



MINUTES

CALGARY PLANNING COMMISSION

**September 5, 2019, 1:00 PM
IN THE COUNCIL CHAMBER**

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

ALSO PRESENT: A/ Principal Planner J. Silot
A/ CPC Secretary G. Chaudhary
Legislative Advisor D. Williams

1. **CALL TO ORDER**

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

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

A Clerical Correction was noted on page 3 of the Index, in the Applicant section, by deleting the words "Opus Corporation" and by substituting the words "Thomas Schmidt".

Moved by Commissioner Palmiere

That the Agenda for the 2019 September 09 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
August 15

Moved by Commissioner Foht

That the Minutes of the 2019 August 15 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Juan

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

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Procedural Request to direct Report CPC2019-0989 to the 2019 October 21 Combined Meeting of Council, CPC2019-1116

5.3 Land Use Amendment in North Glenmore Park (Ward 11) at 5216 - 21 Street SW, LOC2019-0103, CPC2019-1036

5.4 Land Use Amendment in Glamorgan (Ward 6) at 5027- 40 Avenue SW, LOC2019-0054, CPC2019-1053

5.5 Land Use Amendment in Bowness (Ward 1) at 8351 - 34 Avenue NW, LOC2019-0085, CPC2019-1048

MOTION CARRIED

5.2 BRIEFINGS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Medicine Hill (Ward 6) at 1470 Na'a Drive SW, DP2019-0211, CPC2019-1049

A clerical correction was noted in the footer of Cover Report CPC2019-1049, in the author section by deleting the name "Holberton, Kimberly" and by substituting the name "W. Koo".

Carmen Kubrak, NORR Architects Engineers Planners, addressed Commission with respect to Reports CPC2019-1049 and CPC2019-1050.

Item 7.1.1. was dealt with in conjunction with 7.1.2 and the decision can be seen under Item 7.1.2.

7.1.2 Development Permit in Medicine Hill (Ward 6) at 1453 Na'a Drive SW, DP2019-0949, CPC2019-1050

Moved by Commissioner Palmiere

That with respect to Reports CPC2019-1049 and CPC2019-1050, the following be approved:

That Calgary Planning Commission direct that Reports CPC2019-1049 and CPC2019-1050 be referred to Administration to address:

1. The interface with 16 Avenue regarding materiality;
2. Exploring differentiating cell F and G; and
3. Urban Design Review Panel comments under orientation, pallet options, greater variety of units, and diversity of flexibility.

And further, to return to Calgary Planning Commission no later than December 2019.

Against: Director Vanderputten

MOTION CARRIED

7.2 PLANNING ITEMS

- 7.2.1 Road Closure and Land Use Amendment in Seton and Residual Sub-Area 12I (Ward 12) at 20607 – 56 Street SE and 21410 – 40 Street SE, LOC2019-0062, CPC2019-1066

Moved by Commissioner Foht

That with respect to Report CPC2019-1066, the following be approved:

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

1. ADOPT, by bylaw, the proposed closure of 1.30 hectares \pm (3.22 acres \pm) of road (Plan 1911408; Area 'A') adjacent to 20607 – 56 Street SE and 21410 – 40 Street SE with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 7.42 hectares \pm (18.33 acres \pm) located at 20607 – 56 Street SE, 21410 – 40 Street SE and the closed road (Portion of SE1/4 Section 16-22-29-4; Portion of E1/2 Section 9-22-29-4; Plan 1911408, Area 'A') from Undesignated Road Right-of-Way, Special Purpose – Future Urban Development (S-FUD) District and Agricultural and Natural Resource Industry (ANRI) District of Rocky View County Land Use Bylaw C-1725-84 to Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.2 Land Use Amendment in Cornerstone (Ward 5) at 76 and 134 Cornerstone Heights NE, LOC2019-0070, CPC2019-1064

Moved by Commissioner Scott

That with respect to Report CPC2019-1064, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 1.90 hectares \pm (4.68 acres \pm) located at 76 and 134 Cornerstone Heights NE (Plan 1910592, Block 11, Lot 79 and the westerly portion of Lot 80) from DC Direct Control District and Multi-Residential – At Grade Housing (M-G) District to Multi-Commercial – Community 1 (C-C1) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.3 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 534, 540 and 542 - 23 Avenue NW, LOC2019-0022, CPC2019-1069

Moved by Councillor Woolley

That with respect to Report CPC2019-1069, 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 2); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.34 acres \pm) located at 534, 540, and 542 – 23 Avenue NW (Plan 29340, Block 40, Lots 16 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.4 Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2019-0030, CPC2019-1065

Moved by Commissioner Juan

That with respect to Report CPC2019-1065, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.31 hectares \pm (0.78 acres \pm) located at 4303, 4307, 4311, 4315 and 4319 Centre Street NW (Plan 5422GK, Block 12, Lots 1 to 5) from Residential –

Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU1f4.0h21) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.5 Land Use Amendment in Elbow Park (Ward 11) at 313 - 40 Avenue SW, LOC2019-0096, CPC2019-1054

Moved by Commissioner Scott

That with respect to Report CPC2019-1054, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.21 hectares \pm (0.51 acres \pm) located at 313 - 40 Avenue SW (Plan 1910100, Block 13, Lot 49) from Residential - Contextual One Dwelling (R-C1) District to Residential - Contextual Narrow Parcel One Dwelling (R-C1N) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.6 Land Use Amendment in Downtown West End (Ward 8) at 1111 and 1009D - 9 Avenue SW, LOC2019-0040, CPC2019-1060

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1060.

Commissioner Palmiere left the Council Chamber at 2:37 p.m. and returned at 2:57 p.m. after the vote was declared.

Brian Horton, O2 Planning + Design, addressed Commission with respect to Report CPC2019-1060.

Moved by Councillor Woolley

That with respect to Report CPC2019-1060, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 1.60 hectares \pm (3.95 acres \pm) located at 1009D and 1111 - 9 Avenue SW (Plan 1423LK, Block 36 and 37) from DC Direct Control District to DC Direct Control District to allow for a mix of commercial, residential and some light industrial uses and a range of bonus initiatives relevant to the location of the site within the downtown, with guidelines (Attachment 4); and
2. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.7 Land Use Amendment in Springbank Hill (Ward 6) at 2333 – 81 Street SW, LOC2018-0144, CPC2019-0530

Moved by Commissioner Scott

That with respect to Report CPC2019-0530, the following be approved:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0530) to the 2019 September 30 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommends that Council hold a Public Hearing; and
- a. ADOPT, by bylaw, the proposed redesignation of 1.93 hectares \pm (4.77 acres \pm) located at 2333 – 81 Street SW (Plan 3056AC; Lot 21) from DC Direct Control District to Residential – Low Density Multiple Dwelling (R-2M) District; and
- b. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.8 Policy Amendment and Land Use Amendment in Rossbarrock (Ward 6) at 1107 - 37 Street SW, LOC2018-0265, CPC2019-1035

Moved by Commissioner Foht

That with respect to Report CPC2019-1035, 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 Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.36 acres \pm), located at 1107 – 37 Street SW (Plan 3681V; Block 16; Lots 1-5) from DC Direct Control District to Mixed Use - General (MU-1f4.0h20) District; and
4. Give three readings to the proposed bylaw.

Against: Councillor Woolley

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 *FOIP*, the Calgary Planning Commission move into Closed Meeting at 3:17 p.m., in the Council Boardroom, to discuss confidential matters with respect to Report CPC2019-1056. And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, Calgary Planning Commission suspend Section 78(2)(b), in order to complete all discussions with respect to Report CPC2019-1056, and to reconvene in public at the Call of the Chair.

MOTION CARRIED

The Calgary Planning Commission reconvened in Public Meeting at 4:47 p.m. with Director Tita in the Chair.

Moved by Director Vanderputten

That Calgary Planning Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Keystone Hills ASP - Keystone Hills Core Area Amendment (Verbal)
CPC2019-1056

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1056.

Commissioner Schmalz left the Council Chamber at 3:17 p.m. and did not return prior to adjournment of today's meeting.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-1056:

Clerk's: G. Chaudhary

Advice: P. Donker, T. Goldstein, S. Jones, F. Lakha, P. Schryvers, S. Tomic.

Observing: J. Bitar, K. Cohen, D. Hamilton, C. Piechotta.

Moved by Director Vanderputten

That with respect to Report CPC2019-1056, the following be approved:

That the Calgary Planning Commission:

Direct that the closed meeting discussions, distribution 1 and distribution 2 remain confidential pursuant to Section 24 (Advice from officials) of *FOIP*, to be reviewed by 2020, February 1.

MOTION CARRIED

10. ADJOURNMENT

That this Meeting adjourn at 4:48 p.m.

THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 SEPTEMBER 30 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Springbank Hill (Ward 6) at 2333 – 81 Street SW, LOC2018-0144, CPC2019-0530

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 OCTOBER 21 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135, CPC2019-0989
- Land Use Amendment in North Glenmore Park (Ward 11) at 5216 - 21 Street SW, LOC2019-0103, CPC2019-1036
- Land Use Amendment in Glamorgan (Ward 6) at 5027- 40 Avenue SW, LOC2019-0054, CPC2019-1053
- Land Use Amendment in Bowness (Ward 1) at 8351 - 34 Avenue NW, LOC2019-0085, CPC2019-1048
- Road Closure and Land Use Amendment in Seton and Residual Sub-Area 12I (Ward 12) at 20607 – 56 Street SE and 21410 – 40 Street SE, LOC2019-0062, CPC2019-1066
- Land Use Amendment in Cornerstone (Ward 5) at 76 and 134 Cornerstone Heights NE, LOC2019-0070, CPC2019-1064
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 534, 540 and 542 - 23 Avenue NW, LOC2019-0022, CPC2019-1069
- Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2019-0030, CPC2019-1065
- Land Use Amendment in Elbow Park (Ward 11) at 313 - 40 Avenue SW, LOC2019-0096, CPC2019-1054
- Land Use Amendment in Downtown West End (Ward 8) at 1111 and 1009D – 9 Avenue SW, LOC2019-0040, CPC2019-1060
- Policy Amendment and Land Use Amendment in Rosscarrock (Ward 6) at 1107 - 37 Street SW, LOC2018-0265, CPC2019-1035

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2019 September 19.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED