



MINUTES

CALGARY PLANNING COMMISSION

**April 4, 2019, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor G. Chahal
Councillor E. Woolley
Commissioner M. Foht
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT: Acting Principal Planner K. Wishlow
Acting CPC Secretary J. Dubetz
Legislative Advisor G. Chaudhary

1. CALL TO ORDER

Director Tita called the meeting to order at 1:00 p.m.

2. OPENING REMARKS

No opening remarks were provided at today's meeting.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Foht

That the Agenda for the 2019 April 04 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

Moved by Councillor Chahal

That the Minutes of the following meetings be confirmed in an omnibus motion:

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 March 07
- 4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 March 21

MOTION CARRIED

5. CONSENT AGENDA

With respect to Consent Item 5.1, Report CPC2019-0376, a clerical correction was noted in the header of Attachment 2, by deleting the report number "CPC2019-0367" and replacing with the report number "CPC2019-0376".

Moved by Commissioner Scott

That the Administration Recommendations contained in the following Reports be approved in an omnibus motion:

- 5.1 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 – 31 Avenue SW, LOC2018-0218, CPC2019-0376
- 5.2 Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86 Avenue SE, LOC2018-0228, CPC2019-0367

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Medicine Hill (Ward 6) at 1879 Na'a Drive SW, DP2018-4439, CPC2019-0373

The following items were distributed with respect to Report CPC2019-0373:

- A package of documents titled "The Village - Cell E, at Medicine Hill", dated 2019 April 04,
- A rendering from NORR, titled Townhome Plans.

Moved by Commissioner Scott

That with respect to Report CPC2019-0373, the following be approved:

That the Calgary Planning Commission APPROVE the proposed development permit application DP2018-4439 for a New: Multi-Residential Development (14 buildings with 71 townhouse units) at 1879 Na'a Drive SW (Plan 1612946, Block 2, Lot 13), with conditions (Attachment 1).

Against: Commissioner Palmiere

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069, CPC2019-0380

Speaker Ajith Karunasena addressed the Commission with respect to Report CPC2019-0380.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0380, Administration Recommendation 3 be amended in the Mixed Use height modifier by deleting the figure "(MU-1f3.8h20.8)" and replacing with the figure "(MU-1f3.8h21)".

MOTION CARRIED

Moved by Commissioner Scott

That with respect to Report CPC2019-0380, the following be approved, **after amendment as follows:**

- **In the report on page 3 of 7, *Site Context*, first sentence, by deleting the width of “20.46 metres” and replacing with the width “28.31 metres”; and**
- **In Attachment 3, in the document title, by deleting the word “Objection”.**

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

1. ADOPT, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 1437 – 19 Avenue SW and 2103 and 2107 – 14 Street SW (Plan 261L, Block 13, Lots 1 to 4) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General **(MU-1f3.8h21)** District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW, LOC2018-0188, CPC2019-0379

A letter from Calgary Heritage Initiative, dated 2019 April 03 ,was distributed with respect to Report CPC2019-0379.

Vern Hart addressed the Commission with respect to Report CPC2019-0379.

The Calgary Planning Commission recessed at 2:08 p.m. and reconvened at 2:15 p.m. with Director Tita in the Chair.

Moved by Commissioner Juan

That the distributed letter be received for information.

MOTION CARRIED

Moved by Councillor Woolley

That with respect to Report CPC2019-0379, the following be approved:

That the Calgary Planning Commission:

1. Direct this report (CPC2019-0379) to the 2019 April 29 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 823 – 17 Avenue SW (Plan 4453L, Block 11, Lots 4 and 5, and a portion of Lot 3) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to DC Direct Control District to accommodate mixed-use development, with guidelines (Attachment 2); and
 - b. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.3 Land Use Amendment in Manchester Industrial (Ward 9) at 429 – 58 Avenue SE, LOC2019-0016, CPC2019-0362

Moved by Commissioner Juan

That with respect to Report CPC2019-03762 the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.25 hectares \pm (0.06 acres \pm) located at 429 – 58 Avenue SE (Plan 1546LK, Block 3, Lot 1) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.4 Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street SE, LOC2018-0267, CPC2019-0417

Moved by Director Vanderputten

That with respect to Report CPC2019-0417, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 14.59 hectares ± (36.07 acres ±) located at 12725 – 52 Street SE (Portion of SE1/4 section 10-23-29-4) from DC Direct Control District to Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

7.3.1 Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses, CPC2019-0281

The following documents were distributed with respect to Report CPC2019-0281:

- A revised page 2 of 6 of Attachment 1;
- A letter from Calgary Economic Development, dated 2019 April 2;
- A letter from the Federation of Calgary Communities, 2019 dated April 4.

Moved by Councillor Woolley

That with respect to Report CPC2019-0281, the following be approved:

That the Calgary Planning Commission receive this report and **revised Attachment 1** for information.

MOTION CARRIED

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Juan

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 3:13 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1, Enabling Successful Infill Development - Options for Changes (Verbal), CPC2019-0418.

MOTION CARRIED

The Calgary Planning Commission reconvened in Public Meeting at 4:18 p.m. with Director Tita in the Chair.

Moved by Commissioner Palmiere

That the Calgary Planning Commission rise and report.

MOTION CARRIED

9.1 Enabling Successful Infill Development - Options for Changes (Verbal),
CPC2019-0418

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-0418:

Clerk: S. Muscoby, J. Dubetz, G. Chaudhary; Advice: L. Kahn, T. Henry, J. Furness, C. Ferguson; Observer: K. Wishlow, M. Beck, J. Silot, K. Holberton.

The following materials were received for the Corporate Record with respect to Report CPC2019-0418, which are to remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*:

- A draft document
- A presentation.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0418, the following be approved:

That the Calgary Planning Commission:

Direct that the closed session discussions, presentation and distribution remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy (FOIP) Act*, to be reviewed by 2019 July 31.

MOTION CARRIED

10. ADJOURNMENT

Moved by Commissioner Juan

That this Meeting adjourn at 4:20 p.m.

MOTION CARRIED

**THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 APRIL 29
COMBINED MEETING OF COUNCIL:**

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW, LOC2018-0188, CPC2019-0379

**THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 MAY 27
COMBINED MEETING OF COUNCIL:**

PLANNING MATTERS FOR PUBLIC HEARING:

- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 – 31 Avenue SW, LOC2018-0218, CPC2019-0376

- Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86 Avenue SE, LOC2018-0228, CPC2019-0367
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069, CPC2019-0380
- Land Use Amendment in Manchester Industrial (Ward 9) at 429 – 58 Avenue SE, LOC2019-0016, CPC2019-0362
- Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street SE, LOC2018-0267, CPC2019-0417

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 April 18.

CONFIRMED BY COMMISSION ON 2019 APRIL 18



CHAIR



ACTING CPC SECRETARY