

AMENDED MINUTES

Date Corrected: 2015-12-19

Section Corrected:

- Item 7.2, page 4 of 12, lines 3-15 added as per December 13, 2018 Calgary Planning Commission Minutes



MINUTES

CALGARY PLANNING COMMISSION

**November 15, 2018, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor G. Chahal
Councillor E. Woolley
Commissioner M. Foht
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT: Principal Planner I. Cope
Senior Planner K. Melanson
Legislative Assistant L. McDougall
Legislative Assistant J. Palaschuk

1. CALL TO ORDER

Director Tita called the meeting to order at 1:01 p.m..

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

Moved by Councillor Chahal

That the Agenda for the 2018 November 15 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, 2018 November 01

Moved by Commissioner Juan

That the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2018 November 01, be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

- 5.1 Proposed Street Name(s) for SW Macleod Centre in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE, SN2018-0009, CPC2018-1237

Commissioner Foht declared a conflict, and abstained from discussion and voting, with respect to Report CPC2018-1237.

Commissioner Foht left the Council Chamber at 1:10 p.m. and returned at 1:12 p.m., after the vote on Report CPC2018-1237 was declared.

Moved by Councillor Woolley

That with respect to Report CPC2018-1237, the following be approved:
That the Calgary Planning Commissions recommends that Council:

1. Adopt, by Resolution, the proposed street names of “Aldersyde”, “Cayley”, “Hartell”, “Longview”, and “Naphtha”; and
2. Request the item be heard at the 2018 December 10 Public Hearing of Council.

MOTION CARRIED

6. POSTPONED REPORTS

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in East Shepard Industrial (Ward 12) at 6202 – 106 Avenue SE, DP2018-3439, CPC2018-1286

An additional report for Attachment 3, an odour assessment, with respect to Report CPC2018-1286 was distributed.

Moved by Commissioner Juan

That with respect to Report CPC2018-1286, the following be approved:
That the Calgary Planning Commission:

1. Approve the proposed development permit DP2018-3439 of a New: Slaughter House, Sign – Class C (Freestanding Sign) at 6202 – 106 Avenue SE (Plan 1710868; Block 5; Lot 4), with conditions (Attachment 2).

MOTION CARRIED

Moved by Councillor Woolley

That pursuant to Section 17(2) of the Procedure Bylaw 35M3017, as amended, the Calgary Planning Commission change the location of the 2018 November 29 Regular Meeting of the Calgary Planning Commission scheduled to take place in the Council Chamber at 1:00 p.m. to the Calgary Power Reception Hall at 1:00 p.m.

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Varsity (Ward 1) at 3625 Shaganappi Trail NW, LOC2018-0137, CPC2018-1297

The following clerical correction was noted with respect to Report CPC2018-1297:

- On page 1 of 7 of the Cover Report in the Executive Summary section, by deleting the word 'District' which follows the words Land Use Bylaw 1P2007.

Moved by Commissioner Palmiere

That with respect to Report CPC2018-1237, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 22.69 hectares ± (56.02 acres±) located at 3625 Shaganappi Trail NW (Plan 0211955, Block 1, Lot 1) from a Direct Control District to DC Direct Control District to accommodate commercial development with guidelines; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW, LOC2018-0168, CPC2018-1304

The following clerical correction was noted with respect to Report CPC2018-1304:

- On page 3 of 5 of the Cover Report in the Transportation Networks section, by replacing the sentence 'Access to the parcel will be from the lane.' with 'Access to the parcel will be from 8 Avenue NW only'.

Paige Barlow addressed Commission with respect to Report CPC2018-1304

This item was postponed to the Call of the Chair, by general consent.

