



MINUTES

CALGARY PLANNING COMMISSION

**June 20, 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 L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT: Acting Principal Planner J. Silot
Acting CPC Secretary G. Chaudhary
Legislative Advisor J. Palaschuk

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 Scott

That the Agenda for the 2019 June 20 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended, by bringing forward Item 7.2.4, Report CPC2019-0786, to be heard immediately following the Consent Agenda.**

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 June 06

Moved by Commissioner Juan

That the Minutes of the 2019 June 06 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED5. CONSENT AGENDA**Moved by** Commissioner Palmiere

That the Administration Recommendations contained in the following reports be approved in an omnibus motion.

- 5.1 Land Use Amendment in Tuscany (Ward 1) at 185 Tuslewood Drive NW, LOC2019-0055, CPC2019-0758
- 5.2 Land Use Amendment in Bowness (Ward 1) at 8347 – 47 Avenue NW, LOC2019-0048, CPC2019-0736
- 5.4 Proposed Community and Street Names in Residual Sub-Area 13D (Ward 13), SN2019-0007, CPC2019-0766

MOTION CARRIED

- 5.3 Policy Amendment – Banff Trail Area Redevelopment Plan (Ward 7), CPC2019-0733

Moved by Commissioner Foht

That with respect to Report CPC2019-0733, 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 Banff Trail Area Redevelopment Plan (Attachment 1); and
- 2. Give three readings to the proposed bylaw.

MOTION CARRIED6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2019-0680, CPC2019-0610

With respect to Report CPC2019-0610, Commissioner Juan declared a conflict of interest and abstained from discussion and voting. Commissioner Juan left the Council Chamber at 1:09 p.m. and returned at 1:28 p.m. after the vote was declared.

Moved by Commissioner Foht

That with respect to Report CPC2019-0610, the following be approved:

That Calgary Planning Commission APPROVE the proposed development permit application DP2019-0680 for a New: Multi-Residential Development (1 building) at 1116, 1122, 1124, and 1128 – 5 Avenue NW (Plan 5609J, Block T, Lots 8 to 14), with conditions (Attachment 1).

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Airport Trail Interchanges, CPC2019-0749

A revised Attachment 2 was distributed with respect to CPC2019-0749.

Moved by Director Vanderputten

That with respect to Report CPC2019-0749, the following be approved:

That Calgary Planning Commission RECEIVE AND ACCEPT this report for information.

MOTION CARRIED

7.2.2 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2813 - 24A Street SW, LOC2019-0036, CPC2019-0682

The following items were distributed with respect to CPC2019-0682:

- A revised Attachment 2: Development Permit (DP2019-1660) Summary;
- A new Attachment 4: Applicant-Led Engagement Summary and "What We Heard" Report; and
- A summary of revisions and clerical corrections to Cover Report CPC2019-0682.

The following speakers addressed Calgary Planning Commission with respect to CPC2019-0682:

1. David White, CivicWorks Planning + Design
2. Michael Farrar, FAAS Architecture

Moved by Commissioner Scott

That with respect to **Revised** Report CPC2019-0682, the following be approved, **after amendment**:

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

1. ADOPT, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.

3. ADOPT, by bylaw, the proposed redesignation of 0.12 hectares \pm (0.30 acres \pm) located at 2813 - 24A Street SW (Plan 5661O, Block 47, Lots 7 to 10) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General Frontage (MU-1f3.3h19) District; and
4. Give three reading to the proposed bylaw.

And further, that the Revised Attachment 2 that was distributed with respect to Report CPC2019-0682 replace the original Attachment 2 prior to being forwarded to Council and that the new Attachment 4 be forwarded to Council.

MOTION CARRIED

- 7.2.3 Policy Amendment and Land Use Amendment in Beltline (Ward 11) at 1520 – 4 Street SW, LOC2019-0045, CPC2019-0756

Moved by Commissioner Foht

That with respect to Report CPC2019-0756, 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 Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.12 hectares \pm (0.30 acres \pm) located at 1520 – 4 Street SW (Portion of Plan 1910115, Block 120, Lot 51) from DC Direct Control District to DC Direct Control District to accommodate a new 11-storey office building with guidelines (Attachment 4); and
4. Give three readings to the proposed bylaw.

ROLL CALL VOTE

For: (5): Director Tita, Director Vanderputten, Councillor Chahal, Commissioner Foht, and Commissioner Scott

Against: (4): Commissioner Gedye, Commissioner Juan, Commissioner Palmiere, and Commissioner Schmalz

MOTION CARRIED

- 7.2.4 Land Use Amendment in Walden (Ward 14) at multiple addresses, LOC2018-0273, CPC2019-0786

With respect to Report CPC2019-0786, Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting. Commissioner Schmalz left the Council Chamber at 1:07 p.m. and returned at 1:09 p.m. after the vote was declared.

Moved by Commissioner Juan

That with respect to Report CPC2019-0786, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 175, 179, 183, 187, 191 and 195 Walcrest Way SE, (Plan 16Y0162, Block 4, Lots 36-41) from a Multi-Residential – At Grade (M-G d60) District to DC Direct Control District based on the Multi-Residential – At Grade (M-G) District to accommodate the additional use of Child Care Service, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.5 Land Use Amendment in Dover (Ward 9) at 2903 - 28 Street SE, LOC2019-0042, CPC2019-0757

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0757, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.37 hectares \pm (0.91 acres \pm) located at 2903 - 28 Street SE (Plan 7675AC, Block 5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.6 Policy Amendment and Land Use Amendment in Parkhill (Ward 11) at 3604 Parkhill Street SW, LOC2019-0035, CPC2019-0584

A letter from the Parkhill / Stanley Park Community Association was distributed with respect to Report CPC2019-0584.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0584, 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 Parkhill / Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.

3. ADOPT, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3604 Parkhill Street SW (Plan 1742S, Block C, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

And further, that the letter distributed with respect to Report CPC2019-0584 be forwarded to Council.

MOTION CARRIED

- 7.2.7 Land Use Amendment in Forest Lawn Industrial at 2601 - 52 Street SE, LOC2018-0261, CPC2019-0761

Moved by Commissioner Juan

That with respect to Report CPC2019-0761, the following be approved:

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

1. ADOPT, by bylaw, the proposed designation of 9.14 hectares (22.59 acres) located at 2601 52 Street SE (Plan 4625JK, Block 24) from the Industrial – Edge (I-E) District and 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 Outline Plan in Forest Lawn Industrial at 2601 - 52 Street SE, LOC2018-0261(OP), CPC2019-0784

Moved by Commissioner Juan

That with respect to Report CPC2019-0784, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan, located at 2601 - 52 Street SE (Plan 4625JK, Block 24) to subdivide the 16.76 hectares \pm (41.42 acres \pm) with conditions (Attachment 1).

MOTION CARRIED

- 7.2.9 Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2019-0044 , CPC2019-0760

Moved by Commissioner Scott

That with respect to Report CPC2019-0760, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 175.07 hectares \pm (432.61 acres \pm) located at 19600 and 20606 – 56 Street SE, 20707 – 72 Street SE, and 6599 Seton Drive SE (S1/2, Section 15-22-29-4; Portion of NW1/4 Section 16-22-29-4; Plan 1311598, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District and Multi-Residential – Low Profile (M-1) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and 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

7.2.10 Land Use Amendment in Capitol Hill (Ward 7) at 1309 and 1313 – 20 Avenue NW, LOC2019-0006, CPC2019-0759

The following speakers addressed Calgary Planning Commission with respect to Report CPC2019-0759:

1. David White, CivicWorks Planning + Design
2. Alkarim Devani, RNDSPR

Moved by Commissioner Scott

That with respect to Report CPC2019-0759, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 1309 and 1313 – 20 Avenue NW (Plan 3150P, Block 17, Lots 33-36) from Residential – Grade-Oriented Infill (R-GI) District to DC Direct Control District to accommodate eight dwelling units, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

By general consent, Calgary Planning Commission recessed at 3:19 p.m. and reconvened at 3:38 p.m. with Director Tita in the Chair.

