

FINAL
MINUTES OF THE CALGARY PLANNING COMMISSION
HELD ON THURSDAY, 2018 MARCH 22, AT 1:00 P.M.
COUNCIL CHAMBERS, CITY HALL

PRESENT:

Mr. Matthias Tita (Chairman)	Director of Calgary Growth Strategies
Mr. Ryan Vanderputten	Director of Transportation Planning
Ms. Jyoti Gondek	Councillor, Ward 3
Mr. Colin Friesen	Citizen Representative
Mr. Melvin Foht	Citizen Representative
Mr. Andrew Palmiere	Citizen Representative
Ms. Lourdes Juan	Citizen Representative
Mr. James Scott	Citizen Representative

ABSENT:

Mr. Evan Woolley	Councillor, Ward 8
Mr. Doug Leighton	Citizen Representative

CONFIRMATION OF AGENDA:

AMENDMENT: Move Item 5.08 (DP2017-2886) to be heard as the second item on the Agenda.

The 2018 March 22 Calgary Planning Commission Agenda was adopted, as amended.

Moved by: J. Scott **Carried: 7 – 0**

CONFIRMATION OF MINUTES:

AMENDMENT: In Item 5.05 (LOC2017-0047/CPC2018-0181) the Special Purpose – Recreation (S-R) District was added to Administration's and Calgary Planning Commission's recommendation to Council.

The minutes of the meeting held on 2018 March 08 were approved, as amended.

Moved by: J. Scott **Carried: 7 – 0**

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RECESS

The meeting recessed at 3:17 p.m. to reconvene at 3:22 p.m.

The meeting reconvened at 3:25 p.m.

ADJOURNMENT:

The meeting was adjourned at 5:16 p.m.

Moved by: A. Palmiere

Carried: 7 – 0

Minutes prepared by: **Kimberly Holberton**

The minutes of the Calgary Planning Commission, held 2018 March 22, will be confirmed on 2018 April 19.

ITEM NO.: 3.01

Madeleine Krizan

COMMUNITY:

Altadore (Ward 8)

FILE NUMBER:

LOC2018-0008/CPC2018-0285

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1)
District

To: Residential – Contextual One Dwelling (R-C1s)
District

MUNICIPAL ADDRESS:

5015 – 15 Street SW

APPLICANT:

Rick Balbi Architect

OWNER:

Gerald George Stotts

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 March 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 5015 – 15 Street SW (Plan 5301GP, Block 20, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: M. Foht

Carried: 7 – 0

ITEM NO.: 3.02

Jillian Geen

COMMUNITY:

Southview (Ward 9)

FILE NUMBER:

LOC2018-0027/CPC2018-0299

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS:

3221 – 19 Avenue SE

APPLICANT:

Nicolas Marcoux

OWNER:

Nadia Gravel
Nicolas Marcoux

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 March 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 3221 – 19 Avenue SE (Plan 2487HJ, Block 4, Lot 14) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: M. Foht

Carried: 7 – 0

ITEM NO.: 5.01

Fazeel Elahi

COMMUNITY:

East Village (Ward 7)

FILE NUMBER:

LOC2017-0361/CPC2018-0280

PROPOSED REDESIGNATION:

From: Centre City East Village Transition District
(CC-ET)

To: DC Direct Control District to accommodate
expansive and more permissible digital signage
regulations

MUNICIPAL ADDRESS:

428 - 6 Avenue SE

APPLICANT:

Urban Systems

OWNER:

RK (East Village) Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 March 22

The Calgary Planning Commission recommended that
Council:

1. **ADOPT**, by bylaw, the proposed redesignation
of 1.10 hectares \pm (2.71 acres \pm) located at 428
- 6 Avenue SE (Plan 1512633, Block 131, Lot 1)
from Centre City East Village Transition District
(CC-ET) **to** DC Direct Control District to
accommodate expansive and more permissible
digital signage regulations, in accordance with
Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: L. Juan

Carried: 7 – 0

RECONSIDERATION:

Motion to reconsider the vote on the Item 5.01
(LOC2017-0361/CPC2018-0280) to amend the DC
Direct Control District guidelines.