Moved by Councillor Chahal

That with respect to Report CPC2018-1304, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.09 hectares ± (0.21 acres±) located at 1614 - 8 Avenue NW (Plan 4879L, Lot 5) from Multi-Residential – Contextual Low Profile (M-C1) District to a Direct

Control District to accommodate limited commercial uses **after amendment to the DC guidelines as follows;**

Delete Schedule B Section 1, page 2 of 3, Attachment 2, in its entirety and replace with the following:

Purpose:

1 This Direct Control District is intended to:

- (a) align with the provisions of Multi-Residential – Contextual Low Profile (M-C1) District of Land Use Bylaw 1P2007;
- (b) allow the additional **uses of Counselling Service, Medical Clinic, Office and Retail and Consumer Service;** and
- (c) only allow **Retail and Consumer Service** in conjunction with a **Counselling Service, Medical Clinic or Office use.**

Add new section 7, page 3 of 3, Attachment 2, as follows:

Retail and Consumer Service Additional Rules

7 A **Retail and Consumer Service use** must only be approved as an ancillary **use** to the **uses** listed in Section 5 (a), (b) and (c) of this Direct Control District.

3. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.3 Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 407 - 27 Avenue NW, LOC2018-0172, CPC2018-1301

The following clerical correction was noted with respect to Report CPC2018-1301:

- In the header of the Cover Report, on each page, by changing the address from 407-27 Ave 'NW' to 407-27 Ave 'NE'.

Kevin Hamilton addressed Commission with respect to Report CPC2018-1301

Moved by Councillor Woolley

That with respect to Report CPC2018-1301, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

- 1. **Hold a Public Hearing during a future Public Hearing of Council;**
- 2. Adopt, by Bylaw, the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 2);
- 3. Give three readings to the proposed Bylaw;

4. Adopt, by Bylaw, the proposed redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 407 - 27 Avenue NE (Plan 3430JK, Block 7A, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – Active Frontage (MU-2h24) District; and
5. Give three readings to the proposed Bylaw.

Against: Commissioner Foht

MOTION CARRIED

- 7.2.4 Land Use Amendment in West Hillhurst (Ward 7) at 2340 – 1 Avenue NW, LOC2018-0217, CPC2018-1295

Moved by Commissioner Foht

That with respect to Report CPC2018-1295, the following be approved,
after amendment:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 2340 – 1 Avenue NW (Plan 371O, Block 32, Lots 38 to 40) from DC Direct Control District to DC Direct Control District based on the Residential – Contextual One / Two Dwelling (R-C2) District to accommodate an Office, with guidelines (Attachment 2); and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.5 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street NE, LOC2018-0039, CPC2018-0486

Moved by Commissioner Scott

That with respect to Report CPC2018-0486, the following be approved,
after amendment:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future 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 0.10 hectares \pm (0.25 acres \pm) located at 2620 Centre Street NE (Plan 2617AG, Block 12, Lots 23 to 26) from Mixed Use – Active Frontage (MU-2f3.0h20) District to Mixed Use – Active Frontage (MU-2f3.7h26) District; and
5. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.6 Land Use Amendment in Highland Park (Ward 4) at 202 - 32 Avenue NE, LOC2018-0171, CPC2018-1292

Moved by Commissioner Juan

That with respect to Report CPC2018-1292, the following be approved,
after amendment:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 202 - 32 Avenue NE (Plan 5942AD, Block 4, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.7 Land Use Amendment in Stonegate Landing (Ward 5) at 12210 Barlow Trail NE, LOC2018-0178, CPC2018-1244

Moved by Councillor Chahal

That with respect to Report CPC2018-1244, the following be approved,
after amendment:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 9.74 hectares \pm (24.07 acres \pm) located at 12210 Barlow Trail NE (Portion of NW1/4 Section 28-25-29-4) from Industrial – Business f0.5h27 (I-B f0.5h27) District to Industrial – General (I-G) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.8 Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115, CPC2018-1235

Speakers that addressed Commission with respect to Report CPC2018-1235:

- Neil MacKimmie; and
- Chris Andrew

Moved by Commissioner Scott

That with respect to Report CPC2018-1235, the following be approved,
after amendment:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**

2. Adopt, by Bylaw, the proposed amendments to the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (Attachment 2);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 18.48 hectares \pm (45.66 acres \pm) located at 200 and 500 – 194 Avenue SE and 12 and 35 – 190 Avenue SE (portion of Plan 1211390, Block 1, Lots 1 and 2; portion of Plan 7510858, Blocks 11 and 12), from Special Purpose – Community Service (S-CS) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – Low Density Mixed Housing (R-G) District to Residential – Medium Profile (M-2) District, and Residential – Low Density Mixed Housing (R-G) (R-Gm) District; and
5. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.9 Land Use Amendment in Springbank Hill (Ward 6), at 36 Elmont Drive SW, LOC2018-0169, CPC2018-1313

A document entitled "Attachment 3 Outline Plan" was distributed with respect to Report CPC2018-1313.

Moved by Commissioner Foht

That with respect to Report CPC2018-1313, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.59 hectares \pm (1.46 acres \pm) located at 36 Elmont Drive SW (Plan 9111797; Lot 16) from DC Direct Control District to Residential – One Dwelling (R-1s) District; and
3. Give three readings to the proposed redesignation Bylaw.

And further that the distribution provided today be included as Attachment 3 prior to the Report being forwarded to Council.

Against: Commissioner Palmiere

MOTION CARRIED

7.2.10 Outline Plan in Springbank Hill (Ward 6) at 36 Elmont Drive SW, LOC2018-0169, CPC2018-1314

Moved by Commissioner Foht

That with respect to Report CPC2018-1314, the following be approved:
That the Calgary Planning Commission:

1. Approve the proposed outline plan located at 36 Elmont Drive SW (Plan 9111797; Lot 16) to subdivide 0.59 hectares \pm (1.46 acres \pm), with conditions (Attachment 2).

Against: Commissioner Palmiere

MOTION CARRIED

7.2.11 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3235 Kinsale Road SW, LOC2018-0181, CPC2018-1299

A revised page 2 of 6 of the Cover Report with respect to Report CPC2018-1299 was distributed

The Commission recessed at 3:19 p.m. and returned at 3:35 p.m. with Director Tita in the Chair.

Jeremy Paylor addressed Commission with respect to Report CPC2018-1299.

Moved by Commissioner Juan

That with respect to Report CPC2018-1299, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the Killarney/Glengarry Area Redevelopment Plan (Attachment 3);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3235 Kinsale Road SW (Plan 732GN, Block 2, Lot 1) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
5. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.12 Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive SW, LOC2017-0255, CPC2018-1229

Commissioner Foht declared a conflict, and abstained from discussion and voting, with respect to Report CPC2018-1229.

Commissioner Foht left the Council Chamber at 3:44 p.m. and returned at 4:12 p.m., after the vote on Report CPC2018-1229 was declared.

A letter from the Southwood Community Association, dated 2018 March 17, with respect to Report CPC2018-1229 was distributed.

Moved by Commissioner Scott

That the Calgary Planning Commission accept the letter received from the Southwood Community Association.

MOTION CARRIED

Moved by Councillor Chahal

That the Calgary Planning Commission accept the letter submitted by a Southwood Community homeowners group.

ROLL CALL VOTE

Against: (7): Director Vanderputten, Councillor Chahal, Councillor Woolley, Commissioner Juan, Commissioner Palmiere, Commissioner Schmalz, and Commissioner Scott

MOTION DEFEATED

Moved by Commissioner Scott

That with respect to Report CPC2018-1299, the following be approved,
after amendment:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 3.49 hectares ± located at 10119 and 10233 Elbow Drive SW (Plan 2601HR, Block 2, Lot 14) from Commercial – Community 2 f0.32h15 (C-C2 f0.32h15) District to Commercial – Community 2 f2.0h15 (C-C2 f2.0h15) District and Commercial – Community 2 f2.0h24 (C-C2 f2.0h24) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

Moved by Commissioner Scott

That the letter distributed with respect to Report CPC2018-1229 be forwarded onto Council as an attachment of the report.

MOTION CARRIED

- 7.2.13 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and 5036 – 22 Street SW, LOC2018-0146, CPC2018-1306

Moved by Commissioner Palmiere

That with respect to Report CPC2018-1306, the following be approved,
after amendment:

That the Calgary Planning Commission recommends that Council:

1. Hold a Public Hearing during a future Public Hearing of Council;
2. Adopt, by Bylaw, the proposed amendments to the South Calgary/Altadore Area Redevelopment Plan;
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.04 hectares ± (0.11 acres ±) located at 5034 and 5036 - 22 Street SW (Plan 1410714, Block 20, Lot 33 and 34) 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

7.2.14 Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE, LOC2018-0166, CPC2018-1294

Speakers that addressed Commission with respect to Report CPC2018-1294:

- Robert Moskovitz; and
- Rabbi Menachem Matusof

Moved by Councillor Woolley

That with respect to Report CPC2018-1294, the following be approved:
That the Calgary Planning Commission recommends that Council:

1. File the administrations recommendations contained in Report CPC2018-1294
2. Hold a Public Hearing during a future Public Hearing of Council;
3. Adopt, by Bylaw, the proposed redesignation of 0.78 hectares \pm (1.93 acres \pm) located at 134 Forge Road SE (Plan 1543JK; Block 2; Lots 1 and 2) from Industrial – General (I-G) District to Commercial – Corridor 2 (C-COR2 f2.0h24) District; and
4. Give three readings to the proposed Bylaw.

And further that comments provided by Commissioner Juan be included as an attachment to the report prior to being forwarded on to Council.

Against: Director Vanderputten

MOTION CARRIED

7.2.15 Land Use Amendment in Highfield (Ward 9) at 5101-11 Street SE, LOC2018-0206, CPC2018-1259

Moved by Commissioner Foht

That with respect to Report CPC2018-1259, the following be approved,
after amendment:

That the Calgary Planning Commission recommends that Council:

1. Hold a Public Hearing during a future Public Hearing of Council;
2. Adopt, by Bylaw, the proposed redesignation of 1.09 hectares \pm (2.69 acres \pm) located at 5101 – 11 Street SE (Plan 7410362; Block A) from DC Direct Control District to Industrial – Commercial (I-C) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

8. URGENT BUSINESS

9. ADJOURNMENT

Moved by Director Vanderputten

That this Meeting adjourn at 5:13 p.m.

MOTION CARRIED

THE FOLLOWING ITEM HAVE BEEN FORWARDED TO THE
2018 DECEMBER 10 REGULAR PUBLIC MEETING OF COUNCIL:

Proposed Street Name(s) for SW Macleod Centre in Legacy (Ward 14) at 1411 and
1555 - 210 Avenue SE, SN2018-0009, CPC2018-1237

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JANUARY
14 REGULAR PUBLIC MEETING OF COUNCIL:

Land Use Amendment in Varsity (Ward 1) at 3625 Shaganappi Trail NW, LOC2018-
0137, CPC2018-1297

Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW,
LOC2018-0168, CPC2018-1304

Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7)
at 407 - 27 Avenue NW, LOC2018-0172, CPC2018-1301

Land Use Amendment in West Hillhurst (Ward 7) at 2340 – 1 Avenue NW, LOC2018-
0217, CPC2018-1295

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre
Street NE, LOC2018-0039, CPC2018-0486

Land Use Amendment in Highland Park (Ward 4) at 202 - 32 Avenue NE, LOC2018-
0171, CPC2018-1292

Land Use Amendment in Stonegate Landing (Ward 5) at 12210 Barlow Trail NE,
LOC2018-0178, CPC2018-1244

Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K
(Ward 13) at multiple properties, LOC2018-0115, CPC2018-1235

Land Use Amendment in Springbank Hill (Ward 6), at 36 Elmont Drive SW, LOC2018-
0169, CPC2018-1313

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3235
Kinsale Road SW, LOC2018-0181, CPC2018-1299

Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive SW,
LOC2017-0255, CPC2018-1229

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and 5036 –
22 Street SW, LOC2018-0146, CPC2018-1306

Land Use Amendment in Highfield (Ward 9) at 5101-11 Street SE, LOC2018-0206,
CPC2018-1259

CONFIRMED BY COMMISSION ON 2018 NOVEMBER 29

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

CHAIR

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

ACTING CPC SECRETARY