



**MINUTES**

**CALGARY PLANNING COMMISSION**

**December 5, 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 H. Cameron  
Commissioner L. Juan  
Commissioner A. Palmiere  
Commissioner K. Schmalz  
Commissioner J. Scott

**ABSENT:** Commissioner P. Gedye

**ALSO PRESENT:** A/ Principal Planner J. Silot  
A/CPC Secretary L. Gibb

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.

3. CONFIRMATION OF AGENDA

**Moved by** Commissioner Scott

That the Agenda for the 2019 December 05 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, 2019  
November 21

**Moved by** Director Vanderputten

That the Minutes of the 2019 November 21 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Scott

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

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral Request for CPC2019-1049 and CPC2019-1050 to Calgary Planning Commission by 2020 June 18, CPC2019-1452

5.1.2 Procedural Request to direct Approved Report CPC2019-1079 to the 2020 February 24 Combined Meeting of Council, CPC2019-1532

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Capitol Hill (Ward 7) at 1102 – 18 Avenue NW, LOC2019-0140, CPC2019-1473

5.4 Proposed Street Names in Haskayne (Ward 1) SN2019-0008, CPC2019-1456

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 – 41 Avenue NE, LOC2019-0146, CPC2019-1422

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-1422, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.23 hectares ± (0.56 acres ±) located at 716 - 41 Avenue NE (Plan 453AD, Block 1, Lots 3 to 6) from Industrial – General (I-G) District to DC Direct

Control District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 4); and

2. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139, CPC2019-1433

Ben Lee, IBI Group, addressed Commission with respect to Report CPC2019-1433.

**Moved by** Commissioner Palmiere

That the Administration Recommendation contained in Report CPC2019-1433 be amended by deleting the words "Corridor 3 f0.5h18.5 (C-COR3 f0.5h18.5)" following the words "to Commercial – " and replace with the words "Corridor 3 f0.5h19.0 (C-COR3 f0.5h19.0)".

**MOTION CARRIED**

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-1463, the following be approved, **as amended:**

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

1. ADOPT, by bylaw, the proposed redesignation of 0.49 hectares ± (1.21 acres ±) located at 11063 - 14 Street NE (Plan 1711019, Block 4, Lot 13) from Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District to Commercial – Corridor 3 f0.5h19.0 (C-COR3 f0.5h19.0) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.3 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 – 20 Avenue NW, LOC2019-0143, CPC2019-1463

Clay Israelson, New Century Design, addressed Commission with respect to Report CPC2019-1463:

**Moved by** Councillor Woolley

That with respect to Report CPC2019-1463, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4628 - 20 Avenue NW (Plan 4994GI, Block 41, Lot 7) from the Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.4 Land Use Amendment in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094, CPC2019-1284

Item 7.2.4, Report CPC2019-1284 was heard in conjunction with Item 7.2.5, Report CPC2019-1285.

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-1284, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 2.32 hectares  $\pm$  (5.74 acres  $\pm$ ) located at 500 – 144 Avenue NW (Portion of SE1/4 Section 4-26-1-5) from Residential – Low Density Mixed Housing (R-Gm) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District and Special Purpose – School, Park and Community (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community (S-SPR) District; and
2. Give three readings to the proposed bylaw.

Against: Commissioner Palmiere

**MOTION CARRIED**

- 7.2.5 Outline Plan in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094, CPC2019-1285

Item 7.2.4, Report CPC2019-1284 was heard in conjunction with Item 7.2.5, Report CPC2019-1285.

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-1285, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 500 – 144 Avenue NW (Portion of SE 1/4 4-26-1-5) to subdivide 3.06 hectares ± (7.56 acres ±) with conditions (Attachment 1).

Against: Commissioner Palmiere

**MOTION CARRIED**

7.2.6 Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 – 47 Street SW, LOC2018-0090, CPC2019-1462

April Kojima, Rick Balbi Architect Ltd., addressed Commission with respect to Report CPC2019-1462.

**Moved by** Councillor Woolley

That with respect to Report CPC2019-1462, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.16 hectares ± (0.39 acres ±) located at 1703, 1707, 1711 – 47 Street SW (Plan 4111B, Block A, Lots 1 and 2, and Plan 1411289, Block A, Lot 23) from Residential – Residential – Contextual One Dwelling (R-C1) District to Mixed Use - General (MU-1f3.5h17) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.7 Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098, CPC2019-1032

Jane Wachowich, Youth Centres of Calgary, addressed Commission with respect to Report CPC2019-1032.

