



## MINUTES

### CALGARY PLANNING COMMISSION

**February 7, 2019, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair  
Councillor E. Woolley  
Commissioner M. Foht  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner A. Palmiere  
Commissioner J. Scott

**ALSO PRESENT:** Acting Principal Planner M. Beck  
Acting CPC Secretary J. Dubetz  
Legislative Assistant G. Chaudhary

1. CALL TO ORDER

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

2. OPENING REMARKS

No opening remarks were provided at today's meeting.

3. CONFIRMATION OF AGENDA

**Moved by** Councillor Woolley

That Item 7.2.6, CPC2019-0120 be brought forward to be dealt with following Item 7.1.2, CPC2019-0069.

**MOTION CARRIED**

**Moved by** Commissioner Foht

That the Agenda for the 2019 February 07 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, 2019  
January 24

**Moved by** Commissioner Scott

That the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2019 January 24, be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Palmiere

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

- 5.1 Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201, CPC2019-0097
- 5.2 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and 2204 – 25 Avenue NW, LOC2018-0094, CPC2019-0051

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Land Use Amendment in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE, LOC2018-0175, CPC2019-0068

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0068, the following be approved:

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

- 1. ADOPT, by bylaw, the proposed redesignation of 64.00 hectares  $\pm$  (156.10 acres  $\pm$ ) located at 11111 Barlow Trail SE (E1/2 section 16-23-29-4) from DC Direct Control District to DC Direct Control District to accommodate the additional discretionary use of Power Generation Facility – Large, with guidelines (Attachment 2); and
- 2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.1.2 Development Permit in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE, DP2018-3647, CPC2019-0069

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0069, the following be approved:

That the 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 DP2018-3647 of a Power Generation Facility - Large at 11111 Barlow Trail SE (E1/2 section 16-23-29-4), with conditions (Attachment 5), subject to the approval of the bylaw amendment associated with LOC2018-0175 by Council.

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Evanston (Ward 2) at 2045 and 2060 Symons Valley Parkway NW, LOC2018-0212, CPC2019-0053

**Moved by** Commissioner Foht

That with respect to Report CPC2019-0053, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 5.77 hectares  $\pm$  (14.24 acres  $\pm$ ) located at 2045 and 2060 Symons Valley Parkway NW (Plan 1014108, Block 50, Lot 1; Plan 1014108, Block 49, Lot 15) from DC Direct Control District to Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.2 Land Use Amendment in Stoney 3 (Ward 5) at 11125 – 38 Street NE, LOC2018-0240, CPC2019-0033

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0033, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.81 hectares  $\pm$  (1.99 acres  $\pm$ ) located at 11125 – 38 Street NE (Plan 1512086, Block 1, Lot 4) from DC Direct Control District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.3 Land Use Amendment in Stoney 1 (Ward 3) at 11105, 11110 and 11130 - 11 Street NE, LOC2018-0211, CPC2019-0119

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0119, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 2.51 hectares  $\pm$  (6.2 acres  $\pm$ ) located at 11105, 11110 and 11130 – 11 Street NE (Plan 1812151, Block 3, Lots 8 and 9; Plan 1812151, Block 4, Lot 11) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
  2. Give three readings to the proposed bylaw.
- Against: Commissioner Palmiere

**MOTION CARRIED**

- 7.2.4 Land Use Amendment in Whitehorn (Ward 10) at 4525 – 52 Street NE, LOC2018-0253, CPC2019-0133

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0133, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.39 hectares  $\pm$  (0.95 acres  $\pm$ ) located at 4525 – 52 Street NE (Plan 9911272, Lot 10) from DC Direct Control District to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.5 Land Use Amendment in South Calgary (Ward 8) at 2039 - 30 Avenue SW, LOC2018-0236, CPC2019-0126

A Revised page 3 of Attachment 2 was distributed with respect to Report CPC2019-0126.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0126, the following be approved:

**That Attachment 2 contained in the Report be amended as follows:**

**On page 2 of 7**

- In Section 1(a), deleting the semicolon and substitute with a period at the end of the sentence.

**On page 3 of 7**

- In Sections 4 and 5, remove italics from the words “Contextual One/Two Dwelling”;
- In Section 7(2), add a colon following the words “is the lesser of”;

- In Section 9(2), delete the sentence entirely and substitute with the words “A minimum horizontal separation of 0 metre must be maintained between **retaining walls** on the same **parcel**.”

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

1. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2039 - 30 Avenue SW (Plan 4479P, Block 40, Lots 21 and 22) from DC Direct Control District to DC Direct Control District to accommodate semi-detached residential development with guidelines (**Attachment 2, as amended**); and
2. Give three readings to the proposed bylaw

**MOTION CARRIED**

#### 7.2.6 Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at 528 - 25 Avenue SW and 2412R - 5 Street SW, LOC2018-0143, CPC2019-0120

A Revised Attachment 4 was distributed with respect to Report CPC2019-0120.

**Moved by** Councillor Woolley

That with respect to **Revised** Report CPC2019-0120, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendments to the Cliff Bungalow Area Redevelopment Plan (Attachment 3);
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 0.19 hectares  $\pm$  (0.46 acres  $\pm$ ) located at 528 - 25 Avenue SW and 2412R - 5 Street SW (Condominium Plan 0210275, Units 1 to 36; Plan 38450, Block 16, Lot 13) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District based on the Mixed Use – General (MU-1) District to accommodate mixed-use development, with guidelines (Attachment 2); and
4. 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 2:24 p.m.

**MOTION CARRIED**

**THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 MARCH 18  
COMBINED MEETING OF COUNCIL:**

**PLANNING MATTERS REQUIRING PUBLIC HEARING**

- Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201, CPC2019-0097
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and 2204 – 25 Avenue NW, LOC2018-0094, CPC2019-0051
- Land Use Amendment in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE, LOC2018-0175, CPC2019-0068
- Land Use Amendment in Evanston (Ward 2) at 2045 and 2060 Symons Valley Parkway NW, LOC2018-0212, CPC2019-0053
- Land Use Amendment in Stoney 3 (Ward 5) at 11125 – 38 Street NE, LOC2018-0240, CPC2019-0033
- Land Use Amendment in Stoney 1 (Ward 3) at 11105, 11110 and 11130 - 11 Street NE, LOC2018-0211, CPC2019-0119
- Land Use Amendment in Whitehorn (Ward 10) at 4525 – 52 Street NE, LOC2018-0253, CPC2019-0133
- Land Use Amendment in South Calgary (Ward 8) at 2039 - 30 Avenue SW, LOC2018-0236, CPC2019-0126
- Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at 528 - 25 Avenue SW and 2412R - 5 Street SW, LOC2018-0143, CPC2019-0120

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 February 21.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY