



MINUTES

SPC ON PLANNING AND URBAN DEVELOPMENT

**July 3, 2019, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT: Councillor J. Gondek, Chair
Councillor G-C. Carra
Councillor J. Davison
Councillor P. Demong
Councillor D. Farrell
Councillor W. Sutherland
Councillor S. Keating

ABSENT Councillor R. Jones, Personal
ALSO PRESENT: General Manager S. Dalglish
Acting City Clerk G. Chaudhary
Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Councillor Gondek called the Meeting to order at 9:32 a.m.

2. OPENING REMARKS

Councillor Gondek provided opening remarks.

3. CONFIRMATION OF AGENDA

Moved by Councillor Davison

That the Agenda for the 2019 July 3 Regular Meeting of the Standing Policy Committee on Planning and Urban Development be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Standing Policy Committee on Planning and Urban Development, 2019 June 5

Moved by Councillor Demong

That the Minutes of the Regular Meeting of the Standing Policy Committee on Planning and Urban Development, 2019 June 5, be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

- 5.1.1 Developed Areas Guidebook Update and Implementation Report (PUD2019-0253) due in 2019 Q3 to be moved to 2019 October 2, PUD2019-0866

Moved by Councillor Carra

That the Developed Areas Guidebook Update and Implementation Report (PUD2019-0253) due in 2019 Q3 to be moved to 2019 October 2, PUD2019-0866.

MOTION CARRIED

5.2 BRIEFINGS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 7.1 Multiple Municipal Historic Resource Designation – Spring 2019, PUD2019-0748

A presentation entitled "PUD2019-0748: ... Multiple Municipal Resource Designation - Spring 2019", dated 2019 July 3 was distributed with respect to Report PUD2019-0748.

Josh Traptow, Calgary Heritage Authority, addressed Committee with respect to Report PUD2019-0748.

Moved by Councillor Farrell

That with respect to Report PUD2019-0748, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommends that Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a. the Richard and Annie Taylor Residence (Attachment 1);
- b. the Norman and Jo Ann Stewart Residence (Attachment 2); and
- c. the Gerlitz Residence (Attachment 3).

MOTION CARRIED

- 7.2 New Policy: West View Area Structure Plan, POL2018-0001 (Ward 01), PUD2019-0548

The following distributions were made with respect to Report PUD2019-0548:

- A presentation entitled "West View Area Structure Plan - PUD2019-0548", dated 2019 July 3; and
- A letter from Jessica Anderson, Rocky View County, dated 2019 July 2.

The following speakers addressed Committee with respect to Report PUD2019-0548:

1. Alan Boucher, Melcor Developments
2. Ben Mercer, Qualico Communities

Moved by Councillor Sutherland

That with respect to Report PUD2019-0548, the following be approved:

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare a bylaw as outlined in the proposed West View Area Structure Plan in Attachment 1; and
 - b. Forward the proposed bylaw, to accommodate the required advertising, and this report, directly to the 2019 July 29 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing at the 2019 July 29 Combined Meeting of Council; and
 - a. Give FIRST READING to the proposed bylaw, the proposed West View Area Structure Plan;
 - b. WITHHOLD second and third readings of the proposed bylaw until West View Area Structure Plan has been approved by the Calgary Metropolitan Region Growth Board, then return to Council for SECOND and THIRD READING; and
 - c. Direct Administration to submit the proposed West View Area Structure Plan to the Calgary Metropolitan Region Growth Board for review.

Against: Councillor Farrell

MOTION CARRIED

7.3 New Policy: Ricardo Ranch Area Structure Plan (Ward 12), PUD2019-0692

The following distributions were made with respect to Report PUD2019-0692:

- A presentation entitled "Ricardo Ranch Area Structure Plan", dated 2019 July 3;
- A document from Administration summarizing revisions to Report PUD2019-0692; and

- A document entitled "Ricardo Ranch Area Structure Plan Landowner Concerns".

Pursuant to Section 32.(d) of the Procedure Bylaw, 35M2017, as amended, Councillor Gondek allowed the Representatives of the Ricardo Ranch Landowner Group to make a joint presentation of ten minutes.

The following speakers addressed Committee with respect to Report PUD2019-0692:

1. Kathy Oberg, B&A Planning Group, Ricardo Ranch Landowner Group (Brookfield Residential, Genesis and Soutzo family)
2. Ryan Boyd, Brookfield Residential, Ricardo Ranch Landowner Group
3. Kristi Beunder, CivicWorks (representing Soutzo family), Ricardo Ranch Landowner Group
4. Marina Crane, Tsuut'ina First Nation
5. Gilbert Crowchild, Tsuut'ina First Nation

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, the Standing Policy Committee on Planning and Development suspended Section 78(2)(a), by general consent, in order to complete the item prior to the scheduled recess.

Moved by Councillor Keating

That the recommendation in Report PUD2019-0692 be amended by adding the following:

And further, to amend attachment 1, page 39, Policy 7 by changing the words "a target of 35 percent" to the words "a target of 25-30 per cent".

Against: Councillor Carra and Councillor Farrell

MOTION CARRIED

Moved by Councillor Keating

That with respect to Report PUD2019-0692, the following be approved, **after amendment, as follows:**

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare a bylaw as outlined in the proposed Ricardo Ranch Area Structure Plan in Attachment 1; and
 - b. Forward the proposed bylaw, to accommodate the required advertising, and this report, directly to the 2019 July 29 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing at the 2019 July 29 Combined Meeting of Council; and

- a. Give FIRST READING to the proposed bylaw, the proposed Ricardo Ranch Area Structure Plan;
- b. WITHHOLD second and third readings of the proposed bylaw until Ricardo Ranch Area Structure Plan has been approved by the Calgary Metropolitan Region Board, then return to Council for second and third reading; and
- c. Direct Administration to submit the proposed Ricardo Ranch Area Structure Plan to the Calgary Metropolitan Region Board for review.

And further, to amend attachment 1, page 39, Policy 7 by changing the words “a target of 35 percent” to the words “a target of 25-30 per cent”.

Against: Councillor Farrell

MOTION CARRIED

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

10.2 URGENT BUSINESS

None

11. ADJOURNMENT

Moved by Councillor Sutherland

That this meeting adjourn at 12:29 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JULY 22
COMBINED MEETING OF COUNCIL:

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Multiple Municipal Historic Resource Designation – Spring 2019, PUD2019-0748

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JULY 29
COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- New Policy: West View Area Structure Plan, POL2018-0001 (Ward 01), PUD2019-0548
- New Policy: Ricardo Ranch Area Structure Plan (Ward 12), PUD2019-0692

THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 OCTOBER 2
MEETING OF THE STANDING POLICY COMMITTEE ON PLANNING AND URBAN
DEVELOPMENT:

POSTPONED REPORTS:

- Developed Areas Guidebook Update and Implementation Report - PUD2019-0253

The next Regular meeting of the Standing Policy Committee on Planning and Urban
Development is scheduled to be held on 2019 September 4.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CITY CLERK