



MINUTES

CALGARY PLANNING COMMISSION

**September 19, 2019, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor G. Chahal
Councillor E. Woolley
Commissioner M. Foht
Commissioner P. Gedye
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT: A/ Principal Planner J. Silot
A/ CPC Secretary J. Palaschuk
Legislative Advisor L. Gibb

1. CALL TO ORDER

Director Tita called today's 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 Director Vanderputten

That Item 7.3.1, Verbal Report CPC2019-1075, be brought forward and dealt with as the first item of business following the Consent Agenda.

MOTION CARRIED

Moved by Commissioner Foht

That the Agenda for the 2019 September 19 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 September 05

Moved by Commissioner Juan

That the Minutes of the 2019 September 05 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Director Vanderputten

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

- 5.4 Proposed Community Name and Street Name within Residual Sub-Areas 03W and 03D (Ward 3), SN2016-0011, CPC2019-0732

Commissioner Schmalz declared a conflict of interest and abstained from discussions and voting with respect to Report CPC2019-0732.

Commissioner Schmalz left the Council Chamber at 1:03 p.m. and returned at 1:04 p.m. after the vote was declared.

That with respect to Report CPC2019-0732, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Adopt, by Resolution, the proposed community name of Lewisburg; and
2. Adopt, by Resolution, the proposed street name of Lewisburg.

MOTION CARRIED

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

- 5.3 Land Use Amendment in Kingsland (Ward 11) at 7204 – 5 Street SW, LOC2019-0046, CPC2019-1125

Moved by Commissioner Scott

That with respect to Report CPC2019-1155, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 7204 – 5 Street SE (Plan 3215HG, Block 1, Lot 10) from

Residential – Contextual One Dwelling (R-C1s) District to Residential – Grade Oriented Infill (R-CG) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE, LOC2019-0067, CPC2019-1106

A clerical correction was noted on the Cover Report, page 3 of 7, under Site Context, by deleting the number '400 meters' and replacing with the number '300 meters'.

Barry Sullivan, Kumlin Sullivan Architecture Studio Ltd., addressed Commission with respect to Report CPC2019-1106.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-1106, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 5.06 hectares \pm (12.51 acres \pm) located at 8825 Shepard Road SE (Plan 6506JK, Block 1) from Industrial – Heavy (I-H) District to DC Direct Control District to accommodate an office and industrial development, with guidelines (Attachment 2); and

2. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.2 Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815 MacDonald Avenue SE, LOC2019-0107, CPC2019-1121

Moved by Commissioner Juan

That with respect to Report CPC2019-1121, 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 Ramsay Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 815 MacDonald Avenue SE (Plan 2789K, Block E, Lot 23) from DC Direct Control District to Commercial – Neighbourhood 1 (C-N1) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street NE, LOC2019-0095, CPC2019-1072

Andrew Wallace, Opus Corporation, addressed Commission with respect to Report CPC2019-1072.

Moved by Councillor Chahal

That with respect to Report CPC2019-1072, 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 (1.01 acres \pm) located at 5774 – 10 Street NE (Plan 0410606, Block 6, Lot 13) from Industrial – General (I-G) District to Industrial – Business f1.0 (I-B f1.0) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2019-0074, CPC2019-1130

Moved by Commissioner Scott

That with respect to Report CPC2019-1130, the following be approved:

That Calgary Planning Commission:

1. Direct this Report to the 2019 October 21 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing;
3. Adopt, by bylaw, the proposed redesignation of 3.52 hectares \pm (8.70 acres \pm) located at 19515 Sheriff King Street SW, (Portion of E1/2 Section 16-22-1-5) from DC Direct Control District and Multi-Residential – High Density Low Rise (M-H1) District to Residential - Low Density Mixed Housing (R-G) District and DC Direct Control

District to accommodate multi-residential development, with guidelines (Attachment 2); and

4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.5 Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311, CPC2019-0762

Item 7.2.5, Report CPC2019-0762, was heard in conjunction with Item 7.2.6, Report CPC2019-0763.

