



## MINUTES

### CALGARY PLANNING COMMISSION

**November 21, 2019, 1:00 PM  
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair  
Councillor G. Chahal  
Councillor E. Woolley  
Commissioner H. Cameron  
Commissioner P. Gedye  
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 and introduced Heather Cameron, the newest Commissioner for the Calgary Planning Commission.

3. CONFIRMATION OF AGENDA

**Moved by** Director Vanderputten

That the Agenda for today's Meeting be amended by adding an Item of Urgent Business, 8.1 Reconsideration of CPC2019-1239 (LOC2019-0058), CPC2019-1495.

And further, that this item be heard immediately following Item 7.1.1, Report CPC2019-1413.

**MOTION CARRIED**

**Moved by** Director Vanderputten

That the Agenda for the 2019 November 21 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

**REVISED MATERIALS**

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 November 07

**Moved by** Commissioner Scott

That the Minutes of the 2019 November 07 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Schmalz

That the Administration Recommendations contained in the following Report be approved in an omnibus motion:

- 5.3 Land Use Amendment in Renfrew (Ward 9) at 639 and 641 – 12 Avenue NE, LOC2019-0125, CPC2019-1031

**MOTION CARRIED**

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Haysboro (Ward 11) at 8610 Horton Road SW, DP2019-0978, CPC2019-1413

The following speakers addressed Commission with respect to Report CPC2019-1413:

1. Audrina Lim, NORR Architects Engineers Planners
2. Courtney Clark, NORR Architects Engineers Planners
3. Kathy Kakish, Chartwell

**Moved by Commissioner Schmalz**

That with respect to Report CPC2019-1413, Attachment 1 be amended, as follows:

1. Insert new a Condition of Approval 15 to read:

“15. Amend the plans to consider the relocation of the proposed accessible motor vehicle parking stalls, on the parkade level plans, closer to the elevators, to the satisfaction of the Development Authority.”

and renumber the Conditions accordingly.

2. Insert new a Condition of Approval 16 to read:

“16. Amend the plans to incorporate a bicycle parking design that would not require individuals to lift and hang bicycles to park them.”

and renumber the Conditions accordingly.

**MOTION CARRIED**

**Moved by Commissioner Gedy**

That with respect to Report CPC2019-1413, the following be approved:

That Calgary Planning Commission Approve the proposed development permit application DP2019-0978 for New: Assisted Living, Multi-Residential Development, Sign - Class A (address signs - 4) at 8610 Horton Road SW (Plan 0213832; Block 3; Lot 4) on 0.56 hectares  $\pm$  (1.39 acres  $\pm$ ), with conditions (Attachment 1), **as amended**.

Against: Councillor Woolley

**MOTION CARRIED**

**7.2 PLANNING ITEMS**

**7.2.1 Land Use Amendment in Highland Park (Ward 4) at 3827 Centre A Street NE, LOC2019-0099, CPC2019-1129**

**Moved by Councillor Chahal**

That with respect to Report CPC2019-1129, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 3827 Centre A Street NE (Plan 3674S, Block 18, Lot 31) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented (MCGd72) District; and

2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Stoney 3 (Ward 5) at 3730 – 108 Avenue NE, LOC2019-0131, CPC2019-1376

Darlene Parañaque, CivicWorks, addressed Commission with respect to Report CPC2019-1376.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-1376, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 1.21 hectares  $\pm$  (2.99 acres  $\pm$ ) located at 3730 108 Avenue NE (Condominium Plan 1912139) from Industrial – Business f1.0 (I-B f1.0) District to DC Direct Control District to accommodate the additional uses of Cannabis Facility and General Industrial – Light, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.3 Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, CPC2019-1436

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

Martin Veenhoven, Zeidler Architecture, addressed Commission with respect to Report CPC2019-1436.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-1436, the following be approved:

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

1. ADOPT, by bylaw, the proposed land use redesignation of 0.50 hectares  $\pm$  (1.23 acres  $\pm$ ) located at 6927 Rundlehorn Drive NE (Portion of Plan 1280AJ, Block 1B) from Special Purpose – Community Institution (S-CI) District to Commercial – Neighbourhood 2 (C-N2) District; and
2. Give three readings to the proposed bylaw.

Against: Director Vanderputten

**MOTION CARRIED**

Commission recessed at 3:21 p.m. and reconvened at 3:37 p.m. with Director Tita in the Chair.

7.2.4 Road Closure and Land Use Amendment in Cityscape (Ward 05) at multiple addresses, LOC2018-0249, CPC2019-1375

Item 7.2.4, Report CPC2019-1375 was heard in conjunction with Item 7.2.5, Report CPC2019-1391.

The following documents were distributed with respect to Report CPC2019-1375:

- A revised Cover Report;
- A revised Attachment 1;
- A revised Attachment 6; and
- A revised Attachment 7.

