



## MINUTES

### CALGARY PLANNING COMMISSION

**March 7, 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 M. Foht  
Commissioner A. Palmiere  
Commissioner K. Schmalz  
Commissioner J. Scott

**ALSO PRESENT:** Acting Principal Planner J. Silot  
Acting CPC Secretary G. Chaudhary  
Legislative Assistant J. Dubetz

1. CALL TO ORDER

Director Tita called the meeting to order at 1:03 p.m.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting and introduced a group of grade three and four students from Elbow Park School in Ward 11, along with their teacher.

3. CONFIRMATION OF AGENDA

**Moved by** Director Vanderputten

That the Agenda for today's Meeting be amended by:

- Withdrawing Item 7.2.4 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223, CPC2019-0203 from today's Agenda; and
- Adding Item 8.1 Land use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2018-0229, CPC20190-329 as Urgent Business.

**MOTION CARRIED**

**Moved by** Commissioner Palmiere

That the Agenda for the 2019 March 07 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, 2019 February 21

**Moved by** Commissioner Schmalz

That the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2019 February 21, be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

- 5.1 Land Use Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224, CPC2019-0296

**Moved by** Commissioner Foht

That with respect to Report CPC2019-0296, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 6404 – 18A Street SE (Plan 2515AM, Block 3, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. 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 Bankview (Ward 8) at 2140 - 16 Street SW, LOC2018-0110, CPC2019-0125

A Revised Attachment 2, was distributed with respect to Report CPC2019-0125.

A clerical correction was noted in Attachment 3 , paragraph 1(a) of Report CPC2019-0125 by replacing the term "Medium Low Density Redevelopment" with "Medium Low Density".

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0125, 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 Bankview Area Redevelopment Plan (**Corrected Attachment 3**);
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 2140 – 16 Street SW (Plan 261L, Block 11, Lots 22 and 23) from Residential - Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Orientated (M-CG) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 – 3 Avenue NW, LOC2018-0251, CPC2019-0292

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0292.

Commissioner Palmiere left the Council Chamber at 1:12 p.m. and returned at 1:29 p.m. after the vote was declared.

Page 2 of the Hillhurst Sunnyside Community Association letter, Attachment 3, was distributed with respect to Report CPC2019-0292.

Speaker Brian Horton addressed Commission with respect to Report CPC2019-0292.

**Moved by** Councillor Chahal

That the Proposed D.C. Guidelines contained in Attachment 2 of Report CPC2019-0292 be amended on Page 2, Purpose Section 1(a) by replacing the words "In compliance with" to "taking into account".

**MOTION CARRIED**

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0292, the following be approved **as amended**:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.08 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 932, 934 and 936 – 3 Avenue NW (Plan 2448O, Block 8, Lots 28 to 30) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to

- accommodate multi-residential development with density bonus, with guidelines (Attachment 2 **as amended**); and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.3 Land Use Amendment in Greenview Industrial Park (Ward 4) at 715 – 41 Avenue NE, LOC2018-0278, CPC2019-0242

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0242, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 2.02 hectares  $\pm$  (4.99 acres  $\pm$ ) located at 715 – 41 Avenue NE (Plan 8740HR, Block Q, Lot 2) from Industrial – General (I-G) District to DC Direct Control District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.4 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223, CPC2019-0203

This Item was withdrawn at Confirmation of the Agenda.

- 7.2.5 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1305 and 1313 - 36 Street SE, LOC2018-0254, CPC2019-0259

A Revised Page 1 of Cover Report CPC2019-0259 was distributed.

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0259, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares  $\pm$  (0.34 acres  $\pm$ ) located at 1305 and 1313 - 36 Street SE (Plan 5498T; Block 5, Lots 23 to 27) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd58) District; and
2. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

### 7.3 MISCELLANEOUS ITEMS

- 7.3.1 Enabling Urban Agriculture and Local Food Sales, CPC2019-0291

The following distributions were made:

- A Revised Page 4 of Report CPC2019-0291
- Comments authored by Commissioner Juan were distributed and read aloud by Commissioner Scott, in Commissioner Juan's absence.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0291, the following be approved:

That the Calgary Planning Commission:

Postpone Item 7.3.1, Corrected Report CPC2019-0291 to the 2019 March 21 Regular Meeting of the Calgary Planning Commission; and

Direct Administration to prepare and distribute Commission member comments as supplementary information for the 2019 March 21 agenda.

**MOTION CARRIED**

## 8. URGENT BUSINESS

- 8.1 Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2018-0229, CPC2019-0329

Report CPC2019-0329 titled "Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2018-0229" and attachment was distributed.

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0329, the following be approved:

That Calgary Planning Commission:

1. Direct this report to the 2019 April 08 Combined Meeting of Council to the public hearing portion of the agenda; and
2. Recommends that Council hold a Public Hearing, and
  - a. **RESCIND** Bylaw 62D2019;
  - b. **ADOPT**, by bylaw, the proposed redesignation of 3.91 hectares  $\pm$  (9.66 acres  $\pm$ ) located at 190 – 8835 Macleod Trail SW, 250 – 8835 Macleod Trail SW, 450 – 8835 Macleod Trail SW, 8710 Horton Road SW, 8740 Horton Road SW, 8850 Horton Road SW, 8855 Macleod Trail SW and 8880 Horton Road SW (Plan 0713615, Block 6; Plan 1010380, Block 753; Condominium Plan 0914953; Condominium Plan 0812824; Plan 0713615 Blocks 2, 3 and 5; Condominium Plan 1010380) from Commercial – Community 2 (C-C2) **to** Commercial – Community 2 f4.0h80 (C-C2f4.0h80) District; and
  - c. Give three readings to the proposed bylaw.

**MOTION CARRIED**

## 9. ADJOURNMENT

**Moved by** Councillor Chahal

That this Meeting adjourn at 2:26 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO  
THE 2019 April 08 COMBINED MEETING OF COUNCIL:

**PLANNING MATTERS FOR PUBLIC HEARING:**

- Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2018-0229, CPC2019-0329

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO  
THE 2019 April 29 COMBINED MEETING OF COUNCIL:

**PLANNING MATTERS FOR PUBLIC HEARING:**

- Land Use Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224, CPC2019-0296
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2140 - 16 Street SW, LOC2018-0110, CPC2019-0125
- Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 – 3 Avenue NW, LOC2018-0251, CPC2019-0292
- Land Use Amendment in Greenvue Industrial Park (Ward 4) at 715 – 41 Avenue NE, LOC2018-0278, CPC2019-0242
- Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1305 and 1313 - 36 Street SE, LOC2018-0254, CPC2019-0259

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 March 21.

CONFIRMED BY COMMISSION ON 2019 APRIL 04



CHAIR



ACTING CPC SECRETARY