



MINUTES

CALGARY PLANNING COMMISSION

**July 22, 2021, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director R. Vanderputten, Vice-Chair (Remote Participation)
Councillor J. Gondek (Remote Participation)
Councillor E. Woolley (Remote Participation)
Commissioner M. Landry (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Scott (Remote Participation)

ABSENT: Commissioner F. Mortezaee
Commissioner A. Palmiere
Commissioner J. Sonogo

ALSO PRESENT: A/Principal Planner S. Jones (Remote Participation)
A/CPC Secretary J. Palaschuk
Legislative Advisor L. Kearnes

1. **CALL TO ORDER**

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

ROLL CALL

Commissioner Landry, Commissioner Pollen, Commissioner Scott, Councillor Gondek, Director Vanderputten, and Director Hamilton.

Absent at Roll Call

Councillor Woolley (joined the Meeting at 3:30 p.m.).

2. **OPENING REMARKS**

Director Hamilton provided opening remarks at today's Meeting and a traditional land acknowledgement.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That the Agenda for the 2021 July 22 Calgary Planning Commission be confirmed, **after amendment**, by withdrawing Item 7.2.6, CPC2021-1054, and by including a letter from the Applicant.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICTS OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 July 08

Moved by Councillor Gondek

That the Minutes of the 2021 July 08 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Scott

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.4 Street Name in Lewisburg (Ward 3), SN2020-0005, CPC2021-1071

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

5.3 Land Use Amendment in Highland Park (Ward 4) at 4025 – 2 Street NW, LOC2021-0039, CPC2021-1083

A clerical correction was noted in the Recommendation box of Report CPC2021-1083 by deleting the words "0.015 acres" and by substituting the words "0.15 acres".

Moved by Director Vanderputten

That with respect to Report CPC2021-1083, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (**0.15 acres ±**)

located at 4025 – 2 Street NW (Plan 3674S, Block 24, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

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 Saddle Ridge (Ward 5) at 198, 202 and 206 Saddleback Road NE, LOC2021-0003, CPC2021-0339

A presentation entitled "LOC2021-0003 Land Use Amendment" was distributed with respect to Report CPC2021-0339.

Moved by Commissioner Scott

That with respect to Report CPC2021-0339, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 0.12 hectares ± (0.33 acres ±) located at 198, 202 and 206 Saddleback Road NE (Plan 0311201, Block 32, Lots 1 to 3) from Residential One / Two Dwelling (R-2) District to Mixed Use - General (MU-1f4.0h22) District.

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

7.2.2 Land Use Amendment in Capitol Hill (Ward 7) at 1229 – 20 Avenue NW, LOC2021-0061, CPC2021-1011

The following documents were distributed with respect to Report CPC2021-1011:

- A Revised Attachment 2
- A presentation entitled "LOC2021-0061 Land Use Amendment"

Moved by Commissioner Landry

That with respect to Report CPC2021-1011, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1229 – 20 Avenue NW (Plan 3150P, Block 18, Lots 25 and 26) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate two main residential buildings on a parcel, with guidelines (**Revised Attachment 2**).

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

7.2.3 Outline Plan in Lewisburg (Ward 3) at multiple properties, LOC2020-0057, CPC2021-1025

The following documents were distributed with respect to Report CPC2021-1025:

- A Revised Attachment 5
- A presentation entitled "LOC2020-0057/CPC2021-1025 Outline Plan"

Kathy Oberg, B&A Planning Group, addressed Commission with respect to Report CPC2021-1025.

Moved by Councillor Gondek

That Revised Attachment 5 be amended by adding a new Condition of Approval 56 to read as:

“56. In conjunction with the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:

- at key connections to transit stations;
- where regional pathways or multi-use pathways intersect with the street;
- at mid-block crossings; and
- at intersections or pedestrian crossings adjacent to Joint Use sites.

The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.”

and renumber the Conditions accordingly.

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

Moved by Councillor Gondek

That Revised Attachment 5 be amended by adding a new Condition of Approval 29 to read as:

“29. In conjunction with the applicable tentative plan, the Developer shall construct the boundary half of 144 Avenue NE along the south boundary of the Outline Plan as a transit-oriented arterial to achieve the potential for high-frequency/high-quality transit (Primary Transit Network as identified in the north Calgary policies). 144 Avenue to be designed collaboratively (Developer alongside Administration) to the satisfaction of the Director, Transportation Planning.”

and renumber the Conditions accordingly.

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

Moved by Commissioner Scott

That with respect to Report CPC2021-1025, the following be approved:

That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 14900 – 6 Street NE and 800 – 144 Avenue NE (Portion of SW1/4 Section 2-26-1-5; Portion of Section 2-26-1-5, Legal Subdivisions 3 and 4) to subdivide 54.15 hectares ± (133.81 acres ±), with conditions (**Revised Attachment 5**).

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

7.2.4 Land Use Amendment and Outline Plan in Livingston (Ward 3) at multiple properties, LOC2020-0159, CPC2021-1063

A clerical correction was noted in the Recommendation box of Report CPC2021-1063 by deleting the words "Attachment 6" and by substituting the words "Attachment 7".

A presentation entitled "LOC2020-0159/CPC2021-1063 Land Use Amendment and Outline Plan" was distributed with respect to Report CPC2021-1063.

Kathy Oberg, B&A Planning Group, addressed Commission with respect to Report CPC2021-1063.

Moved by Councillor Gondek

That Attachment 7 be amended by amending Condition of Approval 18 to read as:

“18. In conjunction with the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:

- at key connections to transit stations;
- where regional pathways or multi-use pathways intersect with the street;
- at mid-block crossings; and
- at intersections or pedestrian crossings adjacent to Joint Use sites.

The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.”

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

Moved by Councillor Gondek

That Attachment 7 be amended by adding a new Condition of Approval 15 to read as:

“15. In conjunction with the applicable tentative plan, the Developer shall construct the boundary half of 160 Avenue NW along the north boundary of the Outline Plan as a transit-oriented arterial to achieve the potential for high-frequency/high-quality transit (Bus Rapid Transit as identified in the Keystone Hills Area Structure Plan). 160 Avenue to be designed collaboratively (Developer alongside Administration) to the satisfaction of the Director, Transportation Planning.

and renumber the Conditions accordingly.

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

Moved by Commissioner Pollen

That with respect to Report CPC2021-1063, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15555 Centre Street NW and 500 – 144 Avenue NW (Portion of E1/2 Section 4-26-1-5) to subdivide 55.05 hectares \pm (136 acres \pm), with conditions (**Attachment 7**); and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 55.05 hectares \pm (136 acres \pm) located at 15555 Centre Street NW and 500 – 144 Avenue NW (Portion of E1/2 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

7.2.5 Land Use Amendment and Outline Plan in Homestead (Ward 5) at multiple properties, LOC2021-0047, CPC2021-1042

The following documents were distributed with respect to Report CPC2021-1042:

- A Revised Attachment 7
- A presentation entitled "LOC2021-0047/CPC2021-1042 Land Use Amendment and Outline Plan"

Moved by Commissioner Landry

That with respect to Report CPC2021-1042, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7111, 7697 and 8393 – 84 Street NE (Portion of E1/2 Section 12-25-29-4; Portion of SE1/4 Section 13-25-29-4) to subdivide 19.52 hectares \pm (48.23 acres \pm), with conditions (**Revised Attachment 7**).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 10.31 hectares \pm (25.38 acres \pm) located at 7697 – 84 Street NE (Portion of NE1/4 Section 12-25-29-4) from Residential – Manufactured Home (R-MH) District to Residential – Low Density Mixed Housing (R-G) District.

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

- 7.2.6 Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1408 - 33 Street SW, LOC2020-0147, CPC2021-1054

This item was withdrawn during Confirmation of Agenda.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Councillor Gondek

That Pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, Calgary Planning Commission recess at 3:11 p.m. and resume in Closed Meeting at 3:30 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following Item:

- 9.1.1 Assessing Midtown Station as a Growth Node - MDP Amendment Discussion (Verbal), LOC2019-0082, CPC2021-1057

MOTION CARRIED

Commission moved into the public meeting at 4:49 p.m. with Director Hamilton in the Chair.

ROLL CALL

Director Vanderputten, Commissioner Landry, Commissioner Pollen, Commissioner Scott, Councillor Woolley, and Director Hamilton.

Absent at Roll Call

Councillor Gondek.

Moved by Director Vanderputten

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1 Assessing Midtown Station as a Growth Node - MDP Amendment Discussion (Verbal), LOC2019-0082, CPC2021-1057

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2021-1057:

Clerks: J. Palaschuk and L. Kearnes. Law: T. Wobeser. Advice: K. Abbany, J. Bitar, L. Burga Gheri, A. Burghardt, J. Cardiff, S. Cheng, R. Cichowlas, D. Down, C. Ferguson, K. Froese, J. Haggett, S. Jones, L. Kalmakoff, F. Lakha, C. Leung, T. Mahler, F. McLeod, J. Mueller, M. Sheldrake, and K. Szabo.

Moved by Director Vanderputten

That with respect to Report CPC2021-1057, the following be approved:

That the Calgary Planning Commission:

1. Receive the distribution and PowerPoint presentation for information; and
2. Direct that the Closed Meeting discussions, presentation, and distribution remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2021 August 12.

For: (6): Director Hamilton, Director Vanderputten, Councillor Woolley, Commissioner Landry, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Councillor Woolley

That this meeting adjourn at 5:02 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2021 September 13 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Highland Park (Ward 4) at 4025 – 2 Street NW, LOC2021-0039, CPC2021-1083
- Land Use Amendment in Saddle Ridge (Ward 5) at 198, 202 and 206 Saddleback Road NE, LOC2021-0003, CPC2021-0339
- Land Use Amendment in Capitol Hill (Ward 7) at 1229 – 20 Avenue NW, LOC2021-0061, CPC2021-1011
- Land Use Amendment and Outline Plan in Livingston (Ward 3) at multiple properties, LOC2020-0159, CPC2021-1063

- Land Use Amendment and Outline Plan in Homestead (Ward 5) at multiple properties, LOC2021-0047, CPC2021-1042

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Street Name in Lewisburg (Ward 3), SN2020-0005, CPC2021-1071

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 August 05 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON 2021 AUGUST 05


CHAIR
ACTING CPC SECRETARY