



**MINUTES**  
**CALGARY PLANNING COMMISSION**

**October 15, 2020, 1:00 PM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair  
Councillor G. Chahal (Remote Participation)  
Councillor E. Woolley (Remote Participation)  
Commissioner A. Palmiere (Remote Participation)  
Commissioner K. Schmalz (Remote Participation)  
Commissioner J. Scott (Remote Participation)

**ABSENT:** Commissioner P. Gedye  
Commissioner L. Juan

**ALSO PRESENT:** A/ Principal Planner M. Beck  
A/CPC Secretary L. Gibb  
Legislative Advisor G. Chaudhary

**1. CALL TO ORDER**

Director Tita called the meeting to order at 1:07 p.m.

**ROLL CALL**

Commissioner Schmalz and Commissioner Scott, Councillor Chahal, Councillor Woolley, Director Vanderputten, and Director Tita.

Absent for Roll Call: Commissioner Palmiere (joined at 1:33 p.m.), Commissioner Gedye and Commissioner Juan.

**2. OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting. By General Consent, Commission determined that they would conduct today's meeting with voice vote and not with e-voting.

**3. CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for the 2020 October 15 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, by bringing forward Item 7.2.4, Report CPC2020-0907 to be heard immediately following the Consent Agenda, and postponing Item 7.2.1. to be heard following Item 7.2.5, Report CPC2020-1122.**

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 October 01

**Moved by** Director Vanderputten

That the Minutes of the 2020 October 01 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Director Vanderputten

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

- 5.3 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 25 Avenue NW, LOC2020-0083, CPC2020-1087

- 5.4 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 - 17 Avenue NW, LOC2020-0102, CPC2020-1118

- 5.6 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3103 Kildare Crescent SW, LOC2020-0087, CPC2020-1113

- 5.8 Proposed Street Names in Haskayne (Ward 1), SN2020-0003, CPC2020-1068

**MOTION CARRIED**

- 5.5 Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road SW, LOC2020-0064, CPC2020-1089

A clerical correction was noted with respect to Report CPC2020-1089 in the cover report, page 1, in the Administration Recommendation by deleting the word "Start" following the words "84 and 88 Burma" and substituting with the word "Star".

**Moved by** Director Vanderputten

That with respect to **Corrected** Report 1089, 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 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 84 and 88 Burma Star Road SW (Plan 1312559, Block 13, Lots 10 and 11) from DC Direct Control District to Residential – Grade Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 5.7 Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE, LOC2020-0063, CPC2020-1117

**Moved by** James Scott

That with respect to Report CPC2020-1117, 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  $\pm$  (0.17 acres  $\pm$ ) located at 1080 Remington Road NE (Plan 6133GA, Block 5, Lot 29) from Residential Grade – Oriented Infill (R-CGex) District to Residential Grade – Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

Commission then returned to the Amended Agenda to deal with Item 7.2.4, Report CPC2020-0907.

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 Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094, CPC2020-1087

This item was dealt with following Item 7.2.5, Report CPC2020-1122.

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-1087.

Commissioner Schmalz left the Council Chamber at 2:30 p.m. and returned at 3:08 p.m. after the vote was declared.

A presentation entitled "LOC2020-0094 Land Use Amendment"" was distributed with respect to Report CPC2020-1087.

**Moved by** Councillor Chahal

That with respect to Report CPC2020-1087, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 7.22 hectares  $\pm$  (17.84 acres  $\pm$ ) located at 9320 - 52 Street NE, 9325 - 52 Street NE, and 706, 707, 710, 711, 714, 715, 719, 723, 727, 731, 735, 739, 743 Savanna Landing NE (Portion of NW1/4 Section 14-25-29-4; Portion of Plan 1412743, Block 1, Lot 1; Plan 1912055, Block 26, Lots 26 to 38) from Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

### **MOTION CARRIED**

Council then returned to the Amended Agenda to deal with Item 7.2.6, Report CPC2020-1111.

#### **7.2.2 Land Use Amendment in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018-0279, CPC2020-1115**

This item was dealt with following Item 7.2.4, Report CPC2020-0907.

Item 7.2.2. was heard concurrently with Item 7.2.3.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-1115 and CPC2020-1114.

Commissioner Palmiere left the meeting remotely at 1:52 p.m. and returned at 2:24 p.m. after the votes for both items were declared.

The following documents were distributed with respect to Report CPC2020-1115:

- A corrected Attachment 2; and
- A presentation entitled "LOC2018-0279 Outline Plan."

Benjamin Lee, IBI Group, addressed Commission with respect to Reports CPC2020-1115 and CPC2020-1114.

#### **Moved by James Scott**

That with respect to Report CPC2020-1115, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 31.28 hectares  $\pm$  (77.29 acres  $\pm$ ) located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – One Dwelling (R1) District, Residential – Low Density Mixed Housing

(R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate mixed-use commercial with guidelines (Attachment 3); and

2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

Commission then returned to the Amended Agenda to deal with Item 7.2.3, Report CPC2020-1114.

7.2.3 Outline Plan in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018 0279 (OP), CPC2020-1114

Item 7.2.3 was heard concurrently with Item 7.2.2.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-1115 and CPC2020-1114.

Commissioner Palmiere left the meeting remotely at 1:52 p.m. and returned at 2:24 p.m. after the votes for both items were declared.

The following documents were distributed with respect to Report CPC2020-1114:

- A revised Attachment 1;
- A corrected Attachment 3; and
- A presentation entitled "LOC2018-0279 Outline Plan."

Benjamin Lee, IBI Group, addressed Commission with respect to Reports CPC2020-1115 and CPC2020-1114.

**Moved by James Scott**

That with respect to Report CPC2020-1114, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) to subdivide 31.28 hectares ± (77.29 acres ±) with conditions (**Revised** Attachment 1).

**MOTION CARRIED**

7.2.4 Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070, CPC2020-0907

This item was dealt with following Item 5.7, Report CPC2020-1117.

A presentation entitled "LOC2020-0070 Land Use Amendment" was distributed with respect to Report CPC2020-0907.

Darren Langille, Redline Realty Investments, addressed Commission with respect to Report CPC2020-0907.

**Moved by** Councillor Woolley

That with respect to Report CPC2020-0907, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 3704, 3708, 3712 and 3716 - 8 Avenue SW (Plan 2566GQ, Block 15, Lots 15 to 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.0h22) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

Commission then returned to the Amended Agenda to deal with Item 7.2.2, Report CPC2020-1115.

- 7.2.5 Land Use Amendment in Inglewood (Ward 9) at 1423 – 8 Avenue SE, LOC2020-0093, CPC2020-1122

A presentation entitled "LOC2020-0093 Land Use Amendment" was distributed with respect to Report CPC2020-1122.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2020-1122, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 1423 – 8 Avenue SE (Plan A3, Block 12, Lots 31 to 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.6 Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256, CPC2020-1111

This Item was heard following Item 7.2.1, Report CPC2020-1087.

Item 7.2.6 was heard concurrently with Item 7.2.7.

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-1111 and CPC2020-1105.

Commissioner Schmalz left the Council Chamber at 2:30 p.m. and returned at 3:08 p.m. after the votes for both items were declared.

The following documents were distributed with respect to Report CPC2020-1111:

- A corrected Attachment 2; and
- A presentation entitled "LOC2018-0256 Land Use Amendment & Outline Plan."

The following speakers addressed Commission with respect to Reports CPC2020-1111 and CPC2020-1105:

1. Chris Andrew, B&A Planning
2. Catherine Agar, WestCreek

**Moved by** Director Vanderputten

That with respect to Report CPC2020-1111, 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 Chaparral Area Structure Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 15.69 hectares  $\pm$  (38.55 acres  $\pm$ ) located at 2100 – 194 Avenue SE (Portion of Plan 1112999, Block 1, Lot 4) Special Purpose – Recreation (S-R) 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 – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District ; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.7 Outline Plan in Chaparral (Ward 14) at 2100 – 194 Avenue SE, LOC 2018-0256(OP), CPC2020-1105

Item 7.2.7 was heard concurrently with Item 7.2.6.

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-1111 and CPC2020-1105.

Commissioner Schmalz left the Council Chamber at 2:30 p.m. and returned at 3:08 p.m. after the votes for both items were declared.

The following documents were distributed with respect to Report CPC2020-1105:

- A corrected Attachment 2; and

- Presentation entitled "LOC2018-0256 Land Use Amendment & Outline Plan."

**Moved by** Commissioner Palmiere

That with respect to Report CPC2020-1105, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 2100 – 194 Avenue SE (Plan 1112999, Block 1, Lot 4) to subdivide 15.69 hectares ± (38.55 acres ±) with conditions (Attachment 1).

**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*, the Calgary Planning Commission move into Closed Meeting at 3:10 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following items:

- Item 9.1.1. Administration Follow Up on Parking Choices for Businesses (Verbal), CPC2020-1154

And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission suspend Section 78(2)(b), in order to complete all discussions with respect to Report CPC2020-1154, and to reconvene in public at the Call of the Chair.

**MOTION CARRIED**

Commission reconvened in public meeting at 3:33 p.m. with Director Tita in the Chair.

ROLL CALL:

Commissioner Scott, Commissioner Schmaltz, Commissioner Palmiere, Councillor Woolley, Councillor Chahal, Director Vanderputten and Director Tita.

**Moved by** Director Vanderputten

That Committee rise and report.

**MOTION CARRIED**

### 9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES



9.1.1 Administration Follow Up on Parking Choices for Businesses (Verbal),  
CPC2020-1154

A confidential distribution was distributed with respect to Report  
CPC2020-1154.

Administration in attendance during the Closed Meeting discussions with  
respect to Report CPC2020-1154:

Clerks: G. Chaudhary and L. Gibb. Advice: M. Beck, D. Hamilton, L.  
Kahn, F. Lakha, L. Loria and S. Pearce.

**Moved by** Director Vanderputten

That with respect to Verbal Report CPC2020-1154 the following be  
approved:

That the Calgary Planning Commission direct that the Closed Meeting  
discussions, distributions and presentation remain confidential pursuant  
to Section 24 (Advice from officials) of the *Freedom of Information and  
Protection of Privacy Act*, to be reviewed by 2020 November 02.

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

**Moved by** James Scott

That this Meeting adjourn at 3:36 p.m.

**MOTION CARRIED**

The following items have been forwarded to the 2020 December 14 Combined Meeting  
of Council:

Planning Matters for Public Hearing:

Calgary Planning Commission Reports:

- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 25  
Avenue NW, LOC2020-0083, CPC2020-1087
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 -  
17 Avenue NW, LOC2020-0102, CPC2020-1118
- Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road  
SW, LOC2020-0064, CPC2020-1089
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8)  
at 3103 Kildare Crescent SW, LOC2020-0087, CPC2020-1113
- Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE, LOC2020-  
0063, CPC2020-1117

- Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094, CPC2020-1087
- Land Use Amendment in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018-0279, CPC2020-1115
- Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070, CPC2020-0907
- Land Use Amendment in Inglewood (Ward 9) at 1423 – 8 Avenue SE, LOC2020-0093, CPC2020-1122
- Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256, CPC2020-1111

Planning Matters Not Requiring Public Hearing:

Calgary Planning Commission Reports:

- Proposed Street Names in Haskayne (Ward 1), SN2020-0003, CPC2020-1068

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

CONFIRMED BY COMMISSION ON 2020 NOVEMBER 05



CHAIR



ACTING CPC SECRETARY