



## MINUTES

### CALGARY PLANNING COMMISSION

**April 18, 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 P. Gedye  
Commissioner L. Juan  
Commissioner A. Palmiere  
Commissioner K. Schmalz  
Commissioner J. Scott

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

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 Commissioner Foht**

That the Agenda for the 2019 April 18 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 April 04

At the request of the Acting CPC Secretary, a clerical correction was noted in the Minutes on page 3, Item 7.2.1, in the Speaker last name, by replacing the letter "n" with an "r" following the letters "Ka", so the name reads "Karunasena".

**Moved by Commissioner Gedye**

That the Minutes of the 2019 April 4 Regular Meeting of the Calgary Planning Commission, be confirmed, **as corrected**.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Juan

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 2040 – 32 Avenue SW, LOC2018-0232, CPC2019-0431
- 5.3 Land Use Amendment in West Hillhurst (Ward 7) at 2339 – 5 Avenue NW, LOC2019-0013, CPC2019-0434
- 5.4 Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) adjacent to 23 McDougall Court NE, LOC2018-0252, CPC2019-0377
- 5.5 Community Name in Residual Sub-Area 02K (Ward 2), SN2019-0004, CPC2019-0474

**MOTION CARRIED**

- 5.2 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1915 - 40 Avenue SW, LOC2018-0207, CPC2019-0425

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0425, 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 South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
- 2. Give three readings to the proposed bylaw;
- 3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 1915 – 40 Avenue SW (Plan 5641S, Block B, Lots 1 and 2) 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.

Against: Councillor Woolley and Commissioner Gedye

**MOTION CARRIED**

6. POSTPONED REPORTS

None

## 7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

### 7.1 DEVELOPMENT ITEMS

#### 7.1.1 Development Permit in Hillhurst (Ward 7) at 417 – 10 Street NW, DP2018-4579, CPC2019-0494

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0494. Commissioner Palmiere left the Council Chamber at 1:06 p.m. and returned at 1:47 p.m. after the vote was declared.

Speakers who addressed Calgary Planning Commission with respect to Report CPC2019-0494:

1. Patrick Briscoe

**Moved by** Director Vanderputten

That Report CPC2019-0494 be amended, as follows:

- In the Report that the Administration Recommendation be amended by adding the words "(Fascia – 2)" after the words "Sign - Class B" and adding the words "(Canopy – 4)" after the words "Sign - Class D", and
- In Attachment 1 that the proposed Conditions of Approval be amended on Page 5, condition 29, by deleting "Fascia" and adding a capital S to "signage", and
- In Attachment 1 on Page 1 by adding an additional condition after condition 3, as follows, and renumbering the rest of the conditions accordingly:

"4. Amend A-301, A-302, A-303 and A-304 to ensure the labelling of the materials is corrected to properly indicate the locations of the Composite Metal Panel – Pearl White."

**MOTION CARRIED**

**Moved by** Commissioner Foht

That Attachment 1 be amended by adding a new Prior To Release condition to the Transportation section as follows:

"Consider exploring the provision of Accessible Motor Vehicle Parking Stalls at-grade for the commercial uses including locations on-site or on the adjacent roadway. Amend the Plan accordingly to the satisfaction of the Director, Transportation Planning."

Against: Councillor Woolley and Commissioner Gedye

**MOTION CARRIED**

**Moved by** Commissioner Schmalz

That Attachment 1 be amended by adding a new Prior To Release condition to the Transportation section as follows:

"Amend the plans to consider the relocation of the proposed accessible motor vehicle parking stalls, on the parkade level plans, closer to the elevators, to the satisfaction of the Development Authority".

**MOTION CARRIED**

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0494, the following be approved:

That Calgary Planning Commission APPROVE the proposed development permit application DP2018-4579 for a New Dwelling Units, Financial Institution, Outdoor Café, Restaurant, Licensed – Small, Retail and Consumer Service, Sign – Class B, ~~(Fasola - 2)~~ Sign – Class D **(Canopy - 4)** at 417 – 10 Street NW (Plan 1811460, Block 1, Lot 10), with conditions **(Amended Attachment 1)**.

**MOTION CARRIED**

**Moved by** Director Vanderputten

That Calgary Planning Commission now recess, at 1:47 p.m., to the call of the Chair.

**MOTION CARRIED**

Calgary Planning Commission reconvened at 1:56 p.m. with Director Tita in the Chair.

7.1.2 Development Permit in Beltline (Ward 11) at Multiple Properties, DP2017-4075, CPC2018-1012

Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2018-1012.

Commissioner Juan left the Council Chamber at 1:57 p.m. and returned at 3:25 p.m. after the vote was declared.

Speakers who addressed Calgary Planning Commission with respect to Report CPC2018-1012:

1. Sarah Itani
2. Bruce McKenzie

A clerical correction was noted with respect to Report CPC2018-1012 to the Conditions of Approval contained in Attachment 2, Page 3 by replacing condition number 46. with 13. and renumbering accordingly.

**Moved by** Director Vanderputten

That Attachment 2 with respect to Report CPC2018-1012 be amended as follows:

- Add a new Prior to Release condition under the Planning section:  
"Amend the plans to remove any reference to Restaurant uses."
- Amend Prior to Release condition #3 to add the following after the words "pathway to the south":  
", and to the retail space adjacent to Park Road SE."
- Amend Permanent Condition #50 to change Phase "C" to "B"
- Remove Permanent Condition #51 in its entirety and renumber the conditions accordingly.

**MOTION CARRIED**

**Moved by** Councillor Woolley

That with respect to Report CPC2018-1012, the following be approved:

That the Calgary Planning Commission **APPROVE** the proposed Development Permit application DP2017-4075 of a New: Multi-Residential Development, Retail and Consumer Service at 1818 – 1 Street SE, 1825 Park Road SE and 1919 MacLeod Trail SE (Plan 8311892, Block 2, Lot 26; Plan 8311893, Block 2, Lot 27; Plan 8210888, Block 2, Lot 24), with **amended** conditions (Attachment 2).

**MOTION CARRIED**

Calgary Planning Commission recessed at 3:25 p.m. and reconvened at 3:41 p.m. with Director Tita in the Chair.

## 7.2 PLANNING ITEMS

### 7.2.1 Policy Amendment and Land Use Amendment (City-Initiated) in Richmond Knob Hill, South Calgary, and Altadore, at Multiple Properties, LOC2017-0370, CPC2019-0404

A revised Attachment 4 was distributed with respect to Report CPC2019-0404.

The following clerical corrections were noted with respect to Report CPC2019-0404:

- Correction to the Cover Report by deleting "Knob Hill" from the header.
- Correction to the Administration Recommendation to add the word "District" after the words "(C-N1)", "(C-N2)", "(MU-1f3.0h16)" and "(MU-2f3.0h16)".

**Moved by** Commissioner Foht

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

1. ADOPT, by bylaw, the proposed amendments to the Marda Loop Area Redevelopment Plan (ADOPT, by bylaw, the proposed amendments to the Marda Loop Area Redevelopment Plan (**Revised Attachment 4**));;
2. Give three readings to the proposed Bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 5.3 hectares  $\pm$  (13.1 acres  $\pm$ ) located at various addresses (See Attachment 3) from Commercial – Neighbourhood 1 (C-N1) **District**, Commercial – Neighbourhood 2 (C-N2) **District**, Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 1 f1.0h10 (C-COR1f1.0h10) District, Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District, Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District, Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District, Commercial – Corridor 2 f2.0h12 (C-COR2 f2.0h12) District, Commercial – Corridor 2 f2.5h16 (C-COR2 f2.5h16) District to Mixed Use - General (MU-1f3.0h16) **District**, Mixed Use - Active Frontage (MU-2f3.0h16) **District**, Mixed Use - Active Frontage (MU-2f3.0h23) District; and
4. Give three readings to the proposed Bylaw.

Against: Commissioners Gedye and Palmiere

**MOTION CARRIED**

7.2.2 Land Use Amendment in West Hillhurst (Ward 7) at 2402 Westmount Road NW, LOC2019-0014, CPC2019-0454

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0454, 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 0.045 hectares  $\pm$  (0.111 acres  $\pm$ ) located at 2402 Westmount Road NW (Plan 1197FW, Block 9, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.3 Land Use Amendment in Greenview Industrial Park (Ward 4) at 4140 – 6 Street NE, LOC2019-0010, CPC2019-0433

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0433, 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 0.68 hectares  $\pm$  (1.69 acres  $\pm$ ) located at 4140 – 6 Street NE (Plan 8710998, Block Q, Lot 10) from Industrial – General (I-G) District to DC Direct Control District to accommodate a greater variety of commercial uses and allow the additional discretionary use of Place of Worship – Large, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.4 Land Use Amendment in Arbour Lake (Ward 2) at 800 Crowfoot Crescent NW, LOC2018-0245, CPC2019-0461

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0461, 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 0.75 hectares  $\pm$  (1.85 acres  $\pm$ ) located at 800 Crowfoot Crescent NW (Plan 9810828, Block 3, Lot 18) from DC Direct Control District to DC Direct Control District to accommodate mixed-use development with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.5 Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley Road NW, LOC2018-0140, CPC2019-0468

Speakers who addressed Calgary Planning Commission with respect to Report CPC2019-0468:

1. Jay German

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0468, 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 12.98 hectares  $\pm$  (32.09 acres  $\pm$ ) located at 15454 Symons Valley Road NW (Portion of NW1/4 1-26-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District; and

2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

**7.2.6 Land Use Amendment in Saddle Ridge (Ward 5) at 9320 and 9325 - 52 Street NE, LOC2018-0170, CPC2019-0317**

With respect to Report CPC2019-0317 and Report CPC2019-0318, Commissioners Foht and Schmalz declared conflicts of interest and abstained from discussion and voting. Commissioners Foht and Schmalz left the Council Chamber at 4:30 p.m. and returned at 4:50 p.m. after the votes on both items were declared.

**Moved by Councillor Chahal**

That with respect to Report CPC2019-0317, 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 20.49 hectares  $\pm$  (50.63 acres  $\pm$ ) located at 9320 and 9325 - 52 Street NE (Portion of NW1/4 Section 14-25-29-4; Plan 1412743; Block 1, Lot 1) from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1s) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Low Profile (M-1d62) District, Multi-Residential – Medium Profile Support Commercial (M-X2d185) District, and Multi-Residential – Medium Profile (M-2d124) District to Residential – Low Density Mixed Housing (R-G, R-Gm) District, Multi-Residential – Medium Profile (M-2) District and DC Direct Control District to accommodate lower density ground-oriented residential uses with guidelines (Attachment 2).
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 1.51 hectares  $\pm$  (3.74 acres  $\pm$ ) located at 9320 - 52 Street NE (Portion of NW1/4 Section 14-25-29-4) from Special Purpose – City and Regional Infrastructure (S-CRI) District and Multi-Residential – Medium Profile (M-2d124) District to DC Direct Control District to accommodate transit infrastructure and future mixed-use development with guidelines (Attachment 3); and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

**7.2.7 Outline Plan in Saddle Ridge (Ward 5) at 9320 - 52 Street NE, LOC2018-0170 (OP), CPC2019-0318**

Additional pages 2 to 4 of Attachment 3 were distributed with respect to Report CPC2019-0318.



**Moved by** Councillor Chahal

That with respect to Report CPC2019-0318, the following be approved:

That the Calgary Planning Commissions APPROVE the proposed outline plan located at 9320 – 52 Street NE (Portion of NW1/4 Section 14-25-29-4) to subdivide 7.73 hectares  $\pm$  (19.10 acres  $\pm$ ) with conditions (Attachment 2).

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

**Moved by** Director Vanderputten

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 4:50 p.m., in the Council Boardroom, to discuss confidential matters with respect to Report CPC2019-0389.

**MOTION CARRIED**

The Calgary Planning Commission reconvened in Public Meeting at 6:26 p.m. with Director Tita in the Chair.

**Moved by** Councillor Chahal

That the Calgary Planning Commission rise and report at this time.

**MOTION CARRIED**

9.1 Ricardo Ranch Area Structure Plan (Verbal), POL2017-0010 - CPC2019-0389

Commissioners Foht and Palmiere declared conflicts of interest and abstained from discussion and voting with respect to Report CPC2019-0389.

Commissioners Foht and Palmiere left the Council Chamber at 4:50 p.m. and did not return prior to adjournment of today's meeting.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-0389:

Clerk: G. Chaudhary, J. Dubetz;

Advice: J. Quigley, M. Ha, B. Harder, D. Hamilton, G. Roman, D. Mahalek, T. Shaw;

Observer: K. Wishlow, K. Froese, R. Cichowlas, N. Marchut, D. Down, I. Cheung, S. McFarlane.

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0389, the following be approved:

That the Calgary Planning Commission:

1. Receive the draft policy, briefing note and PowerPoint presentation for information; and
2. Direct that the closed session discussions, draft policy and PowerPoint presentation remain confidential pursuant to Section 24 (advice from officials) of the Direct that the closed session discussions, draft policy and PowerPoint presentation 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, August 1. Act, to be reviewed by 2019, August 1.
3. Direct that the closed session briefing note remain confidential pursuant to Section 24 (advice from officials) of the Direct that the closed session briefing note remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy (FOIP) Act*, to be held indefinitely. Act, to be held indefinitely.

**MOTION CARRIED**

10. ADJOURNMENT

**Moved by** Commissioner Juan

That this Meeting adjourn at 6:27 p.m.

**MOTION CARRIED**

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

PLANNING MATTERS REQUIRING PUBLIC HEARING

- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 2040 – 32 Avenue SW, LOC2018-0232, CPC2019-0431
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1915 - 40 Avenue SW, LOC2018-0207, CPC2019-0425
- Land Use Amendment in West Hillhurst (Ward 7) at 2339 – 5 Avenue NW, LOC2019-0013, CPC2019-0434
- Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) adjacent to 23 McDougall Court NE, LOC2018-0252, CPC2019-0377
- Policy Amendment and Land Use Amendment (City-Initiated) in Richmond, South Calgary, and Altadore, at Multiple Properties, LOC2017-0370, CPC2019-0404
- Land Use Amendment in West Hillhurst (Ward 7) at 2402 Westmount Road NW, LOC2019-0014, CPC2019-0454

- Land Use Amendment in Greenview Industrial Park (Ward 4) at 4140 – 6 Street NE, LOC2019-0010, CPC2019-0433
- Land Use Amendment in Arbour Lake (Ward 2) at 800 Crowfoot Crescent NW, LOC2018-0245, CPC2019-0461
- Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley Road NW, LOC2018-0140, CPC2019-0468
- Land Use Amendment in Saddle Ridge (Ward 5) at 9320 and 9325 - 52 Street NE, LOC2018-0170, CPC2019-0317

#### PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

- Community Name in Residual Sub-Area 02K (Ward 2), SN2019-0004, CPC2019-0474

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 May 2.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY