



MINUTES

CALGARY PLANNING COMMISSION

**November 29, 2018, 1:00 PM
IN THE CALGARY POWER RECEPTION HALL**

PRESENT: Director M. Tita, Chair
Director K. Fromherz, Vice-Chair
Commissioner P. Gedye
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT: Acting CPC Secretary T. Rowe
Legislative Assistant J. Palaschuk

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:01 p.m.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

Moved by Commissioner Juan

That the Agenda for today's Meeting be amended by withdrawing Item 7.2.6, Report CPC2018-1365 from today's Agenda.

MOTION CARRIED

Moved by Commissioner Palmiere

That the Agenda for the 2018 November 29 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2018
November 15

Moved by Commissioner Scott

That the Minutes of the Regular Meeting of the Calgary Planning Commission, held on 2018 November 15, be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Gedye

That the Calgary Planning Commission recommendations contained in the following Reports be approved in an omnibus motion:

- 5.1 Land Use Amendment in Altadore (Ward 8) at 2035 and 2039 – 35 Avenue SW, LOC2018-0187, CPC2018-1342;
- 5.2 Land Use Amendment in West Hillhurst (Ward 7) at 2103 - 5 Avenue NW, LOC2018-0202, CPC2018-1332;
- 5.3 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2133 and 2135 – 18 Street SW, LOC2018-0214, CPC2018-1326; and
- 5.4 Policy Amendment (City Initiated) – Banff Trail Area Redevelopment Plan (Ward 7), CPC2018-1336.

MOTION CARRIED

- 5.1 Land Use Amendment in Altadore (Ward 8) at 2035 and 2039 – 35 Avenue SW, LOC2018-0187, CPC2018-1342
- 5.2 Land Use Amendment in West Hillhurst (Ward 7) at 2103 - 5 Avenue NW, LOC2018-0202, CPC2018-1332
- 5.3 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2133 and 2135 – 18 Street SW, LOC2018-0214, CPC2018-1326
- 5.4 Policy Amendment (City Initiated) – Banff Trail Area Redevelopment Plan (Ward 7), CPC2018-1336

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit for Multi-Residential Development on 14 Avenue SW east of 14 Street SW in the Beltline (Ward 8), DP2018-2882, CPC2018-1349

The following clerical correction was noted to Report CPC2018-1349:

- On page 4 of 9, by deleting the number '9' following the words "Distributions with respect to Report CPC2018-1349:
- A letter from the Beltline Neighbourhoods Association, dated 2018 November 27
- A revised page 4 and 7 of 7 of Attachment 4

Item 7.1.1 CPC2018-1349 was tabled, by general consent, to the Call of the Chair.

Item 7.1.1 CPC2018-1349 was lifted from the table and dealt with at this time.

Moved by Commissioner Palmiere

That the letter distributed with respect to Report CPC2018-1349 be forwarded to Council.

MOTION CARRIED

Moved by Commissioner Palmiere

That with respect to **revised** Report CPC2018-1349, the following be approved, **as amended**:

That Calgary Planning Commission:

1. Receive and accept this report and attachments for information; and
2. Recommend the Development Authority, without having to return to Calgary Planning Commission, **APPROVE** Development Permit DP2018-2882 of a New Multi-Residential Development at 1315, 1317, 1319, 1321, and 1323 - 14 Avenue SW (Plan A1, Block 98, Lots 15 to 19), **with amended conditions (Attachment 4)** subject to the approval of the bylaw amendment associated with LOC2018-0204 by Council.

MOTION CARRIED

7.1.2 Development Permit in Ramsay (Ward 9) at 1802 - 11 Street SE, DP2017-4891, CPC2018-1324

A revised page 4 of 7 of Attachment 2 was distributed with respect to Report CPC2018-1324.

Chad Zyla addressed the Commission with respect to Report CPC2018-1324.

Moved by Commissioner Gedye

That with respect to Report CPC2018-1324, the following be approved:

That Calgary Planning Commission approve the proposed development permit DP2017-4891 of a New: Multi-Residential Development, Retail and Consumer Service at 1802 – 11 Street SE (Plan 1594F, Block R) with the conditions in **revised** Attachment 2.

MOTION CARRIED

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Greenview Industrial Park (Ward 4) at 336 and 344 – 41 Avenue NE, LOC2018-0129, CPC2018-1293

Moved by Commissioner Scott

That with respect to Report CPC2018-1293, the following be approved, **after amendment**:

That Calgary Planning Commission recommend that Council:

1. **Hold a Public Hearing;**
2. Adopt, by Bylaw, the proposed redesignation of 0.25 hectares \pm (0.61 acres \pm) located at 336 and 344 - 41 Avenue NE (Plan 1351IB, Block 8, Lots 20 and 21; Plan 1532JK, Block 8, Lot A) from Industrial – Redevelopment (I-R) District to Industrial – Commercial (I-C) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.2 Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 4120 - 67 Avenue NE, LOC2018-0180, CPC2018-1352

A revised page 1 of 6 of the Cover Report was distributed with respect to Report CPC2018-1352.

Moved by Commissioner Palmiere

That with respect to **revised** Report CPC2018-1352, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council

1. **Hold a Public Hearing;**
2. Adopt, by Bylaw, the proposed redesignation of 1.66 hectares \pm (4.10 acres \pm) located at 4120 - 67 Avenue NE (Plan 2474JK, Block 1, Lot 4) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District based on the Industrial – Outdoor (I-O) District to accommodate the additional use of Seasonal Sales Area, **with conditions (attachment 1)**; and
3. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.3 Land Use Amendment in Stoney 2 (Ward 3) at 2011 – 100 Avenue NE, LOC2018-0191, CPC2018-1255

Moved by Commissioner Schmalz

That with respect to report CPC2018-1255, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing;**

2. Adopt, by Bylaw, the proposed redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 2011 – 100 Avenue NE (Plan 1811200, Block 1, Lot 1) from Industrial – Commercial (I-C) District to Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District; and

3. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.4 Policy Amendment and Land Use Amendment in Residual Sub-Area 13D (Ward 13) at 15113 – 37 Street SW, LOC2017-0308, CPC2018-1359

The following documents were distributed with respect to Report CPC2018-1359:

- A revised page 3 of 10 of Report CPC2018-1359; and
- A revised Attachment 2.

Josh White addressed the Commission with respect to Report CPC2018-1359.

Moved by Commissioner Juan

That with respect to ~~revised~~ Report CPC2018-1359, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing;**
2. Adopt, by Bylaw, the proposed amendments to the Providence Area Structure Plan (Attachment 4);
3. Give three readings to the proposed bylaw.
4. Adopt, by Bylaw, the proposed redesignation of 56.38 hectares \pm (139.32 acres) located at 15113 – 37 Street SW (Portions of NE1/4 Section 36-22-2-5 and SE1/4 Section 36-22-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – Community Service (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate low density mixed use housing, with guidelines (Attachment 2); and
5. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.5 Outline Plan in Residual Sub-Area 13D (Ward 13) at 15113 – 37 Street SW, LOC2017-0308 (OP), CPC2018-1360

The following documents were distributed with respect to Report CPC2018-1360:

- A revised page 3 of 10 to Report CPC2018-1360;
- A revised Attachment 1; and

- A revised Attachment 5.

Josh White addressed the Commission with respect to Report CPC2018-1360

Moved by Commissioner Juan

That with respect to **revised** Report CPC2018-1360, the following be approved:

That Calgary Planning Commission approve the proposed outline plan, located at 15113 – 37 Street SW (Portions of NE1/4 Section 36-22-2-5 and SE1/4 Section 36-22-2-5) to subdivide the 56.38 hectares \pm (139.32 acres \pm), with conditions (Attachment 1).

MOTION CARRIED

Commission recessed at 3:23 p.m., by general consent, to reconvene at 3:35 p.m.

Commission reconvened at 3:36 p.m., with Director Mathias in the Chair.

- 7.2.6 Land Use Amendment in Royal Vista (Ward 1) at 8 and 14 Royal Vista Link NW, LOC2018-0004, CPC2018-1365

This Item was withdrawn at Confirmation of the Agenda

- 7.2.7 Land Use Amendment in Royal Oak (Ward 1) at 96 Royal Birch Point NW, LOC2018-0104, CPC2018-1362

Moved by Commissioner Scott

That with respect to report CPC2018-1362, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing; and**
2. Adopt, by Bylaw, the proposed designation of 2.25 hectares \pm (5.56 acres \pm) located at 96 Royal Birch Point NW (Plan 1213721, Block 2, Lot 90) from Residential – Contextual One Dwelling (R-C1) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Contextual One / Two Dwelling (R-C2) District and Special Purpose – Urban Nature (S-UN) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.8 Outline Plan in Royal Oak (Ward 1) at 96 Royal Birch Point NW, LOC2018-0104, CPC2018-1361

Moved by Commissioner Scott

That with respect to report CPC2018-1361, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 96 Royal Birch Point NW (Plan 1213721, Block 2, Lot 90) to subdivide 2.25 hectares \pm (5.56 acres \pm) with conditions (Attachment 1).

MOTION CARRIED

Moved by Commissioner Palmiere

That Item 7.2.11 Outline Plan in Royal Oak (Ward 1) at 96 Royal Birch Point NW, LOC2018-0104, CPC2018-1361 be brought forward to be dealt with at this time.

MOTION CARRIED

- 7.2.9 Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at 2100 and 2206 – 10 Avenue SW, LOC2018-0165, CPC2018-1358

Moved by Commissioner Juan

That with respect to report CPC2018-1358, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing;**
2. Adopt, by bylaw, the proposed amendments to the Sunalta Area Redevelopment Plan (Attachment 3); and
3. Give three readings to the proposed bylaw.
4. Adopt, by Bylaw, the proposed redesignation of 0.84 hectares \pm (2.08 acres \pm) located at 2100 and 2206 – 10 Avenue SW (Plan 8610141, Block 1, Lots 1 and 2) from Commercial – Corridor 2 f3.0h27 (C-COR2 f3.0h27) District to DC Direct Control District to accommodate the additional use of Self Storage Facility and a revised FAR, with guidelines (Attachment 2); and
5. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.10 Land Use Amendment in Downtown Commercial Core (Ward 8) at 131 9 Avenue SW, LOC2018-0200, CPC2018-1303

Distributions with respect to Report CPC2018-1303:

- A revised page 1 of 6 of Report CPC2018-1303; and
- A revised page 3 of 3 of Attachment.

Moved by Commissioner Juan

That with respect to **revised** Report CPC2018-1358, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing;**
2. Adopt, by Bylaw, the proposed redesignation of 0.97 hectares \pm (2.39 acres \pm) located at 131 – 9 Avenue SW (Plan 1612253, Block 53, Lot 3) from DC Direct Control District to DC Direct Control District to

- accommodate the additional use of Kennel-Urban and to update the base district (Attachment 2); and
3. Give three readings to the proposed Bylaw.

And further, that the commentary provided by Commissioner with respect to Report CPC2018-1303 be attached to the Report prior to being forwarded to Council.

MOTION CARRIED

- 7.2.11 Land Use Amendment in Bridlewood at 249 Bridlerange Place SW (Ward 13), LOC2018-0203, CPC2018-1341

Moved by Commissioner Palmiere

That with respect to report CPC2018-1341, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing;**
2. Adopt, by Bylaw, the proposed redesignation of 0.81 hectares \pm (2.01 acres \pm) located at 249 Bridlerange Place SW (Plan 0815756, Block 4, Lot 13MR) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – Community Institution (S-CI) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.12 Land Use Amendment in Walden (Ward 14) at 19605 Walden Boulevard SE, LOC2018-0185, CPC2018-1345

Commissioner Schmalz declared a conflict, and abstained from discussion and voting, with respect to Item 7.2.12 CPC2018-1345.

Commissioner Schmalz left the Council Chamber at 4:04 p.m. and returned at 4:09 p.m., after the vote on Report CPC2018-1345 was declared.

Moved by Commissioner Gedye

That with respect to report CPC2018-1345, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing;**
2. Adopt, by Bylaw the proposed redesignation of 1.03 hectares \pm (2.55 acres \pm) located at 19605 Walden Boulevard SE (Condominium Plan 1711606) from DC Direct Control District to Commercial – Corridor 2 f0.5h12 (C-COR2 f0.5h12) District; and
3. Give three reading to the proposed bylaw.

MOTION CARRIED

7.2.13 Land Use Amendment in East Fairview Industrial (Ward 11) at 7929 - 11 Street SE, LOC2018-0197, CPC2018-1348

Moved by Commissioner Schmalz

That with respect to Report CPC2018-1348, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing;**
2. Adopt, by Bylaw, the proposed redesignation of 0.40 hectares \pm (0.99 acres \pm) located at 7929 - 11 Street SE (Condominium Plan 1310049, Unit 24) from DC Direct Control District to Commercial – Corridor 2 f0.3h11 (C-COR2 f0.3h11) District; and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.14 Land Use Amendment in Mahogany (Ward 14) at Multiple Addresses, LOC2018-0216, CPC2018-1344

A revised page 4 of 6 of Report CPC2018-1344 was distributed.

Moved by Commissioner Palmiere

That with respect to report CPC2018-1344, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing;**
2. Adopt, by Bylaw, the proposed redesignation of 2.17 hectares \pm (5.36 acres \pm) located at 11 Mahogany Circle SE, 226 Mahogany Garden SE and 2231 and 2255 Mahogany Boulevard SE (Condominium Plan 1811825, Unit A; Condominium Plan 1811825, Unit B; Plan 1811825, Condominium Units 1-457; Plan 1810748, Block 27, Strata Lot 5) from DC Direct Control District to DC Direct Control District to allow for Cannabis Counselling and Cannabis Store uses, with guidelines (Attachment 2); and
3. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. ADJOURNMENT

Moved by Commissioner Scott

That this Meeting adjourn at 4:20 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JANUARY 14
COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Altadore (Ward 8) at 2035 and 2039 – 35 Avenue SW, LOC2018-0187, CPC2018-1342
- Land Use Amendment in West Hillhurst (Ward 7) at 2103 - 5 Avenue NW, LOC2018-0202, CPC2018-1332
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2133 and 2135 – 18 Street SW, LOC2018-0214, CPC2018-1326, CPC2018-1326
- Policy Amendment (City Initiated) – Banff Trail Area Redevelopment Plan (Ward 7), CPC2018-1336
- Land Use Amendment in Greenvue Industrial Park (Ward 4) at 336 and 344 – 41 Avenue NE, LOC2018-0129, CPC2018-1293
- Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 4120 - 67 Avenue NE, LOC2018-0180, CPC2018-1352
- Land Use Amendment in Stoney 2 (Ward 3) at 2011 – 100 Avenue NE, LOC2018-0191, CPC2018-1255
- Policy Amendment and Land Use Amendment in Residual Sub-Area 13D (Ward 13) at 15113 – 37 Street SW, LOC2017-0308, CPC2018-1359
- Land Use Amendment in Royal Oak (Ward 1) at 96 Royal Birch Point NW, LOC2018-0104, CPC2018-1362
- Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at 2100 and 2206 – 10 Avenue SW, LOC2018-0165, CPC2018-1358
- Land Use Amendment in Downtown Commercial Core (Ward 8) at 131 9 Avenue SW, LOC2018-0200, CPC2018-1303
- Land Use Amendment in Bridlewood at 249 Bridlerange Place SW (Ward 13), LOC2018-0203, CPC2018-1341
- Land Use Amendment in Walden (Ward 14) at 19605 Walden Boulevard SE, LOC2018-0185, CPC2018-1345
- Land Use Amendment in East Fairview Industrial (Ward 11) at 7929 - 11 Street SE, LOC2018-0197, CPC2018-1348
- Land Use Amendment in Mahogany (Ward 14) at Multiple Addresses, LOC2018-0216, CPC2018-1344

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2018 December 13

CONFIRMED BY COMMISSION ON 2018

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED