



## MINUTES

### CALGARY PLANNING COMMISSION

**April 4, 2019, 1:00 PM  
IN THE COUNCIL CHAMBER**

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

**ALSO PRESENT:** Acting Principal Planner K. Wishlow  
Acting CPC Secretary J. Dubetz  
Legislative Advisor G. Chaudhary

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 Foht

That the Agenda for the 2019 April 04 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

**Moved by** Councillor Chahal

That the Minutes of the following meetings be confirmed in an omnibus motion:

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 March 07
- 4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 March 21

**MOTION CARRIED**5. CONSENT AGENDA

With respect to Consent Item 5.1, Report CPC2019-0376, a clerical correction was noted in the header of Attachment 2, by deleting the report number "CPC2019-0367" and replacing with the report number "CPC2019-0376".

**Moved by** Commissioner Scott

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

- 5.1 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 – 31 Avenue SW, LOC2018-0218, CPC2019-0376
- 5.2 Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86 Avenue SE, LOC2018-0228, CPC2019-0367

**MOTION CARRIED**6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

## 7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Medicine Hill (Ward 6) at 1879 Na'a Drive SW, DP2018-4439, CPC2019-0373

The following items were distributed with respect to Report CPC2019-0373:

- A package of documents titled "The Village - Cell E, at Medicine Hill", dated 2019 April 04,
- A rendering from NORR, titled Townhome Plans.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0373, the following be approved:

That the Calgary Planning Commission APPROVE the proposed development permit application DP2018-4439 for a New: Multi-Residential Development (14 buildings with 71 townhouse units) at 1879 Na'a Drive SW (Plan 1612946, Block 2, Lot 13), with conditions (Attachment 1).

Against: Commissioner Palmiere

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069, CPC2019-0380

Speaker Ajith Karunasena addressed the Commission with respect to Report CPC2019-0380.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0380, Administration Recommendation 3 be amended in the Mixed Use height modifier by deleting the figure "(MU-1f3.8h20.8)" and replacing with the figure "(MU-1f3.8h21)".

**MOTION CARRIED**

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0380, the following be approved, **after amendment as follows:**

- In the report on page 3 of 7, **Site Context**, first sentence, by deleting the width of "20.46 metres" and replacing with the width "28.31 metres"; and
- In Attachment 3, in the document title, by deleting the word "Objection".

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 (Attachment 2);
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 1437 – 19 Avenue SW and 2103 and 2107 – 14 Street SW (Plan 261L, Block 13, Lots 1 to 4) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f3.8h21) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW, LOC2018-0188, CPC2019-0379

A letter from Calgary Heritage Initiative, dated 2019 April 03 ,was distributed with respect to Report CPC2019-0379.

Vern Hart addressed the Commission with respect to Report CPC2019-0379.

The Calgary Planning Commission recessed at 2:08 p.m. and reconvened at 2:15 p.m. with Director Tita in the Chair.

**Moved by** Commissioner Juan

That the distributed letter be received for information.

**MOTION CARRIED**

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0379, the following be approved:

That the Calgary Planning Commission:

1. Direct this report (CPC2019-0379) to the 2019 April 29 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
  - a. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares  $\pm$  (0.35 acres  $\pm$ ) located at 823 – 17 Avenue SW (Plan 4453L, Block 11, Lots 4 and 5, and a portion of Lot 3) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to DC Direct Control District to accommodate mixed-use development, with guidelines (Attachment 2); and
  - b. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.3 Land Use Amendment in Manchester Industrial (Ward 9) at 429 – 58 Avenue SE, LOC2019-0016, CPC2019-0362

**Moved by** Commissioner Juan

That with respect to Report CPC2019-03762 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 0.25 hectares  $\pm$  (0.06 acres  $\pm$ ) located at 429 – 58 Avenue SE (Plan 1546LK, Block 3, Lot 1) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.4 Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street SE, LOC2018-0267, CPC2019-0417

**Moved by** Director Vanderputten

That with respect to Report CPC2019-0417, 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 14.59 hectares  $\pm$  (36.07 acres  $\pm$ ) located at 12725 – 52 Street SE (Portion of SE1/4 section 10-23-29-4) from DC Direct Control District to Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

### 7.3 MISCELLANEOUS ITEMS

#### 7.3.1 Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses, CPC2019-0281

The following documents were distributed with respect to Report CPC2019-0281:

- A revised page 2 of 6 of Attachment 1;
- A letter from Calgary Economic Development, dated 2019 April 2;
- A letter from the Federation of Calgary Communities, 2019 dated April 4.

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0281, the following be approved:

That the Calgary Planning Commission receive this report and **revised Attachment 1** for information.

**MOTION CARRIED**

#### 8. URGENT BUSINESS

None

#### 9. CONFIDENTIAL ITEMS

**Moved by** Commissioner Juan

That pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission move into Closed Meeting at 3:13 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1, Enabling Successful Infill Development - Options for Changes (Verbal), CPC2019-0418.

**MOTION CARRIED**

The Calgary Planning Commission reconvened in Public Meeting at 4:18 p.m. with Director Tita in the Chair.

**Moved by** Commissioner Palmiere

That the Calgary Planning Commission rise and report.

**MOTION CARRIED**

9.1 Enabling Successful Infill Development - Options for Changes (Verbal),  
CPC2019-0418

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-0418:

Clerk: S. Muscoby, J. Dubetz, G. Chaudhary; Advice: L. Kahn, T. Henry, J. Furness, C. Ferguson; Observer: K. Wishlow, M. Beck, J. Silot, K. Holberton.

The following materials were received for the Corporate Record with respect to Report CPC2019-0418, which are to remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*:

- A draft document
- A presentation.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0418, the following be approved:

That the Calgary Planning Commission:

Direct that the closed session discussions, presentation and distribution remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy (FOIP) Act*, to be reviewed by 2019 July 31.

**MOTION CARRIED**

10. ADJOURNMENT

**Moved by** Commissioner Juan

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

**MOTION CARRIED**

**THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 APRIL 29  
COMBINED MEETING OF COUNCIL:**

**PLANNING MATTERS FOR PUBLIC HEARING:**

- Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW, LOC2018-0188, CPC2019-0379

**THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 MAY 27  
COMBINED MEETING OF COUNCIL:**

**PLANNING MATTERS FOR PUBLIC HEARING:**

- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 – 31 Avenue SW, LOC2018-0218, CPC2019-0376

- Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86 Avenue SE, LOC2018-0228, CPC2019-0367
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069, CPC2019-0380
- Land Use Amendment in Manchester Industrial (Ward 9) at 429 – 58 Avenue SE, LOC2019-0016, CPC2019-0362
- Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street SE, LOC2018-0267, CPC2019-0417

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 April 18.

CONFIRMED BY COMMISSION ON

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CHAIR

ACTING CPC SECRETARY

UNCONFIRMED