

# 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

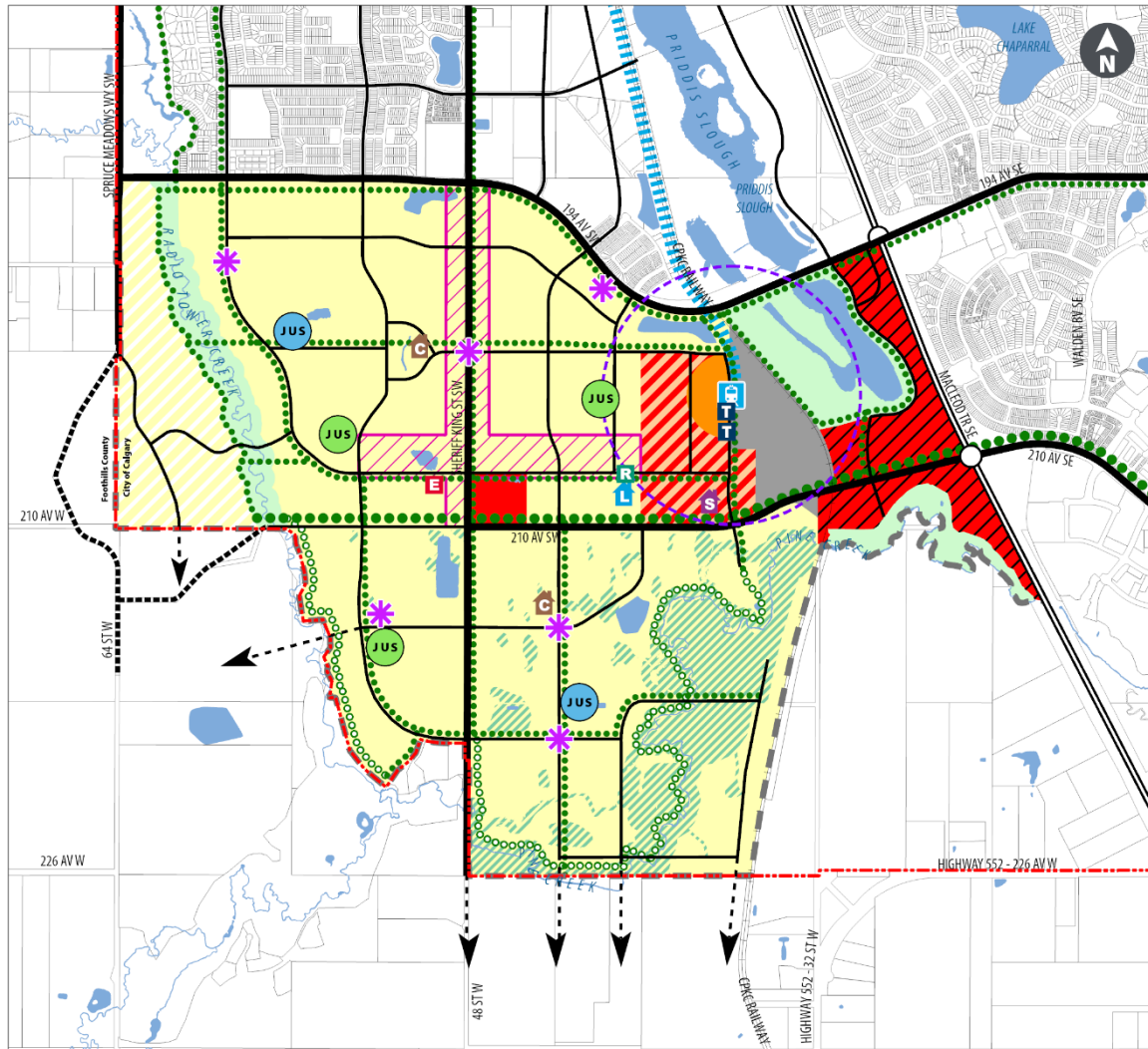
SIGNED ON \_\_\_\_\_

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## SCHEDULE A

Map 4: Land Use Concept



### West Macleod Area Structure Plan

#### Land Use Concept

0 200 400 600 800 1,000  
Metres

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

#### Legend

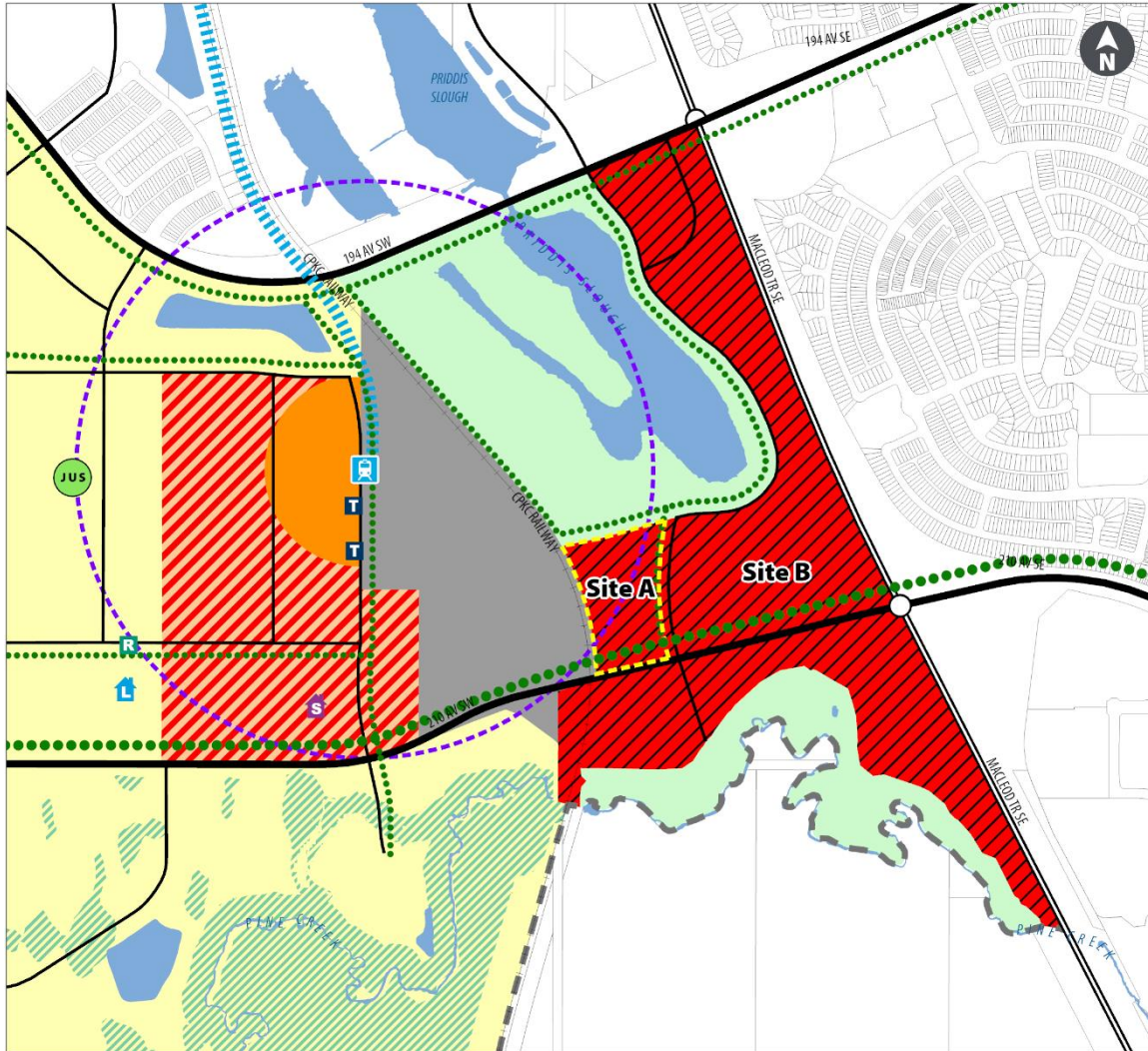
	Study Area Boundary		Conservation Study Area (subject to further review)		Community Centre		Arterial Street
	City Limits		LRT Station and Facilities		Fire Hall/ EMS		Collector Road
	Residential Area		Environmental Open Space Study Area		Library Site		Potential Road
	Residential Area of Interest		Corridor 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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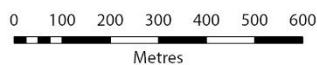
## SCHEDULE B

