



MINUTES

CALGARY PLANNING COMMISSION

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

- PRESENT:** Director M. Tita, Chair
A/Director R. Davies, Vice-Chair
Councillor G. Chahal (Remote Participation)
Councillor E. Woolley (Remote Participation)
Commissioner P. Gedye (Remote Participation)
Commissioner A. Palmiere
Commissioner K. Schmalz (Remote Participation)
Commissioner J. Scott (Remote Participation)
- ABSENT:** Director R. Vanderputten, Vice-Chair
Commissioner H. Cameron
Commissioner L. Juan
- ALSO PRESENT:** A/Principal Planner S. Jones
A/CPC Secretary G. Chaudhary
Legislative Advisor L. Gibb

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:03 p.m.

Director Tita authorized Commissioner Palmiere and A/Director Davies to be physically present in Council Chamber for today's meeting.

ROLL CALL

Councillor Chahal, Councillor Woolley, A/Director Davies, Commissioner Gedye, Commissioner Palmiere, Commissioner Schmalz, Commissioner Scott and Director Tita.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

Moved by Commissioner Palmiere

That the **Revised** Agenda for the 2020 August 06 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, by withdrawing, at the Applicant's request, Item 7.2.10 Land Use Amendment in Spruce Cliff (Ward 8) at 712 Poplar Road SW, LOC2019-0199, CPC2020-0460.**

MOTION CARRIED

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 July 16

Moved by A/Director Davies, Vice-Chair

That the Minutes of the 2020 July 16 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Palmiere

That the Consent Agenda be approved as follows:

- 5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

- 5.2 BRIEFINGS

None

- 5.3 Land Use Amendment in West Hillhurst (Ward 7) at 1902 – 2 Avenue NW, LOC2020-0042, CPC2020-0864

MOTION CARRIED

- 5.4 Land Use Amendment in Westgate (Ward 6) at 81 Westminster Road SW, LOC2020-0078, CPC2020-0859

A document entitled "Distrib - Public Submissions - CPC2020-0859" was electronically distributed with respect to Report CPC2020-0859.

Moved by Commissioner Palmiere

That with respect to **Corrected** Report CPC2020-0859, the distributed public submissions be accepted for the Corporate Record and be forwarded with this report to Council.

MOTION CARRIED

Moved by Commissioner Palmiere

That with respect to **Corrected** Report CPC2020-0859, the following be approved:

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

1. Adopt by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 81 Westminster Drive SW (Plan 4335HM, Block 19, Lot 26) from Residential – Contextual One Dwelling (R-C1s) District to Residential – Contextual One / Two Dwelling (R-C2) 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 Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23 Street SE, LOC2020-0013, CPC2020-0849

Item Item 7.1.1 was heard concurrently with Item 7.1.2.

A letter from John C.W. McDonald, Millican Ogden Community Association, dated 2020 August 05 was electronically distributed with respect to Report CPC2020-0849.

A presentation entitled "LOC2020-0013 Policy and Land Use Amendment (R-C2 to DC) DP2020-3072 (proposed mixed-use development at 7401 - 23 Street SE)," dated 2020 August 06 was electronically distributed and displayed with respect to Report CPC2020-0849.

The following people addressed Commission with respect to Report CPC2020-0849:

1. Taylor Kawaguchi, The Mustard Seed
2. Vickie LaFleur, Casola Koppe Architects
3. Hans Koppe, Casola Koppa Architects
4. Bill Weaver, Ogden United Church

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0849 the following be approved:

That the Calgary Planning Commission receive the Community Association Letters for the Corporate Record.

MOTION CARRIED

Moved by A/Director Davies, Vice-Chair

That with respect to Report CPC2020-0849, the following be approved:

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

1. Adopt, by bylaw, the proposed amendments to the Millican-Ogden Community Revitalization Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. Adopt by bylaw the proposed redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 7401 - 23 Street SE (Plan 955AV, Block 2, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate a mixed-used development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.1.2 Development Permit in Ogden (Ward 9) at 7401 - 23 Street SE, DP2020-3072, CPC2020-0848

Item 7.1.2 was heard concurrently with Item 7.1.1.

