



## MINUTES

### CALGARY PLANNING COMMISSION

**May 2, 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 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 1:01 p.m..

2. OPENING REMARKS

No opening remarks were provided.

3. CONFIRMATION OF AGENDA

**Moved by** Commissioner Foht

That the Agenda for the 2019 May 02 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended, by bringing forward Item 7.2.7, CPC2019-0553, to be heard immediately following Item 7.2.2, Report CPC2019-0542.**

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

None

5. CONSENT AGENDA

**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 (R-CG) in Killarney/Glengarry (Ward 8) at 3003 – 26A Street SW, LOC2019-0031, CPC2019-0462
- 5.2 Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at 2404 - 28 Avenue SW, LOC2018-0258, CPC2019-0532
- 5.3 Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at 240 – 31 Avenue NE, LOC2019-0021, CPC2019-0543
- 5.4 Land Use Amendment (R-CG) in West Hillhurst (Ward 7) at 701 - 19 Street NW, LOC2019-0011, CPC2019-0534
- 5.5 Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 – 12 Avenue NE, LOC2019-0007, CPC2019-0573
- 5.6 Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024, CPC2019-0426
- 5.7 Disposal of Reserve in Strathcona Park (Ward 6), 1580 Strathcona Drive SW, SB2017-0378, CPC2019-0540

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Arbour Lake (Ward 2) at 8321 – 85 Street NW, LOC2017-0160, CPC2019-0531

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0531, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 17.01 hectares  $\pm$  (42.04 acres  $\pm$ ) located at 8321 - 85 Street NW (SE1/4 Section 16-25-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – At Grade Housing (M-G) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.2 Outline Plan in Arbour Lake (Ward 2) at 8321 – 85 Street NW, LOC2017-0160, CPC2019-0542

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0542, the following be approved:

That the Calgary Planning Commission APPROVE the proposed outline plan located at 8321 - 85 Street NW (SE1/4 Section 16-25-2-5) to subdivide 17.01 hectares  $\pm$  (42.04 acres  $\pm$ ) with conditions (Attachment 1).

**MOTION CARRIED**

- 7.2.3 Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW, LOC2019-0005, CPC2019-0533

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0533, 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 0.20 hectares  $\pm$  (0.50 acres  $\pm$ ) located at 46 Elveden Drive SW (Plan 1811892, Block 2, Lot 40) from DC Direct Control District to Residential – One Dwelling (R-1) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.4 Land Use Amendment in Spruce Cliff (Ward 8) at 1 Spruce Bank Crescent SW, LOC2018-0269, CPC2019-0094

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0094, the following be approved:

That the Calgary Planning Commission recommends that Council a hhold a Public Hearing, and:

1. ADOPT, by Bylaw, the proposed redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 1 Spruce Bank Crescent SW (Plan 4626GQ, Block 1, Lot 1) 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**

7.2.5 Land Use Amendment in Bankview (Ward 8) at 2307 - 16 Street SW, LOC2019-0009, CPC2019-0512

**Moved by** Commissioner Foht

That with respect to Report CPC2019-0512, 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 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) located at 2307 - 16 Street SW (Plan 5228AF, Block 4, Lot 9) from Multi-Residential – Contextual Grade Orientated (M-CGd72) District to Multi-Residential – Contextual Grade Orientated (M-CG) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.6 Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple addresses, LOC2018-0087, CPC2019-0398

A Revised page 3 of 10 contained in Attachment 2 was distributed with respect to Report CPC2019-0398.

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0398, the following be approved:

That the Calgary Planning Commission:

1. Direct this report (CPC2019-0398) to the 2019 May 27 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 amendments to the Sunalta Area Redevelopment Plan (Attachment 3); and
  - b. Give three readings to the proposed bylaw.
  - c. ADOPT, by bylaw, the proposed redesignation of 0.58 hectares  $\pm$  (1.43 acres  $\pm$ ) located at 1434, 1438, 1442, 1444, and 1448A – 17 Avenue SW, 1511, 1513, 1517, 1521, 1525, 1527, 1529, and 1531 – 16 Avenue SW, and 1609 – 14 Street SW (Plan 5380V; Block 201; Lots 5 to 30) from Multi-Residential – Contextual Medium Profile (M-C2) District and Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to DC Direct Control District to accommodate a mixed-use high rise building, with guidelines (Attachment 2); and
  - d. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.7 Land Use Amendment in Sage Hill (Ward 2) at 150 Sage Hill Boulevard NW, LOC2018-0190, CPC2019-0553

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0553, 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 6.27 hectares  $\pm$  (15.49 acres  $\pm$ ) located at 150 Sage Hill Boulevard NW (Plan 1213664, Block 3, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate residential and commercial development with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

Against: Director Vanderputten

**MOTION CARRIED**

### 7.3 MISCELLANEOUS ITEMS

None

### 8. URGENT BUSINESS

None

### 9. ADJOURNMENT

**Moved by** Commissioner Schmalz

That this Meeting adjourn at 2:42 p.m.

**MOTION CARRIED**

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

#### **PLANNING MATTERS FOR PUBLIC HEARING:**

- Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 – 12 Avenue NE, LOC2019-0007, CPC2019-0573
- Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple addresses, LOC2018-0087, CPC2019-0398

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JUNE 17 COMBINED MEETING OF COUNCIL:

#### **PLANNING MATTERS FOR PUBLIC HEARING:**

- Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry (Ward 8) at 3003 – 26A Street SW, LOC2019-0031, CPC2019-0462

- Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at 2404 - 28 Avenue SW, LOC2018-0258, CPC2019-0532
- Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at 240 – 31 Avenue NE, LOC2019-0021, CPC2019-0543
- Land Use Amendment (R-CG) in West Hillhurst (Ward 7) at 701 - 19 Street NW, LOC2019-0011, CPC2019-0534
- Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024, CPC2019-0426
- Land Use Amendment in Arbour Lake (Ward 2) at 8321 – 85 Street NW, LOC2017-0160, CPC2019-0531
- Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW, LOC2019-0005, CPC2019-0533
- Land Use Amendment in Spruce Cliff (Ward 8) at 1 Spruce Bank Crescent SW, LOC2018-0269, CPC2019-0094
- Land Use Amendment in Bankview (Ward 8) at 2307 - 16 Street SW, LOC2019-0009, CPC2019-0512
- Land Use Amendment in Sage Hill (Ward 2) at 150 Sage Hill Boulevard NW, LOC2018-0190, CPC2019-0553

**PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:**

- Disposal of Reserve in Strathcona Park (Ward 6), 1580 Strathcona Drive SW, SB2017-0378, CPC2019-0540

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 May 16.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY