



MINUTES

CALGARY PLANNING COMMISSION

**December 5, 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 H. Cameron
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ABSENT: Commissioner P. Gedy

ALSO PRESENT: A/ Principal Planner J. Silot
A/CPC Secretary L. Glibb

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:03 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 December 05 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
November 21

Moved by Director Vanderputten

That the Minutes of the 2019 November 21 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Scott

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

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral Request for CPC2019-1049 and CPC2019-1050 to Calgary Planning Commission by 2020 June 18, CPC2019-1452

5.1.2 Procedural Request to direct Approved Report CPC2019-1079 to the 2020 February 24 Combined Meeting of Council, CPC2019-1532

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Capitol Hill (Ward 7) at 1102 – 18 Avenue NW, LOC2019-0140, CPC2019-1473

5.4 Proposed Street Names in Haskayne (Ward 1) SN2019-0008, CPC2019-1456

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 Greenview Industrial Park (Ward 4) at 716 – 41 Avenue NE, LOC2019-0146, CPC2019-1422

Moved by Commissioner Schmalz

That with respect to Report CPC2019-1422, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.23 hectares ± (0.56 acres ±) located at 716 - 41 Avenue NE (Plan 453AD, Block 1, Lots 3 to 6) from Industrial – General (I-G) District to DC Direct

Control District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 4); and

2. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139, CPC2019-1433

Ben Lee, IBI Group, addressed Commission with respect to Report CPC2019-1433.

Moved by Commissioner Palmiere

That the Administration Recommendation contained in Report CPC2019-1433 be amended by deleting the words "Corridor 3 f0.5h18.5 (C-COR3 f0.5h18.5)" following the words "to Commercial – " and replace with the words "Corridor 3 f0.5h19.0 (C-COR3 f0.5h19.0)".

MOTION CARRIED

Moved by Commissioner Palmiere

That with respect to Report CPC2019-1463, the following be approved, **as amended:**

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

1. ADOPT, by bylaw, the proposed redesignation of 0.49 hectares ± (1.21 acres ±) located at 11063 - 14 Street NE (Plan 1711019, Block 4, Lot 13) from Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District to Commercial – Corridor 3 f0.5h19.0 (C-COR3 f0.5h19.0) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 – 20 Avenue NW, LOC2019-0143, CPC2019-1463

Clay Israelson, New Century Design, addressed Commission with respect to Report CPC2019-1463:

Moved by Councillor Woolley

That with respect to Report CPC2019-1463, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4628 - 20 Avenue NW (Plan 4994GI, Block 41, Lot 7) from the Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.4 Land Use Amendment in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094, CPC2019-1284

Item 7.2.4, Report CPC2019-1284 was heard in conjunction with Item 7.2.5, Report CPC2019-1285.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-1284, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 2.32 hectares \pm (5.74 acres \pm) located at 500 – 144 Avenue NW (Portion of SE1/4 Section 4-26-1-5) from Residential – Low Density Mixed Housing (R-Gm) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District and Special Purpose – School, Park and Community (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community (S-SPR) District; and
2. Give three readings to the proposed bylaw.

Against: Commissioner Palmiere

MOTION CARRIED

- 7.2.5 Outline Plan in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094, CPC2019-1285

Item 7.2.4, Report CPC2019-1284 was heard in conjunction with Item 7.2.5, Report CPC2019-1285.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-1285, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 500 – 144 Avenue NW (Portion of SE 1/4 4-26-1-5) to subdivide 3.06 hectares \pm (7.56 acres \pm) with conditions (Attachment 1).

Against: Commissioner Palmiere

MOTION CARRIED

7.2.6 Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 – 47 Street SW, LOC2018-0090, CPC2019-1462

April Kojima, Rick Balbi Architect Ltd., addressed Commission with respect to Report CPC2019-1462.

Moved by Councillor Woolley

That with respect to Report CPC2019-1462, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.16 hectares \pm (0.39 acres \pm) located at 1703, 1707, 1711 – 47 Street SW (Plan 4111B, Block A, Lots 1 and 2, and Plan 1411289, Block A, Lot 23) from Residential – Residential – Contextual One Dwelling (R-C1) District to Mixed Use - General (MU-1f3.5h17) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.7 Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098, CPC2019-1032

Jane Wachowich, Youth Centres of Calgary, addressed Commission with respect to Report CPC2019-1032.

Moved by Commissioner Juan

That with respect to Report CPC2019-1032, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 7400 – 23 Street SE (Plan 0913839, Block 1, Lot 50) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Community Recreation Facility (Attachment 1); and
2. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.8 Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW, LOC2019-0148, CPC2019-1443

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1443.

Commissioner Palmiere left the Council Chamber at 2:49 p.m. and returned at 2:54 p.m. after the vote was declared.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-1443, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 1.27 hectares \pm (3.15 acres \pm) located at 7779 Macleod Trail SW (Plan 1911547, Block A, Lot 2) DC Direct Control District to DC Direct Control District based on Multi-Residential – High Density Low Rise (M-H1) to accommodate opportunities for additional discretionary uses (Attachment 1); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.9 Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168, CPC2019-1454

Item 7.2.9, Report CPC2019-1454 was heard in conjunction with Item 7.2.10, Report CPC2019-1453.

Catherine Agar, WestCreek Developments, addressed Commission with respect to Report CPC2019-1454.

Moved by Commissioner Scott

That with respect to Report CPC2019-1454, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 4.06 hectares \pm (10.04 acres \pm) located at 22200 - 28 Street SE (a portion of W 1/2 Section 8-22-29-4) site from Multi-Residential – At Grade Housing (M-G) District and Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.10 Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168 (OP), CPC2019-1453

Item 7.2.9, Report CPC2019-1454 was heard in conjunction with Item 7.2.10, Report CPC2019-1453.

Moved by Commissioner Scott

That with respect to Report CPC2019-1453, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 22200 – 28 Street SE (a portion of W 1/2 Section 8-22-29-4) to subdivide 3.93 hectares ± (9.70 acres ±) with conditions (Attachment 1).

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

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 3:03 p.m., in the Council Boardroom, to discuss confidential matters with respect to Report CPC2019-1501.

MOTION CARRIED

Commission reconvened in Public Meeting at 3:08 p.m. with Director Tita in the Chair.

Moved by Commissioner Juan

That Commission include the external public member, Karl Mielke, City of Chestermere in the Closed Meeting.

MOTION CARRIED

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 3:10 p.m., in the Council Boardroom, to discuss confidential matters with respect to Report CPC2019-1501.

MOTION CARRIED

Commission reconvened in Public Meeting at 4:29 p.m. with Director Tita in the Chair.

Moved by Director Vanderputten

That the Calgary Planning Commission rise and report at this time.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 New Policy: Calgary–Chestermere Interface Intermunicipal Development Plan, POL2017-0012 (Ward 9), Verbal Report CPC2019-1501

A confidential document was distributed with respect to Verbal Report CPC2019-1501.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-1501:

Clerk's: L. Gibb and G. Chaudhary. Advice: D. Hamilton, L. Burga Gherzi, T. Hopkins, T. Shaw. External Advice: K. Mielke Observing: E. Wasser, R. Cichowlas, M. Norman, S. Tomic, J. Hall.

Moved by Director Vanderputten

That with respect to Confidential Verbal Report CPC2019-1501, the following be approved.

That the Calgary Planning Commission.

1. Direct that the closed meeting discussions 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 2020 March 23.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Juan

That this Meeting adjourn at 4:30 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 JANUARY 13 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Capitol Hill (Ward 7) at 1102 – 18 Avenue NW, LOC2019-0140, CPC2019-1473

- Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 – 41 Avenue NE, LOC2019-0146, CPC2019-1422
- Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139, CPC2019-1433
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 – 20 Avenue NW, LOC2019-0143, CPC2019-1463
- Land Use Amendment in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094, CPC2019-1284
- Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 – 47 Street SW, LOC2018-0090, CPC2019-1462
- Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098, CPC2019-1032
- Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW, LOC2019-0148, CPC2019-1443
- Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168, CPC2019-1454

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Proposed Street Names in Haskayne (Ward 1) SN2019-0008, CPC2019-1456

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

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY