



**MINUTES**

**CALGARY PLANNING COMMISSION**

**January 23, 2020, 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 K. Schmalz  
Commissioner J. Scott

**ALSO PRESENT:** A/ Principal Planner M. Beck  
A/CPC Secretary J. Palaschuk  
Legislative Advisor A. Pendola

1. CALL TO ORDER

Director Tita called the meeting to order at 1:00 p.m.

2. OPENING REMARKS

No opening remarks were provided at today's Meeting.

3. CONFIRMATION OF AGENDA

**Moved by** Commissioner Juan

That the Agenda for the 2020 January 23 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, 2020 January 09

**Moved by** Commissioner Scott

That the Minutes of the 2020 January 09 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**5. CONSENT AGENDA**Moved by** Commissioner Cameron

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

- 5.3 Land Use Amendment in Highland Park (Ward 4) at 4205 and 4207 – 2 Street NW, LOC2019-0130, CPC2020-0068
- 5.4 Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 6620 – 36 Street NE, LOC2019-0147, CPC2020-0069

**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 Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW, LOC2019-0133, CPC2020-0089

**Moved by** Commissioner Scott

That with respect to Report CPC2020-0089, the following be approved:

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

1. Adopt, by bylaw the proposed redesignation of 1.65 hectares ± (4.08 acres ±) located at 157 Tuscany Summit Heath NW (Plan 1610744; Block 90; Lot 129) from Special Purpose – Community Institution (S-CI) District to Multi-Residential – Contextual Grade-Oriented (M-CGd57) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.2 Road Closure and Land Use Amendment in Residual Sub-Area 02K (Ward 2) at multiple properties, LOC2017-0368, CPC2020-0091

Item 7.2.2, Report CPC2020-0091 was heard in conjunction with Item 7.2.3, Report CPC2020-0090.

Commissioner Cameron declared a conflict of interest and abstained from discussion and voting with respect to Item 7.2.2, Report CPC2020-0091 and Item 7.2.3, Report CPC2020-0090.

Commissioner Cameron left the Council Chamber at 1:13 p.m. and returned at 1:43 p.m. after the vote was declared.

Jay German, Ronmor Holdings Inc., addressed Commission with respect to Item 7.2.2, Report CPC2020-0091 and Item 7.2.3, Report CPC2020-0090.

**Moved by Commissioner Schmalz**

That with respect to Report CPC2020-0091, the following be approved:

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

1. Adopt, by bylaw, the proposed closure of 1.81 hectares (4.47 acres) of road (Plan 1912426, Areas 'A', 'B', and 'C') consisting of portions of the road allowance of 37 Street NW and 53 Street NW, with conditions (Attachment 4); and
2. Give three readings of the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation 368.93 hectares  $\pm$  (911.61 acres  $\pm$ ) located at 14800 and 15505 Symons Valley Road NW and 3810, 3900 4040, 4500, 4800, 5200, 5290, 5400 and 6500 - 144 Avenue NW and the closed road (Portion of W1/2 Section 6-26-1-5; NE1/4 Section 2-26-2-5; Plan 7510325, Blocks 1 and 2; SE1/4 Section 1-26-2-5; Plan 9010196, Lot 1; SW1/4 Section 1-26-2-5; SW1/4 Section 1-26-2-5, Lot 4; SW1/4 Section 1-26-2-5; SE1/4 Section 2-26-2-5; S1/2 Section 2-26-2-5; Plan 1912426, Areas 'A', 'B', and 'C') from Special Purpose – Future Urban Development (S-FUD) District and the Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G and R-Gm) Districts, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Mixed Use - General (MU-1f3.0h20) District, Commercial – Community 2 f2.0h24 (C-C2f2.0h24) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District; and

4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.3 Outline Plan in Residual Sub-Area 02K (Ward 2) at multiple properties, LOC2017-0368 (OP), CPC2020-0090

Item 7.2.3, Report CPC2020-0090 was heard in conjunction with Item 7.2.2, Report CPC2020-0091.

Commissioner Cameron declared a conflict of interest and abstained from discussion and voting with respect to Item 7.2.3, Report CPC2020-0090 and Item 7.2.2, Report CPC2020-0091.

Commissioner Cameron left the Council Chamber at 1:13 p.m. and returned at 1:43 p.m. after the vote was declared.

A Revised Attachment 1 entitled 'Conditions of Approval' was distributed with respect to Report CPC2020-0090.

Jay German, Ronmor Holdings Inc., addressed Commission with respect to Item 7.2.3, Report CPC2020-0090 and Item 7.2.2, Report CPC2020-0091.

