



MINUTES

CALGARY PLANNING COMMISSION

**August 15, 2019, 10:45 AM
IN THE CALGARY POWER RECEPTION HALL**

PRESENT: Director M. Tita, Chair
Director T. McLeod, Vice-Chair
Commissioner M. Foht
Commissioner P. Gedye
Commissioner L. Juan
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT: A/ Principal Planner M. Beck
A/ CPC Secretary G. Chaudhary
Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Director Tita called the meeting to order at 10:54 a.m.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Gedye

That the Agenda for the 2019 August 15 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended, by bringing forward Item 9.1.1, Report CPC2019-1013, 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 July 18

Moved by Director McLeod

That the Minutes of the 2019 July 18 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:

- 5.3 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707 - 23 Street NW, LOC2019-0057, CPC2019-0981
- 5.4 Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137, CPC2019-0983

MOTION CARRIED

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

- 7.2.1 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336 – 8 Avenue NE, LOC2017-0369, CPC2019-1023

A Clerical Correction was noted on page 4 of the Cover Report, Report CPC2019-1023, in Figure 1: Community Peak Population, by deleting the numbers "6,197" and by substituting with "6,598".

April Kojima, Rick Balbi Architect Ltd., addressed Commission with respect to Report CPC2019-1023.

Moved by Commissioner Gedye

That with respect to Report CPC2019-1023, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendment to the Crescent Heights 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 336 – 8 Avenue NE (Plan 8386FH, Block 27,

Lot 4) from Commercial – Corridor 2 f1.0h10 (CCOR2 f1.0h10) District to Multi-Residential – Contextual Medium Profile (MC2f2.0d180) District; and

4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.2 Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 – 28 Street NE, LOC2019-0063, CPC2019-0976

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0976, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 3.82 hectares \pm (9.44 acres \pm) located at 640, 720 and 820 – 28 Street NE (Plan 7711117, Block 14, Lots 2 to 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.3 Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 – 84 Street SE, LOC2019-0078, CPC2019-0984

Moved by Commissioner Juan

That with respect to Report CPC2019-0984, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 2.80 hectares \pm (6.92 acres \pm) located at 7717 – 84 Street SE (Plan 7549JK, Block 2) from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.4 Land Use Amendment in Hotchkiss (Ward 12) at 15665 – 104 Street SE, LOC2016-0115, CPC2019-1016

A corrected Page 3, land use map, of the Cover Report was distributed with respect to Reports CPC2019-1016 and CPC2019-0986.

Alan Boucher, Melcor Developments Ltd., addressed Commission with respect to Reports CPC2019-1016 and CPC2019-0986.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-1016, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 59.77 hectares \pm (147.77 acres \pm) located at 15665 – 104 Street SE (SE1/4 Section 36-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2d100) District, Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, 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

- 7.2.5 Outline Plan in Hotchkiss (Ward 12) at 15665 – 104 Street SE, LOC2016-0115(OP), CPC2019-0986

The following items were distributed with respect to Report CPC2019-0986:

- A corrected Page 3, land use map, of the Cover Report; and
- A corrected Attachment 5.

Alan Boucher, Melcor Developments Ltd., addressed Commission with respect to Reports CPC2019-1016 and CPC2019-0986.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0986 the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 15665 – 104 Street SE (SE1/4 of Section 36-22-29-4) to subdivide 59.77 hectares \pm (147.70 acres \pm) with conditions (Attachment 1).

MOTION CARRIED

- 7.2.6 Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161, CPC2019-0889

Moved by Commissioner Scott

That with respect to Report CPC2019-0889, the following be approved:

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

1. ADOPT, by bylaw, the proposed designation of 22.57 hectares \pm (55.77 acres \pm) located at 22200 – 28 Street SE (a portion of W1/2 Section 8-22-29-4) from Multi-Residential – At Grade Housing (M-G) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile Support Commercial (M-X1) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.7 Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161 (OP), CPC2019-0884

Moved by Commissioner Scott

That with respect to Report CPC2019-0884, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 22200 – 28 Street SE (a portion of W1/2 Section 8-22-29-4) to subdivide 23.10 hectares \pm (57.09 acres \pm) with conditions (Attachment 1).

MOTION CARRIED

- 7.2.8 Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176, CPC2019-0972

Commissioner Foht declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2019-0972 and CPC2019-0973.

Commissioner Foht left the Calgary Power Reception Hall at 2:00 p.m. and returned at 2:10 p.m. after the vote was declared.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0972, the following be approved:

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

1. ADOPT, by bylaw, the proposed designation of 16.20 hectares \pm (40.03 acres \pm) located at 135 - 210 Avenue SE (Plan 9012587, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.9 Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP), CPC2019-0973

Commissioner Foht declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2019-0972 and CPC2019-0973.

Commissioner Foht left the Calgary Power Reception Hall at 2:00 p.m. and returned at 2:10 p.m. after the vote was declared.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0973 the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 135 - 210 Avenue SE to subdivide 16.20 hectares \pm (40.03 acres \pm), with conditions (Attachment 1).

MOTION CARRIED

7.2.10 Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227, CPC2019-0991

A Clerical Correction was noted on page 4 of Cover Reports CPC2019-0991 and CPC2019-0992, in the first paragraph under the Density section, by deleting the word "hectare" and by substituting with the word "acre".

Moved by Commissioner Foht

That with respect to Report CPC2019-0991, the following be approved:

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

1. ADOPT, by bylaw the proposed redesignation of 1.31 hectares \pm (3.23 acres \pm) located at 30 Elveden Drive SW (Plan 2370IB, Block 2, Lot 5) from DC Direct Control District to Residential – One / Two Dwelling (R-2) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.11 Outline Plan in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227(OP), CPC2019-0992

A Clerical Correction was noted on page 4 of Cover Reports CPC2019-0991 and CPC2019-0992, in the first paragraph under the Density section, by deleting the word "hectare" and by substituting with the word "acre".

Moved by Commissioner Foht

That with respect to Report CPC2019-0992, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan, located at 30 Elveden Drive SW (Plan 2370IB, Block 2, Lot 5) to subdivide 1.31 hectares \pm (3.23 acres \pm), with conditions (Attachment 1).

MOTION CARRIED

7.2.12 Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135, CPC2019-0989

A letter from a Mystic Ridge Community member was distributed with respect to Reports CPC2019-0989 and CPC2019-0990.

Moved by Commissioner Scott

That with respect to Report CPC2019-0989, 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 (3.12 acres \pm) located at 2758 - 85 Street SW (Plan 3530AK, Block D, Lot 15) from DC Direct Control District to Residential – One Dwelling (R-1s) 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

Moved by Commissioner Scott

That with respect to Report CPC2019-0989, the following be approved:

That the Calgary Planning Commission accept the distributed Mystic Ridge letter for the Corporate Record.

MOTION CARRIED

7.2.13 Outline Plan in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135(OP), CPC2019-0990

A letter from a Mystic Ridge Community member was distributed with respect to Reports CPC2019-0989 and CPC2019-0990.

Moved by Commissioner Scott

That with respect to Report CPC2019-0990, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan, located at 2758 - 85 Street SW (Plan 3530AK, Block D, Lot 15) to subdivide 1.26 hectares \pm (3.12 acres \pm), with conditions (Attachment 1).

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Scott

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 10:58 a.m., in the Council Boardroom, to discuss confidential matters with respect to Report CPC2019-1013. And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, Calgary Planning Commission suspend Section 78(2)(a), in order to complete all discussions with respect to Report CPC2019-1013, and to reconvene in public at the Call of the Chair.

MOTION CARRIED

The Calgary Planning Commission reconvened in Public Meeting at 1:00 p.m. with Director Tita in the Chair.

Moved by Commissioner Juan

That Calgary Planning Commission rise and report at this time.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Developed Areas Guidebook - Great Communities for Everyone (Verbal), CPC2019-1013

A confidential Revised Page 20 of Distribution 1 was distributed with respect to Verbal Report CPC2019-1013.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-1013:

Clerk's: G. Chaudhary and J. Palaschuk. Advice: D. Down, C. Ferguson, I. Harper, R. Jamieson, L. Kahn, J. Mueller, and S. Pearce. Observing: K. Abbany and K. Holberton.

Moved by Commissioner Juan

That with respect to Report CPC2019-1013 the following be approved:

That the Calgary Planning Commission:

1. Receive Distributions 1, 2, 3 and the Revised Page 20 of Distribution 1 for information; and
2. Direct that the Closed Meeting Discussions, Distributions 1, 2, 3 and the Revised Page 20 of Distribution 1 remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2019 November 20.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Schmalz

That this Meeting adjourn at 2:46 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 SEPTEMBER 30 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707 - 23 Street NW, LOC2019-0057, CPC2019-0981
- Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137, CPC2019-0983
- Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336 - 8 Avenue NE, LOC2017-0369, CPC2019-1023
- Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 - 28 Street NE, LOC2019-0063, CPC2019-0976
- Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 - 84 Street SE, LOC2019-0078, CPC2019-0984
- Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115, CPC2019-1016
- Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161, CPC2019-0889
- Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176, CPC2019-0972
- Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227, CPC2019-0991

- Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW,
LOC2018-0135, CPC2019-0989

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held
2019 September 05.

CONFIRMED BY COMMISSION ON 2019 SEPTEMBER 05



CHAIR



ACTING CPC SECRETARY