



**MINUTES**

**CALGARY PLANNING COMMISSION**

**August 23, 2018, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director K. Fromherz, Acting Vice-Chair  
Councillor J. Gondek  
Councillor E. Woolley  
Commissioner C. Friesen  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner A. Palmiere

**ALSO PRESENT:** Senior Planner K. Melanson  
Acting CPC Secretary L. McDougall  
Legislative Assistant T. Rowe

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** Councillor Woolley

That the Agenda for the 2018 August 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, 2018 July 26

**Moved by** Commissioner Palmiere

That the Minutes of the 2018 July 26 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

- 5.1 Road Closure and Land Use Amendment in Centre City East Village (Ward 7) Adjacent to 539 - 7 Avenue SE and 502 - 8 Avenue SE, LOC2018-0099, CPC2018-0993

**Moved by** Commissioner Friesen

That with respect to Report CPC2018-0993, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed closure of 0.810 hectares  $\pm$  (2.00 acres  $\pm$ ) of road (Plan 1811391, Area A) adjacent to 539 – 7 Avenue SE and 502 - 8 Avenue SE, with conditions (Attachment 2);
3. Give three readings to the proposed closure Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.810 hectares  $\pm$  (2.00 acres  $\pm$ ) of closed road (Plan 1811391, Area A) adjacent to 539 – 7 Avenue SE and 502 - 8 Avenue SE from DC Direct Control District to Centre City East Village Integrated Residential District (CC-EIR); and
5. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

6. POSTPONED REPORTS

(None)

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Kingsland (Ward 11) at Multiple Properties, DP2018-0883, CPC2018-0987

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2018-0987.

Commissioner Palmiere left the Council Chamber at 1:02 p.m. and returned at 1:15 p.m. after the vote was declared.

**Moved by** Commissioner Juan

That with respect to Report CPC2018-0987, the following be approved:

That Calgary Planning Commission approve the proposed development permit application for a New: Assisted Living at 7603, 7607, 7611, 7615, 7619, and 7703 - 7 Street SW (Plan 3215HG; 7 Lots 1 to 6) with conditions (Attachment 2).

**MOTION CARRIED**

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Renfrew (Ward 9) at 824 Edmonton Trail NE, LOC2018-0138, CPC2018-0975

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0975, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 824 Edmonton Trail NE (Plan 4031N; Block A; Lots 11 and 12) from DC Direct Control to Commercial – Neighbourhood 1 (C-N1) District; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Midnapore (Ward 14) at 15425 Bannister Road SE, LOC2018-0111, CPC2018-0903

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0903, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 1.09 hectares  $\pm$  (2.70 acres  $\pm$ ) located at 15425 Bannister Road SE (Plan 0711537, Block 12, Lot 1) from DC Direct Control District to Commercial – Community 1 (C-C1) District; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.3 Policy Amendments – Southeast Industrial Area Structure Plan (Ward 12), M-2018-001, CPC2018-0863

A clerical correction was noted to page 1 of 6 of Report CPC2018-0863, under the header "Phosphogypsum Stacks (drying ponds)", by deleting the last sentence in its entirety and replacing with the following "The site remains under operation by Viterra Inc. and under approval of Alberta Government".

**Moved by** Councillor Woolley

That with respect to **Corrected** Report CPC2018-0863, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan (Attachment 1);
3. Give three readings to the proposed bylaw; and
4. Adopt, by resolution, the proposed revisions to the Supporting Information section of the Southeast Industrial Area Structure Plan that does not form part of Bylaw 6P96 (Attachment 2).

**MOTION CARRIED**

7.2.4 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 121 – 18 Avenue NW, LOC2018-0092, CPC2018-0982

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0982, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw the proposed redesignation of 0.03 hectares ± (0.07 acres ±) located at 121 – 18 Avenue NW (Plan 2129O, Block 9, Lot 28) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
5. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2026 – 24 Avenue NW, LOC2018-0122, CPC2018-0976

**Moved by** Commissioner Gedye

That with respect to Report CPC2018-0976, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2026 – 24 Avenue NW (Plan 2950AJ, Block 1, Lots 12 and 13) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.6 Land Use Amendment in Brentwood (Ward 4) at 4820 Northland Drive NW, LOC2018-0080, CPC2018-0972

**Moved by** Commissioner Juan

That with respect to Report CPC2018-0972, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 1.31 hectares  $\pm$  (3.24 acres  $\pm$ ) located at 4820 Northland Drive NW (NW1/4 Section 31-24-1-5) from DC Direct Control District to DC Direct Control District to accommodate commercial development, with guidelines (Attachment 2); and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.7 Land Use Amendment in Downtown East Village (Ward 7) at 399 – 9 Avenue SE, LOC2015-0170, CPC2018-0989

A clerical correction was noted on page 1 of 2 of Attachment 1, Section 8, by deleting the words "Parking Lot-Structure" following the words "bicycle parking stalls - class 2 for" and substituting with "Parking Lot - Structure".

**SPEAKER:**

1. Amber Osada-Ullman

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0989, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.88 hectares  $\pm$  (2.18 acres  $\pm$ ) located at 399 - 9 Avenue SE (Plan 1711864, Block 3, Lot 5) from DC Direct Control District to DC Direct Control District to accommodate a mix use parking structure; and
3. Give three readings to the proposed Bylaw.

**And further, that the commentary provided by Commissioner Juan with respect to Report CPC2018-0989 be attached to the Report prior to being forwarded to Council.**

**MOTION CARRIED**

7.2.8 Policy Amendments and Land Use Amendment in Sunalta (Ward 8) at 1510, 1514, 1516, 1518, 1530 and 1534 – 10 Avenue SW, LOC2018-0116, CPC2018-0990

Distributions with respect to Report CPC2018-0990:

- A letter written by Courtney Clarke with the Sunalta Community Association, Re: LOC2018-0116; and
- A Revised Attachment 2 that replaces Attachment 2.

A clerical correction was noted to page 7 of 14 of Report CPC2018-0990, in the fifth line, second column, of the table labeled "Figure 1: Community Peak Population", by adding a "-" immediately preceding the number "262".

**Moved by Councillor Woolley**

That with respect to **Corrected** Report CPC2018-0990, the following **Revised Administration Recommendations** be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the Sunalta Area Redevelopment Plan (**Revised** Attachment 2);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.32 hectares  $\pm$  (0.79 acres  $\pm$ ) located at 1510, 1514, 1516, 1518, 1530 and 1534 – 10 Avenue SW (Plan 5380V, Block 208, Lots 25 to 36) and 0.04 hectares  $\pm$  (0.1 acres  $\pm$ ) representing a portion of 983 – 14 Street SW (Plan 0913611, Area A) from DC Direct Control District to DC Direct Control District to accommodate a mixed-use development with at-grade retail uses and residential tower development above with guidelines (Attachment 3);
5. Give three readings to the proposed Bylaw; and
6. **Direct that any density bonus contributions made through the development permit process for this site be paid to and used in accordance with the community investment fund established for the Sunalta community, and as a priority, directed towards the Sunalta Community Hub project.**

**And further, that the both the comments provided by Commissioner Juan and the letter distributed with respect to Report CPC2018-0990 be attached to the Report prior to being forwarded to Council.**

Against: A. Palmiere

**MOTION CARRIED**

7.2.9 Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391, CPC2018-0812

Distributions made with respect to Report CPC2018-0812:

- A Revised Attachment 1 which replaces Attachment 1;
- A Revised Attachment 4 which replaces Attachment 4; and
- A Revised Attachment 5 which replaces Attachment 5.

Director Tita left the Chair at 2:50 p.m. and Director Fromherz assumed the Chair.

Director Tita resumed the Chair at 2:52 p.m. and Director Fromherz returned to her regular seat in Commission.

**Moved by Councillor Woolley**

That with respect to Report CPC2018-0812, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the Marda Loop Area Redevelopment Plan (**Revised** Attachment 5);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed closure of 0.003 hectares  $\pm$  (0.008 acres  $\pm$ ) of road (Plan 7710312) adjacent to 2232 - 33 Avenue SW, with conditions (Attachment 2);
5. Give three readings to the proposed closure Bylaw.
6. Adopt, by Bylaw, the proposed redesignation of 0.18 hectares  $\pm$  (0.43 acres  $\pm$ ) located at 2232, 2236, and 2240 - 33 Avenue SW (Plan 4479P, Block 56, Lots 15 to 20; Plan 7710312) from Multi-Residential – Contextual Low Profile (M-C1) District and Undesignated Road Right-of-Way to DC Direct Control District based on the Mixed Use – Active Frontage (MU-2) District to accommodate opportunities for mixed-use multi-residential development with commercial uses with Guidelines (Attachment 6); and
7. Give three readings to the proposed Bylaw.

**And further, that the commentary provided by Commissioner Palmiere, Commissioner Friesen and Commissioner Juan with respect to Report CPC2018-0812 be attached to the Report prior to being forwarded to Council.**

**MOTION CARRIED**

Commission recessed at 3:15 p.m. and reconvened at 3:31 p.m. with Director Tita in the Chair.

7.2.10 Land Use Amendment in Sunalta (Ward 8) at 1526 – 12 Avenue SW, LOC2018-0096, CPC2018-0981

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0981, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.03 hectares ± (0.08 acres ±) located at 1526 - 12 Avenue SW (Plan 5380V, Block 206; Lot 31) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate a limited range of commercial uses within an existing house, with guidelines; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.11 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2840 - 35 Street SW, LOC2018-0134, CPC2018-0991

A clerical correction was noted to page 1 of 1 of Attachment 3, Section 1, by deleting the number "16P86" immediately following the word "Bylaw" and substituting with the number "16P85".

**Moved by** Commissioner Juan

That with respect to Report CPC2018-0991, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (**Corrected** Attachment 3);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.05 hectares ± (0.14 acres ±) located at 2840 – 35 Street SW (Plan 732GN; Block 11, Lot 1) from DC Direct Control District to Residential – Grade Oriented Infill (R-CG) District; and
5. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.12 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2140 - 16 Street SW, LOC2018-0110, CPC2018-0986

SPEAKER:

1. Paul Bergmann

**Moved by** Councillor Woolley

That with respect to Report CPC2018-0986, the following be approved:

That Calgary Planning Commission:

1. Refer this application back to Administration for applicant led engagement with the Community Association; and
2. Direct Administration to bring the application back with a concurrent development permit, through the Calgary Planning Commission, no later than Q1 2019.

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

7.3.1 Pre-Application for Medicine Hill (Verbal Report), CPC2018-0994

Distributions made with respect to Report CPC2018-0986:

- A document entitled "Medicine Hills - Pre-Application Circulation Land Use Redesignation & ASP Amendment for Prominent Buildings", dated 2018 July, and
- 11x17 drawings entitled "Wellings of Calgary Seniors Housing Concept Design Presentation", dated 2018 July 17.

**Moved by** Commissioner Friesen

That with respect to Report CPC2018-0994, the following be approved:

That the Calgary Planning Commission receive the Pre-Application for Medicine Hill Verbal Report for information.

**MOTION CARRIED**

8. URGENT BUSINESS

(None)

9. ADJOURNMENT

**Moved by** Commissioner Gedye

That this Meeting adjourn at 4:36 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2018 OCTOBER 09 REGULAR PUBLIC HEARING MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

CALGARY PLANNING COMMISSION REPORTS

Road Closure and Land Use Amendment in Centre City East Village (Ward 7) Adjacent to 539 - 7 Avenue SE and 502 - 8 Avenue SE, LOC2018-0099, CPC2018-0993

Land Use Amendment in Renfrew (Ward 9) at 824 Edmonton Trail, LOC2018-0138, CPC2018-0975

Land Use Amendment in Midnapore (Ward 14) at 15425 Bannister Road SE, LOC2018-0111, CPC2018-0903

Policy Amendments - Southeast Industrial Area Structure Plan (Ward 12), M-2018-001, CPC2018-0863

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 121 - 18 Avenue NW, LOC2018-0092, CPC2018-0982

Land Use Amendment in Banff Trail (Ward 7) at 2026 - 24 Avenue NW, LOC2018-0122, CPC2018-0976

Land Use Amendment in Brentwood (Ward 4) at 4802 Northland Drive NW, LOC2018-0080, CPC2018-0972

Land Use Amendment in Downtown East Village (Ward 7) at 399 - 9 Avenue SE, LOC2015-0170, CPC2018-0989

Policy Amendments and Land Use Amendment in Sunalta (Ward 8) at 1510, 1514, 1516, 1518, 1530 and 1534 - 10 Avenue SW, LOC2018-0116, CPC2018-0990

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391, CPC2018-0812

Land Use Amendment in Sunalta (Ward 8) at 1526 - 12 Avenue SW, LOC2018-0096, CPC2018-0981

Policy Amendment and Land Use Amendment in Killarney/ Glengarry (Ward 8) at 2840 - 35 Street SW, LOC2018-0134, CPC2018-0991

The next Regular Meeting of the Calgary Planning Commission has been scheduled for 2018 September 06 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2018

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CHAIR

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ACTING CPC SECRETARY

UNCONFIRMED