**Moved by Commissioner Schmalz**

That with respect to Report CPC2020-0036, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 14800, 15390 and 15505 Symons Valley Road NW and 3810, 3900 4040, 4500, 4800, 5200, 5290, 5400 and 6500 - 144 Avenue NW and the closed road (Portion of W1/2 Section 6-26-1-5; Plan 1911471, Block 1, Lot 1; NE1/4 Section 2-26-2-5; Plan 7510325, Blocks 1 and 2; SE1/4 Section 1-26-2-5; Plan 9010196, Lot 1; SW1/4 Section 1-26-2-5; SW1/4 Section 1-26-2-5, Lot 4; SW1/4 Section 1-26-2-5; SE1/4 Section 2-26-2-5; S1/2 Section 2-26-2-5; Plan 1912426, Areas 'A', 'B', and 'C') to subdivide 384.43 hectares ± (949.92 acres ±) with conditions (**Revised Attachment 1**).

**MOTION CARRIED**

7.2.4 Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2019-0129, CPC2020-0067

Item 7.2.4, Report CPC2020-0067 was heard in conjunction with Item 7.2.5, Report CPC2020-0066.

**Moved by Commissioner Scott**

That with respect to Report CPC2020-0067, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 1.68 hectares  $\pm$  (4.15 acres  $\pm$ ) located at 19515 Sheriff King Street SW (Portion of E1/2 Section 22-16-1-5) from Residential – Low Density Mixed Housing (R-G) District, DC Direct Control District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to accommodate residential development with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.5 Outline Plan in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2019-0129(OP), CPC2020-0066

Item 7.2.5, Report CPC2020-0066. was heard in conjunction with Item 7.2.4, Report CPC2020-0067.

**Moved by** Commissioner Scott

That with respect to Report CPC2020-0066, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 19515 Sheriff King Street SW (Portion of E1/2 Section 22-16-1-5) to subdivide 15.54 hectares  $\pm$  (38.40 acres  $\pm$ ) with conditions (Attachment 1).

**MOTION CARRIED**

- 7.2.6 Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2017-0386, CPC2020-0032

Item 7.2.6, Report CPC2020-0032 was heard in conjunction with Item 7.2.7, Report CPC2020-0033.

Commissioner Cameron declared a conflict of interest and abstained from discussion and voting with respect to Item 7.2.6, Report CPC2020-0032 and Item 7.2.7, Report CPC2020-0033.

Commissioner Cameron left the Council Chamber at 1:50 p.m. and returned at 2:08 p.m. after the vote was declared.

A document entitled 'Report Revisions' was distributed with respect to Report CPC2020-0032.

**Moved by** Councillor Woolley

That with respect to Report CPC2020-0032, the following be approved:

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

1. Adopt, by bylaw, the proposed closure of 0.39 hectares  $\pm$ (0.99 acre  $\pm$ ) of road (Plan 1912529, Area 'A'), adjacent to 8259 - 17 Avenue SW with conditions (Attachment 1); and
2. Give three readings to the proposed closure bylaw.
3. Adopt, by bylaw the proposed redesignation of 8.44 hectares  $\pm$  (20.85 acres  $\pm$ ) located at 7955, 8181 and 8259 – 17 Avenue SW and the closed road (Plan 3056AC, Blocks 14 to 16; Plan 2747HB, Block 31; Plan 1912529, Area 'A') from DC Direct Control District and Undesignated Road Right-of-Way to Commercial – Community 2 f1.0h20 (C-C2f1.0h20) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate medium density residential development with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.7 Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2017-0386 (OP), CPC2020-0033

Item 7.2.7, Report CPC2020-0033 was heard in conjunction with Item 7.2.6, Report CPC2020-0032.

Commissioner Cameron declared a conflict of interest and abstained from discussion and voting with respect to Item 7.2.7, Report CPC2020-0033 and Item 7.2.6, Report CPC2020-0032.

Commissioner Cameron left the Council Chamber at 1:50 p.m. and returned at 2:08 p.m. after the vote was declared.

A document entitled 'Report Revisions' was distributed with respect to Report CPC2020-0033.

**Moved by** Councillor Woolley

That with respect to Report CPC2020-0033, the following be approved:

That Calgary Planning Commission approve the proposed outline plan, located at 7955, 8181 and 8259 – 17 Avenue SW and the closed road (Plan 3056AC, Blocks 14 to 16; Plan 2747HB; Block 31; Plan 1912529, Area 'A') to subdivide the 8.05 hectares  $\pm$  (19.88 acres  $\pm$ ), with conditions (**Revised** Attachment 1).

**MOTION CARRIED**

- 7.2.8 Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0101, CPC2020-0030

Item 7.2.8, Report CPC2020-0030 was heard in conjunction with Item 7.2.9, Report CPC2020-0031.

A document entitled 'Clerical Correction for CPC Item(s) 7.2.8 and 7.2.9' was distributed with respect to Reports CPC2020-0030 and CPC2020-0031.

A Clerical Correction was noted on Attachment 4 of Report CPC2020-0030 by deleting '2019' and replacing with '2020'.

**Moved by Councillor Chahal**

That with respect to Report CPC2020-0030, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 11.48 hectares  $\pm$  (28.36 acres  $\pm$ ) located at 2232, 2334, 2435 and 2436 - 85 Street SW and 8334 and 8484 Mystic Ridge Gate SW (Plan 3056AC, Blocks 23, 22, 20, 19, 17 and 18) from DC Direct Control District to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.9 Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0101(OP), CPC2020-0031

Item 7.2.9, Report CPC2020-0031 was heard in conjunction with Item 7.2.8, Report CPC2020-0030.

A document entitled 'Clerical Correction for CPC Item(s) 7.2.8 and 7.2.9' was distributed with respect to Reports CPC2020-0031 and CPC2020-0030.

A Clerical Correction was noted on Attachment 6 of Report CPC2020-0031 by deleting '2019' and replacing with '2020'.

**Moved by Councillor Chahal**

That with respect to Report CPC2020-0031, the following be approved:

That Calgary Planning Commission approve the proposed outline plan, located at 2232, 2334, 2435 and 2436 - 85 Street SW and 8334 and 8484 Mystic Ridge Gate SW (Plan 3056AC, Blocks 23, 22, 20, 19, 17 and 18) to subdivide the 11.48 hectares  $\pm$  (28.36 acres  $\pm$ ), with conditions (Attachment 1).

**MOTION CARRIED**

7.2.10 Land Use Amendment in Glendale (Ward 6) at 2005 - 37 Street SW, LOC, CPC2020-0078

A Clerical Correction was noted on the Agenda Cover Page by adding '2019-0157' following 'LOC'.

Max Parish, Sarina Homes, addressed Commission with respect to Report CPC2020-0078.

**Moved by** Commissioner Cameron

That with respect to Report CPC2020-0078, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2005 - 37 Street SW (Condominium Plan 1912217, Units 1 to 5) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f2.2h14) District; and
2. Give three reading to the proposed bylaw.

**MOTION CARRIED**

7.2.11 Land Use Amendment in Forest Lawn (Ward 9) at 911 - 38 Street SE, LOC2019-0171, CPC2020-0042

**Moved by** Commissioner Juan

That with respect to Report CPC2020-0042, the following be approved:

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

1. Adopt, by bylaw, the proposed Redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 911 – 38 Street SE (Plan 5299HK; Block 39; Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.12 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1007 – 17 Avenue NW, LOC2019-0167, CPC2020-0070

**Moved by** Commissioner Scott

That with respect to Report CPC2020-0070, 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 16 Avenue North Urban Corridor Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.

3. Adopt, by bylaw, the proposed redesignation of 0.08 hectares ± (0.21 acres ±) located at 1007 – 17 Avenue NW (Plan 3150P, Block 1, Lots 27 to 29) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use - General (MU-1f3.5h29) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.13 Policy Amendment and Land Use Amendment in Sherwood (Ward 2) at 12414 - 53 Street NW, LOC2019-0127, CPC2020-0084

**Moved by** Commissioner Cameron

That with respect to Report CPC2020-0084, 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 Symons Valley Community Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed land use redesignation of 10.8 hectares ± (26.4 acres ±) located at 12414 - 53 Street NW (Portion of NW1/4 Section 25-25-2-5) from DC Direct Control District to Industrial – Commercial (I-C) District; and
4. Give three readings to the proposed bylaw.

**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 Juan

That this Meeting adjourn at 3:00 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 FEBRUARY 24 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Highland Park (Ward 4) at 4205 and 4207 - 2 Street NW, LOC2019-0130, CPC2020-0068
- Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 6620 - 36 Street NE, LOC2019-0147, CPC2020-0069
- Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW, LOC2019-0133, CPC2020-0089
- Road Closure and Land Use Amendment in Residual Sub-Area 02K (Ward 2) and multiple properties, LOC2017-0368, CPC2020-0091
- Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2019-0129, CPC2020-0067
- Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2017-0386, CPC2020-0032
- Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0101, CPC2020-0030
- Land Use Amendment in Glendale (Ward 6) at 2005 - 37 Street SW, LOC2019-0157, CPC2020-0078
- Land Use Amendment in Forest Lawn (Ward 9) at 911 - 38 Street SE, LOC2019-0171, CPC2020-0042
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1007 - 17 Avenue NW, LOC2019-0167, CPC2020-0070
- Policy Amendment and Land Use Amendment in Sherwood (Ward 2) at 12414 - 53 Street NW, LOC2019-0127, CPC2020-0084

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2020 February 06 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

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CHAIR

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ACTING CPC SECRETARY