



**MINUTES**  
**CALGARY PLANNING COMMISSION**

**December 19, 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 L. Juan  
Commissioner A. Palmiere  
Commissioner K. Schmalz  
Commissioner J. Scott

**ALSO PRESENT:** A/ Principal Planner J. Silot  
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 noted this was the final Calgary Planning Commission Meeting of the year and thanked Commissioners, Planners, and Administration for their work over the past year.

**3. CONFIRMATION OF AGENDA**

**Moved by** Commissioner Gedye

That the Agenda for the 2019 December 19 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

**4. CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019  
December 05

**Moved by** Councillor Chahal

That the Minutes of the 2019 December 05 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Cameron

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

- 5.3 Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159, CPC2019-1560
- 5.4 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 22 Avenue NW, LOC2019-0136, CPC2019-1567
- 5.6 Proposed Street Name Change in Scenic Acres (Ward 1) from Unnamed Access Road to Shriners Road NW, SN2019-0011, CPC2019-1547
- 5.7 Proposed Community Name and Street Name within Residual Sub-Area 02L (Ward 2), SN2019-0012, CPC2019-1546

**MOTION CARRIED**

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

- 5.5 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158, CPC2019-1477

A clerical correction was noted on page 1 of the Cover Report of Report CPC2019-1477, in the Executive Summary, third bullet point, by deleting the words 'a maximum of 3 dwelling units' and replacing with 'a maximum of 4 dwelling units'.

**Moved by** Commissioner Juan

That with respect to Report CPC2019-1477, the following be approved:

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

- 1. Adopt, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
- 2. Give three reading to the proposed bylaw;

3. Adopt, by bylaw the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 3904 - 18 Street SW (Plan 6702GE, Block A, Lot 19) from 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

- 7.1.1 Development Permit New: Multi-Residential Development, Retail and Consumer Service in Medicine Hill (Ward 6) 1185 Na'a Drive SW, DP2019-3291, CPC2019-1500

Grant Mihalcheon, B&A Planning Group, addressed Commission with respect to Report CPC2019-1500.

**Moved by** Commissioner Juan

That with respect to Report CPC2019-1500, the following be approved, **after amendment:**

That Calgary Planning Commission approve the proposed development permit application DP2019-3291 for New: Multi-Residential Development (2 towers), Retail and Consumer Service **and Restaurant: Neighbourhood** (2 phases) at 1185 Na'a Drive SW (Plan 18117242, Block 3, Lot 8), with conditions (Attachment 1).

Against: Commissioner Palmiere

**MOTION CARRIED**

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126, CPC2019-1559

**Moved by** Commissioner Cameron

That with respect to Report CPC2019-1559, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.32 hectares  $\pm$  (0.78 acres  $\pm$ ) located at 119 - 19 Street NW (Condominium Plan 1510740) from DC Direct Control District to DC Direct Control District to accommodate mixed use development, with guidelines (Attachment 2); and

2. Give three reading to the proposed bylaw.

**MOTION CARRIED**

- 7.2.2 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 – 24 Avenue NW, LOC2019-0080, CPC2019-1507

Item 7.2.2, Report CPC2019-1507, was heard in conjunction with Item 7.2.3, Report CPC2019-1508, and Item 7.2.4, Report CPC2019-1509.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1507.

Commissioner Palmiere left the Council Chamber at 1:56 p.m. and returned at 3:06 p.m. after the votes were declared.

The following speakers addressed Commission with respect to Report CPC2019-1507:

1. Michael Farrar
2. Dave White, CivicWorks Planning and Design

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-1507, 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 Banff Trail 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  $\pm$  (0.28 acres  $\pm$ ) located at 2022 and 2026 – 24 Avenue NW (Plan 2950AJ, Block 1, Lots 10 to 13) from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (RCG) District to Mixed Use – General (MU1f2.9h15.5) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.3 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 – 24 Avenue NW, LOC2019-0081, CPC2019-1508

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1508.

