



MINUTES

CALGARY PLANNING COMMISSION

**December 19, 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 P. Gedye
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmaltz
Commissioner J. Scott

ALSO PRESENT:

A/ Principal Planner J. Silot
A/CPC Secretary J. Palaschuk

1. **CALL TO ORDER**

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

2. **OPENING REMARKS**

Director Tita noted this was the final Calgary Planning Commission Meeting of the year and thanked Commissioners, Planners, and Administration for their work over the past year.

3. **CONFIRMATION OF AGENDA**

Moved by Commissioner Gedye

That the Agenda for the 2019 December 19 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
December 05

Moved by Councillor Chahal

That the Minutes of the 2019 December 05 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Cameron

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

- 5.3 Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159, CPC2019-1560
- 5.4 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 22 Avenue NW, LOC2019-0136, CPC2019-1567
- 5.6 Proposed Street Name Change in Scenic Acres (Ward 1) from Unnamed Access Road to Shriners Road NW, SN2019-0011, CPC2019-1547
- 5.7 Proposed Community Name and Street Name within Residual Sub-Area 02L (Ward 2), SN2019-0012, CPC2019-1546

MOTION CARRIED

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

- 5.5 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158, CPC2019-1477

A clerical correction was noted on page 1 of the Cover Report of Report CPC2019-1477, in the Executive Summary, third bullet point, by deleting the words 'a maximum of 3 dwelling units' and replacing with 'a maximum of 4 dwelling units'.

Moved by Commissioner Juan

That with respect to Report CPC2019-1477, the following be approved:

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

1. Adopt, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
2. Give three reading to the proposed bylaw;

3. Adopt, by bylaw the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3904 - 18 Street SW (Plan 6702GE, Block A, Lot 19) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit New: Multi-Residential Development, Retail and Consumer Service in Medicine Hill (Ward 6) 1185 Na'a Drive SW, DP2019-3291, CPC2019-1500

Grant Mihalcheon, B&A Planning Group, addressed Commission with respect to Report CPC2019-1500.

Moved by Commissioner Juan

That with respect to Report CPC2019-1500, the following be approved, **after amendment:**

That Calgary Planning Commission approve the proposed development permit application DP2019-3291 for New: Multi-Residential Development (2 towers), Retail and Consumer Service **and Restaurant:** **Neighbourhood** (2 phases) at 1185 Na'a Drive SW (Plan 18117242, Block 3, Lot 8), with conditions (Attachment 1).

Against: Commissioner Palmiere

MOTION CARRIED

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126, CPC2019-1559

Moved by Commissioner Cameron

That with respect to Report CPC2019-1559, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.32 hectares \pm (0.78 acres \pm) located at 119 - 19 Street NW (Condominium Plan 1510740) from DC Direct Control District to DC Direct Control District to accommodate mixed use development, with guidelines (Attachment 2); and

2. Give three reading to the proposed bylaw.

MOTION CARRIED

7.2.2 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 – 24 Avenue NW, LOC2019-0080, CPC2019-1507

Item 7.2.2, Report CPC2019-1507, was heard in conjunction with Item 7.2.3, Report CPC2019-1508, and Item 7.2.4, Report CPC2019-1509.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1507.

Commissioner Palmiere left the Council Chamber at 1:56 p.m. and returned at 3:06 p.m. after the votes were declared.

The following speakers addressed Commission with respect to Report CPC2019-1507:

1. Michael Farrar
2. Dave White, CivicWorks Planning and Design

Moved by Commissioner Gedye

That with respect to Report CPC2019-1507, 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 Banff Trail Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 2022 and 2026 – 24 Avenue NW (Plan 2950AJ, Block 1, Lots 10 to 13) from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (RCG) District to Mixed Use – General (MU1f2.9h15.5) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 – 24 Avenue NW, LOC2019-0081, CPC2019-1508

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1508.

Commissioner Palmiere left the Council Chamber at 1:56 p.m. and returned at 3:06 p.m. after the votes were declared.

A revised Attachment 1 was distributed with respect to Report CPC2019-1508.

Moved by Commissioner Juan

That with respect to Report CPC2019-1508, 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 Banff Trail Area Redevelopment Plan (**Revised** Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.16 hectares \pm (0.40 acres \pm) located at 2103 and 2107 – 24 Avenue NW (Plan 9110GI, Block 14, Lots 15 and 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU1f2.9h16) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.4 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2460, 2464 and 2468 – 23 Street NW, LOC2019-0079, CPC2019-1509

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1509.

Commissioner Palmiere left the Council Chamber at 1:56 p.m. and returned at 3:06 p.m. after the votes were declared.

The following speakers addressed Commission with respect to Report CPC2019-1509:

1. Dave White, CivicWorks Planning and Design
2. Ben Bailey, CivicWorks Planning and Design

Moved by Commissioner Gedye

That with respect to Report CPC2019-1509, the following be approved:

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

1. Adopt, by bylaw, the proposed amendment to the Banff Trail Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 2460, 2464 and 2468 – 23 Street NW (Plan

9110GI, Block 5, Lots 15 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU1f3.9h23) District; and

4. Give three readings to the proposed bylaw.

And further, the summary document received for the Corporate Record be forwarded to Council for Items 7.2.2, 7.2.3, and 7.2.4.

Against: Commissioner Cameron

MOTION CARRIED

Commission recessed at 3:06 p.m. and reconvened at 3:19 p.m. with Director Tita in the Chair.

7.2.5 Outline Plan in Livingston (Ward 03) for multiple properties, LOC2018-0213(OP), CPC2019-1497

Moved by Commissioner Palmiere

That with respect to Report CPC2019-1497, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 200 and 500 – 144 Avenue NW and 300 – 144 Avenue NE and 14224 Centre Street NE (Portion of SE1/4 Section 4-26-1-5; Portion of SW1/4 Section 3-26-1-5; Portion of NW1/4 Section 34-25-1-5) to subdivide 22.32 hectares \pm (55.16 acres \pm), with conditions (Attachment 1).

MOTION CARRIED

7.2.6 Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019, CPC2019-1544

Jane Power, Urban Systems, addressed Commission with respect to Report CPC2019-1544.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-1544, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 4.93 hectares \pm (12.18 acres \pm) located at 18440 and 18550 Sheriff King Street SE (Portion of Plan 1910138, Block 3; Portion of Plan 7410507, Block 4) from Multi-Residential – Low Profile (M-1) District, Commercial – Community 1 (C-C1) District and Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – Medium Profile (M-2f2.5) District, Mixed Use - General (MU-1f2.5h25d130) District and Mixed Use – Active Frontage (MU-2f2.5h25d130) District to accommodate Multi-Residential Development and mixed-use development; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.7 Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051, CPC2019-1521

Moved by Commissioner Scott

That with respect to Report CPC2019-1521, the following be approved:

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

1. Adopt, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (Attachment 1);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 1867 – 17 Avenue SW (Plan 3076AB, Block 2, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f1.5h13) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.8 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 – 33 Street SW LOC2019-0145, CPC2019-1545

A clerical correction was noted on page 8 of the Cover Report of Report CPC2019-1545, in the Area Redevelopment Plan section, first sentence, by deleting the words 'Low Density Dwelling -'.

A clerical correction was noted on page 9 of the Cover Report of Report CPC2019-1545, in the Reasons for Recommendations section, by deleting the first sentence and replacing with "The proposal is in keeping with the objectives of the Killarney/Glengarry Area Redevelopment Plan, as amended, and with the applicable policies of the Municipal Development Plan".

A clerical correction was noted on the Cover Report, in the footer, by deleting all instances of "enter" following the words "Approval(s):".

Moved by Councillor Woolley

That with respect to Report CPC2019-1545, 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 the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 2820, 2824 and 2828 – 33 Street SW (Plan 732GN, Block 9, Lots 18 to 20) from DC Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.9 Land Use Amendment in Foothills Industrial (Ward 9) at 5210 – 76 Avenue SE, LOC2019-0059, CPC2019-1517

Moved by Commissioner Cameron

That with respect to Report CPC2019-1517, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.66 hectares \pm (1.63 acres \pm) located at 5210 - 76 Avenue SE (Plan 8010816, Block 7, Lot 4) from Industrial – Commercial (IC) District to DC Direct Control District to accommodate the additional use of a Cannabis Facility, with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.10 Policy Amendment and Land Use Amendment in Parkhill (Ward 11) at Multiple Addresses – 34 Avenue SW, LOC2019-0151, CPC2019-1460

Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1460.

Commissioner Juan left the Council Chamber at 4:00 p.m. and did not return as this was the last item on the agenda.

The following documents were received for the Corporate Record with respect to Report CPC2019-1460:

- A letter from the Community Association dated 2019 December 13; and
- A letter from an area landowner.

Commission recessed at 4:00 p.m. and reconvened at 4:05 p.m. with Director Tita in the Chair.

The following speakers addressed Commission with respect to Report CPC2019-1460:

1. Hans Koppe, Casola Koppe
2. Srimal Ranasinghe, Hive Developments

Moved by Commissioner Palmiere

That with respect to Report CPC2019-1460 the letter from the Community Association be received for the Corporate Record and forwarded on to Council.

MOTION CARRIED

Moved by Councillor Woolley

That with respect to Report CPC2019-1460 the letter from an area landowner be received for the Corporate Record and forwarded on to Council and included as a Public Submission Attachment.

MOTION CARRIED

Moved by Councillor Woolley

That with respect to Report CPC2019-1460, the following be approved:

That Calgary Planning Commission recommend that Council refuse the application;

And further, the letter received from the Community Association be forwarded on to Council with the Report and the Landowner letter be included with the Public Submissions Attachment at Council.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Gedye

That this Meeting adjourn at 5:15 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 FEBRUARY 03 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159, CPC2019-1560
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 22 Avenue NW, LOC2019-01396, CPC2019-1567
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158, CPC2019-1477
- Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126, CPC2019-1559
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080, CPC2019-1507
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081, CPC2019-1508
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2460, 2464, and 2468 - 23 Street NW, LOC2019-0079, CPC2019-1509
- Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019, CPC2019-1544
- Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051, CPC2019-1521
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824, and 2828 - 33 Street SW, LOC2019-0145, CPC2019-1545
- Land Use Amendment in Foothills Industrial (Ward 9) at 5210 - 76 Avenue SE, LOC2019-0059, CPC2019-1517
- Policy Amendment and Land Use Amendment in Parkhill (Ward 11) at multiple addresses - 34 Avenue SW, LOC2019-0151, CPC2019-1460

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Proposed Street Name Change in Scenic Acres (Ward 1) from Unnamed Access Road to Shriners Road NW, SN2019-0011, CPC2019-1547
- Proposed Community Name and Street Name within Residual Sub-Area 02L (Ward 2), SN2019-0012, CPC2019-1546.

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2020 January 09 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED