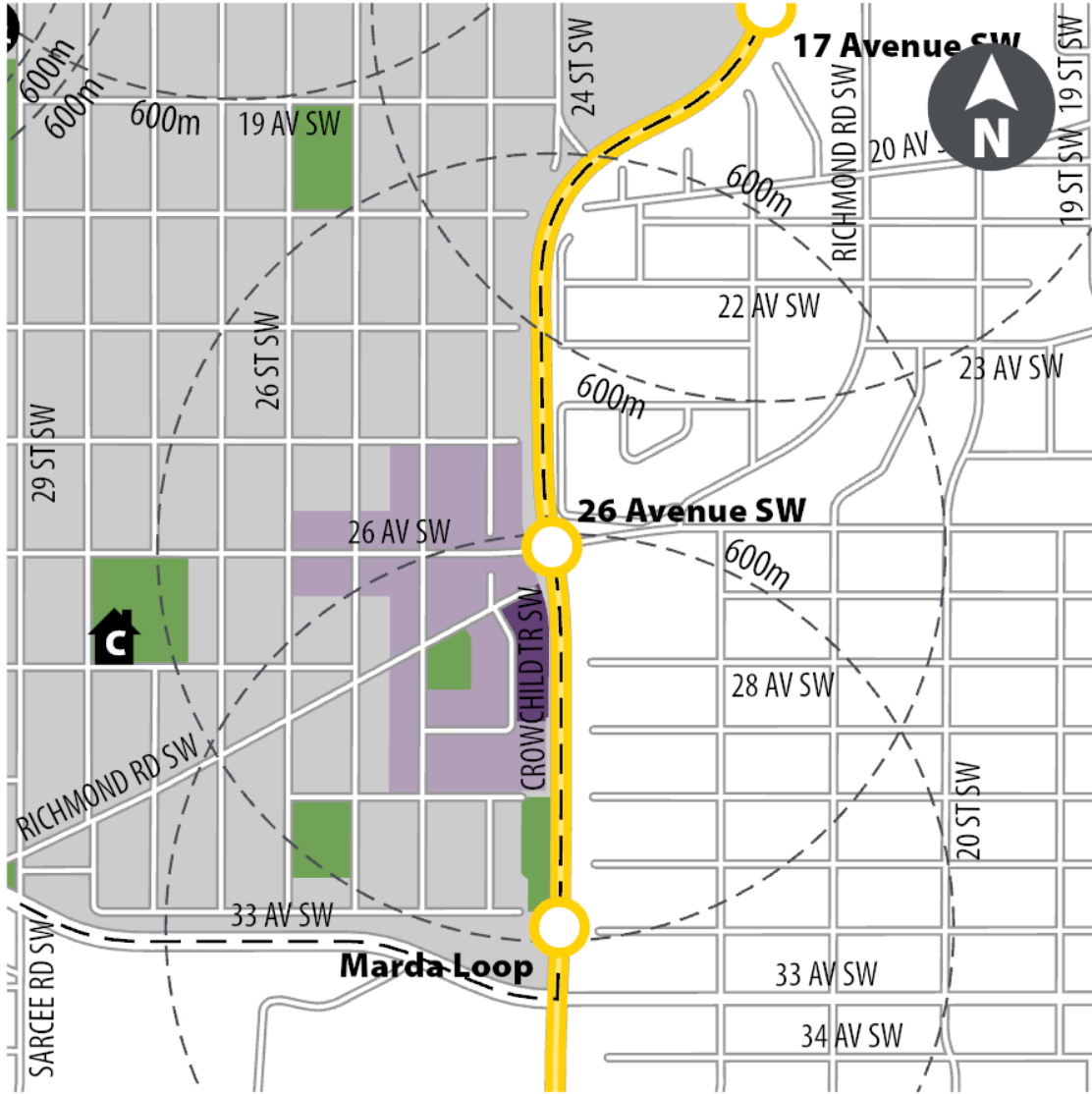
- Legend**
- Limited (up to 3 Storeys)
 - Low- Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mid (up to 12 Storeys)
 - High (up to 26 Storeys)
 - Modified Building Scale Area
 - No Scale Modifier
 - Natural Areas
 - Parks and Open Space
 - Plan Area Boundary
 - Transportation/Utility Corridor

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SCHEDULE C

Figure 18: 26 Avenue/Crowchild Transit Station Area



Legend

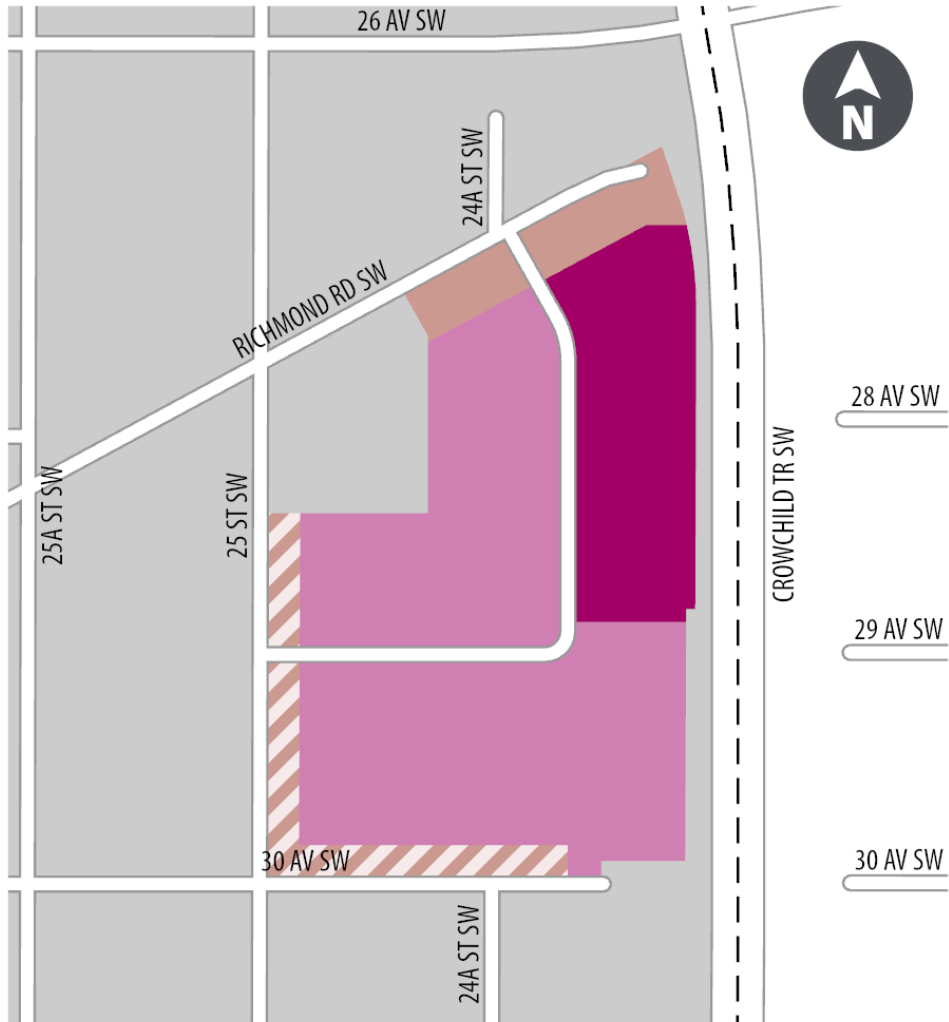
-  26 Avenue SW - Core Zone
-  26 Avenue SW - Transition Zone

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SCHEDULE D

Figure 19: 26 Avenue/Crowchild Transit Station Area Modified Building Height



Legend

- | | | | |
|---|-----------------|---|------------------|
|  | Up to 4 Storeys |  | Up to 7 Storeys |
|  | Up to 6 Storeys |  | Up to 16 Storeys |