



MINUTES

CALGARY PLANNING COMMISSION

**July 26, 2018, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director R. Vanderputten, Acting Chair
Director D. Hamilton, Acting Vice-Chair
Councillor J. Gondek
Councillor. E. Woolley
Commissioner M. Foht
Commissioner A. Palmiere
Commissioner P. Gedye
Commissioner J. Scott

ALSO PRESENT: Principal Planner I. Cope
Acting Calgary Planning Commission Secretary L. McDougall
Legislative Assistant D. Williams

1. **CALL TO ORDER**

Director Vanderputten called the Meeting to Order at 1:01 p.m.

2. **OPENING REMARKS**

Director Vanderputten provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

Moved by Director Hamilton

That the Agenda for today's Meeting be amended, as follows:

- by adding an item of Urgent Business entitled "Green Line Development Liaison Application Verbal Update, CPC2018-0962"; and
- by withdrawing Item 7.2.1, Report CPC2018-0863, Policy Amendments – Southeast Industrial Area Structure Plan (Ward 12), M-2018-001.

MOTION CARRIED

Moved by Councillor Woolley

That the Agenda for the 2018 July 26 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, 2018 July 12

Moved by Councillor Woolley

That the Minutes of the Regular Meeting of the Calgary Planning Commission, dated 2018 July 12, be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

- 7.2.1 Policy Amendments – Southeast Industrial Area Structure Plan (Ward 12), M-2018-001, CPC2018-0863

Note: This Item was withdrawn during Confirmation of Agenda.

7.2.2 Land Use Amendment in Haysboro (Ward 11) at 9515 and 9527 Horton Road SW, LOC2018-0081, CPC2018-0859

Commissioner Scott declared a Pecuniary Interest and abstained from discussion and voting with respect to Report CPC2018-0859.
Commissioner Scott left the Council Chamber at 1:03 p.m. and returned at 1:11 p.m. after the vote was declared.

Moved by Commissioner Foht

That with respect to Report CPC2018-0859, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 1.23 hectares \pm (3.03 acres \pm) located at 9515 and 9527 Horton Road SW (Plan 5403JK, Block 12, Lots 8 and 9) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.3 Land Use Amendment in Inglewood (Ward 9) at 1302 – 11 Avenue SE, LOC2018-0112, CPC2018-0868

Moved by Commissioner Foht

That with respect to Report CPC2018-0868, Recommendation 1, be amended, as follows:

1. Adopt, by Bylaw the proposed redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 1302 – 11 Avenue SE (Plan A3, Block 5, Lots 35 and 36) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (**MU-1f3.0h20**) District.

ROLL CALL VOTE

For: (2): Commissioner Foht, and Commissioner Palmiere

Against: (5): Director Hamilton, Councillor Gondek, Councillor Woolley, Commissioner Gedye, and Commissioner Scott

MOTION DEFEATED

Moved by Commissioner Gedye

That with respect to Report CPC2018-0868, Recommendation 2 be amended by adding a new Recommendation 2 as follows, and renumbering the remaining recommendations accordingly:

2. Consider amending the proposed redesignation to Mixed Use – General (MU-1f3.0h20) District and re-advertise the proposed Bylaw.

Against: D. Hamilton and E. Woolley

MOTION CARRIED

Moved by Commissioner Palmiere

That with respect to Report CPC2018-0868, the Recommendations, as amended, be further amended, as follows:

And further, that the commentary provided by Commissioners Palmiere, Foht and Gedye be included as an attachment to Report CPC2018-0868 prior to being forwarded to Council.

MOTION CARRIED

Moved by Director Hamilton

That with respect to Report CPC2018-0868, the following be approved, **as amended and after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. **Consider amending the proposed redesignation to Mixed Use – General (MU-1f3.0h20) District and re-advertise the proposed Bylaw.**
3. Adopt, by Bylaw the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 1302 – 11 Avenue SE (Plan A3, Block 5, Lots 35 and 36) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f2.0h14) District; and
4. Give three readings to the proposed Bylaw.

