



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

**September 20, 2018, 1:00 PM**  
**IN THE COUNCIL CHAMBER**

PRESENT:                    Director M. Tita, Chair  
                                Director R. Vanderputten, Vice-Chair  
                                Councillor J. Gondek  
                                Commissioner M. Foht  
                                Commissioner C. Friesen  
                                Commissioner P. Gedye  
                                Commissioner L. Juan  
                                Commissioner A. Palmiere  
                                Commissioner J. Scott  
ALSO PRESENT:          Principal Planner I. Cope  
                                Senior Planner K. Melanson  
                                Acting CPC Secretary L. McDougall  
                                Legislative Assistant J. Palaschuk

1.     CALL TO ORDER

Director Tita called the meeting to order at 1:02 p.m.

2.     OPENING REMARKS

No opening remarks were provided at today's Meeting.

3.     CONFIRMATION OF AGENDA

**Moved by** Commissioner Foht

That the Agenda for today's Meeting be amended by adding an item of Urgent Business entitled "Reconsideration of LOC2018-0116 (CPC2018-0990) (Verbal Report), VR2018-0076, to be dealt with as the first item of new business following the Consent Agenda.

**MOTION CARRIED**

**Moved by** Commissioner Scott

That the Agenda for the 2018 September 20 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 September 06

**Moved by** Commissioner Friesen

That the Minutes of the Regular Meeting of the Calgary Planning Commission, held on 2018 September 06, be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

- 5.1 Road Closure and Land Use Amendment in Renfrew (Ward 9) Portion of 7 Avenue NE, LOC2018-0100, CPC2018-1010

**Moved by** Commissioner Scott

That with respect to Report CPC2018-1010, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 November Public Hearing of Council;**
2. **Adopt, by Bylaw, the proposed closure of 0.002 hectares  $\pm$  (0.005 acres  $\pm$ ) of road (Plan 1810992, Area A) adjacent to 914 – 7 Avenue NE, with conditions;**
3. Give three readings to the proposed closure Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.002 hectares  $\pm$  (0.005 acres  $\pm$ ) of closed road (Plan 1810992, **Area A**) adjacent to 914 – 7 Avenue NE from Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District; and
5. Give three readings to the proposed bylaw.

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

- 7.2.1 Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 902, 908 and 912 – 36 Street SE, LOC2018-0148, CPC2018-1042

**Moved by** Commissioner Juan

That with respect to Report CPC2018-1042, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 November Public Hearing of Council;**
2. **Adopt, by Bylaw, the proposed amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan;**
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.16 hectares  $\pm$  (0.41 acres  $\pm$ ) located at 902, 908 and 912 – 36 Street SE (Plan 2700AH, Block 40, Lot B; Plan 807JK, Block 40, Lots 1 and 2) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
5. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.2 Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8 Street NE, LOC2017-0400, CPC2018-1051

The following clerical corrections were noted to Report CPC2018-1051:

- Page 1 of 8, Executive Summary, third bullet, by deleting the word "four" immediately following the words "a maximum of" and substituting with the word "three"; and
- Page 1 of 8, Administration Recommendation 1, by adding the word "-Riverside" following the word "Bridgeland".

A letter written by the Bridgeland-Riverside Community Association, Re: LOC2017-0400 (523 - 8 Street NE), dated 2018 September 11, with respect to Report CPC2018-1051, was distributed.

**Moved by** Commissioner Juan

That the Administration Recommendations contained in Report CPC2018-1051 be amended, by adding the following:

"And further, that the letter distributed with respect to Report CPC2018-1051 be attached to the Report prior to being forwarded to Council."

**MOTION CARRIED**

**Moved by** Commissioner Foht

That with respect to **Corrected** Report CPC2018-1051, 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 November Public Hearing of Council;**
2. **Adopt, by Bylaw, the proposed amendment to the Bridgeland - Riverside Area Redevelopment Plan;**
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 523 – 8 Street NE (Plan 4647V, Block 117, Lot 8)

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.