A revised Attachment 4 was distributed with respect to Report CPC2019-0762.

A clerical correction was noted on page 9 of 12 of the Cover Report, under the Stakeholder Engagement, Research and Communication section, second paragraph, last sentence, by adding the word 'and' between 'Commission's recommendation' and 'the date'.

Commissioner Schmalz declared a conflict of interest and abstained from discussions and voting with respect to Item 7.2.5, Report CPC2019-0762, and Item 7.2.6, Report CPC2019-0763.

Commissioner Schmalz left the Council Chamber at 2:13 p.m.

Moved by Commissioner Gedye

That with respect to Report CPC2019-0762, the following be approved:

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

1. Adopt, by bylaw, the proposed closure of 0.32 hectares \pm (0.79 acres \pm) of road (Plan 1911200, Area 'A') adjacent to 14110 - 6 Street NE and 13910 - 6 Street NE with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. Adopt, by bylaw, the proposed redesignation of 42.69 hectares \pm (105.49 acres \pm) located at 14110 and 13910 - 6 Street NE and the closed road (NW1/4 Section 35-25-1-5; Plan 1911200, Area 'A') from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Special Purpose – School, Park and Community Reserve (S-SPR) District, 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 – Medium Profile (M-2) District, Commercial – Community 1 (C-C1) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.6 Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE, LOC2016-0311 (OP), CPC2019-0763

Item 7.2.6, Report CPC2019-0763, was heard in conjunction with Item 7.2.5, Report CPC2019-0762.

A revised Attachment 1 was distributed with respect to Report CPC2019-0763.

Moved by Commissioner Gedye

That with respect to Report CPC2019-0763, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 13910 and 14110 - 6 Street NE (NW1/4 Section 35-25-1-5; Plan 1911200, Area 'A') to subdivide 42.69 hectares \pm (105.48 acres \pm) with conditions (Attachment 1).

MOTION CARRIED

Commissioner Schmalz returned to the Council Chamber at 2:47 p.m. after the vote was declared for Item 7.2.5, Report CPC2019-0762, and Item 7.2.6, Report CPC2019-0763.

7.3 MISCELLANEOUS ITEMS

- 7.3.1 Secondary Suite Process Reform Phase 2 - Semi-detached Dwellings (Verbal) - CPC2019-1075

Commission, by general consent, tabled Item 7.3.1, Verbal Report CPC2019-1075 to the Call of the Chair.

Commission, by general consent, lifted from the table Item 7.3.1, Verbal Report CPC2019-1075, to be dealt with at this time.

Commission, by general consent, recessed at 2:50 p.m. to the Call of the Chair.

Commission reconvened at 2:57 p.m. with Director Tita in the Chair.

A document entitled 'Calgary Planning Commission Review and Administration's Response - CPC 20191075' was distributed with respect to Verbal Report CPC2019-1075.

Moved by Councillor Woolley

That with respect to Verbal Report CPC2019-1075, the following the approved:

That the Calgary Planning Commission:

1. Approve the comments received; and
2. Receive the comments for the Corporate Record.

MOTION CARRIED

8. URGENT BUSINESS

None

9. ADJOURNMENT

Moved by Commissioner Schmalz

That this Meeting adjourn at 3:00 p.m.

MOTION CARRIED

THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 OCTOBER 21
COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2019-0074, CPC2019-1130

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 NOVEMBER 18
COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2019-0046, CPC2019-1125
- Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE, LOC2019-0067, CPC2019-1106
- Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815 MacDonald Avenue SE, LOC2019-0107, CPC2019-1121
- Land Use Amendment in Deerfoot Business Centre (Ward 05) at 5774 - 10 Street NE, LOC2019-0095, CPC2019-1072
- Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311, CPC2019-0762

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

CALGARY PLANNING COMMISSION REPORTS:

- Proposed Community Name and Street Name within Residual Sub-Areas 03W and 03D (Ward 3), SN2016-0011, CPC2019-0732

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2019 October 3.

CONFIRMED BY COMMISSION ON 2019 OCTOBER 03



CHAIR

ACTING CPC SECRETARY