



MINUTES

SPC ON PLANNING AND URBAN DEVELOPMENT

**March 4, 2020, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT: Councillor J. Gondek, Chair
Councillor D. Farrell, Vice-Chair
Councillor G-C. Carra
Councillor P. Demong
Councillor W. Sutherland
Councillor J. Farkas

ABSENT: Councillor R. Jones (Personal)
Councillor E. Woolley (Council Business)

ALSO PRESENT: A/General Manager M. Tita
Legislative Advisor L. Gibb
Legislative Advisor M. A. Cario
Legislative Advisor A. de Groot

1. CALL TO ORDER

Councillor Gondek called the Meeting to order at 9:37 a.m.

2. OPENING REMARKS

Councillor Gondek provided opening remarks related to the day's proceedings.

3. CONFIRMATION OF AGENDA

Moved by Councillor Demong

That the Agenda for the 2020 March 04 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 Standing Policy Committee on Planning and Urban Development, 2020 January 15

Moved by Councillor Farrell

That the Minutes of the 2020 January 15 Regular Meeting of the Standing Policy Committee on Planning and Urban Development be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Councillor Farkas

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

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Defer Centre City Enterprise Update on Expanding Area Practices PFC2019-1028 due to the SPC on PUD Q1 2020 to 2020 November 04- PUD2020-0312

5.2 BRIEFINGS

5.2.1 Status of Outstanding Motions and Directions – SPC on Planning and Urban Development, PUD2020-0306

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 Administration Response to Motion Arising regarding TwinHills Outline Plan (CPC2019-0823), PUD2020-0243

A presentation entitled “Administration Response to Motion Arising regarding TwinHills Outline Plan”, dated 2020 March 04, was distributed with respect to Report PUD2020-0243.

Councillor Farrell introduced a group of students from University of Calgary, accompanied by their teacher Nujhat Adrita.

Mac Logan addressed Committee with respect to Report PUD2020-0243.

Moved by Councillor Carra

That with respect to Report PUD2020-0243, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommend that Council receive this report for the Corporate Record.

MOTION CARRIED

7.2 Policy Review Project Case Study - Tiering and Securities (Verbal), PUD2020-0285

A presentation entitled “Policy Review Project Update: Case Study: Tiering and Securities”, dated 2020 March 04, was distributed with respect to Verbal Report PUD2020-0285.

The following speakers addressed Committee with respect to Verbal Report PUD2020-0285:

1. Beverly Jarvis
2. Tom Strangward

Moved by Councillor Demong

That with respect to Verbal Report PUD2020-0285 the following be approved:

That Committee receive the Verbal Report and presentation for the Corporate Record.

MOTION CARRIED

7.3 Update on the Establishment of a Downtown District, PUD2020-0204

The following documents were distributed with respect to Report PUD2020-0204:

- A presentation entitled "Update on the Establishment of a Downtown District" dated March 4, 2020
- A letter of support from Arts Commons to the Standing Policy Committee on Planning and Urban Development dated 2020 February 20

Larry Heather addressed Committee with respect to Report PUD2020-0204.

Moved by Councillor Farrell

That with respect to Report PUD2020-0204, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommend that Council approve the proposed boundary for the downtown district as outlined in Attachment 2.

MOTION CARRIED

7.4 Guidebook for Great Communities, PUD2020-0207

The following documents were distributed with respect to Report PUD2020-0207:

- A presentation entitled "Guidebook for Great Communities, PUD2020-0207", dated March 4, 2020
- A document entitled "Guidebook for Great Communities: Common Questions and Misconceptions"
- A letter from Community Associations of Developed Calgary, re: Draft Guidebook for Great Communities ("The Guidebook"), dated 2020 March 01
- A letter from Jessie Sloan Re: Objection to the Guidebook for Great Communities
- A letter from NAIOP to the Standing Policy Committee on Planning and Urban Development

- A letter from Federation of Calgary Communities Re: The Guidebook for Great Communities, dated March 4, 2020
- A document entitled "Calgary Climate Hub Submission Great Communities Guidebook"
- A letter from BILD Calgary, dated 2020 March 03
- A letter from the Cliff Bungalow – Mission Community Association, dated 2020 March 01
- A document entitled "Guidebook for Great Communities" from Gian-Carlo Carra

A letter from Bridgeland Riverside Community Association, dated 2020 March 04, was received for the Corporate Record with respect to Report PUD2020-0207.

A clerical correction was noted to Attachment 2 - Guidebook for Great Communities, to the leading policy numbers in Chapter 3, starting on page 94 - 112 where numbers indicated 2.1 and so on, was deleted and replaced with 3.1 and so on.

Item 7.4 PUD2020-0207 was postponed by general consent, to be dealt with at the Call of the Chair.

Item 7.4 PUD2020-0207 was brought forward to be dealt with in conjunction with Item 7.5 PUD2020-0164, following Administration's presentation on Item 7.5.

The following speakers addressed Committee with respect to Item 7.4 Report PUD2020-0207 and Item 7.5 PUD2020-0164:

1. Bruce Wells
2. Mike Read
3. Karen/Paul, Calgary Heritage Initiative
4. Rick Williams, Calgary Heritage Initiative
5. Jessie Sloan
6. Deanie Petrunia

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, Committee, by general consent, suspended Section 78(2)(a) in order to allow Committee to ask additional questions of the public, prior to the scheduled lunch recess.

Committee recessed at 12:09 p.m. and reconvened at 1:04 p.m. with Councillor Gondek in the Chair.

7. Bob Morrison, Calgary Climate Hub
8. Lorna Cordeiro, Calgarians for Heritage Districts
9. Larry Heather
10. Toun Osuntogun and Edward Spink, Federation of Calgary Communities

11. Larry Heather

Councillor Farrell introduced a group of students from Bow Valley College, accompanied by their teachers Eszter and Tuvshin.

12. Adam Hedayat

13. Tim Holz

14. Shannyn de Krayff

15. Patricia Muir

16. Peter Haley

17. Brent Fraser

18. Jane Virtue, Elbow Park Community Association

19. L.J. Robertson, Inglewood Community Association

20. Angela McIntyre

21. Nathan Hawryluk

22. Chris Ollenberger - NAIOP

23. Beverly Jarvis, BILD

24. Kourtney Branagan

25. Josh Traptow

26. Bob Lang, CBMCA President

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, Committee, by general consent, suspended Section 109 of the Procedure Bylaw 35M2017, as amended, to allow for unlimited debate of the items by Members of Committee.

Committee recessed at 3:20 p.m. and reconvened at 3:40 p.m. with Councillor Gondek in the Chair.

Moved by Councillor Carra

That Recommendation 1 contained in Report PUD2020-0207, be amended by adding a new 1 a) and renumbering accordingly, as follows:

1. Direct Administration to:

a) Amend Attachment 2 to replace the term “minor” when referring to the three activity levels defined in the urban form classification system to the term “**moderate**” wherever they appear in Attachment 2 – Guidebook for Great Communities.

Against: Councillor Sutherland and Councillor Gondek

MOTION CARRIED

Moved by Councillor Carra

That Committee reconsider their vote with respect to Councillor Carra's amendment.

MOTION CARRIED

Moved by Councillor Carra

That with respect to Report PUD2020-0207, the Administration Recommendation 2 a) be amended by deleting the words "give three readings to the proposed Bylaw" and replacing with the following:

That Committee recommend that Council:

a) give first reading and prior to second and third readings, amend the bylaw by replacing the term "minor" when referring to the three activity levels defined in the urban form classification system to the term "moderate" wherever they appear in the bylaw.

MOTION CARRIED

Moved by Councillor Carra

That with respect to Report PUD2020-0207, the Administration Recommendation 2 a) be amended as follows:

That Committee recommend that Council:

a) give first reading and prior to second and third readings, amend the bylaw by replacing the term "Tall scale" with the term "Highest Scale" wherever they appear in the bylaw.

MOTION CARRIED

Moved by Councillor Farkas

That the Guidebook for Great Communities be referred to Administration for amendment addressing the following and rescinding all previously approved amendments to Report PUD2020-0207:

1. Renaming to 'Policies for Local Area Plans' in order to reflect the statutory, rather than "guiding" nature.
2. Consideration of the City's approach to mitigate flood risk and exposure, specifically analysis of adding increased density to flood impacted areas before fulsome mitigation measures are implemented.
3. Consideration and adherence to the existing legal requirements of Restrictive Covenants when preparing Local Area Plans. If the intent of the Guidebook

and subsequent LAPs is to force legal action between communities and their residents, this should be made explicit and communicated.

ROLL CALL VOTE:

For: (1): Councillor Farkas

Against: (5): Councillor Gondek, Councillor Farrell, Councillor Carra, Councillor Demong, and Councillor Sutherland

MOTION DEFEATED

Moved by Councillor Farkas

That the Guidebook for Great Communities be referred to Administration for amendment addressing the following and rescinding all previously approved amendments to Report PUD2020-0207:

4. Inclusion of a new Urban Form Category with a guaranteed limited scale modifier that will protect the neighbourhood cores of contiguous areas of houses, including revisions describing how to continue to preserve, respect, and enhance the character, history, and distinctiveness of our neighbourhoods.
5. Assurance that the type and placement of Urban Forms is defined in the Local Area Plan and that any changes to the LAP must go through the Public Hearing Process.

Reporting back through the Standing Policy Committee on Planning and Urban Development no later than Q3 2020.

ROLL CALL VOTE:

For: (3): Councillor Demong, Councillor Sutherland, and Councillor Farkas

Against: (3): Councillor Gondek, Councillor Farrell, and Councillor Carra

MOTION DEFEATED

Moved by Councillor Carra

That with respect to Report PUD2020-0207, the following be approved, **as amended**:

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare a bylaw for the *Guidebook for Great Communities* as outlined in Attachment 2; and
 - b. Forward the proposed Bylaw, to accommodate the required advertising, and this report, directly to the 2020 April 27 Combined Meeting of Council
2. Recommend that Council:
 - a. Hold a Public Hearing for the proposed bylaw at the 2020 April 27 Combined Meeting of Council, and give first reading to the proposed Bylaw and prior to second and third readings, amend the bylaw as follows:

- i. **Replace the term "Tall scale" with the term "Highest Scale" where ever they appear in the bylaw.**
 - ii. **Replace the term "minor" when referring to the three activity levels defined in the urban form classification system to the terms "moderate" wherever they appear in the bylaw.**
- b. Direct Administration to use the policies of chapter 3 of the *Guidebook for Great Communities* throughout the built-out areas as guidelines when reviewing development permits;
 - c. Direct Administration to, upon approval of the *Guidebook*, develop a scope for the Renewal of the Land Use Bylaw, as contained in Attachment 3, and return to Council prior to the mid-cycle budget deliberations for 2020; and
 - d. Direct Administration to undertake the work associated with the motion arising from 2019 July 29 (Report CPC2019-0759), to bring forward land use bylaw amendments that better facilitate mid-block rowhouse implementation, and to return in conjunction with Phase 1b of the renewal of the Land Use Bylaw.

ROLL CALL VOTE:

For: (3): Councillor Gondek, Councillor Farrell, and Councillor Carra

Against: (3): Councillor Demong, Councillor Sutherland, and Councillor Farkas

MOTION DEFEATED

Pursuant to Section 121 of the Procedure Bylaw 35M2017 as amended, Committee permitted, by general consent, Councillor Sutherland to change his vote from the negative to the affirmative.

Moved by Councillor Carra

That with respect to Report PUD2020-0207, the following be approved, **as amended:**

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare a bylaw for the *Guidebook for Great Communities* as outlined in Attachment 2; and
 - b. Forward the proposed Bylaw, to accommodate the required advertising, and this report, directly to the 2020 April 27 Combined Meeting of Council
2. Recommend that Council:
 - a. Hold a Public Hearing for the proposed bylaw at the 2020 April 27 Combined Meeting of Council, and give first reading to the proposed Bylaw and prior to second and third readings, amend the bylaw as follows:
 - i. **Replace the term "Tall scale" with the term "Highest Scale" where ever they appear in the bylaw.**

ii. **Replace the term “minor” when referring to the three activity levels defined in the urban form classification system to the terms “moderate” wherever they appear in the bylaw.**

- b. Direct Administration to use the policies of chapter 3 of the *Guidebook for Great Communities* throughout the built-out areas as guidelines when reviewing development permits;
- c. Direct Administration to, upon approval of the *Guidebook*, develop a scope for the Renewal of the Land Use Bylaw, as contained in Attachment 3, and return to Council prior to the mid-cycle budget deliberations for 2020; and
- d. Direct Administration to undertake the work associated with the motion arising from 2019 July 29 (Report CPC2019-0759), to bring forward land use bylaw amendments that better facilitate mid-block rowhouse implementation, and to return in conjunction with Phase 1b of the renewal of the Land Use Bylaw.

Against: Councillor Demong and Councillor Farkas

MOTION CARRIED

7.5 New Policy: North Hill Communities Local Area Plan (Wards 4, 7 & 9), PUD2020-0164

The following documents were distributed with respect to Report PUD2020-0164:

- A document entitled "Edits for North Hill LAP" from Councillor Carra
- A presentation entitled "North Hill Communities Local Area Plan", dated 2020 March 04
- A document entitled "North Hill Communities Local Area Plan: Frequently Asked Questions"
- A document from Tim Holz Re: Proposed North Hill Communities Local Area Plan, dated February 29, 2020
- A letter from NAIOP, re: North Hill Communities Local Area Plan, dated 2020 March 04
- A document entitled "Considerations for Administration on North Hill Communities Local Area Plan"

A letter from Bridgeland Riverside Community Association, dated 2020 March 04 was received for the Corporate Record with respect to Report PUD2020-0164.

Item 7.5 New Policy: North Hill Communities Local Area Plan (Wards 4, 7 & 9), PUD2020-0164 was postponed by general consent, following Administration's presentation, to be dealt with at the Call of the Chair.

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, Committee, by general consent, suspended Section 78(2)(a) in order to allow Committee to hear from the remaining members of the public prior to the scheduled dinner recess.

Moved by Councillor Farrell

That with respect to Report PUD2020-0164, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommend that Council:

1. Hold a Public Hearing at the 2020 April 27 Combined Meeting of Council:
 - a. Give FIRST READING to the proposed bylaw, the proposed North Hill Communities Local Area Plan (Attachment 2); and
 - b. WITHHOLD second and third readings of the proposed bylaw until North Hill Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board.
2. Following third reading of the proposed bylaw, the proposed North Hill Communities Local Area Plan:
 - a. RESCIND, by resolution, the Centre Street North Special Study, the Highland Village Green Design Guidelines, and the North Bow Special Study; and
 - b. REPEAL, by bylaw, the North Hill Area Redevelopment Plan, Crescent Heights Area Redevelopment Plan, Winston Heights-Mountview Area Redevelopment Plan, and 16 Avenue North Urban Corridor Area Redevelopment Plan.

Against: Councillor Farkas and Councillor Farrell

MOTION CARRIED

Pursuant to Section 121 of the Procedure Bylaw 35M2017 as amended, Committee permitted, by general consent, Councillor Farrell to change her vote from the affirmative to the negative.

Moved by Councillor Farrell

That with respect to Report PUD2020-0164, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommend that Council:

3. **Further, the document entitled “Considerations for Administration on North Hill Communities Local Area Plan” be included in the report to be forwarded to Council, to be brought as a potential Motion Arising at that time.**

ROLL CALL VOTE:

For: (3): Councillor Gondek, Councillor Farrell, and Councillor Carra

Against: (3): Councillor Demong, Councillor Sutherland, and Councillor Farkas

MOTION DEFEATED

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 Farkas

That this meeting adjourn at 6:39 p. m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 MARCH 16 COMBINED MEETING OF COUNCIL:

CONSENT:

- Administration Response to Motion Arising regarding TwinHills Outline Plan (CPC2019-0823), PUD2020-0243
- Update on the Establishment of a Downtown District, PUD2020-0204

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 APRIL 27 COMBINED MEETING OF COUNCIL:

OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING:

- Guidebook for Great Communities, PUD2020-0207
- New Policy: North Hill Communities Local Area Plan (Wards 4, 7 & 9), PUD2020-0164

The next Regular Meeting of the Standing Policy Committee on Planning and Urban Development is scheduled to be held on 2020 April 1 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CITY CLERK