Commissioner Palmiere left the Council Chamber at 1:56 p.m. and returned at 3:06 p.m. after the votes were declared.

A revised Attachment 1 was distributed with respect to Report CPC2019-1508.

**Moved by** Commissioner Juan

That with respect to Report CPC2019-1508, 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 Banff Trail Area Redevelopment Plan (**Revised** Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.16 hectares  $\pm$  (0.40 acres  $\pm$ ) located at 2103 and 2107 – 24 Avenue NW (Plan 9110GI, Block 14, Lots 15 and 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU1f2.9h16) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.4 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2460, 2464 and 2468 – 23 Street NW, LOC2019-0079, CPC2019-1509

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1509.

Commissioner Palmiere left the Council Chamber at 1:56 p.m. and returned at 3:06 p.m. after the votes were declared.

The following speakers addressed Commission with respect to Report CPC2019-1509:

1. Dave White, CivicWorks Planning and Design
2. Ben Bailey, CivicWorks Planning and Design

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-1509, 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 Banff Trail Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.17 hectares  $\pm$  (0.42 acres  $\pm$ ) located at 2460, 2464 and 2468 – 23 Street NW (Plan

9110GI, Block 5, Lots 15 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU1f3.9h23) District; and

4. Give three readings to the proposed bylaw.

**And further, the summary document received for the Corporate Record be forwarded to Council for Items 7.2.2, 7.2.3, and 7.2.4.**

Against: Commissioner Cameron

**MOTION CARRIED**

Commission recessed at 3:06 p.m. and reconvened at 3:19 p.m. with Director Tita in the Chair.

- 7.2.5 Outline Plan in Livingston (Ward 03) for multiple properties, LOC2018-0213(OP), CPC2019-1497

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-1497, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 200 and 500 – 144 Avenue NW and 300 – 144 Avenue NE and 14224 Centre Street NE (Portion of SE1/4 Section 4-26-1-5; Portion of SW1/4 Section 3-26-1-5; Portion of NW1/4 Section 34-25-1-5) to subdivide 22.32 hectares ± (55.16 acres ±), with conditions (Attachment 1).

**MOTION CARRIED**

- 7.2.6 Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019, CPC2019-1544

Jane Power, Urban Systems, addressed Commission with respect to Report CPC2019-1544.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-1544, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 4.93 hectares ± (12.18 acres ±) located at 18440 and 18550 Sheriff King Street SE (Portion of Plan 1910138, Block 3; Portion of Plan 7410507, Block 4) from Multi-Residential – Low Profile (M-1) District, Commercial – Community 1 (C-C1) District and Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – Medium Profile (M-2f2.5) District, Mixed Use - General (MU-1f2.5h25d130) District and Mixed Use – Active Frontage (MU-2f2.5h25d130) District to accommodate Multi-Residential Development and mixed-use development; and

2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.7 Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051, CPC2019-1521

**Moved by** Commissioner Scott

That with respect to Report CPC2019-1521, 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 Bankview Area Redevelopment Plan (Attachment 1);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 1867 – 17 Avenue SW (Plan 3076AB, Block 2, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f1.5h13) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.8 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 – 33 Street SW LOC2019-0145, CPC2019-1545

A clerical correction was noted on page 8 of the Cover Report of Report CPC2019-1545, in the Area Redevelopment Plan section, first sentence, by deleting the words 'Low Density Dwelling -'.

A clerical correction was noted on page 9 of the Cover Report of Report CPC2019-1545, in the Reasons for Recommendations section, by deleting the first sentence and replacing with "The proposal is in keeping with the objectives of the Killarney/Glengarry Area Redevelopment Plan, as amended, and with the applicable policies of the Municipal Development Plan".

A clerical correction was noted on the Cover Report, in the footer, by deleting all instances of "enter" following the words "Approval(s):".

**Moved by** Councillor Woolley

That with respect to Report CPC2019-1545, the following be approved:

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

1. Adopt, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.17 hectares  $\pm$  (0.41 acres  $\pm$ ) located at 2820, 2824 and 2828 – 33 Street SW (Plan 732GN, Block 9, Lots 18 to 20) from DC Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.9 Land Use Amendment in Foothills Industrial (Ward 9) at 5210 – 76 Avenue SE, LOC2019-0059, CPC2019-1517

**Moved by** Commissioner Cameron

That with respect to Report CPC2019-1517, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.66 hectares  $\pm$  (1.63 acres  $\pm$ ) located at 5210 - 76 Avenue SE (Plan 8010816, Block 7, Lot 4) from Industrial – Commercial (IC) District to DC Direct Control District to accommodate the additional use of a Cannabis Facility, with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.10 Policy Amendment and Land Use Amendment in Parkhill (Ward 11) at Multiple Addresses – 34 Avenue SW, LOC2019-0151, CPC2019-1460

Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1460.

Commissioner Juan left the Council Chamber at 4:00 p.m. and did not return as this was the last item on the agenda.

The following documents were received for the Corporate Record with respect to Report CPC2019-1460:

- A letter from the Community Association dated 2019 December 13; and
- A letter from an area landowner.

Commission recessed at 4:00 p.m. and reconvened at 4:05 p.m. with Director Tita in the Chair.



The following speakers addressed Commission with respect to Report CPC2019-1460:

1. Hans Koppe, Casola Koppe
2. Srimal Ranasinghe, Hive Developments

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-1460 the letter from the Community Association be received for the Corporate Record and forwarded on to Council.

**MOTION CARRIED**

**Moved by** Councillor Woolley

That with respect to Report CPC2019-1460 the letter from an area landowner be received for the Corporate Record and forwarded on to Council and included as a Public Submission Attachment.

**MOTION CARRIED**

**Moved by** Councillor Woolley

That with respect to Report CPC2019-1460, the following be approved:

That Calgary Planning Commission recommend that Council refuse the application;

And further, the letter received from the Community Association be forwarded on to Council with the Report and the Landowner letter be included with the Public Submissions Attachment at Council.

**MOTION CARRIED**

### 7.3 MISCELLANEOUS ITEMS

None

### 8. URGENT BUSINESS

None

### 9. CONFIDENTIAL ITEMS

#### 9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

#### 9.2 URGENT BUSINESS

None

### 10. ADJOURNMENT

**Moved by** Commissioner Gedye

That this Meeting adjourn at 5:15 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 FEBRUARY 03 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159, CPC2019-1560
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 22 Avenue NW, LOC2019-01396, CPC2019-1567
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158, CPC2019-1477
- Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126, CPC2019-1559
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080, CPC2019-1507
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081, CPC2019-1508
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2460, 2464, and 2468 - 23 Street NW, LOC2019-0079, CPC2019-1509
- Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019, CPC2019-1544
- Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051, CPC2019-1521
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824, and 2828 - 33 Street SW, LOC2019-0145, CPC2019-1545
- Land Use Amendment in Foothills Industrial (Ward 9) at 5210 - 76 Avenue SE, LOC2019-0059, CPC2019-1517
- Policy Amendment and Land Use Amendment in Parkhill (Ward 11) at multiple addresses - 34 Avenue SW, LOC2019-0151, CPC2019-1460

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Proposed Street Name Change in Scenic Acres (Ward 1) from Unnamed Access Road to Shriners Road NW, SN2019-0011, CPC2019-1547
- Proposed Community Name and Street Name within Residual Sub-Area 02L (Ward 2), SN2019-0012, CPC2019-1546.

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held  
2020 January 09 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2020 JANUARY 09

A handwritten signature in blue ink, appearing to be 'M. Hill', written over a horizontal line.

CHAIR

A handwritten signature in blue ink, appearing to be 'J.C.', written over a horizontal line.

ACTING CPC SECRETARY