Moved by A/Director Davies, Vice-Chair

That with respect to Report CPC2020-0848, the following be approved:

That Calgary Planning Commission:

1. Receive this report and attachments for the Corporate Record; and
2. Recommend the Development Authority, without having to return to Calgary Planning Commission, approve Development Permit DP2020-3072 of a New: Multi-Residential Development; Place of Worship – Small; Child Care Service; Restaurant: Food Service Only – Small; Outdoor Café and Commercial Multi-Residential Uses (1 building) at 7401 - 23 Street SE (Plan 955AV; Block 2; Lots 1 to 4), with conditions (**Revised** Attachment 2), subject to the approval of the bylaw amendment associated with LOC2020-0013 by Council.

MOTION CARRIED

7.2 PLANNING ITEMS

- 7.2.1 Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 – 9 Avenue SE, LOC2019-0149, CPC2020-0695

A presentation entitled "LOC2019-0149 Land Use Amendment" dated 2020 August 06 was electronically distributed and displayed with respect to Report CPC2020-0695.

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission, by General Consent, suspended Section 78(2)(b), in order to complete questions of clarification prior to the afternoon recess.

Commission recessed at 3:56 p.m. and reconvened at 4:14 p.m. with Director Tita in the Chair.

ROLL CALL

Councillor Chahal, A/Director Davies, Commissioner Gedye, Commissioner Palmiere, Commissioner Schmalz, Commissioner Scott and Director Tita.

Absent from ROLL CALL: Councillor Woolley

A letter from Erin Standen, Inglewood Community Association, dated 2020 August 04 was received for the Corporate Record by General Consent and was electronically distributed with respect to Report CPC2020-0695.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0695, 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 Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.27 hectares \pm (0.66 acres \pm) located at 1025 and 1139 – 9 Avenue SE (Plan A2, Block 12, Lots 1 to 3 and a portion of Lot 4; Plan 8111504, Block 12, Lot 16) from DC Direct Control District to DC Direct Control District to accommodate a mixed-use development with guidelines (**Revised** Attachment 3); and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196, CPC2020-0872

A presentation entitled "LOC2019-0196 Land Use Amendment" dated 2020 August 06 was electronically distributed and displayed with respect to Report CPC2020-0872.

Moved by Commissioner Gedye

That with respect to **Corrected** Report CPC2020-0872, 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 Crescent Heights Area Redevelopment Plan (**Revised** Attachment 2); and
2. Give three readings to the proposed bylaw.

3. Adopt, by bylaw, the proposed redesignation of 0.39 hectares \pm (0.96 acres \pm) located at 201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE (Plan 1332N, Block 5, Lots 1 to 14) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.0h22) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082, CPC2020-0853

A presentation entitled "LOC2020-0082 Land Use Amendment" dated 2020 August 06 was electronically distributed and displayed with respect to Report CPC2020-0853.

Moved by Councillor Chahal

That with respect to Report CPC2020-0853, the following be approved:

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

1. Adopt, by bylaw, the proposed land use redesignation of 0.47 hectares \pm (1.16 acres \pm) located at 4607 and 4715 – 88 Avenue NE and 4908 – 84 Avenue NE (Portion of Plan 6778AW, Block 2; Portion of Plan 6778AW, Block 3; Plan 6778AW, Block 12 and 12A) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District and Multi-Residential – Medium Profile (M-2) District to Commercial – Neighbourhood 1 (C-N1) District and Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049, CPC2020-0787

A presentation entitled "LOC2020-0049 Land Use Amendment" dated 2020 August 06 was electronically distributed and displayed with respect to Report CPC2020-0787.

Moved by A/Director Davies, Vice-Chair

That with respect to Report CPC2020-0787, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 1.27 hectares \pm (3.15 acres \pm) located at 11134 – 15 Street NE (Plan 1213696, Block 1, Lot 2) from Industrial – Business (I-B f1.0h18) District to DC Direct

Control District to accommodate a retail garden centre and seasonal sales area uses with guidelines (Attachment 1); and

2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 2.39 hectares \pm (5.92 acres \pm) located at 10821 and 11061 - 15 Street NE (Portion of NE 1/4 23-25-1-5; Plan 0915074, OT) from Industrial – Business (I-B f0.7h20) District to Industrial – General (I-G) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.5 Land Use Amendment in University District (Ward 7) at multiple addresses, LOC2020-0033, CPC2020-0844

A presentation entitled "LOC2020-0033 Land Use Amendment" dated 2020 August 06 was electronically distributed and displayed with respect to Report CPC2020-0844.

A Corrected Cover Report was electronically distributed with respect to Report CPC2020-0844.

Moved by Commissioner Scott

That with respect to **Corrected** Report CPC2020-0844, the following be approved:

That Planning Commission recommend that Council hold a Public hearing; and

1. Adopt, by bylaw, the proposed redesignation of 6.39 hectares \pm (15.79 acres \pm) located at 2500 University Drive NW, 3921 - 32 Avenue NW, and 3932, 4001, 4030, 4105, 4106 and 4135 University Avenue NW (Portion of Plan 859JK, Block U; Portion of Plan 1911025, Block 23, Lot 1; Portion of Plan 1512578, Block 1, Lot 1; Plan 1911025, Block 16, Lot 1; Plan 1711979, Block 15, Lot 1; Plan 1811865, Block 22, Lot 2; Plan 1911809, Block 14, Lot 3; Plan 1711979, Block 22, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate mixed-use development with guidelines (**Revised** Attachment 2).
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 3.71 hectares \pm (9.17 acres \pm) located at 104 Smith Street NW and 3921 – 32 Avenue NW (Plan 1711979, Block 21, Lot 1; Portion of Plan 1512578, Block 1, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines (**Revised** Attachment 3).
4. Give three readings to the proposed bylaw.

5. Adopt, by bylaw, the proposed redesignation of 1.60 hectares \pm (5.19 acres \pm) located at 3791 - 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines (**Revised** Attachment 4).
6. Give three readings to the proposed bylaw.
7. Adopt, by bylaw, the proposed redesignation of 2.10 hectares \pm (3.95 acres \pm) located at 3791 - 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District to DC Direct Control District to accommodate residential development with guidelines (**Revised** Attachment 5).
8. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.6 Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037, CPC2020-0781

Item 7.2.6 was heard concurrently with Item 7.2.7.

A presentation entitled "LOC2019-0123 Land Use and Policy Amendment & Outline Plan," dated 2020 August 06 was electronically distributed and displayed with respect to Report CPC2020-0781 and Report CPC2020-0782.

Moved by Councillor Chahal

That with respect to **Corrected** Report CPC2020-0781, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 2.38 hectares \pm (5.87 acres \pm) located at 167 Cityside Grove NE (Plan 2010405, Block 24, Lot 2) from DC Direct Control District based on the Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District.
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.7 Outline Plan in Cityscape (Ward 5) at 167 Cityscape Grove NE, LOC2020-0037(OP), CPC2020-0782

Item 7.2.7 was heard concurrently with Item 7.2.6.

Moved by Councillor Chahal

That with respect to **Corrected** Report CPC2020-0782, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 167 Cityside Grove NE (Plan 2010405, Block 24, Lot 2) to subdivide 2.21 hectares \pm (5.45 acres \pm with conditions (Attachment 1).

MOTION CARRIED

7.2.8 Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE, LOC2019-0123, CPC2020-0857

Item 7.2.8 was heard concurrently with Item 7.2.9.

A presentation entitled "LOC2019-0123 Land Use and Policy Amendment & Outline Plan," dated 2020 August 06 was electronically distributed and displayed with respect to Report CPC2020-0857 and Report CPC2020-0680.

Moved by Councillor Chahal

That with respect to **Corrected** Report CPC2020-0857, 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 Northeast Industrial Area Structure Plan (Attachment 1),
2. Give three readings to the proposed bylaw,
3. Adopt, by bylaw, the proposed redesignation of 43.61 hectares \pm (107.76 acres \pm) located at 4001 - 104 Avenue NE (Portion of Plan 1513083, Block 1, Lot 1) from DC Direct Control District, Special Purpose – School, Park and Community Reserve (S-SPR) District to Industrial - General (I-G) District, Industrial – Commercial (I-C) District and Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District, and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.9 Outline Plan in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE, LOC2019-0123 (OP), CPC2020-0680

Item 7.2.9 was heard concurrently with Item 7.2.8.

Moved by Councillor Chahal

That with respect to Report CPC2020-0680, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 4001 - 104 Avenue NE (Portion of Plan 1513083, Block 1, Lot 1) to subdivide 51.51 hectares \pm (127.28 acres \pm), with conditions (Attachment 1).

MOTION CARRIED

- 7.2.10 Land Use Amendment in Spruce Cliff (Ward 8) at 712 Poplar Road SW, LOC2019-0199, CPC2020-0460

This item was withdrawn at Confirmation of Agenda.

- 7.2.11 Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A Street SW, LOC2020-0007, CPC2020-0873

Commission, by General Consent, postponed this item to be heard following Item 7.2.13.

A presentation entitled "LOC2020-0007 Land Use Amendment" dated 2020 August 06 was electronically distributed and displayed with respect to Report CPC2020-0873.

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission, by General Consent, suspended Section 78(2)(c), in order to complete the remainder of today's Agenda prior to adjournment.

Moved by Commissioner Scott

That with respect to **Corrected** Report CPC2020-0873, 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 South Calgary / Altadore Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 3511 - 15A Street SW (Plan 2690AK, Block A, Lots 19 to 22) from the Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.12 Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW, LOC2017-0378, CPC2020-0786

Item 7.2.12 was heard concurrently with Item 7.2.13.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0786 and CPC2020-0785. Commissioner Palmiere left the Meeting at 5:34 p.m. and returned at 6:05 p.m. after the votes for both reports were declared.

A presentation entitled "LOC2017-0378 Land Use Amendment & Outline Plan" dated 2020 August 06 was electronically distributed and displayed with respect to Report CPC2020-0786.

The following items were electronically distributed with respect to Report CPC2020-0786:

- A letter from Reid Brodylo, dated 2020 August 04 which included a letter from Gordon J. Johnson, Burgess Environmental, dated 2020 May 25;
- A Further Revised Cover Report; and
- A Summary of Revisions with respect to Reports CPC2020-0786 and CPC2020-0785.

Moved by Commissioner Scott

That with respect to **Revised** Report CPC2020-0786, the distributed letters be accepted for the Corporate Record and be forwarded with this report to Council.

MOTION CARRIED

Moved by A/Director Davies, Vice-Chair

That with respect to **Revised** Report CPC2020-0786, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 64.57 hectares \pm (159.55 acres \pm) located at 5315 - 146 Avenue SW (NW1/4 Section 36-22-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.13 Outline Plan in Alpine Park (Ward 13) at 5315 - 146 Avenue SW, LOC2017-0378, CPC2020-0785

Item 7.2.13 was heard concurrently with Item 7.2.12.

The following items were electronically distributed with respect to Report CPC2020-0785:

- A Revised Cover Report; and
- A Further Revised Attachment 1.

Moved by A/Director Davies, Vice-Chair

That with respect to **Revised** Report CPC2020-0785, the following be approved:

That Calgary Planning Commission approve the proposed outline plan at 5315 - 146 Avenue SW (NW1/4 Section 36-22-2-5) to subdivide 64.57 hectares \pm (159.55 acres \pm) with conditions (**Revised** Attachment 1).

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Palmiere

That this Meeting adjourn at 6:17 p.m.

ROLL CALL VOTE:

For: (7): Director Tita, A/Director Davies, Vice-Chair, Councillor Chahal, Commissioner Gedye, Commissioner Palmiere, Commissioner Schmalz, and Commissioner Scott

MOTION CARRIED

The following Items have been forwarded to the 2020 September 14 Combined Meeting of Council:

Planning Matters for Public Hearing:

Calgary Planning Commission Reports:

- Land Use Amendment in West Hillhurst (Ward 7) at 1902 – 2 Avenue NW, LOC2020-0042, CPC2020-0864
- Land Use Amendment in Westgate (Ward 6) at 81 Westminster Road SW, LOC2020-0078, CPC2020-0859

- Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23 Street SE, LOC2020-0013, CPC2020-0849
- Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 – 9 Avenue SE, LOC2019-0149, CPC2020-0695
- Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196, CPC2020-0872
- Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082, CPC2020-0853
- Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049, CPC2020-0787
- Land Use Amendment in University District (Ward 7) at multiple addresses, LOC2020-0033, CPC2020-0844
- Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037, CPC2020-0781
- Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE, LOC2019-0123, CPC2020-0857
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A Street SW, LOC2020-0007, CPC2020-0873
- Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW, LOC2017-0378, CPC2020-0786

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 September 03.

CONFIRMED BY COMMISSION ON 2020 SEPTEMBER 03



CHAIR



ACTING CPC SECRETARY