



## MINUTES

### CALGARY PLANNING COMMISSION

**February 21, 2019, 1:30 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair  
Councillor G. Chahal  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner K. Schmalz

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

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:30 p.m.

**Moved by** Councillor Chahal

That the Calgary Planning Commission approve the revised start time of 1:30 p.m. for today's meeting.

**MOTION CARRIED**

2. **OPENING REMARKS**

**RECOGNITION**

On behalf of the Calgary Planning Commission, Director Tita offered recognition and appreciation to Ian Cope, Principal Planner for The Calgary of Calgary, who was in attendance at his last meeting of the Commission before retirement.

Peter McKenzie, former Principal Planner, addressed members of the Commission and citizens present in the gallery. Mr. McKenzie reflected on Principal Planner Cope's influence on the Planning community and his dedicated service to The City for 24 years.

3. **CONFIRMATION OF AGENDA**

**Moved by** Commissioner Gedye

That the Agenda for the 2019 February 21 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 February 07

**Moved by** Commissioner Juan

That the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2019 February 07, be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Director Vanderputten

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

**MOTION CARRIED**

- 5.1 Land Use Amendment in Capitol Hill (Ward 7) at 2115 – 12 Street NW, LOC2018-0268, CPC2019-0143
- 5.4 Land Use Amendment in Silver Springs (Ward 1) at 7222 Silver Mead Road NW, LOC2018-0222, CPC2019-0138

**MOTION CARRIED**

- 5.2 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2137 – 31 Avenue SW, LOC2018-0266, CPC2019-0093

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0093, 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 Richmond Area Redevelopment Plan, **after correction to Attachment 2, Page 1, Section 1 (a) by deleting the words “Amend Figure 2” at the beginning of the sentence, and by substituting with the words “Amend Map 2”;**
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 0.12 hectares ± (0.29 acres ±) located at 2137 – 31 Avenue SW (Plan 4479P, Block 52, Lots 21 to 24) 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**

## INTRODUCTION

Director Tita introduced a group of students from St. Pius School in Ward 7, along with their teacher, Danielle Gentile.

- 5.3 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2806 Richmond Road SW, LOC2018-0264, CPC2019-0188

**Moved by Commissioner Juan**

That with respect to Report CPC2019-0188, the following be approved, **after amendment:**

That 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 0.08 hectares  $\pm$  (0.19 acres  $\pm$ ) located at 2806 Richmond Road SW (Plan 56610, Block 52, Lots 22 and 23) from DC Direct Control 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 OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Kingsland (Ward 11) at 7711 Macleod Trail SW, DP2018-2692, CPC2019-0209

Alvin Fritz addressed Commission with respect to Report CPC2019-0209.

The following documents were distributed with respect to Report CPC2019-0209:

- A revised Attachment 3, Conditions of Approval; and
- A document summarizing clerical corrections to Report CPC2019-0209, as follows:

On Page 8 of 14: Site Access and Parking

Paragraph two, line four, change “and three visitor parking stalls” to “and five visitor parking stalls”.

On Page 12 of 14: Bylaw relaxation table

Under “Residential Motor Vehicle Parking”, change “305 Residential Motor Vehicle Parking” to “266 Residential Motor Vehicle Parking”.

On Page 13 of 14: Bylaw relaxation table

- Under “Commercial Motor Vehicle Parking Stalls”, change “186 Commercial Motor Vehicle Parking Stalls Required” to “124 Commercial Motor Vehicle Parking Stalls Required; and
- Under “Visitor Parking Stalls”, change “37 Visitor Parking Stalls Required” to “41 Visitor Parking Stalls Required”

**Moved by Commissioner Juan**

That with respect to **Corrected** Report CPC2019-0209, the following be approved:

That Calgary Planning Commission APPROVE the proposed development permit DP2018-2692 for a New: Multi-Residential Development, Office, Retail and Consumer Service (3 buildings), Sign – Class B (11), Sign – Class C (1) at 7711 Macleod Trail SW (Plan 9210959, Block A, Lot 1), with conditions (**Revised Attachment 3**).

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment (City Initiated) in Cornerstone (Ward 5) at 23 Cornerstone Circle NE, LOC2018-0259, CPC2019-0155

**Moved by Councillor Chahal**

That with respect to Report CPC2019-0155, 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 0.29 hectares  $\pm$  (0.71 acres  $\pm$ ) located at 23 Cornerstone Circle NE (Plan 1612130, Block 10, Lot 9MR) from Residential – Low Density Mixed Housing (R-G) District to Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.2 Land Use Amendment in Stoney 3 (Ward 5) at 3730 – 108 Avenue NE, LOC2018-0247, CPC2019-0206

**Moved by Commissioner Schmalz**

That with respect to Report CPC2019-0206, 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 1.214 hectares  $\pm$  (3.00 acres  $\pm$ ) located at 3730 – 108 Avenue NE (Plan 1512086, Block 1, Lot 7) from DC Direct Control District to Industrial – Business (I-B f1.0) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.3 Land Use Amendment in Sunnyside (Ward 7) at 810 – 9A Street NW, LOC2018-0215, CPC2019-0195