And further, that the comments provided by Commissioners Palmiere, Foht and Gedye be included as an Attachment to Report CPC2018-0868 prior to being forwarded to Council.

Against: E. Woolley

MOTION CARRIED

7.2.4 Enabling Successful Infill Development, CPC2018-0888

Distributions were made with respect to Report CPC2018-0888:

- A Revised Attachment 1 which replaces Attachment 1;
- A document outlining the edits incorporated into Revised Attachment 1;
- A letter written by Judy Hoad, Co-Chair of the Planning & Development Committee of the Parkdale Community Association, dated 2018 July 25;
- A letter written by Ali McMillan, Planning Director, and Joe Bellan, Development Chair, of the Bridgeland Riverside Community Association, dated 2018 July 23;
- A letter written by Beverly Jarvis, Director of Policy, Projects & Government Relations, of BILD Calgary Region, Re: CPC2018-0888, Enabling successful Infill Development, dated 2018 July 25; and
- A letter written by Ben Morin, Urban Planner, and Jennifer Miller, Urban Planner, with the Federation of Calgary Communities, Re: Infill Working Group, dated 2018 July 26.

Moved by Councillor Woolley

That with respect to Report CPC2018-0888, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to Land Use Bylaw 1P2007, (**Revised** Attachment 1);
3. Give three readings to the proposed Bylaw; and
4. Direct Administration to return with an implementation plan outlining options for changes to the Land Use Bylaw 1P2007 through the Standing Policy Committee on Planning and Urban Development no later than Q4 2019.

And further, that the letters distributed with respect to Report CPC2018-0888 be attached to the Report prior to being forwarded to Council.

MOTION CARRIED

7.2.5 Enabling Successful Rowhouse Development in the R-CG District, CPC2018-0883

Distributions were made with respect to CPC2018-0883:

- A Revised Attachment 1 which replaces Attachment 1 to Report CPC2018-0883;
- A document outlining the edits incorporated into Revised Attachment 1; and
- A letter written by Beverly Jarvis, Director of Policy, Projects & Government Relations, BILD Calgary Region, Re: CPC2018-0883 Enabling Successful Rowhouse Development in the R-CG District, dated 2018 July 25.
- A letter written by Ben Morin, Urban Planner, and Jennifer Miller, Urban Planner, with the Federation of Calgary Communities, Re: Infill Working Group, dated 2018 July 26;
- A letter written by Judy Hoad, Co-Chair of the Planning & Development Committee of the Parkdale Community Association, dated 2018 July 25; and
- A letter written by Ali McMillan, Planning Director, and Joe Bellan, Development Chair, of the Bridgeland Riverside Community Association, dated 2018 July 23.

Moved by Councillor Woolley

That the Administration Recommendations contained in Report CPC2018-0883 be amended by adding a new Recommendation, as follows:

"That Council remove any reference to R-CG from the Multi-Residential Guidelines and direct that Administration no longer apply the Multi-Residential Guidelines to redesignation applications for the R-CG District."

MOTION CARRIED

Moved by Commissioner Palmiere

That with respect to Report CPC2018-0883, the following be approved,
as amended and after amendment:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to Land Use Bylaw (1P2007) (**Revised** Attachment 1);
3. Give three readings to the proposed Bylaw; and
4. Adopt, by resolution, the proposed amendments to the *Policy to Guide Discretion for Secondary Suites and Backyard Suites* (Attachment 3); and
5. **Remove any reference to R-CG from the Multi-Residential Guidelines and direct that Administration no longer apply the Multi-Residential Guidelines to the R-CG District.**

And further, that the letters distributed with respect to Report CPC2018-0883 be attached to the Report, prior to being forward to Council.

MOTION CARRIED

- 7.2.6 Land Use Amendment in North Glenmore Park (Ward 11) at 5315 - 19 Street SW, LOC2018-0057, CPC2018-0902

A clerical correction was noted on page 3 of 7 of Report CPC2018-0902, Application Review, by deleting the last sentence in its entirety and substituting with the following "This permit is still under review by Administration."

A revised page 3 of 7 of Report CPC2018-0902 was distributed.

Moved by Councillor Woolley

That with respect to Report CPC2018-0902, the following be approved,
after amendment:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5315 – 19 Street SW (Plan 3401HR, Block 30, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.7 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1519 – 33 Avenue SW, LOC2018-0098, CPC2018-0901

The following clerical corrections were noted to Report CPC2018-0901:

- on Page 5 of 8, Cover Report, Application Review, by deleting the final sentence in its entirety and substituting with "This permit is still under review by Administration";
- on Page 1 of 1, Attachment 3, in Section 1, by deleting the words "Amend the" immediately preceding the words "South Calgary/Altadore" and substituting with the word "The"; and
- on Page 1 of 1, Attachment 3, in Section 1(a), by deleting the words "of Map 2 entitled Land Use Policy" immediately following the words "(Plan 447P, Block 64, Lots 31 and 32)".

A revised page 5 of 8 of Report CPC2018-0901 was distributed.

Chris Swahh spoke on behalf of the Applicant.

Moved by Councillor Woolley

Pursuant to Section 6(1), Section 78(2)(b) be suspended in Order that Commission complete report CPC2018-0901 prior to the 3:15 p.m. Recess.

MOTION CARRIED

Moved by Councillor Woolley

That with respect to Report CPC2018-0901, the following be approved, **after amendment:**

That the Calgary Planning Commission refer Report CPC2018-0901 to Administration to work with the Applicant to engage the community in conjunction with the Mainstreets Program, and return through the Calgary Planning Commission no later than 2018 Q4.

ROLL CALL VOTE

For: (4): Councillor Gondek, Councillor Woolley, Commissioner Palmiere, and Commissioner Gedye

Against: (3): Director Hamilton, Commissioner Foht, and Commissioner Scott

MOTION CARRIED

Commission recessed at 3:35 p.m. and reconvened at 4:05 p.m. with Mr. Vanderputten in the Chair.

- 7.2.8 Land Use Amendment in Glamorgan (Ward 6) at 3 Gissing Drive SW, LOC2018-0106, CPC2018-0919

Moved by Commissioner Palmiere

That with respect to Report CPC2018-0919, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3 Gissing Drive SW (Plan 786JK, Block 8, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.9 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602 - 20 Avenue NW, LOC2018-0119, CPC2018-0890

Moved by Commissioner Gedye

That with respect to Report CPC2018-0890, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.06 \pm hectares (0.15 \pm acres) located at 602 - 20 Avenue NW (Plan 2934O; Block 22; Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
5. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.10 Land Use Amendment in Westwinds (Ward 5) at 76 Westwinds Crescent NE, LOC2018-0103, CPC2018-0869

Moved by Commissioner Foht

That with respect to Report CPC2018-0869, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.65 hectares \pm (1.60 acres \pm) located at 76 Westwinds Crescent NE (Plan 0410759, Block 5, Lot 10) from DC Direct Control District to Industrial – Commercial (I-C) district; and
3. Give three reading to the proposed Bylaw.

MOTION CARRIED

Commissioner Palmiere declared a Pecuniary Interest, and abstained from discussion and voting, with respect to the following:

- Item 7.2.11, Report CPC2018-0859;
- Item 7.2.12, Report CPC2018-0849; and
- Item 7.2.13, Report CPC2018-0840.

Commissioner Palmiere left the Council Chamber at 4:13 p.m. and returned at 4:52 p.m. after the vote on the third item, Report CPC2018-0840, was declared.

7.2.11 Land Use Amendment in Sunnyside (Ward 7) at 902 and 904 – 2 Avenue NW, LOC2018-0097, CPC2018-0849

Moved by Councillor Woolley

That with respect to Report CPC2018-0849, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares \pm (0.13 acres \pm) located at 902 and 904 – 2 Avenue NW (Plan 2448O, Block 11, Lots 21 and 22) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to accommodate multi-residential development with density bonus, with guidelines; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.12 Policy Amendment and Land Use Amendment in Bridgeland-Riverside (Ward 9) at 438 - 8 Street NE, LOC2017-0127, CPC2018-0841

Item 7.2.13, Report CPC2018-0840, was brought forward, by general consent, to be dealt with in conjunction with Item 7.2.12, Report CPC2018-0841.