**And further, that the letter distributed with respect to Report CPC2018-1051 be attached to the Report prior to being forwarded to Council.**

**MOTION CARRIED**

7.2.3 Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1505, 1507, 1509, 1511, 1513, 1515 – 19 Street NW, LOC2018-0124, CPC2018-1046

**Moved by** Commissioner Scott

That with respect to Report CPC2018-1046, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 November Public Hearing of Council;**
  2. **Adopt, by Bylaw the proposed redesignation of 0.34 hectares ± (0.84 acres ±) located at 1505, 1507, 1509, 1511, 1513, 1515 - 19 Street NW (Plan 1161GJ, Block 1, Lots 2 to 7) from DC Direct Control District to DC Direct Control District to accommodate a Cannabis Store, with guidelines; and**
  3. Give three readings to the proposed Bylaw.
- Against: L. Juan and A. Palmiere

**MOTION CARRIED**

7.2.4 Land Use Amendment in Pine Creek and Residual Sub-Area 13 K (Ward 13) at Multiple Properties, LOC2017-0102, CPC2018-0996

Commissioner Foht declared a conflict of interest, and abstained from discussion and voting, with respect to the following:

- Item 7.2.4, Report CPC2018-0996; and
- Item 7.2.5, Report CPC2018-0997.

Commissioner Foht left the Council Chamber at 1:38 p.m. and returned at 2.14 p.m. after the vote on the second item, Report CPC2018-0997, was declared.

**SPEAKERS**

1. Kathy Oberg
2. Kimberly Lemmon

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0996, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2019 Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 80.72 hectares  $\pm$  (199.46 acres  $\pm$ ) located at 22000 Sheriff King Street SE and 305 and 377 - 210 Avenue SE (Portion of the S1/2 of Section 10-22-1-5; Portion of Plan 041134, Block 1, Lot 2; and NE1/4 Section 10-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration's recommendation; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

- 7.2.5 Outline Plan in Pine Creek and Residual Sub Area 13 K (Ward 13) at Multiple Addresses, LOC2017-0102(OP), CPC2018-0997

**SPEAKERS**

1. Kathy Oberg
2. Kimberly Lemmon

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0997, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 22000 Sheriff King Street SE and 305 and 377 - 210 Avenue SE (Portion of the S1/2 of Section 10-22-1-5; Portion of Plan 041134, Block 1, Lot 2; and NE1/4 Section 10-22-1-5) to subdivide 80.72 hectares  $\pm$  (199.46 acres  $\pm$ ), with conditions (Attachment 1).

**MOTION CARRIED**

- 7.2.6 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3404 Richmond Road SW, LOC2017-0134, CPC2018-1039

A Revised Attachment 4 to Report CPC2018-1039 was distributed.

A Revised Attachment 5 to Report CPC2018-1039 was received for the Corporate Record.

**Moved by** Commissioner Gedy

That with respect to Report CPC2018-1039, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 November Public Hearing of Council;**
2. **Adopt, by Bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan;**
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 3404 Richmond Road SW (Plan 732GN, Block 1, Lot 1 and portion of Lot 2) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
5. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.7 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2212 Richmond Road SW, LOC2018-0150, CPC2018-1025

A Revised Attachment 4 to Report CPC2018-1025 was received for the Corporate Record.

The following clerical corrections were noted to Report CPC2018-1025:

- Page 1 of 8, Administration Recommendation 1, by deleting the words "Attachment 2" immediately following the words "Richmond Area Plan" and substituting with the words "(Attachment 3)"; and
- Page 7 of 8, Richmond Area Development Plan (Statutory - 1986), second paragraph, by deleting the words "(Attachment 2)" immediately following the words "'Low Density Residential'" and substituting with the words "(Attachment 3)".

**Moved by** Commissioner Gedye

That with respect to **Corrected** Report CPC2018-1025, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a 2018 November Public Hearing of Council;**
2. **Adopt, by Bylaw, the proposed amendment to the Richmond Area Redevelopment Plan;**
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 2212 Richmond Road SW (Plan 8997GC; Block 10, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd81) District; and
5. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.8 Developed Areas Guidebook Amendments 2018, CPC2018-1002

A Letter, written by Jennifer Miller, Urban Planner, and Ben Morin, Urban Planner, on behalf of the Federation of Calgary Communities, Re:

Developed Areas Guidebook (DAG) Updates, dated 2018 September 20, was distributed with respect to Report CPC2018-1002.

