

# PROPOSED

CPC2018-1403  
ATTACHMENT 6

## BYLAW NUMBER 15P2019

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WEST MACLEOD AREA STRUCTURE PLAN BYLAW 10P2014

\*\*\*\*\*

**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) Under the Executive Summary in the second paragraph, delete the word “four” and replace with the word “three”.
  - (b) Under Section 1.1.1, in the first paragraph, delete the word “four” and replace with the word “three”.
  - (c) Delete the existing Map 3 entitled “Communities” and replace with the revised Map 3 entitled “Communities”, as attached as Schedule A.
  - (d) Under Section 3.1, in the first paragraph, delete the word “four” and replace with the word “three”.
  - (e) Under Section 3.3 in the second paragraph, delete the word “four” and replace with the word “three”.
  - (f) Under Section 3.3.1, in the first paragraph, delete the word “four” and replace with the word “three”.
  - (g) Under Section 3.3.1, Table 1: Communities within the West Macleod Plan Area, delete the information for Community C and renumber accordingly.
  - (h) Under Section 3.3.1, Table 1: Communities within the West Macleod Plan Area, replace the number for the gross developable area for Community B with “233 hectares (576 acres)”, replace the number for the Population for Community B with “10,000”, replace the number for the Jobs for Community B with “4,100”, and replace the People and Jobs per Gross Developable Hectare for Community B with “61”.
  - (i) Delete the existing Map 4 entitled “Land Use Concept” and replace with the revised Map 4 entitled “Land Use Concept”, as attached as Schedule B.

# PROPOSED

## BYLAW NUMBER 15P2019

- (j) Delete the existing Map 5 entitled “Transit Station Planning Area” and replace with the revised Map 5 entitled “Transit Station Planning Area”, as attached as Schedule C.
- (k) Under Section 5.8.2, Policy 7, delete b. and replace with the following:
  - “b. Active mode connections shall be provided through development sites in the general area shown as the Active Connectivity Area on Map 5, to the satisfaction of the Development Authority, to increase connectivity and mobility in the Transit Station Planning Area.”
- (l) Under Section 5.8.2, insert a new Policy 15 with the following:
  - “15. Active Uses
  - Active uses, such as retail stores and restaurants, are required at-grade within the Main Street Retail Area. Other uses, such as office and dwelling units, may be considered at grade for all other streets in the Transit Station Planning Area.”
- (m) Under Section 5.10.2, Policy 4, after the first paragraph, add the following:
  - “a. Buildings shall be no higher than 10 storeys unless otherwise indicated in subsection b.
  - b. Buildings may exceed 10 storeys in the tower site locations indicated on Map 5.
  - c. Towers should exhibit high quality architectural design that includes articulation and elements of visual interest as a gateway feature to the community from the LRT Station.”
- (n) Under Section 5.11.2, Policy 1, delete e. and replace with the following:
  - “e. A Recreation Facility and Public Library should be provided in close proximity to the Transit Station Planning Area.”
- (o) Under Section 5.12.2, delete Policy 2 entitled “Size of the Main Street Retail Area”, in its entirety and renumber accordingly.
- (p) Under the newly renumbered Section 5.12.2, Policy 2, delete b. and replace with the following:
  - “b. The general location of the Main Street Retail Area is indicated on Map 5.”
- (q) Under the newly renumbered Section 5.12.2, Policy 2, renumber the existing c. as d. and insert a new c. with the following:
  - “c. The base of a building or street wall should be oriented to the Main Street Retail Area with frontages lined with active uses.”

# PROPOSED

## BYLAW NUMBER 15P2019

(r) Under Section 5.15.2, Policy 3a, delete i. and replace with the following:

“i. located in close proximity to the Transit Station Planning Area.”

(s) Under Section 5.16.2, Policy 3a, delete i. and replace with the following:

“i. located in close proximity to the Transit Station Planning Area.”

