

Council Minutes 2017 September 11 (Item 8.27 - CPC2017-302)

ADOPT, Moved by Councillor Farrell, Seconded by Councillor Keating, that the Calgary Planning Commission Recommendations contained in Report CPC2017-302, be adopted, as follows: That Council:

1. Adopt the proposed redesignation of 0.81 hectares ± (2.01 acres ±) located at 5612 and 5620 Buckboard Road NW (Plan 3123GH, Blocks 30 and 31) from Special Purpose – Future Urban Development (S-FUD) District and Residential – Contextual One Dwelling (R-C1) District to DC Direct Control District to accommodate assisted living and/or residential care facility, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 300D2017.

CARRIED

INTRODUCE, Moved by Councillor Farrell, Seconded by Councillor Keating, that Bylaw 300D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2015-0104), be introduced and read a first time.

CARRIED

AMENDMENT, Moved by Councillor Farrell, Seconded by Councillor Sutherland, that Bylaw 300D2017 be amended, as follows:

- “1. In section 1(c) of the Bylaw, delete the word “and” at the end of the sentence.
2. In section 1(d) of the Bylaw, add the word “and” and the end of the sentence.
3. In section 1 of the Bylaw, add a new subsection as follows:
 - (e) manage vehicular access and require motor vehicle parking for the benefit of residents, visitors and staff.
4. In section 8(1) of the Bylaw add a new subsection as follows:
 - (b) The maximum cumulative number of residents is 140.
5. In section 8(4) of the Bylaw, amend (e)ii as follows:
patios; which may only be located along **property lines** shared with a **street**;
6. In section 8 of the Bylaw, add a new subsection as follows:
 - (8) Vehicular Access
 - (a) Unless otherwise referenced below, no vehicular access is allowed from Buckboard Road NW.
 - (b) Secondary (emergency) vehicular access may be accommodated from

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Buckboard Road NW.

7. In section 8 of the Bylaw, add a new subsection as follows:
 - (9) Motor Vehicle Parking
 - (a) A minimum of 0.5 **motor vehicle parking stalls** per **care unit** is required.
 - (b) A minimum of 0.5 **motor vehicle parking stalls** per **Dwelling Unit** is required.
8. In section 9 of the Bylaw, replace the words: “section 8(1) to 8(6)” with: “sections 8(1) to 8(6), 8(8) and 8(9).”
9. Amend the legend within the Schedule “C” of the Bylaw, as follows:

Maximum Building Height

Area A Two storeys – up to 9.0 metres, but not exceeding a geodetic point of 1161.39m
Area B Three storeys – up to 12.0 metres, but not exceeding a geodetic point of 1161.39m
Area C Four storeys – up to 16.0 metres, but not exceeding a geodetic point of 1161.39m

Maximum Overall Site Building Height

The maximum overall site **building height** will be 3 floors up to 12 m above the average of the four geodetic **property line** corner points (average of 1149.39m), conforming to a maximum geodetic height of 1161.39m. All heights related to this maximum **building height** are inclusive of rooftop items such as doors, architectural features, elevator housing, mechanical penthouse and screening of mechanical systems.”

CARRIED

REFER, Moved by Councillor Farrell, Seconded by Councillor Carra, that Council refer Report CPC2017-302 to the Administration and return to Council with a concurrent Development Plan.
Opposed: S. Keating

CARRIED

MOTION ARISING, Moved by Councillor Farrell, Seconded by Councillor Woolley, That with respect to Item CPC2017-302, Council direct City Administration to change the address of future development on the subject site to 64 Av N.W.

CARRIED