Moved by: J. Gondek

Carried: 7 – 0

AMENDMENT:

Add new Direct Control guideline 7(f) to read as follows:
"For a period not exceeding five (5) years."

Moved by: J. Gondek

Carried: 7 – 0

MOTION:

The Calgary Planning Commission recommended that
Council:

1. **ADOPT**, by bylaw, the proposed redesignation
of 1.10 hectares \pm (2.71 acres \pm) located at 428
- 6 Avenue SE (Plan 1512633, Block 131, Lot 1)
from Centre City East Village Transition District
(CC-ET) **to** DC Direct Control District to
accommodate expansive and more permissible

digital signage regulations, in accordance with
Administration's recommendation, as amended;
and

2. Give three readings to the proposed Bylaw.

Moved by: L. Juan

Carried: 7 – 0

ITEM NO.: 5.02

Syed Ali

COMMUNITY:

Lincoln Park & North Glenmore Park (Ward 8 & 11)

FILE NUMBER:

M-2018-004/CPC2018-0324

PROPOSED:

Crowchild Trail and 54 Avenue SW Pedestrian Bridge Report

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR INFORMATION

PLANNING COMMISSION DECISION:

2018 March 22

The Calgary Planning Commission **RECEIVED AND ACCEPTED FOR INFORMATION** the Crowchild Trail and 54 Avenue SW Pedestrian Bridge Report.

Moved by: R. Vanderputten

Carried: 7 – 0

ITEM NO.: 5.03

Steve Jones

COMMUNITY:

Hillhurst (Ward 7)

FILE NUMBER:

LOC2017-0393/CPC2018-0297

PROPOSED REDESIGNATION:

From: Commercial – Corridor 1 f2.8h13
(C-COR1f2.8h13) District

To: DC Direct Control District accommodate mixed-use development with density bonus

MUNICIPAL ADDRESS:

413, 417 and 421 – 10 Street NW

APPLICANT:

O2 Planning & Design

OWNER:

Graywood 10G GP Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 March 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.22 hectares ± (0.55 acres ±) located at 413, 417 and 421 – 10 Street NW (Plan 514EJ, Lots 1 to 6) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District **to** DC Direct Control District to accommodate mixed-use development with density bonus, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: L. Juan

Carried: 6 – 0

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

ITEM NO.: 5.04

Chris Wolfe

COMMUNITY:

Deerfoot Business Centre (Ward 5)

FILE NUMBER:

LOC2017-0401/ CPC2018-0287

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Direct Control District to accommodate the additional use of indoor recreational facility

MUNICIPAL ADDRESS:

930 - 64 Avenue NE

APPLICANT:

Hopewell Capital

OWNER:

Deerfoot/64th Holdings Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 March 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 2.58 hectares ± (6.38 acres ±) located at 930 - 64 Avenue NE (Plan 7911331, Block 2, Lots 1 - 9) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate the additional use of indoor recreational facility, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Scott

Carried: 6 – 0

Absent: J. Gondek

ITEM NO.: 5.05

Calvin Chan

COMMUNITY:

Spruce Cliff (Ward 8)

FILE NUMBER:

LOC2017-0398/CPC2018-0283

PROPOSED REDESIGNATION:

From: Residential – Contextual One / Two Dwelling
(R-C2) District

To: Multi-Residential – Contextual Grade-Oriented
(M-CGd75)

MUNICIPAL ADDRESS:

3355 Spruce Drive SW

APPLICANT:

Citytrend

OWNER:

Yabo Li
Baijie Wang
Bijun Wu

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 March 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 3355 – Spruce Drive SW (Plan 2566GQ, Block 17, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: M. Foht

Carried: 6 – 1

Opposed: A. Palmiere

ITEM NO.: 5.06

Julie McGuire

COMMUNITY:

North Glenmore Park (Ward 11)

FILE NUMBER:

LOC2018-0022/CPC2018-0291

PROPOSED REDESIGNATION:

From: Residential – Contextual One / Two Dwelling
(R-C2) District

To: Residential – Grade-Oriented Infill (R-CG)
District

MUNICIPAL ADDRESS:

2103 – 53 Avenue SW

APPLICANT:

Civicworks Planning + Design

OWNER:

Ewald Ammon

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 March 22

The Calgary Planning Commission recommended that
Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2103 – 53 Avenue SW (Plan 5605AR, Block 20, Lots 43 and 44) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Scott

Carried: 7 – 0

ITEM NO.: 5.07 Ben Ang

COMMUNITY: Greenbriar (Ward 1)

FILE NUMBER: LOC2017-0260/CPC2018-0261

PROPOSED POLICY AMENDMENTS: Amendments to the Bowness Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Multi-Residential – Contextual Medium Profile (M-C2d74) District, Commercial – Community 1 (C-C1) District and DC Direct Control District

To: Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Multi-Residential – Contextual Low Profile (M-C1) District, Multi-Residential – Contextual Medium Profile (M-C2) District and DC Direct Control District to accommodate a comprehensive design of a Mixed Use Village Area

MUNICIPAL ADDRESS: 4200 - 95 Street NW and 9523 40 Avenue NW

APPLICANT: B&A Planning Group

OWNER: Melcor Developments Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING COMMISSION DECISION: 2018 March 22

AMENDMENT: Delete Area Redevelopment Plan amendment (a) in its entirety and insert the following:
“(a) In 7A. Greenbriar Area Land Use, delete Policy 8 and replace with the following:
8. Referral to Calgary Planning Commission:
The first Development Permit within the Mixed Use Village Area shall be referred to Calgary Planning Commission for review and decision with a supporting concept plan for the Mixed Use Village Area.”

Moved by: J. Gondek **Carried:** 7 – 0

AMENDMENT: Amend Area Redevelopment Plan amendment (b)18b. as follows:
“All buildings along the High Street shall locate retail entrances at grade in a manner that addresses the street and encourages active street frontages.”

Moved by: A. Palmiere **Carried:** 7 – 0

AMENDMENT:

Amend Area Redevelopment Plan amendment (b) 21 as follows:

- "b. Entranceway/South Park Interface
 - 1. Enhance the entranceway area and the South Park interface as shown on Map 3D through well-considered landscaping buffer, as determined appropriate by the Development Authority.
 - 2. Provide convenient pedestrian access to the South Park and the regional pathway system.
 - 3. When future opportunities exist, development adjacent to the park is encouraged to address the active High Street frontage as a priority while bringing visual connectivity, activity, pedestrian amenity and a sense of enclosure to the park wherever possible.

- c. Residential Interface
 - 1. Provide a sensitive transition between the Mixed Use Village and adjacent low-density residential developments by incorporating a gradual building height transition, street-oriented uses and a landscaped buffer.
 - 2. Provide maximum building height of 12 metres to minimize shadow and massing impacts to the north."

Moved by: A. Palmiere

Carried: 7 – 0

The Calgary Planning Commission recommended that Council:

- A. 1. **ADOPT**, by bylaw, the proposed amendments to the Bowness Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and

- 2. Give three readings to the proposed Bylaw.

Moved by: M. Foht

Carried: 7 – 0

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 13.39 hectares ± (33.09 acres ±) located at 4200 - 95 Street NW and 9523 - 40 Avenue NW (a portion of Plan 0813549, Block 8, Lot 15; Plan 5565AH, Block 53, Lot 3) from Special Purpose – School, Park and Community Reserve (S-SPR) District, Multi-Residential – Contextual Medium Profile (M-C2d74) District, Commercial – Community 1 (C-C1) District, DC Direct Control District and Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Multi-Residential – Contextual Low Profile (M-C1) District, Multi-Residential – Contextual

Medium Profile (M-C2) District and DC Direct Control District to accommodate a comprehensive design of an integrated Mixed Use Village Area, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw.

Moved by: M. Foht

Carried: 7 – 0

ITEM NO.: 5.08
COMMUNITY: BELTLINE (WARD 11)
FILE NUMBER: DP2017-2886
PROPOSED DEVELOPMENT: New: Retail and Consumer Service, Dwelling Unit (2 Buildings, 548 Units), Addition: Retail and Consumer Service
MUNICIPAL ADDRESS: 1520 - 4 Street SW and 319 - 15 Avenue SW
APPLICANT: Stantec Architecture
OWNER: Grosvenor Canada Limited
ADMINISTRATION RECOMMENDATION: **APPROVAL**
PLANNING COMMISSION DECISION: 2018 March 22

The Calgary Planning Commission:

1. **RECEIVED AND ACCEPTED FOR INFORMATION** the proposed New: Retail and Consumer Service, Dwelling Unit (2 Buildings, 548 Units), Addition: Retail and Consumer Service located at 1520 - 4 Street SW and 319 - 15 Avenue SW; and
2. Recommended that the Development Authority, without having to return to Calgary Planning Commission, **APPROVE**, the Development Permit DP2017-2886, subject to the approval of the bylaw amendment associated with LOC2017-0175 by City Council, in accordance with Administration's recommendation.

Moved by: A. Palmiere

Carried: 7 – 0

ITEM NO.: 5.09

Stephanie Loria

COMMUNITY:

East Shepard Industrial (Ward 12)

FILE NUMBER:

LOC2017-0266/CPC2018-0295

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Direct Control District to accommodate
Slaughter House

MUNICIPAL ADDRESS:

6202 – 106 Avenue SE

APPLICANT:

The City of Calgary

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 March 22

MOTION:

The Calgary Planning Commission accepted
correspondence from:

- Synergy Planning Inc dated 2018 March 21;

as distributed, and directs it to be included in the report
as Attachment 6.

Moved by: J. Gondek

Carried: 7 – 0

The Calgary Planning Commission recommended that
Council:

1. **ADOPT**, by bylaw, the proposed redesignation
of 11.84 hectares ± (29.26 acres ±) located at
6202 - 106 Avenue SE (Plan 1710868; Block 5;
Lot 4) from Industrial – General (I-G) District to
DC Direct Control District to accommodate
Slaughter House, in accordance with
Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: L. Juan

Carried: 7 – 0

Reasons for Approval from Ms. Juan:

- I fully support this application. The proposed land
use is appropriate with an I-G base at this location,
given the surrounding land uses are primarily I-G.
The use itself likely should be easily accessed
through a transit network for employees, which this
location was. This proposed land use also speaks
to creating a resilient food system within Calgary,
processing is a big part of that food system
sustainability.

Reasons for Approval from Mr. Foht:

- I supported the application to amend the land use as recommended by Administration for the following reasons:
 - 1) The use is an industrial use and is appropriate for a heavier industrial area.
 - 2) The Applicant has proven in the current location; that it will provide the answers to reduce sound and smell.
 - 3) The details of design, berming and special measures for noise and smell reduction will be provided in the development permit.
 - Notwithstanding that, this application must be reviewed on its planning merits.
 - 4) This operation specifically will retain of 500 jobs in Calgary.
 - 5) The site is relatively near a current bus and Calgary Transit is considering a dedicated shuttle from the existing transit stop to a stop close to this site. I encourage this strategy to provide public transit will provide service to other businesses in the area like Home Depot.

Reasons for Approval from Mr. Scott:

- I support the recommendation of Administration to support the proposed land use redesignation and proceed with Council consideration of the land use at the Public Hearing on the technical planning considerations presented in the report to Planning Commission. Although the merits and suitability of the use in the context of this location and the I-G base district require further evaluation, the proposed Direct Control designation is supportable on the following basis:
 - Administration has stated the required analysis and studies to support the use will be conducted at the Development Permit stage;
 - We understand from Administration the Development Permit is very close to being finalized for submission, which will provide a greater level of certainty that outstanding technical and potential impact issues raised during the land use application circulation process will be evaluated in short order; and
 - The Development Permit will be referred to Calgary Planning Commission for final decision.