**Moved by Commissioner Schmalz**

That with respect to Report CPC2019-1375, the following be approved:

1. Direct this report (CPC2019-1375) to the 2019 December 16 Combined Meeting of Council to the Public Hearing portion of the Agenda;

2. Recommend that Council hold a Public Hearing; and

a) Adopt, by bylaw, the road closure to close a 0.017 hectare  $\pm$  (0.042 acre  $\pm$ ) adjacent to 5555 Country Hills Boulevard NE (Plan 1912254, Area 'A'), with conditions (Attachment 1); and

b) Give three readings to proposed closure bylaw.

c) Adopt, by bylaw, the proposed redesignation of 64.76 hectares  $\pm$  (160.03 acres  $\pm$ ) located at 10010 and 10011 – 52 Street NE, 5299 and 5555 Country Hills Boulevard NE and the closed road (Portion of SW 1/4 Section 23-25-29-4; Portion of SE 1/4 Section 22-25-29-4; Portion of Plan 0712654, Lot B; Portion of NW 1/4 Section 23-25-29-4; Plan 1912254, Area 'A') from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Medium Rise (M-H2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, DC Direct Control District and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and

Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District; and

d) Give three readings to proposed bylaw.

e) Adopt, by bylaw, the proposed redesignation of 3.42 hectares  $\pm$  (8.45 acres  $\pm$ ) located at 10010 – 52 Street NE and 5555 Country Hills Boulevard NE (Portion of SW1/4 Section 23-25-29-4; Portion of NW1/4 Section 23-25-29-4) from Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District, to DC Direct Control District to accommodate multi residential development, with guidelines (Attachment 2); and

e) Give three readings to proposed bylaw.

f) Adopt, by bylaw, the proposed redesignation of 6.50 hectares  $\pm$  (16.06 acres  $\pm$ ) located at 10011 – 52 Street NE, 5299 and 5555 Country Hills Boulevard NE (Portion of SE1/4 Section 22-25-29-4; Portion of NW1/4 Section 23-25-29-4; Portion of Plan 0712654, Lot B) from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Medium Rise (M-H2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and DC Direct Control District to DC Direct Control District to accommodate low density development with Live Work, with guidelines (Attachment 3); and

g) Give three readings to proposed bylaw.

## **MOTION CARRIED**

### **7.2.5 Outline Plan in Cityscape (Ward 05) at multiple addresses, LOC2018-0249(OP), CPC2019-1391**

Item 7.2.5, Report CPC2019-1391 was heard in conjunction with Item 7.2.4, Report CPC2019-1375.

The following documents were distributed with respect to Report CPC2019-1391:

- A revised Cover Report;
- A revised Attachment 1;
- A revised Attachment 3;
- A revised Attachment 4; and
- A revised Attachment 5.

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-1391, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 10010 and 10011 – 52 Street NE, 5299 and 5555 Country Hills Boulevard NE (Portion of SW1/4 Section 23-25-29-4; Portion of SE1/4 Section 22-25-29-4; Portion of Plan 0712654, Lot B; Portion of NW1/4 Section 23-25-29-4) to subdivide 74.68 hectares  $\pm$  (184.53 acres  $\pm$ ) with conditions (Attachment 1).

**MOTION CARRIED**

**7.2.6 Land Use Amendment in Crestmont (Ward 1) at multiple addresses, LOC2019-0061, CPC2019-1398**

A revised Attachment 2 was distributed with respect to Report CPC2019-1398.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-1398, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 9.88 hectares  $\pm$  (24.41 acres  $\pm$ ) located at various addresses (Attachment 1) from DC Direct Control District to Residential – One Dwelling (R-1) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

**7.2.7 Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0085, CPC2019-1079**

Item 7.2.7, Report CPC2019-1079 was heard in conjunction with Item 7.2.8, Report CPC2019-1333.

A clerical correction was noted on page 1 of the Cover Report, in the Executive Summary, third line, by deleting the words 'five contiguous' and by substituting the word 'six contiguous'.

A clerical correction was noted on page 3 of Attachment 7, third paragraph, second line, by deleting the words '135%' and substituting the word '120%'.

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-1079, the following be approved:

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

1. Adopt, by bylaw, the proposed amendments to the Springbank Hill Area Structure Plan (Attachment 5); and
2. Give three readings to the proposed bylaw.

3. Adopt, by bylaw the proposed redesignation of 10.65 hectares  $\pm$  (26.32 acres  $\pm$ ) located at 1880, 2188 and 2220 – 85 Street SW, 2027 – 81 Street SW and 8361 and 8473 – 17 Avenue SW (Plan 3056AC, Lots 26 and 27; Plan 2747HB; Blocks 28, 30, 32 and 33) from DC Direct Control District to Mixed-Use – General (MU-1f5.0h50) District, Mixed-Use – General (MU-1f3.0h20) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate a moderate increase in residential density with guidelines (Attachment 3); and

4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

**7.2.8 Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0085 (OP), CPC2019-1333**

Item 7.2.8, Report CPC2019-1333 was heard in conjunction with Item 7.2.7, Report CPC2019-1079.

A clerical correction was noted on page 1 of the Cover Report, in the Executive Summary, third line, by deleting the words 'five contiguous' and by substituting the word 'six contiguous'.

A clerical correction was noted on page 3 of Attachment 7, third paragraph, second line, by deleting the words '135%' and substituting the word '120%'.

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-1333, the following be approved:

That Calgary Planning Commission approve the proposed outline plan, located at 1880, 2188 and 2220 – 85 Street SW, 2027 – 81 Street SW, 8361 and 8473 – 17 Avenue SW (Plan 3056AC, Lots 26 and 27; Plan 2747HB; Blocks 28, 30, 32 and 33) to subdivide the 10.65 hectares  $\pm$  (26.32 acres  $\pm$ ), with conditions (Attachment 1).

**MOTION CARRIED**

**7.2.9 Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2016-0088, CPC2019-0695**

Commissioner Cameron declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0695.

Commissioner Cameron left the Council Chamber at 4:44 p.m. and did not return as this was the last item on the agenda.

Committee, by general consent, recessed at 4:45 p.m. and resumed at 4:51 p.m. with Director Tita in the Chair.



Councillor Woolley rose on a Point of Order to get clarification on the intent of the proposed bylaw for this Report.

Commission, by general consent, suspended Section 78(2)(c), of the Procedure Bylaw 35M2017, in order to complete the item prior to the schedule dinner recess.

Phil Dack addressed Commission with respect to Report CPC2019-0695.

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0695, the following be approved:

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

1. Refuse the proposed amendments to the Ramsay Area Redevelopment Plan (Attachment 1); and
2. Refuse the proposed redesignation of 0.95 hectares  $\pm$  (2.35 acres  $\pm$ ) located at 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1121, 1123, 1125, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145 and 1147 – 8 Street SE, 803 and 805 - 11 Avenue SE and 1110 and 1120 Maggie Street SE (Plan A2, Block 17, Lots 4 to 13, 15 to 22, and 25 to 27; Plan 8310686, Block 17, Lots 28 to 30) from Residential Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate a broad range of residential development including multi-residential buildings, with guidelines (Attachment 2) and abandon the proposed Bylaw.

ROLL CALL VOTE:

For: (4): Director Tita, Director Vanderputten, Councillor Woolley, and Commissioner Schmalz

Against: (3): Councillor Chahal, Commissioner Gedy, and Commissioner Scott

**MOTION CARRIED**

### 7.3 MISCELLANEOUS ITEMS

None

## 8. URGENT BUSINESS

### 8.1 Reconsideration of CPC2019-1239 (LOC2019-0058), CPC2019-1495

The following documents were distributed with respect to Report CPC2019-1495:

- Cover Report;
- Attachment 1; and
- Attachment 2.

**Moved by** Councillor Woolley

That with respect to Report CPC2019-1495, the following be approved:

That the Calgary Planning Commission:

1. Reconsider its decision with respect to Report CPC2019-1293.
2. Receive Revised Attachment 2 associated with CPC2019-1293 for the Corporate Record;
3. Direct Report CPC2019-1293 with the Revised Attachment 2 to the 2019 December 16 Combined Meeting of Council to the Public Hearing portion of the Agenda;
4. Recommend that Council hold a Public Hearing; and
  - a. **ADOPT**, by bylaw, the proposed amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Revised Attachment 4); and
  - b. Give three readings to the proposed bylaw.
  - c. **ADOPT**, by bylaw the proposed redesignation of 0.21 hectares  $\pm$  (0.52 acres  $\pm$ ) located at 211, 217, 219 and 221 – 14 Street NW (Plan 6219L, Block 3, Lots 4 to 10) from Commercial – Corridor 2 f2.8h16 (C-COR2 f2.8h16) District to DC Direct Control District to accommodate mixed use development with density bonus, with guidelines (Revised Attachment 2); and
  - d. Give three readings to the proposed bylaw.

**MOTION CARRIED**

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

That this Meeting adjourn at 6:24 p.m.

THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 DECEMBER 16 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Road Closure and Land Use Amendment in Cityscape (Ward 5) at multiple addresses, LOC2018-0249, CPC2019-1375

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 JANUARY 13 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Renfrew (Ward 9) at 639 and 641 - 12 Avenue NE, LOC2019-0125, CPC2019-1031

- Land Use Amendment in Highland Park (Ward 4) at 3827 Centre A Street NE, LOC2019-0099, CPC2019-1129
- Land Use Amendment in Stoney 3 (Ward 5) at 3730 - 108 Avenue NE, LOC2019-0131, CPC2019-1376
- Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, CPC2019-1436
- Land Use Amendment in Crestmont (Ward 1) at multiple addresses, LOC2019-0061, CPC2019-1398
- Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0085, CPC2019-1079
- Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2016-0088, CPC2019-0695

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2019 December 05 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2019 DECEMBER 05



CHAIR



ACTING CPC SECRETARY