MINUTES

CALGARY PLANNING COMMISSION

February 20, 2020, 1:00 PM
IN THE COUNCIL CHAMBER

PRESENT:	Director M. Tita, Chair Director R. Vanderputten, Vice-Chair Councillor G. Chahal Commissioner H. Cameron Commissioner L. Juan Commissioner K. Schmalz Commissioner J. Scott
ALSO PRESENT:	A/Principal Planner K. Wishlow A/CPC Secretary A. Pendola Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Director Tita called the meeting to order at 1:02 p.m.

2. OPENING REMARKS

On behalf of the Calgary Planning Commission, Director Tita offered recognition and appreciation to Bob Anderson of Adams Technologies Inc. who was in attendance at his last meeting of the Calgary Planning Commission before retirement.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Scott

That the Agenda for the 2020 February 20 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 February 06

Moved by Councillor Chahal

That the Minutes of the 2020 February 06 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 Report be approved in an omnibus motion:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Proposed Street Names in Springbank Hill (Ward 6), SN2019-0014, CPC2020-0202

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permits in Beltline (Ward 08) 524 and 538 - 10 Avenue SW, DP2019-5667 and DP2019-5668, CPC2020-0186

A clerical correction was noted on Attachment 2 of Report CPC2020-0186, second condition number "3", by replacing with "4" and that the remaining conditions be renumbered accordingly.

Vince Dods, Gibbs Gage, addressed Commission with respect to Report CPC2020-0186.

Moved by Commissioner Scott

That with respect to Report CPC2020-0186, the following be approved:

That Calgary Planning Commission:

1. Receive this report and attachments for the Corporate Record;
2. Recommend the Development Authority, without having to return to Calgary Planning Commission, approve the following proposed development permit applications subject to the approval of a site-specific amendment to the Beltline Area Redevelopment Plan (CPC2020-0081):

a. DP2019-5667 for New: Multi-Residential Development (1 building), Retail and Consumer Service at 524 - 10 Avenue SW (Plan 1313019, Block 25, Lot 2) with conditions (Attachment 1); and

b. DP2019-5668 for New: Multi-Residential Development (1 building), Retail and Consumer Service at 538 - 10 Avenue SW (Plan 1313019, Block 25, Lot 1) with conditions (**Corrected** Attachment 2).

MOTION CARRIED

7.1.2 Development Permit in Beltline (Ward 8) at 1002 – 14 Street SW, DP2019-5719, CPC2020-0133

The following speakers addressed Commission with respect to Report CPC2020-0133:

1. Fernando Aristi, NORR Architects Engineering Planners

2. Sarah Itani, Cidex Developments Ltd.

Moved by Director Vanderputten

That Attachment 2 to Report CPC2020-0133, be amended by inserting a new Condition of Approval 17 under Transportation to read:

"17. Explore the feasibility of adding doors to secure the loading/staging area from the lane when not in use, to the satisfaction of the Development Authority, and amend the plans accordingly if needed."

and renumber the Conditions accordingly.

MOTION CARRIED

Moved by Commissioner Cameron

That with respect to Report CPC2020-0133, the following be approved **as amended:**

That Calgary Planning Commission approve the proposed Development Permit application DP2019-5719 for a New: Multi-Residential Development, Retail and Consumer Service (1 building) at 1002 – 14 Street SW (Plan A1, Block 60, Lots 1 to 6) with conditions (**Amended** Attachment 2).

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Kingsland (Ward 11) at 523 – 73 Avenue SW, LOC2019-0132, CPC2020-0114

Commissioner Scott declared a conflict of interest and abstained from discussion and voting with respect to Item 7.2.1, Report CPC2020-0114.

Commissioner Scott left the Council Chamber at 2:37 p.m. and returned at 2:51 p.m. after the vote was declared.

Moved by Commissioner Juan

That with respect to Report CPC2020-0114, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.94 hectares ± (2.32 acres ±) located at 523 – 73 Avenue SW (Plan 3215HG, Block B) from DC Direct Control District to Multi-Residential – High Density Low Rise (M-H1f2.0h22) District; and
2. Give three readings to the proposed bylaw.

Against: Commissioner Cameron

MOTION CARRIED

7.2.2 Land Use Amendment in Mayland (Ward 10) at 233 and 235A Mayland Place NE LOC2019-0192, CPC2020-0185

Manu Chugh, Manu Chugh Architecture, addressed Commission with respect to Report CPC2020-0185.

Moved by Commissioner Scott

That with respect to Report CPC2020-0185, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.89 hectares ± (2.20 acres ±) located at 233 and 235A Mayland Place NE (Condominium Plan 0010627, Unit 1; Plan 0610231; Unit 6) 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 Renfrew (Ward 9) at 701 – 8 Avenue NE, LOC2019-0152, CPC2020-0115

Moved by Commissioner Juan

That with respect to Report CPC2020-0115, the following be approved:

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

1. Adopt, by bylaw, the proposed Redesignation of 0.03 hectares ± (0.07 acres ±) located at 701 – 8 Avenue NE (Plan 8150AN, Block 148, Lot 22) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District; 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 Director Vanderputten

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 3:08 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following Items:

- 9.1.1 North Hill Communities Local Area Plan – Administration Follow-up (Verbal), CPC2020-0222
- 9.1.2 Master Plan Project Engagement and Northland Mall Master Concept Plan (Verbal), CPC2020-0195

And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, Section 78(2)(b) be suspended in order to allow for the completion of the Agenda prior to the scheduled afternoon recess.

MOTION CARRIED

Commission reconvened in Public Meeting at 5:33 p.m. with Director Tita in the Chair.

Moved by Director Vanderputten

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 North Hill Communities Local Area Plan - Administration Follow-up (Verbal) - CPC2020-0222

People in attendance during the Closed Meeting discussions with respect to CPC2020-0222:

City Clerks: A. Pendola and J. Palaschuk. Advice: T. Gonzalez and I. Harper. Observer: D. Hamilton, B. Silver, P. Schryvers, R. Michalenko, C. Ferguson, and K. Wishlow.

Moved by Director Vanderputten

That with respect to Report CPC2020-0222, the following be approved:

That Calgary Planning Commission thank Administration for their presentation; and Direct that the Closed Meeting discussions remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2020 March 04.

MOTION CARRIED

9.1.2 Master Plan Project Engagement and Northland Mall Master Concept Plan (Verbal), CPC2020-0195

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2020-0195:

City Clerks: A. Pendola and J. Palaschuk. Advice: C. Auld, H. Haley, and S. Tomic Observer: A. Singh, and K. Wishlow

Moved by Commissioner Scott

That with respect to Report CPC2020-0195, the following be approved:

That Calgary Planning Commission:

1. Receive the Attachments for the Corporate Record; and
2. Direct that the Closed Meeting discussions and Attachments remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2020 March 04

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Cameron

That this Meeting adjourn at 5:35 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 APRIL 06 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Kingsland (Ward 11) at 523 – 73 Avenue SW, LOC2019-0132, CPC2020-0114
- Land Use Amendment in Mayland (Ward 10) at 233 and 235A Mayland Place NE LOC2019-0192, CPC2020-0185
- Land Use Amendment in Renfrew (Ward 9) at 701 – 8 Avenue NE, LOC2019-0152, CPC2020-0115

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2020 March 05 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2020 MARCH 05

CHAIR

ACTING CPC SECRETARY