**Moved by** Commissioner Juan

That with respect to Report CPC2019-1032, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.03 hectares ± (0.07 acres ±) located at 7400 – 23 Street SE (Plan 0913839, Block 1, Lot 50) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Community Recreation Facility (Attachment 1); and
2. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.8 Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW, LOC2019-0148, CPC2019-1443

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1443.

Commissioner Palmiere left the Council Chamber at 2:49 p.m. and returned at 2:54 p.m. after the vote was declared.

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-1443, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 1.27 hectares  $\pm$  (3.15 acres  $\pm$ ) located at 7779 Macleod Trail SW (Plan 1911547, Block A, Lot 2) DC Direct Control District to DC Direct Control District based on Multi-Residential – High Density Low Rise (M-H1) to accommodate opportunities for additional discretionary uses (Attachment 1); and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.9 Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168, CPC2019-1454

Item 7.2.9, Report CPC2019-1454 was heard in conjunction with Item 7.2.10, Report CPC2019-1453.

Catherine Agar, WestCreek Developments, addressed Commission with respect to Report CPC2019-1454.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-1454, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 4.06 hectares  $\pm$  (10.04 acres  $\pm$ ) located at 22200 - 28 Street SE (a portion of W 1/2 Section 8-22-29-4) site from Multi-Residential – At Grade Housing (M-G) District and Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.10 Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168 (OP), CPC2019-1453

Item 7.2.9, Report CPC2019-1454 was heard in conjunction with Item 7.2.10, Report CPC2019-1453.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-1453, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 22200 – 28 Street SE (a portion of W 1/2 Section 8-22-29-4) to subdivide 3.93 hectares ± (9.70 acres ±) with conditions (Attachment 1).

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

**Moved by** Commissioner Juan

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 3:03 p.m., in the Council Boardroom, to discuss confidential matters with respect to Report CPC2019-1501.

**MOTION CARRIED**

Commission reconvened in Public Meeting at 3:08 p.m. with Director Tita in the Chair.

**Moved by** Commissioner Juan

That Commission include the external public member, Karl Mielke, City of Chestermere in the Closed Meeting.

**MOTION CARRIED**

**Moved by** Commissioner Juan

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 3:10 p.m., in the Council Boardroom, to discuss confidential matters with respect to Report CPC2019-1501.

**MOTION CARRIED**

Commission reconvened in Public Meeting at 4:29 p.m. with Director Tita in the Chair.

**Moved by** Director Vanderputten

That the Calgary Planning Commission rise and report at this time.

**MOTION CARRIED**

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 New Policy: Calgary–Chestermere Interface Intermunicipal Development Plan, POL2017-0012 (Ward 9), Verbal Report CPC2019-1501

A confidential document was distributed with respect to Verbal Report CPC2019-1501.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-1501:

Clerk's: L. Gibb and G. Chaudhary. Advice: D. Hamilton, L. Burga Gherzi, T. Hopkins, T. Shaw. External Advice: K. Mielke Observing: E. Wasser, R. Cichowlas, M. Norman, S. Tomic, J. Hall.

**Moved by** Director Vanderputten

That with respect to Confidential Verbal Report CPC2019-1501, the following be approved.

That the Calgary Planning Commission.

1. Direct that the closed meeting discussions and distribution remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy (FOIP)* Act, to be reviewed by 2020 March 23.

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

**Moved by** Commissioner Juan

That this Meeting adjourn at 4:30 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 JANUARY 13 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Capitol Hill (Ward 7) at 1102 – 18 Avenue NW, LOC2019-0140, CPC2019-1473

- Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 – 41 Avenue NE, LOC2019-0146, CPC2019-1422
- Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139, CPC2019-1433
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 – 20 Avenue NW, LOC2019-0143, CPC2019-1463
- Land Use Amendment in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094, CPC2019-1284
- Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 – 47 Street SW, LOC2018-0090, CPC2019-1462
- Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098, CPC2019-1032
- Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW, LOC2019-0148, CPC2019-1443
- Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168, CPC2019-1454

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Proposed Street Names in Haskayne (Ward 1) SN2019-0008, CPC2019-1456

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2019 December 19.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY