



MINUTES

CALGARY PLANNING COMMISSION

**November 7, 2019, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor E. Woolley
Commissioner P. Gedye
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT: A/Principal Planner M. Beck
A/CPC Secretary J. Palaschuk

1. CALL TO ORDER

Director Tita called the meeting to order at 1:02 p.m.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Scott

That the Agenda for today's meeting be amended by pulling Item 5.3, Report CPC2019-1354 off the Consent Agenda.

MOTION CARRIED

Moved by Commissioner Scott

That the Agenda for the 2019 November 7 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019
October 17

Moved by Commissioner Scott

That the Minutes of the 2019 October 17 Regular Meeting of the Calgary Planning Commission be amended by adding the following clerical corrections to Item 7.2.12, Report CPC2019-1236:

1. ADOPT, by bylaw, the proposed closure of 1.54 hectares \pm (3.8 acres \pm) of road (Plan **1911701**, Area 'A') adjacent to and between the NW1/4 Section and NW1/4 Section 15 within TWP 22 RGE 29 W4, with conditions (Attachment 1); and
2. Give three readings to the proposed closure bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 130.5 hectares \pm (322.4 acres \pm) located at 19610 and 20706 – 72 Street SE (W1/2 Section 14-22-29-4; **Plan 1911701, Area 'A'**) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Mixed Use - General (MU-1f2.0d154h16) District, Commercial – Community 2 (C-C2f0.5h10) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) **District**, and Special Purpose – Recreation (S-R) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

Moved by Commissioner Scott

That the Minutes of the 2019 October 17 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Gedye

That the Committee Recommendations contained in the following reports be approved in an omnibus motion:

- 5.4 Land Use Amendment in Wolf Willow (Ward 14) at 2107 - 194 Avenue SE, LOC2019-0124, CPC2019-1344

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.007 hectares \pm (0.017 acres \pm) located at 2107 - 194 Avenue SE (Portion of Plan 0712785, Block 1, Lot 1) from Commercial – Community 1 (C-C1) District to Special Purpose – Recreation (S-R) District; and

2. Give three readings to the proposed Bylaw.

5.5 Proposed Street Name Change – 128 Avenue NW to Symons Valley Parkway NW, in multiple communities (Ward 2), SN2019-0009, CPC2019-1357

That Calgary Planning Commission recommend that Council:

1. ADOPT, by Resolution, the proposed street name of Symons Valley Parkway NW.

MOTION CARRIED

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 140 - 25 Avenue NE, LOC2019-0064, CPC2019-1354

A clerical correction was noted on page 1 of 9 of the Cover Report, in Recommendation 1, by deleting the word 'Attachment 2" and by substituting the word "Attachment 3".

Moved by Commissioner Schmalz

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 140 - 25 Avenue NE (Plan 2617AG, Block 12, Lot 1 and portion of Lot 2) from the Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade - Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2019-1387 and CPC2019-1386. Commissioner Schmalz left the Council Chamber at 1:07 p.m. and returned at 1:34 p.m. after the vote was declared.

7.2.1 Policy Amendment to the Keystone Hills Area Structure Plan, CPC2019-1387

A document entitled "Calgary Planning Commission Comments and Administration Follow-up" was distributed with respect to Report CPC2019-1387.

A clerical correction was noted on page 7 of 10 of the Cover Report, under Calgary Planning Commission Review, first sentence, by deleting the words "September 19" and by substituting the words "September 05".

A clerical correction was noted on page 7 of 10 of the Cover Report, under Calgary Planning Commission Review, in the second paragraph, first sentence, by add the words "(Attachment 3)" following the words "to the proposed policies".

A clerical correction was noted on page 10 of 10 of the Cover Report, under Attachments, be adding a new Attachment 3, to read as follows: "Attachment 3 - Calgary Planning Commission Comments and Administrative Follow-up."