Moved by Councillor Woolley

That with respect to Report CPC2018-0841, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 438 – 8 Street NE (Plan 4647V, Block 115, Lot 11) from Residential – Contextual One / Two Dwelling (RC2) District to DC Direct Control District to accommodate a specific multi-residential development as a permitted use with guidelines (Attachment 3); and
5. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.13 Policy Amendment and Land Use Amendment in Bridgeland-Riverside (Ward 9) at 230 - 7A Street NE, LOC2018-0021, CPC2018-0840

Moved by Councillor Woolley

That with respect to Report CPC2018-0840, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 230 – 7A Street NE (Plan 4647V, Block 111, Lot 11) from DC Direct Control District to DC Direct Control District to accommodate a specific multi-residential development as a permitted use with guidelines (Attachment 3); and
5. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.14 Land Use Amendment in Thorncliffe (Ward 4) at 6327 Tregillus Street NW, LOC2018-0047, CPC2018-0896

Moved by Director Hamilton

That with respect to Report CPC2018-0896, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 September Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.06 hectare \pm (0.15 acres \pm) located at 6327 Tregillus Street NW (Plan 5799JK, Block 2, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

7.3.1 9 Avenue SE Bridge Replacement - Inglewood (Ward 9) & East Village (Ward 7), 9 Avenue SE over Elbow River, CPC2018-0932

Moved by Commissioner Scott

That with respect to Report CPC2018-0932, the following be approved:

That Calgary Planning Commission receive, and accept, the 9 Avenue SE Bridge Replacement Project Report for information.

MOTION CARRIED

8. URGENT BUSINESS

8.1 Green Line Development Liaison Application Verbal Update, CPC2018-0962

A coloured 11x17 document with respect to Verbal Report CPC2018-0962 was distributed.

Moved by Director Hamilton

That with respect to Report CPC2018-0962, the following be approved:

That the Calgary Planning Commission receive the Verbal Report CPC2018-0962 for information.

MOTION CARRIED

9. ADJOURNMENT

Moved by Councillor Woolley

That this Meeting adjourn at 5:18 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2018 SEPTEMBER 10
COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

Land Use Amendment in Haysboro (Ward 11) at 9515 and 9527 Horton Road SW,
LOC2018-0081, CPC2018-0859

Land Use Amendment in Inglewood (Ward 9) at 1302-11 Avenue SE, LOC2018-0112,
CPC2018-0868

Enabling Successful Infill Development, CPC2018-0888

Enabling Successful Rowhouse Development in the R-CG District, CPC2018-0883

Land Use Amendment in North Glenmore Park (Ward 11) at 5315-19 Street SW,
LOC2018-0057, CPC2018-0902

Land Use Amendment in Glamorgan (Ward 6) at 3 Gissing Drive SW, LOC2018-0106,
CPC2018-0919

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602-20
Avenue NW, LOC2018-0119, CPC2018-0890

Land Use Amendment in Westwinds (Ward 5) at 76 Westwinds Crescent NE, LOC2018-
0103, CPC2018-0869

Land Use Amendment in Westwinds (Ward 5) at 76 Westwinds Crescent NE, LOC2018-
0097, CPC2018-0849

Policy Amendment and Land Use Amendment in Bridgeland-Riverside (Ward 9) at 438-8
Street NE, LOC2017-0127, CPC2018-0841

Policy Amendment and Land Use Amendment in Bridgeland-Riverside (Ward 9) at 230-
7A Street NE, LOC2018-0021, CPC2018-0840

Land Use Amendment in Thorncliffe (Ward 4) at 632 Tregillus Street NW LOC2018-
0047, CPC2018-0896

The next regular Meeting of the Calgary Planning Commission has been scheduled for
2018 August 23, at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2018 AUGUST 23



CHAIR



ACTING CITY CLERK