7.2.11 Land Use Amendment in Carrington (Ward 3) at 15000 – 14 Street NW, LOC2019-0028, CPC2019-0740

With respect to Report CPC2019-0740, Commissioner Foht declared a conflict of interest and abstained from discussion and voting. Commissioner Foht left the Council Chamber at 3:38 p.m. and returned at 3:42 p.m. after the vote was declared.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0740, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 8.75 hectares \pm (21.62 acres \pm) located at 15000 – 14 Street NW (Portion of SW 1/4 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and DC Direct Control District to accommodate low density residential uses, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.12 Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 2000 - 144 Avenue NW, LOC2017-0311, CPC2019-0771

Moved by Commissioner Scott

That with respect to Report CPC2019-0771, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 64.81 hectares \pm (160.15 acres \pm) located at 2000 - 144 Avenue NW (SW1/4 Section 5-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.13 Outline Plan in Residual Sub-Area 02L (Ward 2) at 2000 - 144 Avenue NW, LOC2017-0311(OP), CPC2019-0772

Moved by Commissioner Scott

That with respect to Report CPC2019-0772, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 2000 - 144 Avenue NW (SW1/4 Section 5-26-1-5) to subdivide 64.81 hectares \pm (160.15 acres \pm) with conditions (Attachment 1).

MOTION CARRIED

7.2.14 Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW, LOC2018-0157, CPC2019-0714

A clerical correction was noted on the Cover Report CPC2019-0714, page 1, Executive Summary, to replace the owner name "The City of Calgary (Real Estate and Development Services" with the owner name "The City of Calgary (Facility Management)".

With respect to Reports CPC2019-0714 and CPC2019-0713, Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting. Commissioner Palmiere left the Council Chamber at 4:09 p.m. and returned at 4:28 p.m. after the vote was declared.

Moved by Commissioner Foht

That with respect to **Corrected** Report CPC2019-0714, the following be approved:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0714) to the 2019 July 22 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 2.82 hectares \pm (6.97 acres \pm) located at 251 Sage Hill Boulevard NW (Plan 1213664, Block 5, Lot1) from Commercial – Regional 3 (C-R3 f6.5h95) District to DC Direct Control District to accommodate integrated civic and mixed use development, with guidelines (Attachment 3); and
 - b. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.15 Outline Plan in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW, LOC2018-0157(OP), CPC2019-0713

A Revised Attachment 1 was distributed with respect to Report CPC2019-0713.

A clerical correction was noted on the Cover Report CPC2019-0713, page 1, Executive Summary, to replace the owner name "The City of Calgary (Real Estate and Development Services" with the owner name "The City of Calgary (Facility Management)".

Moved by Commissioner Foht

That with respect to **Corrected** Report CPC2019-0713, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 251 Sage Hill Boulevard NW (Plan 1213664, Block 5, Lot1) to

subdivide the 2.82 hectares \pm (6.97 acres \pm), with conditions (**Revised Attachment 1**), **with amendments to Attachment 1, as contained in the distribution, as follows:**

- **Page 1, Condition 8, by deleting the words "initial tentative plan" and replacing with the words "applicable tentative plan or development permit" in sentences 1 and 2;**
- **Page 1, Condition 9, following the words "Sage Hill Link", to remove the words "AND construct the transit laybys and bus pads, as shown on the approved Outline Plan"; and**
- **Page 2, to add a new Condition 10 as follows and to renumber the conditions accordingly:**

"In conjunction with the applicable tentative plan or development permit, construct the transit laybys and bus pads, as shown on the approved Outline Plan. Construction drawings must be submitted in conjunction with the applicable tentative plan or development permit, and must be approved to the satisfaction of the Director, Transportation Planning".

MOTION CARRIED

7.2.16 Land Use Amendment in Carrington (Ward 3) at multiple addresses, LOC2018-0244, CPC2019-0616

A clerical correction was noted in the Cover Report CPC2019-0616, page 6, Mixed Use Site Section, to remove the words "The proposed development intensities".

With respect to Report CPC2019-0616, Commissioner Foht declared a conflict of interest and abstained from discussion and voting. Commissioner Foht left the Council Chamber at 4:28 p.m. and did not return prior to adjournment of today's meeting.

Moved by Commissioner Gedye

That with respect to **Corrected** Report CPC2019-0616, the following be approved:

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

1. **ADOPT, by bylaw, the proposed redesignation of 1.26 hectares \pm (3.11 acres \pm) located at 14120, 14400 and 15000 – 14 Street NW and 77 Carrington Plaza NW (Portion of NW1/4, Section 33, Township 25, Range 1, Meridian 5; Portion of W1/2, Section 4, Township 26, Range 1, Meridian 5; Portion of Plan 1811075, Block 1, Lot 2; Portion of Plan 1511095, Area A) from Commercial Community – 2 f1.0h10 (C-C2f1.0h10) District, Multi-Residential – Medium Profile (M-2) District and DC Direct Control District to DC Direct Control District to accommodate mixed-used development with guidelines (Attachment 3); and**

2. Give three readings to the proposed bylaw; and
3. ADOPT, by bylaw, the proposed redesignation of 1.11 hectares \pm (2.74 acres \pm) located at 14120 – 14 Street NW (Portion of NW1/4, Section 33, Township 25, Range 1, Meridian 5) from Multi-Residential – Medium Profile (M-2) District and DC Direct Control District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 4); and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. ADJOURNMENT

Moved by Commissioner Juan

That this Meeting adjourn at 4:38 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 Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW, LOC2018-0157, CPC2019-0714

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JULY 29 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Tuscany (Ward 1) at 185 Tusslewood Drive NW, LOC2019-0055, CPC2019-0758
- Land Use Amendment in Bowness (Ward 1) at 8347 – 47 Avenue NW, LOC2019-0048, CPC2019-0736
- Policy Amendment – Banff Trail Area Redevelopment Plan (Ward 7), CPC2019-0733
- Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2813 - 24A Street SW, LOC2019-0036, CPC2019-0682
- Policy Amendment and Land Use Amendment in Beltline (Ward 11) at 1520 – 4 Street SW, LOC2019-0045, CPC2019-0756

- Land Use Amendment in Walden (Ward 14) at multiple addresses, LOC2018-0273, CPC2019-0786
- Land Use Amendment in Dover (Ward 9) at 2903 - 28 Street SE, LOC2019-0042, CPC2019-0757
- Policy Amendment and Land Use Amendment in Parkhill (Ward 11) at 3604 Parkhill Street SW, LOC2019-0035, CPC2019-0584
- Land Use Amendment in Forest Lawn Industrial at 2601 - 52 Street SE, LOC2018-0261, CPC2019-0761
- Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2019-0044 , CPC2019-0760
- Land Use Amendment in Capitol Hill (Ward 7) at 1309 and 1313 – 20 Avenue NW, LOC2019-0006, CPC2019-0759
- Land Use Amendment in Carrington (Ward 3) at 15000 – 14 Street NW, LOC2019-0028, CPC2019-0740
- Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 2000 - 144 Avenue NW, LOC2017-0311, CPC2019-0771
- Land Use Amendment in Carrington (Ward 3) at multiple addresses, LOC2018-0244, CPC2019-0616

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Proposed Community and Street Names in Residual Sub-Area 13D (Ward 13), SN2019-0007, CPC2019-0766

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 July 4.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY