



MINUTES

CALGARY PLANNING COMMISSION

**July 18, 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 P. Gedye
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT: Acting Principal Planner M. Beck
Acting CPC Secretary G. Chaudhary
Legislative Advisor J. Palaschuk

1. CALL TO ORDER

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

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Scott

That the Agenda for the 2019 July 18 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, 2019 July 04

A Clerical Correction was noted in page 11 of the minutes under Item 9.1.1, to change the mover from "Commissioner Palmiere" to "Commissioner Scott".

Moved by Director Vanderputten

That the **Corrected** Minutes of the 2019 July 04 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED5. CONSENT AGENDA**Moved by** Director Vanderputten

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

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.5 Proposed Street Name and Community Boundary Adjustment in Residual Sub-Area 13J (Ward 13) at 1414 - 210 Avenue SW, SN2019-0001, CPC2019-0892

MOTION CARRIED

5.3 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 – 23 Avenue NW, LOC2019-0029, CPC2019-0837

Moved by Commissioner Gedye

That with respect to Report CPC2019-0837, 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 North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 802 – 23 Avenue NW (Plan 29340, Block 37, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

5.4 Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006, CPC2019-0747

A Revised Attachment 5 was distributed with respect to Report CPC2019-0747.

Moved by Commissioner Juan

That with respect to Report CPC2019-0747, the following be approved:

That Calgary Planning Commission recommend that Council:

1. ADOPT, by Resolution, the proposed street name changes in the impacted area of the quadrant boundary adjustment located within the communities of Silverado, Belmont, Pine Creek, Residual Sub-Area 13L (Ward 13), and Residual Sub-Area 13K (Ward 13).

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Greenbriar (Ward 1) at 4200 – 95 Street NW, DP2019-1180, CPC2019-0886

Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0886. Commissioner Juan left the Council Chamber at 1:07 p.m. and returned at 1:41 p.m. after the vote was declared.

Supplementary material with respect to Report CPC2019-0886 was received for the Corporate Record.

Jim Gordon, Melcor Developments, addressed Commission with respect to Report CPC2019-0886.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0886, the following be approved:

That Calgary Planning Commission **APPROVE** the proposed development permit application DP2019-1180 for a New: Market, Liquor Store, Retail and Consumer Service, Restaurant: Neighbourhood (2 buildings), retaining wall, Sign - Class B, Sign - Class E, Sign - Class C at 4200- 95 Street NW (Plan 0813549, Block 8, Lot 15), with conditions (Attachment 2).

MOTION CARRIED

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW, LOC2019-0049, CPC2019-0873

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0873, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.77 hectares \pm (4.37 acres \pm) located at 1385 – 69 Street SW, (Plan 6191AD; Block 1) from DC Direct Control District **to** Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124, CPC2019-0016

The following speakers addressed Commission with respect to Reports CPC2019-0016 and CPC2019-0017:

1. Kathy Oberg, B&A Planning Group
2. Deborah Cooper, B&A Planning Group

Moved by Councillor Chahal

That with respect to Report CPC2019-0016, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 64.35 hectares \pm (159.00 acres \pm) located at 1414 – 210 Avenue SW (SW 1/4 Section 16-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Residential – Low Density Multiple Dwelling (R-2M) District, Residential – One Dwelling (R-1s) District, Residential – One/Two Dwelling (R-2) District, Special Purpose – Community Service (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Outline Plan in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124 (OP), CPC2019-0017

A Revision to Attachment 1 was distributed with respect to Report CPC2019-0017.

Moved by Councillor Woolley

That Attachment 1 be amended in Conditions 29, 46 (new 47) and 67 (new 68) as follows: before the words “tentative plan” insert the word “applicable”.

MOTION CARRIED

Moved by Councillor Chahal

That with respect to **Amended** Report CPC2019-0017, the following be approved:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 1414 – 210 Avenue SW (SW 1/4 Section 16-22-1-5) to subdivide the 64.35 hectares ± (159.01 acres ±), with conditions (**Revised** Attachment 1).

MOTION CARRIED

7.2.4 Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 – 41 Avenue NE, LOC2018-0235, CPC2019-0891

Moved by Commissioner Juan

That with respect to Report CPC2019-0891, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.29 hectares ± (3.18 acres ±) located at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE (Plan 9311912, Lots 2 and 3; Plan 3650JK, Block 3, Lot 1) from Special Purpose – Community Institution (S-CI) District and DC Direct Control District to High Density Low Rise (M-H1) District, High Density Medium Rise (MH2f4.5h38) District and Mixed Use – Active Frontage (MU2f5.0h40) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238, CPC2019-0753

Moved by Commissioner Gedye

That with respect to Report CPC2019-0753, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.26 acres ±) located at 2471 - 23 Street NW (Plan 9110GI, Block 4, Lot 21) from Residential – Contextual One / Two Dwelling (R-C2)

District to Multi-Residential – High Density Low Rise (M-H1f3.6h20d280) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.6 Policy Amendment and Land Use Amendment in Winston Heights/Mountainview (Ward 7) at 639 – 18 Avenue NE, LOC2019-0003, CPC2019-0881

A Clerical Correction was noted in the Cover Report with Respect to Report CPC2019-0881, in the Report Header, to change the words "Winston Heights/Mountainview" to the words "Winston Heights-**Mountview**".

Moved by Commissioner Juan

That with respect to Report CPC2019-0881, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Winston Heights/Mountainview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 639 - 18 Avenue NE (Plan 3182FU, Block 10, Lot 6) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade – Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, the Calgary Planning Commission suspended Section 78(2)(b) of the Procedure Bylaw in order to complete the agenda.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

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 3:05 p.m., in the Councillors' Boardroom, to discuss confidential matters with respect to Report CPC2019-0810.

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

Moved by Director Vanderputten

That Calgary Planning Commission rise and report at this time.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEE

9.1.1 Developed Areas Guidebook – Great Communities for Everyone (Verbal), CPC2019-0810 [Postponed]

A confidential document with respect to Verbal Report OPC2019-0810, which is to be kept confidential subject to Section 24 of FOIP, was received for the Corporate Record.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-0810:

Clerk: G. Chaudhary, J. Palaschuk;

Advice: C. Ferguson, J. Harper, R. Jamieson, L. Kahn, S. Pearce and K. van Fraassen.

Moved by Director Vanderputten

That with respect to Report CPC2019-0810, the following be approved:

That the Calgary Planning Commission:

1. Receive the draft policy, briefing note and confidential document for information, and
2. Direct that the closed session discussions, draft policy, briefing note and confidential document remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2019 November 20.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Palmiere

That this Meeting adjourn at 4:19 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 SEPTEMBER 09 CALGARY PLANNING COMMISSION MEETING:

PLANNING MATTERS FOR PUBLIC HEARING:

- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 – 23 Avenue NW, LOC2019-0029, CPC2019-0837
- Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW, LOC2019-0049, CPC2019-0873
- Land Use Amendment in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124, CPC2019-0016
- Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 – 41 Avenue NE, LOC2018-0235, CPC2019-0891
- Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238, CPC2019-0753
- Policy Amendment and Land Use Amendment in Winston Heights/Mountainview (Ward 7) at 639 – 18 Avenue NE, LOC2019-0003, CPC2019-0881

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006, CPC2019-0747
- Proposed Street Name and Community Boundary Adjustment in Residual Sub-Area 13J (Ward 13) at 1414 - 210 Avenue SW, SN2019-0001, CPC2019-0892

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 August 15.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY