



## MINUTES

### CALGARY PLANNING COMMISSION

**February 6, 2020, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair  
Commissioner H. Cameron  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner A. Palmiere  
Commissioner K. Schmalz  
Commissioner J. Scott

**ALSO PRESENT:** A/ Principal Planner M. Beck  
A/CPC Secretary A. de Grood  
Legislative Advisor J. Palaschuk

1. CALL TO ORDER

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

2. OPENING REMARKS

No opening remarks were provided at today's Meeting.

3. CONFIRMATION OF AGENDA

**Moved by** Commissioner Scott

That the Agenda for the 2020 February 06 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 January 23

**Moved by** Commissioner Gedye

That the Minutes of the 2020 January 23 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Cameron

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

- 5.4 Land Use Amendment in North Glenmore Park (Ward 11) at 2011 – 51 Avenue SW, LOC2019-0174, CPC2020-0058
- 5.5 Land Use Amendment in Southview (Ward 09) at 2218 - 26 Street SE, LOC2019-0178, CPC2020-0134
- 5.6 Land Use Amendment in Southview (Ward 09) at 2414 - 27 Street SE, LOC2019-0179, CPC2020-0141
- 5.7 Road Closure and Land Use Amendment in Forest Lawn (Ward 9) adjacent to 4725 – 8 Avenue SE, LOC2019-0175, CPC2020-0080

**MOTION CARRIED**

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Bridgeland – Riverside (Ward 9) at 1018 McDougall Road NE, LOC2019-0164, CPC2020-0060

Commissioner Palmiere declared a conflict of interest and abstained from voting with respect to Item 5.3, Report CPC2020-0060.

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

**Moved by** Commissioner Juan

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

- 1. Adopt, by bylaw, the proposed redesignation of 0.42 hectares  $\pm$  (1.03 acres  $\pm$ ) located at 1018 McDougall Road NE (Plan 0815793, Block 10, Lot 2) from Mixed Use - General (MU-1f5.3h50) to Mixed Use - General (MU-1f5.6h50) 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

7.1.1 Development Permit in Bankview (Ward 8) at 1827 - 14 Street SW, DP2018-5576, CPC2020-0029

An email from the Bankview Community Association was distributed with respect to Report CPC2020-0029.

The following speakers addressed Commission with respect to Report CPC2020-0029:

1. Hans Koppe, Casola Koppe Architects
2. Talicia Wagner, Casola Koppe Architects
3. Roshan Chander, Brava Development Corp

**Moved by** Commissioner Juan

That with respect to Report CPC2020-0029, the following be approved:

That Calgary Planning Commission receive the email from the Bankview Community Association for the Corporate Record.

**MOTION CARRIED**

**Moved by** Commissioner Juan

That with respect to Report CPC2020-0029, the following be approved:

That Calgary Planning Commission approve the proposed Development Permit application DP2018-5576 for New: Multi-Residential Development, Retail and Consumer Service (1 building) at 1827 - 14 Street SW (Plan 1610440, Block 1, Lot 23), with conditions (Attachment 2).

Against: Commissioner Cameron

**MOTION CARRIED**

7.1.2 Development Permit in Bridgeland-Riverside (Ward 9) at 950 McPherson Square NE, DP2019-3729, CPC2020-0130

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Item 7.1.2, Report CPC2020-0130.

Commissioner Palmiere left the Council Chamber at 2:36 p.m. and returned at 3:08 p.m. after the vote was declared.

A clerical correction was noted on all the pages of Attachment 5 of Report CPC2020-0130, in the header, by deleting the numbers '0190' and by substituting the numbers '0130'.

A clerical correction was noted on all the pages of Attachment 5 of Report CPC2020-0130, in the footer, by deleting the word 'Attach 1' and by substituting the word 'Attach 5'.

The following speakers addressed Commission with respect to Report CPC2020-0130:

1. Jean Guy Beliveau, Zeidler Architecture
2. Edan Lindenbach, Jemm Properties
3. Tyler Loewenhardt, Zeidler Architecture

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, the Calgary Planning Commission suspended Section 78(2)(b), by general consent, in order to forego the scheduled afternoon recess.sounds

**Moved by** Commissioner Gedye

That with respect to Report CPC2020-0130, the following be approved:

That Calgary Planning Commission approve the proposed development permit application DP2019-3729 for a New: Dwelling Units, Retail and Consumer Service (1 building) at 950 McPherson Square NE (Plan 0512930, Block 7, Lot 2), with conditions (Attachment 2).

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

- 7.2.1 Policy Amendment to the Beltline Area Redevelopment Plan (Ward 8) at 524 and 538 - 10 Avenue SW, POL2019-0004, CPC2020-0081

A document entitled "Item 7.2.1-report changes", dated 2020 February 06, was distributed with respect to Report CPC2020-0081.

**Moved by** Commissioner Scott

That with respect to Report CPC2020-0081, 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.

**MOTION CARRIED**

- 7.2.2 Land Use Amendment in Skyview Ranch (Ward 5) at 151 and 171 Skyview Bay NE, LOC2019-0163, CPC2020-0142

**Moved by** Commissioner Cameron

That with respect to Report CPC2020-0142, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 1.70 hectares  $\pm$  (4.20 acres  $\pm$ ) located at 151 and 171 Skyview Bay NE (Plan 1712392, Block 38, Lots 4 and 5) from Multi-Residential – High Density Low Rise (M-H1) District to DC Direct Control District to accommodate the additional uses of Supermarket, Medical Clinic, Fitness Centre and Pet Care Service, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

### 7.3 MISCELLANEOUS ITEMS

None

### 8. URGENT BUSINESS

None

### 9. CONFIDENTIAL ITEMS

**Moved by** Commissioner Gedye

That pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, Committee now move into Closed Meeting at 3:23 p.m., in the Council Lounge, to discuss confidential matters with respect to the following Item:

9.1.1 Summary of Comments from CPC on Heritage Conservation Tools and Financial Incentives (Verbal), CPC2020-0180

**MOTION CARRIED**

Commission reconvened in Public Meeting at 3:57 p.m. with Director Tita in the Chair.

**Moved by** Commissioner Cameron

That Commission rise and report.

**MOTION CARRIED**

### 9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Summary of Comments from CPC on Heritage Conservation Tools and Financial Incentives (Verbal), CPC2020-0180

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2020-0180:

City Clerks: A. Degrood and J. Palaschuk. Advice: I. Harper.

**Moved by** Commissioner Cameron

That with respect to Report CPC2020-0180, the following be approved:

That Calgary Planning Commission:

1. Thank Administration for their Verbal Update; and
2. Direct that the Closed Meeting discussions and distribution remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2020 April 01.

**MOTION CARRIED**

## 9.2 URGENT BUSINESS

None

## 10. ADJOURNMENT

That this Meeting adjourn at 3:58 p.m.

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 MARCH 16  
COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Bridgeland - Riverside (Ward 9) at 1018 McDougall Road NE, LOC2019-0164, CPC2020-0060
- Land Use Amendment in North Glenmore Park (Ward 11) at 2011 - 51 Avenue SW, LOC2019-0174, CPC2020-0058
- Land Use Amendment in Southview (Ward 09) at 2218 - 26 Street SE, LOC2019-0178, CPC2020-0134
- Land Use Amendment in Southview (Ward 09) at 2414 - 27 Street SE, LOC2019-0179, CPC2020-0141
- Road Closure and Land Use Amendment in Forest Lawn (Ward 09) adjacent to 4725 - 8 Avenue SE, LOC2019-0175, CPC2020-0080
- Policy Amendment to the Beltline Area Redevelopment Plan (Ward 8) at 524 and 538 - 10 Avenue SW, POL2019-0004, CPC2020-0081
- Land Use Amendment in Skyview Ranch (Ward 5) at 151 and 171 Skyview Bay NE, LOC2019-0163, CPC2020-0142

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held  
2020 February 20 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON 2020 FEBRUARY 20

  
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CHAIR  
\_\_\_\_\_  
ACTING CPC SECRETARY