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-0195, 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 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 810 – 9A Street NW (Plan 24480, Block 6, Lots 2 and 3) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to accommodate multi-residential development with density bonus, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.4 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at Multiple Properties, LOC2018-0183, CPC2019-0159

Copies of the following documents were distributed with respect to Report CPC2019-0159:

- A revised Attachment 2; and
- A document summarizing a clerical correction to Report CPC2019-0159, as follows:

On page 8 of 9

In the section 'Bankview Area Redevelopment Plan (Statutory - 1981)', delete the first paragraph and substitute with the words:

"The subject parcels are located within the Medium Low Density on Figure 2 – Land Use Policy of the *Bankview Area Redevelopment Plan* (ARP). The Medium Low Density area is intended to accommodate primarily townhousing and stacked townhousing. To accommodate this land use redesignation as well as the proposed development permit application (Attachment 3), minor amendments are required to Figure 2 of the ARP to identify appropriate parcels as Neighbourhood Mid-Rise policy area, which is a land use category that has been recently added to the ARP (2017 July 31), to accommodate the scale of development proposed by this application, as follows:"

**Moved by** Commissioner Gedye

That with respect to **Corrected** Report CPC2019-0159, 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 Bankview Area Redevelopment Plan (**Revised Attachment 2**);
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares  $\pm$  (0.34 acres  $\pm$ ) located at 2604, 2608, 2610 – 17A Street SW (Plan 1717FW, Block 10, Lots 4 to 6) from Multi-Residential – Contextual Grade-Oriented (M-CG) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.5 Land Use Amendment in Glenbrook (Ward 6) at 2815 – 43 Street SW, LOC2018-0271, CPC2019-0095

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0095 the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2815 – 43 Street SW (Plan 2736HS, Block 1, Lot 20) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three reading to the proposed Bylaw.

**MOTION CARRIED**

7.2.6 Policy Amendment - Banff Trail Station Area Redevelopment Plan - Mobility Network Implementation Updates (Ward 7), CPC2019-0197

**Moved by** Director Vanderputten

That with respect to Report CPC2019-0197, the following be approved:

That the Calgary Planning Commission:

1. Direct this report (CPC2019-0197) to the 2019 March 18 Combined Meeting of Council to the public hearing portion of the Agenda; and
2. Recommend that Council hold a Public Hearing; and
  - a. ADOPT, by bylaw, the proposed amendments to the Banff Trail Station Area Redevelopment Plan (Attachment 1); and
  - b. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.7 Land Use Amendment in Cliff Bungalow/Mission (Ward 11) at 1716 Centre Street SE, LOC2018-0107, CPC2019-0139

A document containing a summary of clerical corrections to the Report, Attachment 2 and Attachment 4 was distributed with respect to Report CPC2019-0139, as follows:

In Report CPC2019-0139

Delete the height modifier of the existing land use district “f3.0h26”, and substitute with the height modifier “f3.0h46” in the following locations:

- On page 1 of 8: Executive Summary, fourth line & first bullet;
- On page 1 of 8: Administration Recommendation 2a; and
- On page 5 of 8: last sentence under Land Use section.

In Attachment 2

On page 2 of 2, under the heading ‘Proposed Use: Overnight Kennel’, subheading ‘Walks’ by deleting the last bullet in its entirety.

In Attachment 4

In row (i), column “Kennel – Urban (Proposed DC District)”, by deleting the words “In addition: Implements recommendations from a Sound Isolation Assessment submitted at the time of development”.

**Moved by** Commissioner Juan

That with respect to **Corrected** Report CPC2019-0139, the following be approved:

That the Calgary Planning Commission:

1. Direct this report (CPC2019-0139) to the 2019 March 18 Combined Meeting of Council to the public hearing portion of the Agenda, **after correction to the Report, Attachment 2 and Attachment 4, as contained in the distribution**; and
2. Recommends that Council hold a Public Hearing; and
  - a. ADOPT, by bylaw, the proposed redesignation of 0.23 hectares ± (0.57 acres±) located at 1716 Centre Street SE (Plan 0210992, Block 4, Lot 41) from Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District and Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate an additional use (Kennel – Urban), with guidelines (Attachment 3); and
  - b. Give three readings to the proposed redesignation bylaw.

**MOTION CARRIED**

7.2.8 Land Use Amendment in Springbank Hill (Ward 6) at 7550 Elkton Drive SW, LOC2018-0233, CPC2019-0154

Elvin Karpovich addressed the Commission with respect to Reports CPC2019-0154 and CPC2019-0184.

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0154, 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 2.03 hectares  $\pm$  (5.01 acres  $\pm$ ) located at 7550 Elkton Drive SW (Plan 2370IB; Block 2; Lot 12 and 13) from DC Direct Control District to Residential – One / Two Dwelling (R-2) District; and
2. Give three readings to the proposed redesignation bylaw.

Against: Councillor Chahal

**MOTION CARRIED**

- 7.2.9 Outline Plan in Springbank Hill (Ward 6) at 7550 Elkton Drive SW, LOC2018-0233 (OP), CPC2019-0184

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0184, the following be approved:

That the Calgary Planning Commission APPROVE the proposed outline plan, located at 7550 Elkton Drive SW (Plan 2370IB; Block 2; Lot 12 and 13) to subdivide the 2.03 hectares  $\pm$  (5.19 acres  $\pm$ ), with conditions (Attachment 2).

Against: Councillor Chahal

**MOTION CARRIED**

General consent, recess at 3:28 p.m. and reconvened at 3:46 p.m. with Director Tita in the Chair.

- 7.2.10 Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406, CPC2019-0153

The following documents were distributed with respect to Report CPC2019-0153:

- A letter dated October 15, 2017 written by Pete Steenaerts, Sage Hill Community Association, and submitted today by the applicant; and
- A letter dated February 14, 2019 from Kathy Oberg, B&A Planning Group.

Ajith Karunasena addressed the Commission with respect to Report CPC2019-0153.

**Moved by** Commissioner Juan

That the Calgary Planning Commission receive the correspondence as distributed.



**MOTION CARRIED**

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0153 the following be approved:

That the Calgary Planning Commission refer the proposed Land Use Amendment (Report CPC2019-0153) to Administration for further discussion with the applicant, and to consider:

- reduced commercial;
- reduced auto-oriented design; and
- additional mixed-use building forms;

And return to the Calgary Planning Commission no later than 2019 May.

**MOTION CARRIED**

7.2.11 Land Use Amendment in Kingsland (Ward 11) at Multiple Addresses, LOC2018-0158, CPC2019-0156

David Symes addressed the Commission with respect to Report CPC2019-0156.

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0156 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 1.92 hectares  $\pm$  (4.75 acres  $\pm$ ) located at 517, 531, and 612 – 67 Avenue SW and 6711 Macleod Trail SW (Plan 4910AK, Block 6, Lots 1 to 10; Plan 9913221, Block 4, Lot 1; Plan 1152JK, Block Z) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – High Density High Rise (M-H3h70) District and DC Direct Control District to accommodate mixed-use mid and high-rise development with guidelines (Attachment 3); and
2. Give three reading to the proposed bylaw.

**MOTION CARRIED**

7.2.12 Policy Amendment and Land Use Amendment in Douglasdale/Douglasglen (Ward 12) at 10808 - 18 Street SE, LOC2018-0248, CPC2019-0150

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0150 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 Barlow Area Structure Plan as contained in Attachment 2 to this report;
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 3.94 hectares  $\pm$  (9.74 acres  $\pm$ ) located at 10808 – 18 Street SE (Plan 0112475, Block 9, Lot 3) from Industrial – Business f1.0h24 (I-B f1.0h24) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

### 7.3 MISCELLANEOUS ITEMS

#### 7.3.1 Chinook Station Area Redevelopment Plan Update (Verbal Report), CPC2019-0194

**Moved by** Director Vanderputten

That with respect to Verbal Report CPC2019-0194 the following be approved:

That the Calgary Planning Commission receive the Chinook Station Area Redevelopment Plan Verbal Update for information.

**MOTION CARRIED**

### 8. URGENT BUSINESS

None

### 9. ADJOURNMENT

**Moved by** Commissioner Juan

That this meeting adjourn at 5:35 p.m.

**MOTION CARRIED**

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

PLANNING MATTERS FOR PUBLIC HEARING:

- Policy Amendment - Banff Trail Station Area Redevelopment Plan - Mobility Network Implementation Updates (Ward 7) , CPC2019-0197
- Land Use Amendment in Cliff Bungalow/Mission (Ward 11) at 1716 Centre Street SE, LOC2018-0107, CPC2019-0139

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 APRIL 08 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Capitol Hill (Ward 7) at 2115 – 12 Street NW, LOC2018-0268, CPC2019-0143

- Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2137 – 31 Avenue SW, LOC2018-0266, CPC2019-0093
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2806 Richmond Road SW, LOC2018-0264, CPC2019-0188
- Land Use Amendment in Silver Springs (Ward 1) at 7222 Silver Mead Road NW, LOC2018-0222, CPC2019-0138
- Land Use Amendment (City Initiated) in Cornerstone (Ward 5) at 23 Cornerstone Circle NE, LOC2018-0259, CPC2019-0155
- Land Use Amendment in Stoney 3 (Ward 5) at 3730 – 108 Avenue NE, LOC2018-0247, CPC2019-0206
- Land Use Amendment in Sunnyside (Ward 7) at 810 – 9A Street NW, LOC2018-0215, CPC2019-0195
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at Multiple Properties, LOC2018-0183, CPC2019-0159
- Land Use Amendment in Glenbrook (Ward 6) at 2815 – 43 Street SW, LOC2018-0271, CPC2019-0095
- Land Use Amendment in Springbank Hill (Ward 6) at 7550 Elton Drive SW, LOC2018-0233, CPC2019-0154
- Land Use Amendment in Kingsland (Ward 11) at Multiple Addresses, LOC2018-0158, CPC2019-0156
- Policy Amendment and Land Use Amendment in Douglasdale/Douglasglen (Ward 12) at 10808 - 18 Street SE, LOC2018-0248, CPC2019-0150

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 March 07.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY