



**MINUTES**

**CALGARY PLANNING COMMISSION**

**June 6, 2019, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director D. Morgan  
Councillor G. Chahal  
Councillor E. Woolley  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner J. Scott

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

1. CALL TO ORDER

Director Tita called the meeting to order at 1:01 p.m.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

**Moved by** Councillor Woolley

That the Agenda for the 2019 June 06 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended, by bringing forward Item 7.2.10, Report CPC2019-0712, to be heard immediately following the recess and by bringing forward Item 7.2.16, Report CPC2019-0717 and Item 7.2.17, Report CPC2019-0718 to be heard immediately following Item 7.1.1, Report CPC2019-0735.**

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 May 16

**Moved by** Commissioner Scott

That the Minutes of the 2019 May 16 Regular Meeting of the Calgary Planning Commission be confirmed.

**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 Land Use Amendment in Parkdale (Ward 7) at 3120 – Parkdale Boulevard NW, LOC2019-0032, CPC2019-0608
- 5.2 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037, CPC2019-0697
- 5.3 Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) between 816 and 824 McDougall Road NE, LOC2019-0023, CPC2019-0500

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Legacy (Ward 14) at 1411 and 1555 – 210 Avenue SE, DP2018-2164, CPC2019-0735

Additional pages ES1, ES2 and ES3 of Attachment 1 were distributed for the public and for the Corporate Record with respect to Report CPC2019-0735.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0735, the following be approved, **as amended**:

That Calgary Planning Commission APPROVE the proposed development permit application DP2018-2164 for a New: Supermarket, Retail and Consumer Service, Restaurant: Food Service Only - Medium, Liquor Store, Financial Institution, Drive Through, Cannabis Store (3 buildings) at 1411 and 1555 – 210 Avenue SE (Plan 1611206, Block 38, Lot 1 and Plan 1413264, Block 13, Lot 2), with conditions (**Amended Attachment 2**), **as amended by adding an additional Prior to Release Condition as follows**:

**Amend plans to provide integrated outdoor lighting on the art piece on the West elevation / Building Q-01 of the building façade.**

7.2 PLANNING ITEMS

- 7.2.1 Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2018-0277, CPC2019-0544

The following items were distributed with respect to Report CPC2019-0544:

- A revised Attachment 3 and revised Attachment 4 were distributed with respect to Report CPC2019-0544, and
- a document outlining clerical corrections.

The following clerical corrections were noted with respect to Report CPC2019-0544:

- Correction to Administration Recommendation 1. to reference Attachment 4 instead of Attachment 3;
- Correction to Administration Recommendation 2. to reference Attachment 3 instead of Attachment 2;
- Correction to Administration Recommendation 3. to add a "d" to "propose"; and
- Correction under Page 5, Land Use section, Paragraph 3, First bullet to replace "1.55" with "1.6".

**Moved by** Commissioner Juan

That with respect to **Corrected** Report CPC2019-0544, the following be approved:

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

1. ADOPT, by resolution, the proposed amendments to the Currie Barracks CFB West Master Plan (**Revised Attachment 4**);
2. ADOPT, by bylaw the proposed redesignation of 5.39 hectares  $\pm$  (13.32  $\pm$  acres) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Industrial – Business f0.63h32 (I-B f0.63h32) District and DC Direct Control District to DC Direct Control District to accommodate a comprehensive mixed-use development, with guidelines (**Revised Attachment 3**); and
3. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.2 Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226, CPC2019-0636

A letter from the Springbank Hill Community Association, dated June 03, 2019, was distributed with respect to Report CPC2019-0636.

A clerical correction was noted in Attachment 3 by removing the "Draft" watermark.

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0636, the following be approved:

The Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw the proposed closure of 0.004 hectares  $\pm$  (0.009 acres  $\pm$ ) of road (Plan 1911053, Area 'A' and Area 'B'), adjacent to 85 Street SW with conditions (**Corrected** Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. ADOPT, by bylaw the proposed redesignation of 5.24 hectares  $\pm$  (12.94 acres  $\pm$ ) located at 2938, 3028 and 3118 – 85 Street SW and the closed road (Plan 3530AK; Block D, Lot 13, portion of Lot 11 and portion of Lot 12; Plan 1911053, Area 'A' and Area 'B') from Direct Control District and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Residential – One Dwelling (R-1s) District, Special Purpose – Urban Mature (S-UN) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
4. Give three readings to the proposed bylaw.

**And further, that the letter distributed with respect to Report CPC2019-0636 be added as a new page within Attachment 6 prior to being forwarded to Council.**

**MOTION CARRIED**

- 7.2.3 Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP), CPC2019-0681

A letter from the Springbank Hill Community Association, dated June 03, 2019, was distributed with respect to Report CPC2019-0681.

A clerical correction was noted in Attachment 1 by removing the "Draft" watermark.

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0681, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan, located at 2938, 3028 and 3118 – 85 Street SW (Plan 3530AK; Block D, Lots 11 and 13, and a portion of Lot 12) to subdivide 5.45 hectares  $\pm$  (13.47 acres  $\pm$ ), with conditions (**Corrected** Attachment 1).

**MOTION CARRIED**

- 7.2.4 Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237, CPC2019-0702

A revised Attachment 3 was distributed with respect to Report CPC2019-0702.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0702, 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 West Springs Area Structure Plan (**Revised** Attachment 3); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 3.01 hectares  $\pm$  (7.44 acres  $\pm$ ) located at 7233, 7373 and 7385 – 11 Avenue SW, (Plan 4587S; Blocks 3 and 4; Plan 0611171; Block 4, Lot 1) from DC Direct Control District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate residential development; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.5 Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2018-0237 (OP), CPC2019-0703

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0703, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 7233, 7373, and 7385 - 11 Avenue SW (Plan 0611171, Block 4, Lot 1; Plan 4587S, Blocks 3 and 4) to subdivide 3.01 hectares  $\pm$  (7.44 acres  $\pm$ ), with conditions (Attachment 1).

**MOTION CARRIED**

- 7.2.6 Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 – 24 Street SE, LOC2018-0153, CPC2019-0689

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0689, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan (Attachment 4);
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 1.82 hectares  $\pm$  (4.49 acres  $\pm$ ) located at 11488 – 24 Street SE (Plan 0112636, Block

18, Lot 1) from DC Direct Control District to Commercial – Corridor 2 (C-COR2 f0.22h12) District; and

4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.7 Land Use Amendment in Manchester Industrial (Ward 9) at 4415 – 1 Street SE, LOC2019-0033, CPC2019-0673

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0673, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.41 hectares  $\pm$  (1.02 acres  $\pm$ ) located at 4415 – 1 Street SE (Plan 7703GH, Lots A and 17) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.8 Land Use Amendment in Kingsland (Ward 11) at 7103 – 7 Street SW, LOC2019-0043, CPC2019-0676

A clerical correction was noted on the Cover Report on page 6, Under Local Area Plan section, first paragraph, by replacing the word "KingIsland" with "Kingsland" in the first and second sentences.

**Moved by** Commissioner Juan

That with respect to **Corrected** Report CPC2019-0676, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 7103 – 7 Street SW (Plan 3215HG, Block 6, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
2. Give three readings to the proposed bylaw.

Against: Councillor Woolley

**MOTION CARRIED**

- 7.2.9 Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 65 and 69 - 7A Street NE, LOC2019-0047, CPC2019-0690

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0690, 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 Bridgeland-Riverside Area Structure Plan (Attachment 2); and
2. Give three reading to the proposed bylaw.
3. ADOPT, by bylaw the proposed redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 65 and 69 - 7A Street NE (Plan 4301R, Block 7, Lots 30 to 33) from Multi-Residential – Contextual Low Profile (M-C1d110) District to Mixed Use - General (MU-1h11) District; and
4. Give three reading to the proposed bylaw.

**MOTION CARRIED**

7.2.10 Land Use Amendment in Hillhurst (Ward 7) at 628 – 15 Street NW, LOC2018-0048, CPC2019-0712

**Moved by** Commissioner Juan

That with respect to Report CPC2019-0712, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.03 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 628 - 15 Street NW (Plan 6219, Block 2, Lots 82 and 83) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.11 Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174, CPC2019-0720

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0720, 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 North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.

3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1418 - 19 Avenue NW (Plan 3150P, Block 16, Lots 8 and 9) from 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**

7.2.12 Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 – 21 Avenue NW, LOC2019-0002, CPC2019-0704

A clerical correction was noted with Respect to Report CPC2019-0704 on the Cover Report, on page 8, under the list of attachments, to add the words "4. Community Association Letter".

The following items were distributed with respect to Report CPC2019-0704:

- A revised Attachment 3 and revised Attachment 4 were distributed with respect to Report CPC2019-0704; and
- A Corrected page 8 of Cover Report CPC2019-0704.

**Moved by** Commissioner Scott

That with respect to **Corrected** Report CPC2019-0704, 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 North Hill Area Redevelopment Plan (**Revised** Attachment 3); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1516 – 21 Avenue NW (Plan 2864AF, Block 6, Lots 7 and 8) from 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**

7.2.13 Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW, LOC2019-0008, CPC2019-0716

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0716, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 15.66 hectares  $\pm$  (38.68 acres  $\pm$ ) located at 15001 69 Street NW (Plan 9012020 Block 1) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate an existing School – Private and proposed Child Care Service (Attachment 2).
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

**Moved by Commissioner Scott**

That Commission recess, at 2:48 p.m., to reconvene at the Call of the Chair.

**MOTION CARRIED**

Commission reconvened at 3:10 p.m. with Director Tita in the Chair.

- 7.2.14 Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015, CPC2019-0709

**Moved by Councillor Chahal**

That with respect to Report CPC2019-0709, the following be approved:

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

1. ADOPT by bylaw the proposed redesignation of 0.23 hectares  $\pm$  (0.56 acres  $\pm$ ) located at 218, 222, 226 and 230 - 19 Street NW (Plan 8942GB, Block 19, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.3h19) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.15 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216 Centre Street NE, LOC2019-0001, CPC2019-0705

**Moved by Commissioner Scott**

That with respect to Report CPC2019-0705, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.

3. ADOPT, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 3216 Centre Street NE (Plan 2617AG, Block 65, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.16 Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107, CPC2019-0717

A revised page 2 and 3 of Cover Report CPC2019-0717 was distributed.

**Moved by** Commissioner Juan

That with respect to **Revised** Report CPC2019-0717, the following be approved:

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

1. ADOPT, by bylaw, the proposed designation of 38.27 hectares ± (94.57 acres ±) located at 13818 and 13920 – 15 Street NE (NW1/4, Section 36, Township 25, Range 1, Meridian 5; Plan 6268FT, OT) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Commercial (I-C) District, Industrial – Business f0.5h20 (I-B f0.5h20) District, Industrial – General (I-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**

7.2.17 Outline Plan in Keystone Hills (Ward 3) at 13818 and 13920 – 15 Street NE, LOC2014-0107, CPC2019-0718

The following items were distributed with respect to Report CPC2019-0718:

- A revised page 1 and 2 of Report CPC2019-0718; and
- A revised Attachment 4.

**Moved by** Commissioner Juan

That with respect to **Revised** Report CPC2019-0718, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan, located at 13818 and 13920 - 15 Street NE (NW1/4, Section 36, Township 25, Range 1, Meridian 5; Plan 6268FT, OT) to subdivide the 38.27 hectares ± (94.57 acres ±) with conditions (**Amended** Attachment

1), as amended by including the following words in Condition 15. h)  
“as shown in the 15<sup>th</sup> Street NE alignment to the TUC boundary”.

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. ADJOURNMENT

**Moved by** Director D. Morgan

That this Meeting adjourn at 3:48 p.m.

**MOTION CARRIED**

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

**PLANNING MATTERS FOR PUBLIC HEARING:**

- Land Use Amendment in Parkdale (Ward 7) at 3120 – Parkdale Boulevard NW, LOC2019-0032, CPC2019-0608
- Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037, CPC2019-0697
- Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) between 816 and 824 McDougall Road NE, LOC2019-0023, CPC2019-0500
- Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2018-0277, CPC2019-0544
- Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226, CPC2019-0636
- Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237, CPC2019-0702
- Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 – 24 Street SE, LOC2018-0153, CPC2019-0689
- Land Use Amendment in Manchester Industrial (Ward 9) at 4415 – 1 Street SE, LOC2019-0033, CPC2019-0673
- Land Use Amendment in Kingsland (Ward 11) at 7103 – 7 Street SW, LOC2019-0043, CPC2019-0676
- Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 65 and 69 - 7A Street NE, LOC2019-0047, CPC2019-0690
- Land Use Amendment in Hillhurst (Ward 7) at 628 – 15 Street NW, LOC2018-0048, CPC2019-0712

- Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174, CPC2019-0720
- Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 – 21 Avenue NW, LOC2019-0002, CPC2019-0704
- Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW, LOC2019-0008, CPC2019-0716
- Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015, CPC2019-0709
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216 Centre Street NE, LOC2019-0001, CPC2019-0705
- Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107, CPC2019-0717

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 June 20.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY