



**MINUTES**

**CALGARY PLANNING COMMISSION**

**August 15, 2019, 10:45 AM  
IN THE CALGARY POWER RECEPTION HALL**

- PRESENT:** Director M. Tita, Chair  
Director T. McLeod, Vice-Chair  
Commissioner M. Foht  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner K. Schmalz  
Commissioner J. Scott
- ALSO PRESENT:** A/ Principal Planner M. Beck  
A/ CPC Secretary G. Chaudhary  
Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Director Tita called the meeting to order at 10:54 a.m.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

**Moved by** Commissioner Gedye

That the Agenda for the 2019 August 15 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended, by bringing forward Item 9.1.1, Report CPC2019-1013, to be heard immediately following the Consent Agenda.**

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 July 18

**Moved by** Director McLeod

That the Minutes of the 2019 July 18 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Juan

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

- 5.3 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707 - 23 Street NW, LOC2019-0057, CPC2019-0981
- 5.4 Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137, CPC2019-0983

**MOTION CARRIED**

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

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 Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336 – 8 Avenue NE, LOC2017-0369, CPC2019-1023

A Clerical Correction was noted on page 4 of the Cover Report, Report CPC2019-1023, in Figure 1: Community Peak Population, by deleting the numbers "6,197" and by substituting with "6,598".

April Kojima, Rick Balbi Architect Ltd., addressed Commission with respect to Report CPC2019-1023.

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-1023, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 336 – 8 Avenue NE (Plan 8386FH, Block 27,

Lot 4) from Commercial – Corridor 2 f1.0h10 (CCOR2 f1.0h10) District to Multi-Residential – Contextual Medium Profile (MC2f2.0d180) District; and

4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.2 Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 – 28 Street NE, LOC2019-0063, CPC2019-0976

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0976, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 3.82 hectares ± (9.44 acres ±) located at 640, 720 and 820 – 28 Street NE (Plan 7711117, Block 14, Lots 2 to 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.3 Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 – 84 Street SE, LOC2019-0078, CPC2019-0984

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0984, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 2.80 hectares ± (6.92 acres ±) located at 7717 – 84 Street SE (Plan 7549JK, Block 2) from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.4 Land Use Amendment in Hotchkiss (Ward 12) at 15665 – 104 Street SE, LOC2016-0115 , CPC2019-1016

A corrected Page 3, land use map, of the Cover Report was distributed with respect to Reports CPC2019-1016 and CPC2019-0986.

Alan Boucher, Melcor Developments Ltd., addressed Commission with respect to Reports CPC2019-1016 and CPC2019-0986.

**Moved by Commissioner Schmalz**

That with respect to Report CPC2019-1016, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 59.77 hectares  $\pm$  (147.77 acres  $\pm$ ) located at 15665 – 104 Street SE (SE1/4 Section 36-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2d100) District, Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.5 Outline Plan in Hotchkiss (Ward 12) at 15665 – 104 Street SE, LOC2016-0115(OP), CPC2019-0986

The following items were distributed with respect to Report CPC2019-0986:

- A corrected Page 3, land use map, of the Cover Report; and
- A corrected Attachment 5.

Alan Boucher, Melcor Developments Ltd., addressed Commission with respect to Reports CPC2019-1016 and CPC2019-0986.

**Moved by Commissioner Schmalz**

That with respect to Report CPC2019-0986 the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 15665 – 104 Street SE (SE1/4 of Section 36-22-29-4) to subdivide 59.77 hectares  $\pm$  (147.70 acres  $\pm$ ) with conditions (Attachment 1).

**MOTION CARRIED**

7.2.6 Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161, CPC2019-0889

**Moved by Commissioner Scott**

That with respect to Report CPC2019-0889, the following be approved:

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

1. ADOPT, by bylaw, the proposed designation of 22.57 hectares  $\pm$  (55.77 acres  $\pm$ ) located at 22200 – 28 Street SE (a portion of W1/2 Section 8-22-29-4) from Multi-Residential – At Grade Housing (M-G) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile Support Commercial (M-X1) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.7 Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161 (OP), CPC2019-0884

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0884, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 22200 – 28 Street SE (a portion of W1/2 Section 8-22-29-4) to subdivide 23.10 hectares  $\pm$  (57.09 acres  $\pm$ ) with conditions (Attachment 1).

**MOTION CARRIED**

- 7.2.8 Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176, CPC2019-0972

Commissioner Foht declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2019-0972 and CPC2019-0973.

Commissioner Foht left the Calgary Power Reception Hall at 2:00 p.m. and returned at 2:10 p.m. after the vote was declared.

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0972, the following be approved:

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

1. ADOPT, by bylaw, the proposed designation of 16.20 hectares  $\pm$  (40.03 acres  $\pm$ ) located at 135 - 210 Avenue SE (Plan 9012587, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.9 Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP), CPC2019-0973

Commissioner Foht declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2019-0972 and CPC2019-0973.

