

# PROPOSED

CPC2025-0454  
ATTACHMENT 2

## BYLAW NUMBER 54P2025

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WEST SPRINGS AREA STRUCTURE PLAN BYLAW 20P2012 (LOC2024-0283/CPC2025-0454)

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**WHEREAS** it is desirable to amend the West Springs Area Structure Plan Bylaw 20P2012, 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 Springs Area Structure Plan attached to and forming part of Bylaw 20P2012, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 3 entitled 'West Springs North Neighbourhood Land Use Concept' and replace with the revised Map 3 entitled 'West Springs North Neighbourhood Land Use Concept', attached as Schedule A.
  - (b) Delete the existing Map 4 entitled 'West Springs North Neighbourhood Density Concept' and replace with the revised Map 4 entitled 'West Springs North Neighbourhood Density Concept', attached as Schedule B.
  - (c) Delete the existing Map 5 entitled 'West Springs North Neighbourhood Building Heights' and replace with the revised Map 5 entitled 'West Springs North Neighbourhood Building Heights', attached as Schedule C.
  - (d) In Section 4.5.3, Transit Centre, delete policy 2 and replace with the following:
    - "2. The transit centre site should accommodate enhanced bus shelters and amenities along public street frontages to serve the broader area."
  - (e) In Section 4.0, West Springs North Neighbourhood, after section 4.6 Streetscape, Site Design and Built Form, add the following as a new section:

"4.7 Housing Diversity Special Policy Area

This Housing Diversity Special Policy Area is intended to support a diverse housing stock, including **non-market housing**. The provision of a diversity of housing types will allow more people to live in the area and help support businesses, transit, schools, services and amenities.

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### 4.7.1 Housing Diversity and Public Realm Enhancements

1. The Approving Authority may consider relaxations to The City's land use bylaw to enable the development of **non-market housing** and public realm enhancements that supports at-grade activation.

### 4.7.2 Non-Market Housing

1. A minimum of 10% of all development within the Housing Diversity Special Policy Area is strongly encouraged to be comprised of **non-market housing**.
2. Applications for development should provide a plan outlining how the proposed development will contribute to the 10% **non-market housing** goal for the Housing Diversity Special Policy Area.
3. Where a development includes **non-market housing**, an agreement that outlines the conditions of the **non-market housing** units shall be executed to the satisfaction of the Approving Authority."

- (f) In Section 14.0 Glossary, add the following as a new definition following Neighbourhood Park:

**"Non-market Housing:** Rental or for-sale housing that is subsidized to meet needs not served by the private market. This type of housing includes transitional housing, social housing, and affordable housing."

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 \_\_\_\_\_

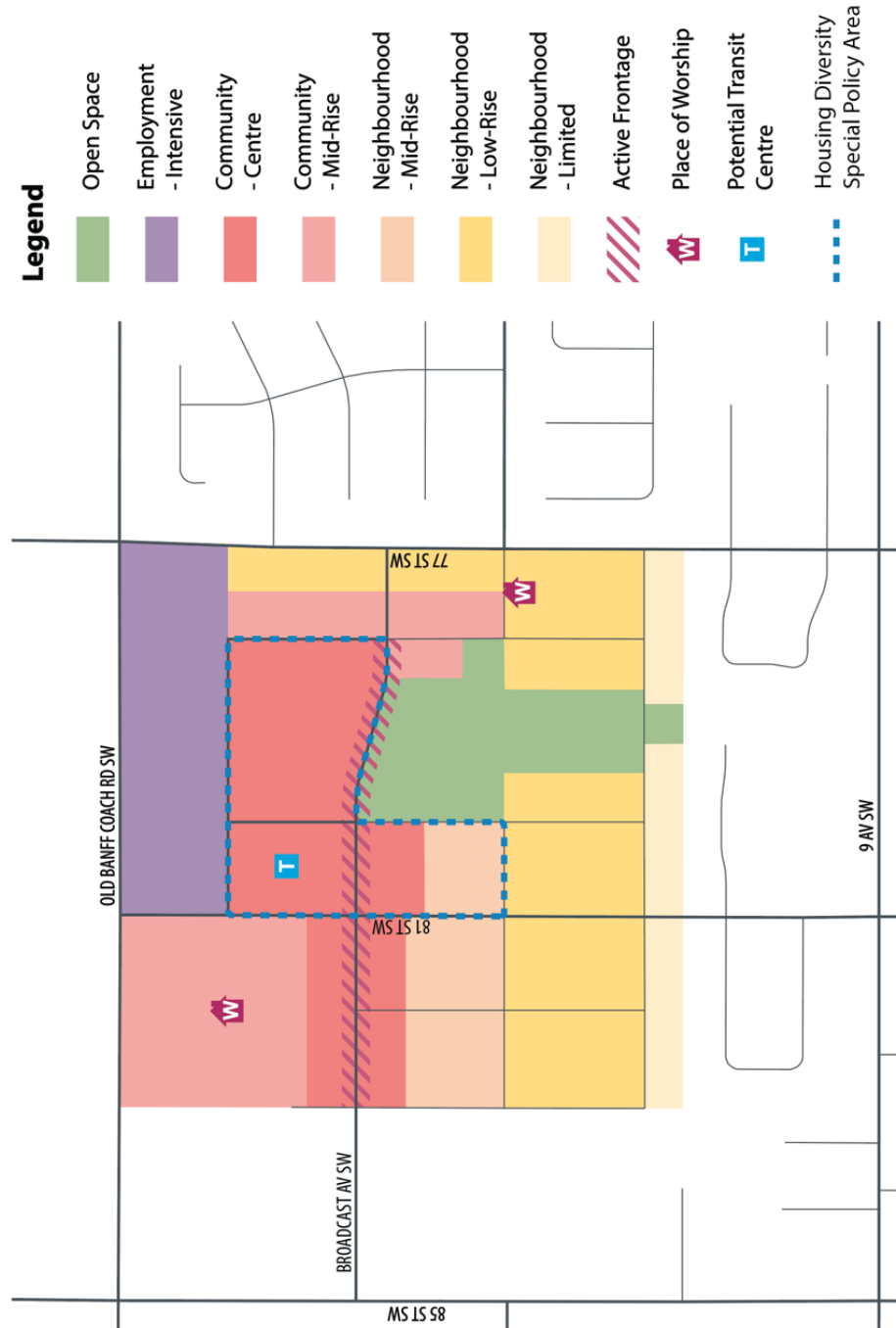
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CITY CLERK  
SIGNED ON \_\_\_\_\_

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## SCHEDULE A

Map 3: West Springs North Neighbourhood Land Use Concept

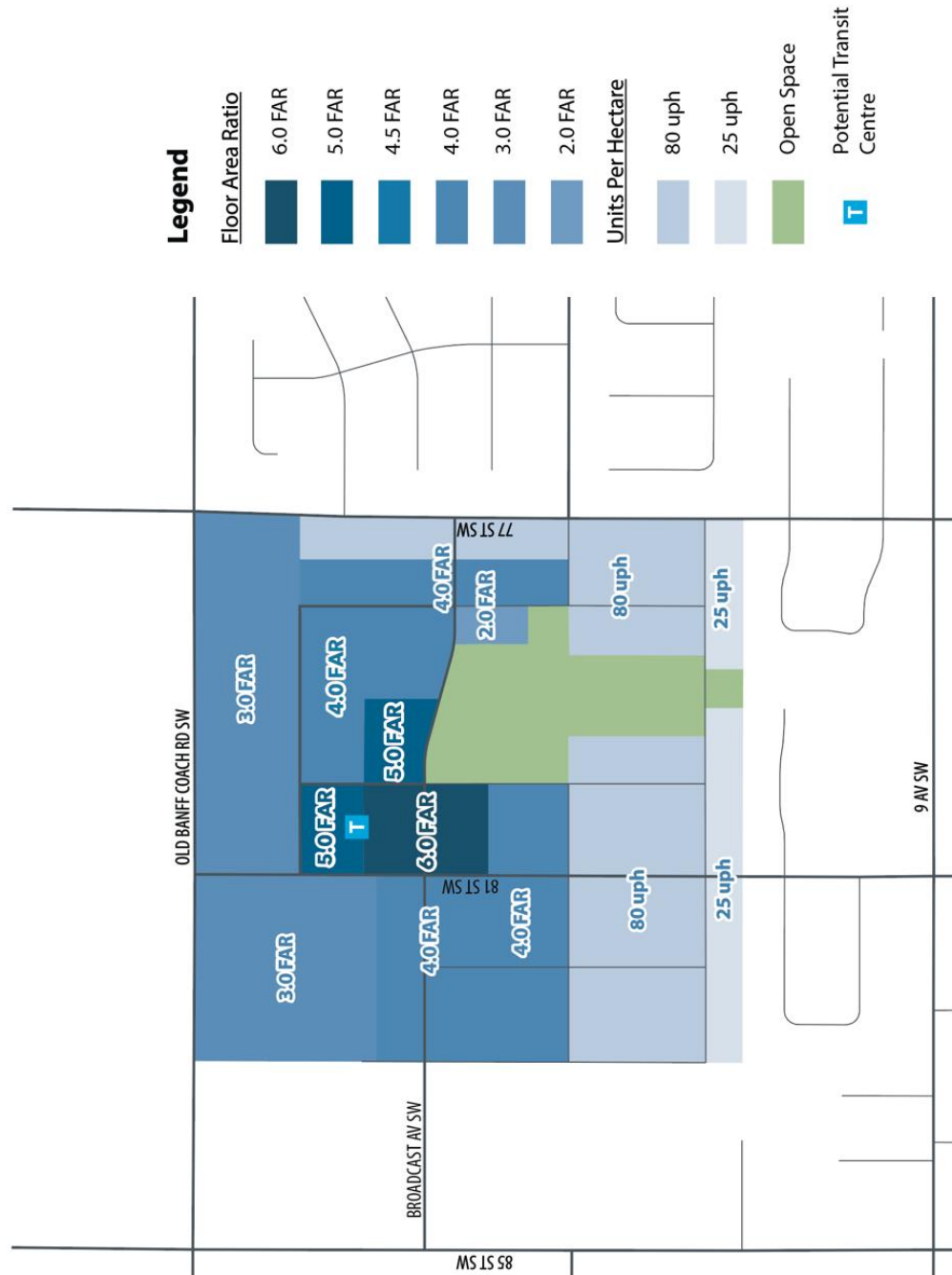


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## SCHEDULE B

Map 4: West Springs North Neighbourhood Density Concept



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## SCHEDULE C

Map 5: West Springs North Neighbourhood Building Heights