Moved by Commissioner Palmiere

That with respect to Report CPC2019-1387, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendments to the Keystone Hills Area Structure Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Livingston (Ward 3) for multiple proerties, LOC2018-0213, CPC2019-1386

A clerical correction was noted on all pages of the Cover Report, in the header, by deleting all instances of the word "proerties" and by substituting the word "properties".

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0213, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 17.48 hectares (43.19 acres) located at 200 and 500 – 144 Avenue NW and 300 –

144 Avenue NE (Portion of SE1/4 Section 4-26-1-5; Portion of SW1/4 Section 3-26-1-5) from Special Purpose Future Urban Development (S-FUD) District to DC Direct Control District to accommodate mixed-use development, with guidelines (Attachment 2); and

2. Give three readings to the proposed bylaw.
3. ADOPT, bylaw, the proposed redesignation of 4.10 hectares (10.13 acres) located at 14224 Centre Street NE (Portion of NW1/4 Section 34-25-1-5) from Special Purpose Future Urban Development (S-FUD) District to DC Direct Control District to accommodate commercial development, with guidelines (Attachment 3); and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Land Use Amendment in Skyview Ranch (Ward 5) at 6011 Country Hills Boulevard NE, LOC2014-0165, CPC2019-1367

Item 7.2.3, Report CPC2019-1367 was heard in conjunction with Item 7.2.4, Report CPC2019-1133.

A clerical correction was noted on the header of Attachment 4 of Report CPC2019-1367, by adding the words "(MU-1 / North)" following the words "District Guidelines".

A clerical correction was noted on the header of Attachment 5 of Report CPC2019-1367, by adding the words "(MU-1 / South)" following the words "District Guidelines".

A clerical correction was noted on the header of Attachment 6 of Report CPC2019-1367, by adding the words "(M-G / S-R)" following the words "District Guidelines".

A clerical correction was noted on page 15 of 15 of the Cover Report, in Attachments, by adding the words " / North)" following the words "(MU-1" of Attachment 4 and " / South)" following the words "(MU-1" of Attachment 5.

Moved by Councillor Woolley

That with respect to Report CPC2019-1367, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 25.53 hectares \pm (63.08 acres \pm) located at 6011 Country Hills Boulevard NE (Portion of NW1/4 of Section 23-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District, Commercial – Corridor 1 f8.0h80 (C-COR1f8.0h80) District and Special Purpose – School, Park, and Community Reserve (S-SPR) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – At Grade Housing (M-G)

District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Neighbourhood 2 (C-N2) District, Commercial – Community 2 f3.0h30 (C-C2f3.0h30) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District; and

2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 3.06 hectares \pm (7.56 acres \pm) located at 6011 Country Hills Boulevard NE (Portion of NW1/4 of Section 23-25-29-4) from Commercial – Corridor 1 f8.0h80 (C-COR1f8.0h80) District to DC Direct Control District to accommodate mixed-use commercial, with guidelines (Attachment 4); and
4. Give three readings to the proposed bylaw.
5. ADOPT, by bylaw, the proposed redesignation of 2.07 hectares \pm (5.12 acres \pm) located at 6011 Country Hills Boulevard NE (Portion of NW1/4 of Section 23-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District, Commercial – Corridor 1 f8.0h80 (C-COR1f8.0h80) District and Special Purpose – School, Park, and Community Reserve (S-SPR) District to DC Direct Control District to accommodate mixed-use commercial (park and ride), with guidelines (Attachment 5); and
6. Give three readings to the proposed bylaw.
7. ADOPT, by bylaw, the proposed redesignation of 0.95 hectares \pm (2.35 acres \pm) located at 6011 Country Hills Boulevard NE (Portion of NW1/4 of Section 23-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate medium density residential with added recreation uses, with guidelines (Attachment 6); and
8. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.4 Outline Plan in Skyview Ranch and Cityscape (Ward 5) at 6011 Country Hills Boulevard NE, LOC2014-0165 (OP), CPC2019-1133

Item 7.2.4, Report CPC2019-1133 was heard in conjunction with Item 7.2.3, Report CPC2019-1367.

A revised page 4 of 16 of the Cover Report was distributed with respect to Report CPC2019-1133.

Item 7.2.4, Report CPC2019-1133 was heard in conjunction with Item 7.2.3, Report CPC2019-1367.

A revised page 4 of 16 of the Cover Report was distributed with respect to Report CPC2019-1133. A clerical correction was noted on page 16 of 16

of the Cover Report, in Attachments, by deleting the words "Subdivision" for Attachment 5 and by substituting with the word "Outline".

Moved by Councillor Woolley

That with respect to Report CPC2019-1133, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 6011 Country Hills Boulevard NE (NW1/4 of Section 23-25-29-4) to subdivide 35.09 hectares \pm (86.71 acres \pm), with conditions (Attachment 1).

MOTION CARRIED

7.2.5 Land Use Amendment in Sage Hill (Ward 2) at 3655 Sage Hill Drive NW and 625 Sage Valley Boulevard NW, LOC2017-0404, CPC2019-1370

Item 7.2.5, Report CPC2019-1370 was heard in conjunction with Item 7.2.6, Report CPC2019-1369.

The following speakers addressed Commission with respect to Reports CPC2019-1370 and CPC2019-1369:

1. Kathy Oberg, B&A Planning
2. Patrick Wetter, B&A Planning
3. Darcy Murnaghan, Genesis Land Development Corporation

Moved by Commissioner Schmalz

That with respect to Report CPC2019-1370, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and,

1. ADOPT, by bylaw, the proposed redesignation of 20.85 hectares \pm (51.51 acres \pm) located at 3655 Sage Hill Drive NW and 625 Sage Valley Boulevard NW (SE1/4 Section 36,25,2,5; Plan 1810140, Block 1, Lot 4) from DC Direct Control District, Commercial – Regional 3 f0.3h18 (C-R3 f0.3h18) District and Commercial – Community 1 (C-C1) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Mixed Use – General (MU-1h22) District, Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.6 Outline Plan in Sage Hill (Ward 2) at 3655 Sage Hill Drive NW and 625 Sage Valley Boulevard NW, LOC2017-0404 (OP), CPC2019-1369

Item 7.2.6, Report CPC2019-1369 was heard in conjunction with Item 7.2.5, Report CPC2019-1370.

The following speakers addressed Commission with respect to Reports CPC2019-1369 and CPC2019-1370:

1. Kathy Oberg, B&A Planning
2. Patrick Wetter, B&A Planning
3. Darcy Murnaghan, Genesis Land Development Corporation

Moved by Commissioner Schmalz

That with respect to Report CPC2019-1219, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 3655 Sage Hill Drive NW and 625 Sage Valley Boulevard NW (SE1/4 Section 36-25-2-5; Plan 1810140, Block 1, Lot 4) to subdivide the 20.85 hectares \pm (51.51 acres \pm), with conditions (Attachment 1).

MOTION CARRIED

7.2.7 Land Use Amendment in Highland Park (Ward 4) at 4111 - 1 Street NE, LOC2019-0115, CPC2019-1337

The following documents were distributed with respect to Report CPC2019-1337:

- A revised page 2 of 9 of the Cover Report; and
- A letter from Thorncliff Greenview Community Association, dated 2019 November 03.

Moved by Commissioner Juan

That the letter from the Community Association with respect to Report CPC2019-1337 be included with the Report on to Council.

MOTION CARRIED

Moved by Commissioner Scott

That with respect to Report CPC2019-1337, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.23 hectares \pm (0.58 acres \pm) located at 4111 - 1 Street NE (Plan 9212522, Area A) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.8 Land Use Amendment in Evergreen (Ward 13) at 167 Evermeadow Avenue SW, LOC2019-0056, CPC2019-1355

Moved by Commissioner Juan

That with respect to Report CPC2019-1355, the following be approved:

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 167 Evermeadow Avenue SW (Plan 0511297, Block 9, Lot 80) from Residential – Narrow Parcel One Dwelling (R-1N) District to DC Direct Control District to accommodate the additional use Child Care Service, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.9 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1603 – 37 Avenue SW, LOC2019-0137, CPC2019-1338

Moved by Commissioner Gedye

That with respect to Report CPC2019-1338, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1603 – 37 Avenue SW (Plan 2869AC, Block A, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Orientated (M-CGd80) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.10 Policy Amendment, Road Closure and Land Use Amendment in Bowness (Ward 1) at multiples properties, CPC2019-1339

Commission, by general consent, suspended Section 78(2)(b) of the Procedure Bylaw 35M2017, as amended, in order for Commission to finish the item prior to the afternoon recess.

Moved by Commissioner Scott

That with respect to Report CPC2019-1339, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendments to the Bowness Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed closure of 0.55 hectares \pm (1.36 acres \pm) of road (Plan 1911928, Area 'A') adjacent to 3412 - 69 Street NW and 6903 to 6935 - 33 Avenue NW and lane running east/west between 32 Avenue NW and 33 Avenue NW and a portion of 68 Street NW, with conditions (Attachment 3); and
4. Give three readings to the proposed closure bylaw.
5. ADOPT, by bylaw, the proposed redesignation of 0.97 hectares \pm (2.4 acres \pm) located at 3520 and 3532 - 69 Street NW (Plan 9812432, Block D, Lot 3; Plan 4608FO, Block C) from DC Direct Control District to Multi-Residential – High Density Medium Rise (M-H2h35) District; and
6. Give three readings to the proposed bylaw.
7. ADOPT, by bylaw, the proposed redesignation of 1.41 hectares \pm (3.48 acres \pm) located at 3439 - 69 Street NW (Plan 1339JK, Block 4) from DC Direct Control District to DC Direct Control District to accommodate commercial, residential and light-industrial development, with guidelines (Attachment 4); and
8. Give three readings to the proposed bylaw.
9. ADOPT, by bylaw, the proposed redesignation of 3.76 hectares \pm (9.29 acres \pm) located at various municipal address (Attachment 5) and the closed road from DC Direct Control District, Residential – Contextual One Dwelling (R-C1) District and Undesignated Road Right-of-Way to DC Direct Control District to accommodate commercial, residential and light-industrial development, with guidelines (Attachment 6); and
10. Give three readings to the proposed bylaw.

MOTION CARRIED

Commission recessed at 3:30 p.m and reconvened at 3:50 p.m. with Director Tita in the Chair.

- 7.2.11 Land Use Amendment in East Shepard Industrial (Ward 12) at 5315 Dufferin Boulevard SE, LOC2019-0117, CPC2019-1365

Moved by Commissioner Schmalz

That with respect to Report CPC2019-1365, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing and:

1. ADOPT, by bylaw, the proposed redesignation of 0.67 hectares \pm (1.65 acres \pm) located at 5315 Dufferin Boulevard SE (Plan 1811967, Block 2, Lot 7) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.12 Land Use Amendment in Manchester Industrial at 6420 - 1A Street SW, LOC2019-0108, CPC2019-1356

David Jacobs, David Jacobs Consulting, addressed Commission with respect to Report CPC2019-1356.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-1356, the following be approved:

That Calgary Planning Commission recommend Council hold a Public Hearing; and

1. ADOPT, by bylaw the proposed redesignation of 1.70 hectares \pm (4.21 acres \pm) located at 6420 - 1A Street SW (Plan 9212031, Block C, Lot 3A) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to DC Direct Control to accommodate the additional use of Place of Worship – Large and mixed-use development, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.13 Policy Amendment and Land Use Amendment in Bridgeland / Riverside (Ward 9) at 717, 721, and 723 McDougall Road NE, LOC2017-0405, CPC2019-1301

Moved by Commissioner Palmiere

That with respect to Report CPC2019-1301, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 717, 721 and 723 McDougall Road NE (Plan 4301R, Block 1, Lots 23 to 26) from the Multi-Residential – Contextual

Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and

4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.14 Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 915 – 9 Avenue SE, LOC2018-0038, CPC2019-1174

Elika Tehrani, Hungerford Properties, addressed Commission with respect to Report CPC2019-1174.

Commission, by general consent, tabled Report CPC2019-1174, to the call of the Chair.

Report CPC2019-1174 was lifted from the table.

Moved by Councillor Woolley

That with respect to Report CPC2019-1174, Attachment 3 be amended, as follows:

1. Amend Section 10, insert new subsection (3) to read:

“(3)” The maximum **building height** referenced in subsections (1) and (2) may be increased to 50 metres where the **building height** is not more than 14 metres measured from **grade** within 38 metres from the shared **property line** with 917 – 9 Avenue SE.”;

and renumber the Section accordingly.

2. Amend Section 10, renumbered subsection (4) after “illustrates the rules of” and before “(2):” delete “subsections” and insert “subsection”.

3. Amend Section 10, renumbered subsection (4) after “Illustration 1:” delete “**building height** for 38 metres.”.

4. Amend Section 10, insert new subsection (5) to read:

“(5)” The following diagram illustrates the rules of subsection (3).

Illustration 2: (Graphic showing Stepback)”

MOTION CARRIED

Moved by Commissioner Gedye

That with respect to Report CPC2019-1174, Attachment 3 be amended, as follows:

1. Amend Section 10, new subsection (3) before “maximum **building height**” delete “The” and insert “Notwithstanding subsections (1) and (2), the”

2. Amend Section 10, insert new subsection (4) to read:

“(4) Where the height of a **building** is greater than 14.0 metres measured from **grade**, the façade of the **building** facing 9 Avenue SE and 8 Street SE must have a horizontal separation from the portion of the façade closest to **grade** such that:

(a) the horizontal separation has a minimum depth of 2.0 metres; and

(b) the horizontal separation occurs between a minimum of 7.5 metres and a maximum of 14.0 metres measured from **grade**.”;

and renumber the Section accordingly.

3. Insert new Section 11 entitled “Street Wall Stepback” to read

“Street Wall Stepback

11 Section 1338 of Bylaw 1P2007 does not apply to this Direct Control District Bylaw.”;

and renumber accordingly.

MOTION CARRIED

Moved by Commissioner Gedye

That with respect to Report CPC2019-1174, Attachment 3 be amended, as follows:

1. Amend Section 10(1) after “in subsections (2)” and before “the maximum building” insert “and (3)”

Building Height

10 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 38.0 metres.

MOTION CARRIED

Moved by Director Vanderputten

That with respect to Report CPC2019-1174, Attachment 3 be amended in Section 8, as follows:

1. Amend Section 8(2) after “increased to 4.4” insert “where”.

2. Amend Section 8(2)(a) after “on the **parcel**,” and before “located at 921 – 9 Avenue SE” insert “as of the effective date of this Direct Control District Bylaw,”.

3. Amend Section 8(2)(c) after “8 Street SE and 9 Avenue SE” and before “area must be maintained” insert “is located within the **development**, and where this open space”.

MOTION CARRIED

Moved by Councillor Woolley

That with respect to Report CPC2019-1174, the following be approved,
as amended:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.25 hectares \pm (0.61 acres \pm) located at 915 – 9 Avenue SE (Plan 9411558, Block 10, Lot 14) from Industrial – Commercial (I-C) District and Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District to DC Direct Control District to accommodate a mixed-use development, with guidelines (Attachment 3) **as amended**; and
4. Give three readings to the proposed Bylaw.

MOTION CARRIED

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1364.
Commissioner Palmiere left the Council Chamber at 4:44 p.m. and returned at 4:54 p.m. after the vote was declared.

7.2.15 Land Use Amendment in Inglewood (Ward 9) at 922 – 8 Avenue SE, LOC2019-0109, CPC2019-1364

Brian Horton, O2 Planning and Design, addressed Commission with respect to Report CPC2019-1364.

Moved by Commissioner Scott

That with respect to Report CPC2019-1364, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 922 – 8 Avenue SE (Plan A2, Block 4, Lot 11) from Residential – Contextual One / Two Dwelling District (R-C2) District to DC Direct Control District to accommodate Reading Place, with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.16 Policy Amendment and Land Use Amendment in Bridgeland - Riverside (Ward 9) at 520 - 5 Street NE, LOC2019-0116, CPC2019-1352

A clerical correction was noted on Attachment 2 of Report CPC2019-1352, be deleting clause b in its entirety.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-1352, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 520 - 5 Street NE (Condominium Plan 1511130) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.17 Policy Amendment and Land Use Amendment in Bridgeland - Riverside (Ward 9) at 612 - 4 Avenue NE, LOC2019-0083, CPC2019-1351

A clerical correction was noted on Attachment 2 of Report CPC2019-1351, be deleting clause b in its entirety.

Moved by Councillor Woolley

That with respect to Report CPC2019-1351, the following be approved:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.38 hectares \pm (0.94 acres \pm) located at 612 - 4 Avenue NE (Plan D, Block 2, portions of Lots 22 and 23) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. ADJOURNMENT

Moved by Director Vanderputten

That this Meeting adjourn at 5:30 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 DECEMBER 16 COMBINED MEETING OF COUNCIL:

- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 140 - 25 Avenue NE LOC2019-0064, CPC2019-1354
- Land Use Amendment in Wolf Willow (Ward 14) at 2107 - 194 Avenue SE, LOC2019-0124, CPC2019-1344
- Policy Amendment to the Keystone Hills Area Structure Plan, CPC2019-1387
- Land Use Amendment in Livingston (Ward 3) for multiple properties, LOC2018-0213, CPC2019-1386
- Land Use Amendment in Skyview Ranch (Ward 5) at 6011 Country Hills Boulevard NE, LOC2014-0165, CPC2019-1367
- Land Use Amendment in Sage Hill (Ward 2) at 3655 Sage Hill Drive NW and 625 Sage Valley Boulevard NW, LOC2017-0404, CPC2019-1370
- Land Use Amendment in Highland Park (Ward 4) at 4111 - 1 Street NE, LOC2019-0115, CPC2019-1337
- Land Use Amendment in Evergreen (Ward 13) at 167 Evermeadow Avenue SW, LOC2019-0056, CPC2019-1355
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1603 – 37 Avenue SW, LOC2019-0137, CPC2019-1338
- Policy Amendment, Road Closure and Land Use Amendment in Bowness (Ward 1) at multiples properties, CPC2019-1339
- Land Use Amendment in East Shepard Industrial (Ward 12) at 5315 Dufferin Boulevard SE, LOC2019-0117, CPC2019-1365
- Land Use Amendment in Manchester Industrial at 6420 - 1A Street SW, LOC2019-0108, CPC2019-1356
- Policy Amendment and Land Use Amendment in Bridgeland / Riverside (Ward 9) at 717, 721, and 723 McDougall Road NE, LOC2017-0405, CPC2019-1301

- Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 915 – 9 Avenue SE, LOC2018-0038, CPC2019-1174
- Land Use Amendment in Inglewood (Ward 9) at 922 – 8 Avenue SE, LOC2019-0109, CPC2019-1364
- Policy Amendment and Land Use Amendment in Bridgeland - Riverside (Ward 9) at 520 - 5 Street NE, LOC2019-0116, CPC2019-1352
- Policy Amendment and Land Use Amendment in Bridgeland - Riverside (Ward 9) at 612 - 4 Avenue NE, LOC2019-0083, CPC2019-1351

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Proposed Street Name Change - 128 Avenue NW to Symons Valley Parkway NW, in Multiple Communities (Ward 2), SN2019-0009, CPC2019-1357

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2019 November 21 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2019 NOVEMBER 21



CHAIR



ACTING CPC SECRETARY