



**MINUTES**

**CALGARY PLANNING COMMISSION**

**May 16, 2019, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair  
Councillor G. Chahal  
Commissioner M. Foht  
Commissioner P. Gedye  
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 1:00 p.m.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

**Moved by** Commissioner Foht

That the Agenda for the 2019 May 16 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended, by bringing forward Item 7.2.5, Report CPC2019-0596, to be heard immediately following Item 7.1.2, Report CPC2019-0612.**

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

**Moved by** Commissioner Gedye

That the Minutes of the following Meetings of the Calgary Planning Commission be adopted in an omnibus motion:

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 April 18

- 4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 May 2

**MOTION CARRIED**

5. CONSENT AGENDA

- 5.1 Land Use Amendment in Kingsland (Ward 11) at 837 – 67 Avenue SW, LOC2019-0034, CPC2019-0598

The following clerical corrections were noted with respect to Report CPC2019-0598:

- Cover Report, on page 1, Executive Summary section, bullet three, and on page 4, Land Use section, paragraph two by deleting "4 dwelling units" and replacing with "3 dwelling units".
- Cover Report, on page 4, Transportation section, paragraph one by deleting "150 metres east" and replacing with "150 metres west".

**Moved by** Commissioner Scott

That with respect to **Corrected** Report CPC2019-0598, 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 ± (0.11 acres ±) located at 837 – 67 Avenue SW (Plan 4910AK, Block 9, Lot 1 and 2) from Residential – contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 5.2 Road Closure and Land Use Amendment in Glamorgan (Ward 6) along a portion of 50 Avenue SW, LOC2019-0018, CPC2019-0511

A clerical correction was noted with respect to Report CPC2019-0511 in the Cover Report, on page 1, Administration Recommendation section by deleting "June 16" and replacing it with "June 17".

A revised Attachment 4 was received for the Corporate Record with respect to Report CPC2019-0511.

**Moved by** Commissioner Scott

That with respect to **Corrected** Report CPC2019-0511, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0379) to the 2019 June 17 Combined Meeting of Council to the Public Hearing portion of the Agenda;

2. **That revised attachment 4 be added to the Report prior to forwarding to Council.**
3. Recommend that Council hold a Public Hearing; and
  - a. ADOPT, by bylaw, the proposed closure of 0.098 hectares  $\pm$  (0.24 acres  $\pm$ ) of road (All that portion of road on plan 1612555 adjacent to the southerly boundary of lot 2 block 3 plan 1612555 which lies north of the southerly 18.40 metres of said road) adjacent to 4850 – 50 Avenue SW with conditions (Attachment 3); and
  - b. Give three readings to the proposed closure bylaw.
  - c. ADOPT, by bylaw, the proposed redesignation of 0.098 hectares  $\pm$  (0.24 acres  $\pm$ ) of closed road (All that portion of road on plan 1612555 adjacent to the southerly boundary of lot 2 block 3 plan 1612555 which lies north of the southerly 18.40 metres of said road) adjacent to 4850 – 50 Avenue SW from Undesignated Road Right-of-Way to DC Direct Control District to accommodate a seniors housing proposal and associated commercial uses, with guidelines (Attachment 2); and
  - d. Give three readings to the proposed bylaw.

**MOTION CARRIED**

5.3 Proposed Street Name in West Springs (Ward 6), SN2018-0014, CPC2019-0594

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0594, the following be approved:

That the Calgary Planning Commission recommend that Council APPROVE the street name: Welcome.

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Walden (Ward 14) at 1555 – 210 Avenue SE, DP2018-0932, CPC2019-0611

With respect to Report CPC2019-0611 and Report CPC2019-0612, Commissioners Foht and Schmalz declared conflicts of interest and abstained from discussion and voting. Commissioners Foht and Schmalz left the Council Chamber at 1:10 p.m. and returned at 1:37 p.m. after the votes on both items were declared.

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-0611, the following be approved:

That the Calgary Planning Commission APPROVE the proposed development permit application DP2018-0932 for a New: Retail and Consumer Service, Restaurant: Licensed - Large, Restaurant: Licensed - Medium, Outdoor Cafe, Liquor Store (10 buildings) at 1555 – 210 Avenue SE (Plan 1413264, Block 13, Lot 2), with conditions (Attachment 2).

**MOTION CARRIED**

7.1.2 Development Permit in Walden (Ward 14) at 1555 – 210 Avenue SE, DP2018-1300, CPC2019-0612

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-0612, the following be approved:

That the Calgary Planning Commission APPROVE the proposed development permit application DP2018-1300 for a New: Restaurant: Licensed - Small, Fitness Centre, Financial Institution, Cannabis Store, Restaurant: Licensed - Medium, Restaurant: Licensed - Large, Outdoor Cafe, Retail and Consumer Service, Drive Through (6 Buildings) at 1555 – 210 Avenue SE (Plan 1413264, Block 13, Lot 2), with conditions (Attachment 2).

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW LOC2019-0012, CPC2019-0651

A Revised Attachment 2 was distributed with respect to Report CPC2019-0651.

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0651, 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 10.1 hectares ± (24.9 acres ±) located at 4838 Richard Road SW (Plan 0812071, Block 2, Lot 10) from DC Direct Control District to DC Direct Control District to accommodate office, industrial and commercial uses, with guidelines (**Revised** Attachment 2); and

2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Bridlewood (Ward 13) at 2375 – 162 Avenue SW, LOC2018-0276, CPC2019-0589

Speakers who addressed Calgary Planning Commission with respect to Report CPC2019-0589:

1. Susan Sanderson, Affordable Housing.
2. Jeff Lyness, MTA, Urban Design Architecture Interior Design.

**Moved by** Director Vanderputten

That with respect to Report CPC2019-0589, the following be approved, **after amendment**:

That the Calgary Planning Commission:

1. **Direct this report (CPC2019-0589) to the 2019 June 17 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 0.87 hectares  $\pm$  (2.15 acres  $\pm$ ) located at 2375 – 162 Avenue SW (Plan 0112369, Block 23, Lot 3) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Multi-Residential – Low Profile (M-1) District (Attachment 2); and
  - b. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.3 Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188, CPC2019-0523

**Moved by** Commissioner Foht

That with respect to Report CPC2019-0523, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendments to the West Springs Area Structure Plan (Attachment 2);
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 13.53 hectares  $\pm$  (33.43 acres  $\pm$ ) located at 1166 Wentworth View SW, 1127 - 85 Street SW and 8888 - 12 Avenue SW (Plan 0214183, Block 14, Lot 75; Plan 6160HF, Block C) from DC Direct Control District to Residential – One Dwelling (R-1) District, Mixed Use - General (MU-1f2.5h16) District, Mixed Use - General (MU-1f2.5h20) District, Mixed Use - General (MU-1f4.0h28) District, Commercial – Corridor 2 f2.5h28 (C-COR2 f2.5h28) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to accommodate low density

residential development, and comprehensively designed older adult housing community, with guidelines (Attachment 4); and

4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.4 Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2017-0188(OP), CPC2019-0524

**Moved by** Commissioner Foht

That with respect to Report CPC2019-0524, the following be approved:

That the Calgary Planning Commission APPROVE the proposed outline plan located at 1166 Wentworth View SW, 1127 – 85 Street SW, and 8888 – 12 Avenue SW (Plan 0214183, Block 14, Lot 75; Plan 6160HF, Block C) to subdivide 13.53 hectares ± (33.43 acres ±) with conditions, **after amendment to Attachment 1 as follows:**

**That the Calgary Planning Commission amend Development Engineering condition 9 under CPC2019-0524 (LOC2017-0188OP), Attachment 1 to read:**

9. Post **grading** slope stability assessments will be required prior to approval of Development Permit/Tentative Plan once design grades are known to ensure that minimum required factors of safety are achieved.

**MOTION CARRIED**

- 7.2.5 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230, CPC2019-0596

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0596.

Commissioner Palmiere left the Council Chamber at 1:37 p.m. and returned at 1:44 p.m. after the vote was declared.

A Revised Attachment 3 was distributed with respect to Report CPC2019-0596.

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-0596, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (**Revised** Attachment 3);
2. Give three readings to the proposed bylaw;

3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 738 19 Avenue NW (Plan 2934O, Block 18, Lots 19 and 20) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.6 Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406, CPC2019-0551

Revised Attachments 1 and 2 were distributed with respect to Report CPC2019-0551.

The following Speaker addressed Calgary Planning Commission with respect to Report CPC2019-0551:

1. Ajith Karunasena

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0551, 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 3.09 hectares ± (7.63 acres ±) located at 3650 Sage Hill Drive NW and 155 Sage Hill Rise NW (Plan 10Y0452, Block 7, Lots 1 and 3) from Residential – Low Density Multiple Dwelling (R-2M) District and Multi-Residential – Medium Profile (M-2d90) District to Multi-Residential – Low Profile (M-1d80) District and DC Direct Control District to accommodate reduced commercial floor area, restricted auto-oriented uses, and minimum residential density, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

ROLL CALL VOTE

For: (4): Director Vanderputten, Councillor Chahal, Commissioner Gedye, and Commissioner Scott

Against: (3): Commissioner Foht, Commissioner Palmiere, and Commissioner Schmalz

**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 3:10 p.m., in the Legal Traditions Boardroom, to discuss confidential matters with respect to Report CPC2019-0547.

**MOTION CARRIED**

The Calgary Planning Commission reconvened in Public Meeting at 4:30 p.m. with Director Tita in the Chair.

By general consent, the Calgary Planning Commission rose and reported at this time.

## 9.1 ITEMS FROM ADMINISTRATION AND COMMITTEE

## 9.1.1 West View Area Structure Plan – POL2018-0001 (Verbal Item), CPC2019-0547

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-0547:

Clerk: G. Chaudhary, J. Dubetz;

Advice: M. Huber, D. Down, J. Hall, S. LeBouthillier, D. Mahalek, A. Parks;

Observer: N. Marchut, M. Krizan, K. Wishlow.

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0547, the following be approved:

That the Calgary Planning Commission:

1. Receive the draft policy 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 *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2019, August 1.

**MOTION CARRIED**

10. ADJOURNMENT

**Moved by** Commissioner Palmiere

That this Meeting adjourn at 4:33 p.m.

**MOTION CARRIED**

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



**PLANNING MATTERS FOR PUBLIC HEARING:**

- Road Closure and Land Use Amendment in Glamorgan (Ward 6) along a portion of 50 Avenue SW, LOC2019-0018, CPC2019-0511
- Land Use Amendment in Bridlewood (Ward 13) at 2375 – 162 Avenue SW, LOC2018-0276, CPC2019-0589

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JULY 22 COMBINED MEETING OF COUNCIL:

**PLANNING MATTERS FOR PUBLIC HEARING:**

- Land Use Amendment in Kingsland (Ward 11) at 837 – 67 Avenue SW, LOC2019-0034, CPC2019-0598
- Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW LOC2019-0012, CPC2019-0651
- Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188, CPC2019-0523
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230, CPC2019-0596
- Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406, CPC2019-0551

**PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:**

- Proposed Street Name in West Springs (Ward 6), SN2018-0014, CPC2019-0594

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 June 6.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY