



## 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 Gedy**

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, by 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, 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** Director Vanderputten

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

Floor Area Ratio

8 (1) Unless otherwise referenced in subsection (2), the maximum floor area ratio is 2.8.

(2) The maximum floor area ratio referenced in subsection (1) may be increased to 4.4 **where:**

(a) the building existing on the parcel, **as of the effective date of this Direct Control District Bylaw**, located at 921 – 9 Avenue SE and legally described as Plan A2, Block 10, Lot 11 is designated as a “Municipal Historic Resource”;

(b) a minimum of 5.0 per cent of the total number of units within the development are “universally accessible dwelling units”; and

(c) a “publicly accessible private open space” not less than 150 square metres with no dimension less than 3.0 metres facing 8 Street SE and 9 Avenue SE **is located within the development, and where this open space** area must be maintained for the life of the development.

**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 ± (0.61 acres ±) 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.

PLANNING MATTERS FOR PUBLIC HEARING:

CONFIRMED BY COMMISSION ON

---

CHAIR

---

ACTING CPC SECRETARY