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 \_\_\_\_\_

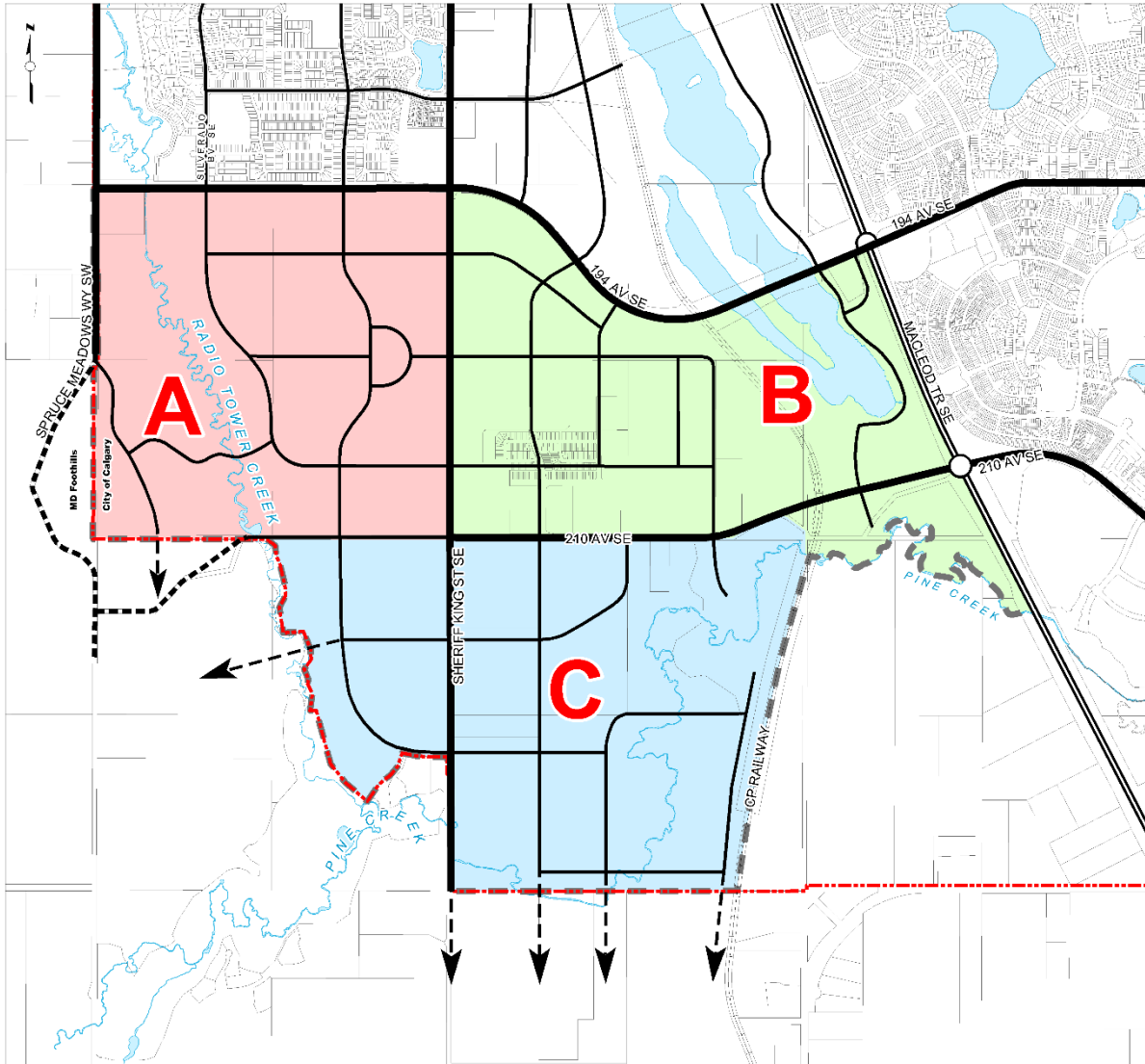
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

BYLAW NUMBER 15P2019

## SCHEDULE A



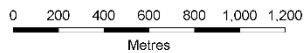
### West Macleod Area Structure Plan

#### Communities

**Legend**

- |                         |                     |                     |
|-------------------------|---------------------|---------------------|
| Study Area Boundary     | Expressway          | Full Interchange    |
| City Limits             | Arterial Street     | Partial Interchange |
| <b>Community Areas*</b> |                     |                     |
| A                       | Collector Road      |                     |
| B                       | Potential Road      |                     |
| C                       | M.D. Foothills Road |                     |

\* Communities A-C does not dictate order of development

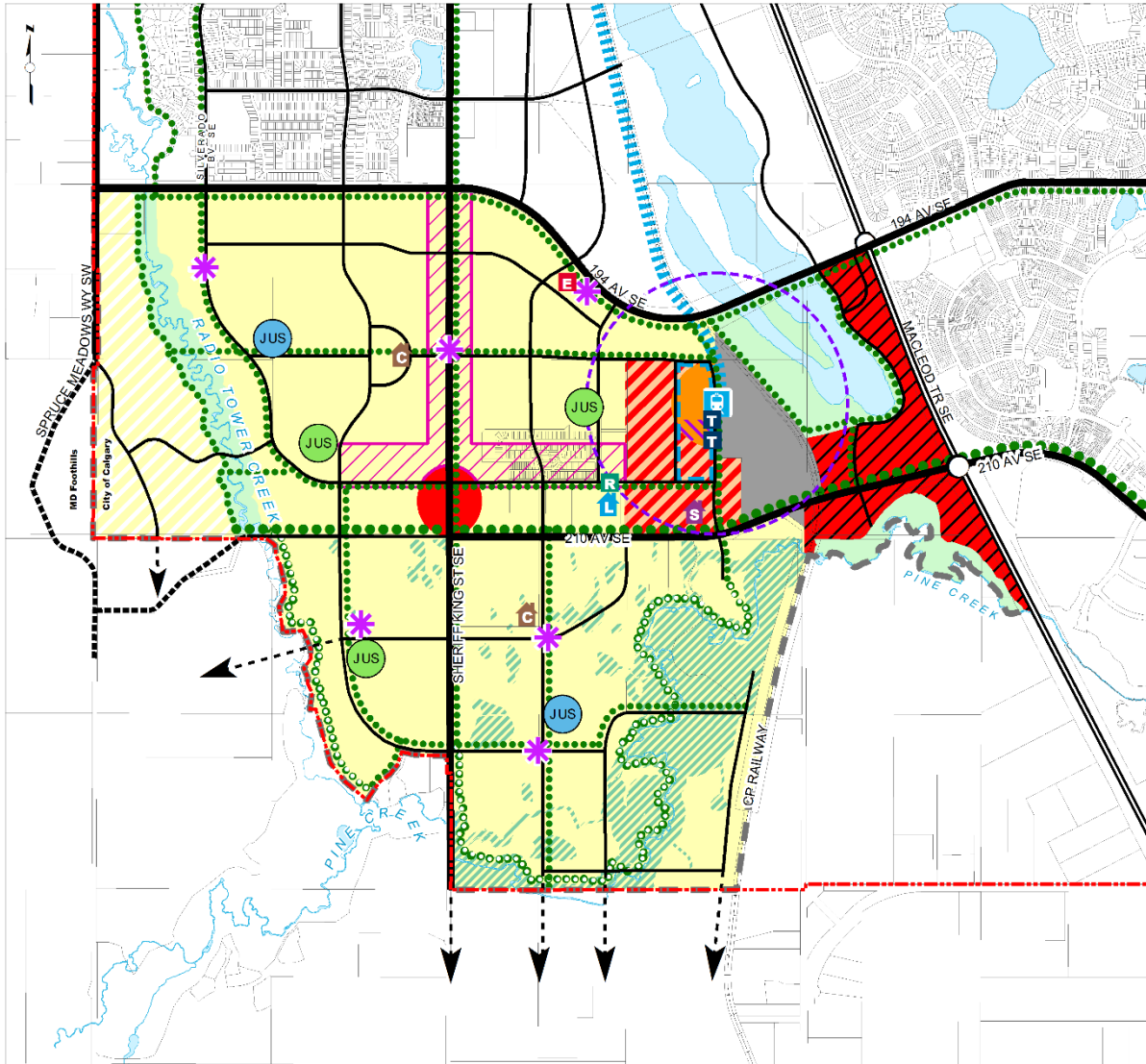


This map is conceptual only. No measurements of distances or areas should be taken from this map.

# PROPOSED

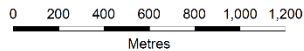
BYLAW NUMBER 15P2019

## SCHEDULE B



### 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.

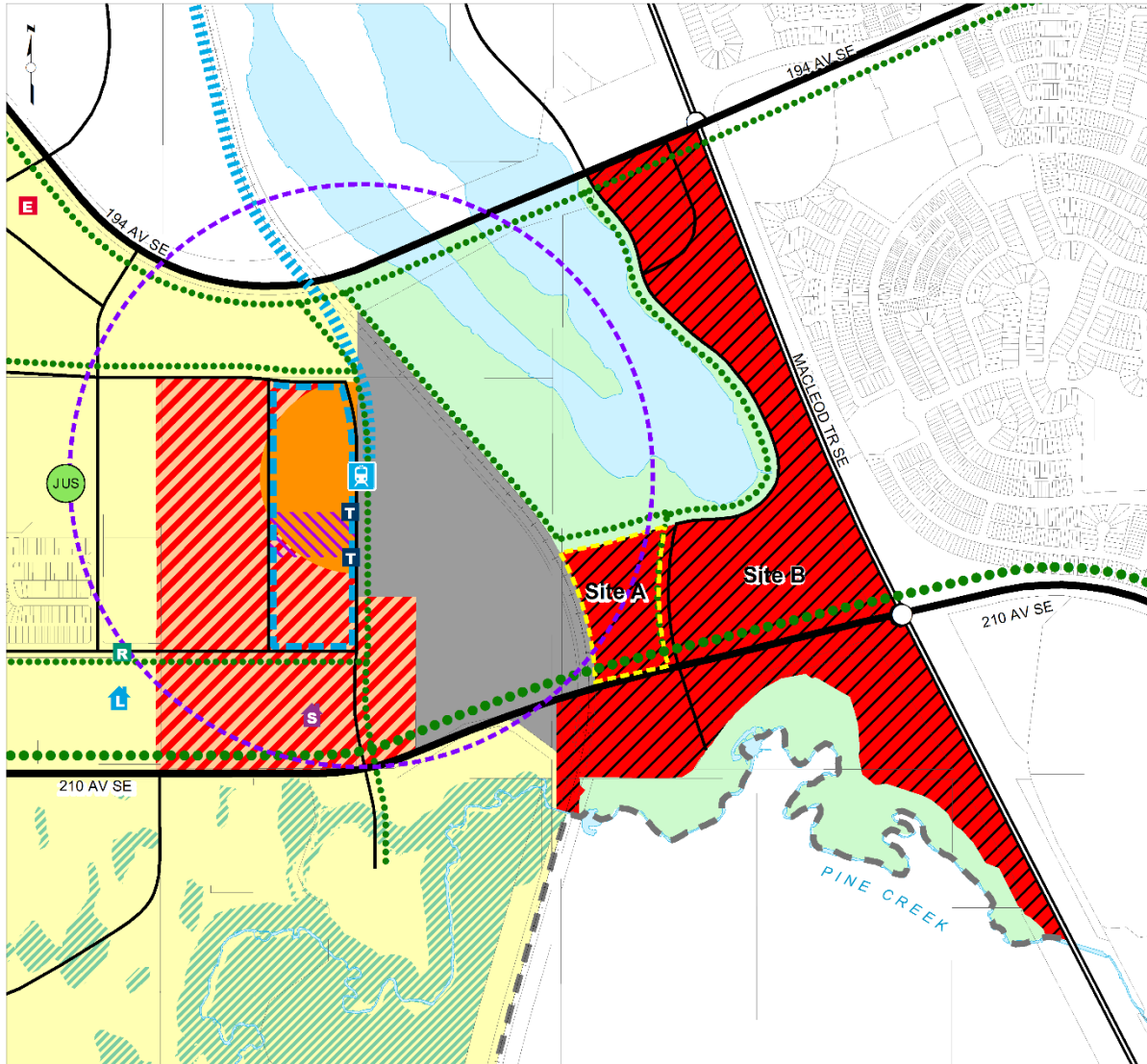
#### Legend

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

# PROPOSED

BYLAW NUMBER 15P2019

## SCHEDULE C



### 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**

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