Map 5: Transit Station Planning Area



### West Macleod Area Structure Plan

#### Transit Station Planning Area



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#### Legend

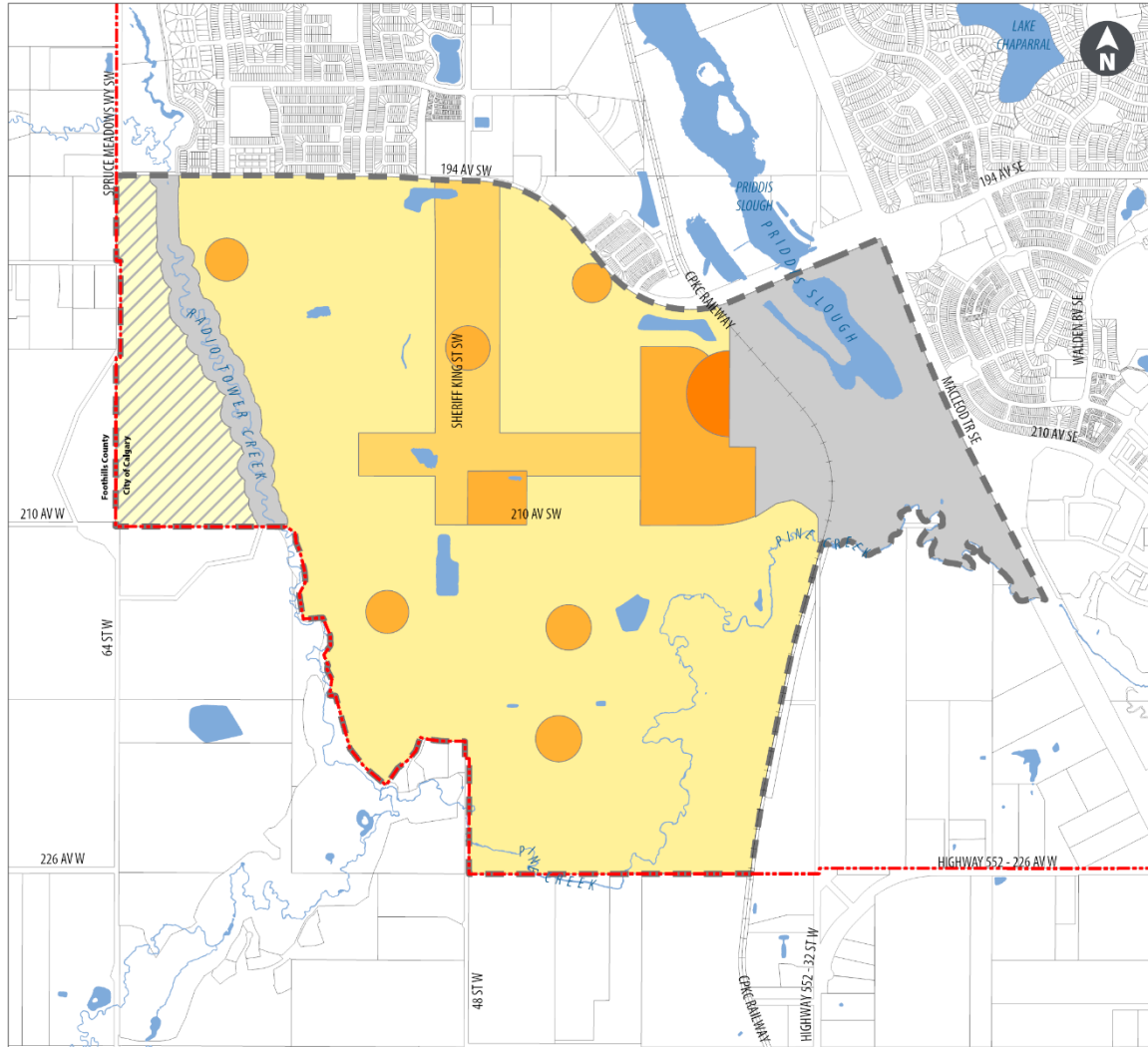
- |   |                                     |                               |
|---|-------------------------------------|-------------------------------|
| Study Area Boundary                                 | Environmental Open Space Study Area | Arterial Street               |
| Residential Area  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