**Moved by** Commissioner Juan

That with respect to Report CPC2018-1002, the following be approved:

That Calgary Planning Commission receive this Report for information.

Against: P. Gedye

**MOTION CARRIED**

### 7.3 MISCELLANEOUS ITEMS

None

## 8. URGENT BUSINESS

### 8.1 Reconsideration of LOC2018-0116 (CPC2018-0990) (Verbal Report), VR2018-0076

Pursuant to Section 6(1) of Procedure Bylaw 35M2017, Section 78(2)(b), was suspended by general consent, in order that Commission complete the remainder of today's Agenda prior to the scheduled recess.

**Moved by** Commissioner Scott

That with respect to Verbal Report VR2018-0076, the following be approved:

That the Calgary Planning Commission reconsider its decision as contained in the Minutes of the Regular Meeting of Calgary Planning Commission, held 2018 August 23, with respect to Report CPC2018-0990.

**MOTION CARRIED**

A Revised Cover Report with respect to Report CPC2018-0990 was received for the Corporate Record.

**Moved by** Commissioner Scott

That with respect to **Corrected** Report CPC2018-0990, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the Sunalta Area Redevelopment Plan;
3. Give three readings to the proposed bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.32 hectares ± (0.79 acres ±) located at 1510, 1514, 1516, 1518, 1530 and 1534 – 10 Avenue SW (**Portion of** Plan 5380V, Block 208, Lots 25 to 36) and 0.04 hectares ± (0.1 acres ±) representing a portion of 983 – 14 Street SW (Plan 0913611, Area A) from DC Direct Control District to DC Direct Control District to accommodate a mixed-use development with at-grade retail uses and residential tower development above with guidelines (Attachment 3);

5. Give three readings to the proposed Bylaw; and
6. **Direct that any density bonus contributions made through the development permit process for this site be paid to and used in accordance with the community investment fund established for the Sunalta community, and as a priority, directed towards the Sunalta Community Hub project.**

**MOTION CARRIED**

9. ADJOURNMENT

**Moved by** Director Vanderputten

That this Meeting adjourn at 3:37 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2018 OCTOBER 09  
REGULAR PUBLIC HEARING OF COUNCIL:

PLANNING MATERS FOR PUBLIC HEARINGS:

CALGARY PLANNING COMMISSION REPORTS

Policy Amendments and Land Use Amendment in Sunalta (Ward 8) at 1510, 1514, 1516, 1518, 1530 and 1534 – 10 Avenue SW and 983 – 14 Street SW, LOC2018-0116, CPC2018-0990

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2018 NOVEMBER 12  
REGULAR PUBLIC HEARING MEETING OF COUNCIL:

PLANNING MATTERES FOR PUBLIC HEARING:

CALGARY PLANNING COMMISSION REPORTS

Road Closure and Land Use Amendment in Renfrew (Ward 9) portion of 7 Avenue NE, LOC2018-0100, CPC2018-1010

Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 902, 908 and 912 - 36 Street SE, LOC2018-0148, CPC2018-1042

Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8 Street NE, LOC2017-044, CPC2018-1051

Land Use Amendment in Hounsfield Heights/ Briar Hill (Ward 7) at 1505, 1507, 1509, 1511, 1513, 1515 - 19 Street NW, LOC2018-0124, CPC2018-1046

Land Use Amendment in Pine Creek and Residual Sub-Area 13 K (Ward 13) at multiple address, LOC2018-0996

Policy Amendment and Land Use Amendment in Killarney/ Glengarry (Ward 8) at 3404 Richmond Road SW, LOC2017-0134, CPC2018-1039



The next regular Meeting of the Calgary Planning Commission has been scheduled for 2018 October 04, at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2018 OCTOBER 04

  
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CHAIR  
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ACTING CPC SECRETARY