Commissioner Foht left the Calgary Power Reception Hall at 2:00 p.m. and returned at 2:10 p.m. after the vote was declared.

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0973 the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 135 - 210 Avenue SE to subdivide 16.20 hectares ± (40.03 acres ±), with conditions (Attachment 1).

**MOTION CARRIED**

7.2.10 Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227, CPC2019-0991

A Clerical Correction was noted on page 4 of Cover Reports CPC2019-0991 and CPC2019-0992, in the first paragraph under the Density section, by deleting the word "hectare" and by substituting with the word "acre".

**Moved by** Commissioner Foht

That with respect to Report CPC2019-0991, the following be approved:

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

1. ADOPT, by bylaw the proposed redesignation of 1.31 hectares ± (3.23 acres ±) located at 30 Elveden Drive SW (Plan 2370IB, Block 2, Lot 5) from DC Direct Control District to Residential – One / Two Dwelling (R-2) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.11 Outline Plan in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227(OP), CPC2019-0992

A Clerical Correction was noted on page 4 of Cover Reports CPC2019-0991 and CPC2019-0992, in the first paragraph under the Density section, by deleting the word "hectare" and by substituting with the word "acre".

**Moved by Commissioner Foht**

That with respect to Report CPC2019-0992, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan, located at 30 Elveden Drive SW (Plan 2370IB, Block 2, Lot 5) to subdivide 1.31 hectares  $\pm$  (3.23 acres  $\pm$ ), with conditions (Attachment 1).

**MOTION CARRIED**

7.2.12 Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135, CPC2019-0989

A letter from a Mystic Ridge Community member was distributed with respect to Reports CPC2019-0989 and CPC2019-0990.

**Moved by Commissioner Scott**

That with respect to Report CPC2019-0989, the following be approved:

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

1. ADOPT, by bylaw the proposed redesignation of 1.26 hectares  $\pm$  (3.12 acres  $\pm$ ) located at 2758 - 85 Street SW (Plan 3530AK, Block D, Lot 15) from DC Direct Control District to Residential – One Dwelling (R-1s) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

**Moved by Commissioner Scott**

That with respect to Report CPC2019-0989, the following be approved:

That the Calgary Planning Commission accept the distributed Mystic Ridge letter for the Corporate Record.

**MOTION CARRIED**

7.2.13 Outline Plan in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135(OP), CPC2019-0990

A letter from a Mystic Ridge Community member was distributed with respect to Reports CPC2019-0989 and CPC2019-0990.

**Moved by Commissioner Scott**

That with respect to Report CPC2019-0990, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan, located at 2758 - 85 Street SW (Plan 3530AK, Block D, Lot 15) to subdivide 1.26 hectares ± (3.12 acres ±), with conditions (Attachment 1).

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

**Moved by** Commissioner Scott

That Pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission move into Closed Meeting at 10:58 a.m., in the Council Boardroom, to discuss confidential matters with respect to Report CPC2019-1013. And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, Calgary Planning Commission suspend Section 78(2)(a), in order to complete all discussions with respect to Report CPC2019-1013, and to reconvene in public at the Call of the Chair.

**MOTION CARRIED**

The Calgary Planning Commission reconvened in Public Meeting at 1:00 p.m. with Director Tita in the Chair.

**Moved by** Commissioner Juan

That Calgary Planning Commission rise and report at this time.

**MOTION CARRIED**

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Developed Areas Guidebook - Great Communities for Everyone (Verbal), CPC2019-1013

A confidential Revised Page 20 of Distribution 1 was distributed with respect to Verbal Report CPC2019-1013.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-1013:

Clerk's: G. Chaudhary and J. Palaschuk. Advice: D. Down, C. Ferguson, I. Harper, R. Jamieson, L. Kahn, J. Mueller, and S. Pearce. Observing: K. Abbany and K. Holberton.

**Moved by** Commissioner Juan

That with respect to Report CPC2019-1013 the following be approved:



That the Calgary Planning Commission:

1. Receive Distributions 1, 2, 3 and the Revised Page 20 of Distribution 1 for information; and
2. Direct that the Closed Meeting Discussions, Distributions 1, 2, 3 and the Revised Page 20 of Distribution 1 remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2019 November 20.

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

**Moved by** Commissioner Schmalz

That this Meeting adjourn at 2:46 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 SEPTEMBER 30 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707 - 23 Street NW, LOC2019-0057, CPC2019-0981
- Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137, CPC2019-0983
- Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336 - 8 Avenue NE, LOC2017-0369, CPC2019-1023
- Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 - 28 Street NE, LOC2019-0063, CPC2019-0976
- Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 - 84 Street SE, LOC2019-0078, CPC2019-0984
- Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115, CPC2019-1016
- Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161, CPC2019-0889
- Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176, CPC2019-0972
- Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227, CPC2019-0991

- Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135, CPC2019-0989

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2019 September 05.

CONFIRMED BY COMMISSION ON

---

CHAIR

---

ACTING CPC SECRETARY

UNCONFIRMED