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## SCHEDULE C

### Map 7: Density



## West Macleod Area Structure Plan

### Density

#### Legend

- Study Area Boundary
- - - City Limits
- 17.3 uph (7 upa) 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

0 200 400 600 800 1,000  
Metres

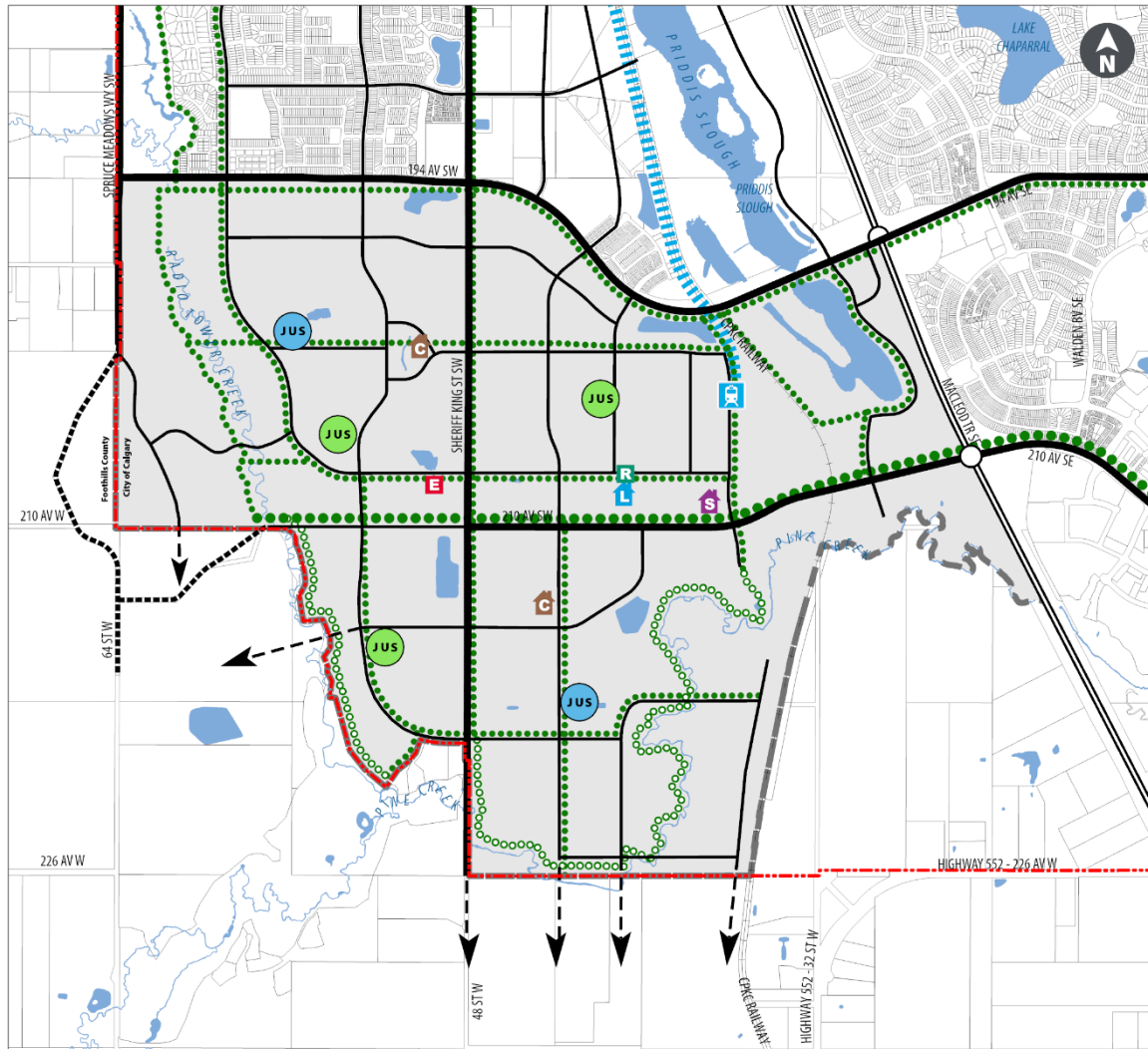
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## SCHEDULE D

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

0 200 400 600 800 1,000  
Metres

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