



MINUTES

CALGARY PLANNING COMMISSION

**May 7, 2020, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor G. Chahal (Remote Participation)
Councillor E. Woolley (Remote Participation)
Commissioner H. Cameron (Remote Participation)
Commissioner P. Gedye (Remote Participation)
Commissioner L. Juan (Remote Participation)
Commissioner A. Palmiere (Remote Participation)
Commissioner K. Schmalz (Remote Participation)
Commissioner J. Scott (Remote Participation)

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

1. CALL TO ORDER

Director Tita called the meeting to order at 1:03 p.m.

Director Tita authorized Director Vanderputten to be physically present in Council Chamber for today's meeting.

ROLL CALL

Commissioner Schmalz, Commissioner Scott, Councillor Chahal, Councillor Woolley, Director Vanderputten, Commissioner Cameron, Commissioner Gedye, Commissioner Juan, Commissioner Palmiere, Director Tita.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

Moved by Director Vanderputten

That the Agenda for the 2020 May 07 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, 2020 April 16

Moved by Councillor Chahal

That the Minutes of the 2020 April 16 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Scott

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

- 5.3 Land Use Amendment in Capitol Hill (Ward 7) at 1139 - 21 Avenue NW, LOC2020-0018, CPC2020-0451
- 5.4 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5028 – 20 Avenue NW, LOC2020-0017, CPC2020-0437
- 5.5 Land Use Amendment in Stoney 1 (Ward 3) at 11105 - 11 Street NE, LOC2020-0039, CPC2020-0466

MOTION CARRIED

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Road Closure and Land Use Amendment in East Village (Ward 7), at multiple addresses, LOC2016-0232, CPC2020-0411

Item 7.1.1., Report CPC2020-0411 was heard in conjunction with Item 7.1.2, Report CPC2020-0412.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-0411 and CPC2020-0412. Commissioner Palmiere left the Remote Meeting at 1:07 p.m. and returned at 2:11 p.m. after the vote was declared.

A presentation entitled "Agenda Items: 7.1.1 & 7.1.2 LOC2016-0232 Land Use Amendment & Road Closure DP2015-4974 Development Permit" was electronically displayed and distributed with respect to Reports CPC2020-0232 and CPC2020-0412.

The following speakers addressed Commission with respect to Reports CPC2020-0411 and CPC2020-0412:

1. Chito Pabustan, Gibbs Gage
2. Taylor Stollbert, Gibbs Gage
3. Rob Proud, Copez Properties

Moved by Commissioner Juan

That with respect to Report CPC2020-0411, the following be approved:

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

1. Adopt, by bylaw, the proposed closure of 0.063 hectares \pm (0.156 acres \pm) of road (Plan 1611617, Area 'A') adjacent to 520, 526, 528, 532, 534, 538 - 7 Avenue SE and 555 - 6 Avenue SE, with conditions (Attachment 1);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed redesignation of 0.82 hectares \pm (2.02 acres \pm) located at 520, 526, 528, 532, 534, 538 - 7 Avenue SE, 555 - 6 Avenue SE and the closed road (Plan 1510969, Block 38, Lot 41; Plan A, Block 38, Lots 7 to 29; Plan 1611617, Area 'A') from Centre City East Village Integrated Residential District (CC-EIR), Centre City East Village Primarily Residential District (CC-EPR) to DC Direct Control District to accommodate mixed use commercial and residential development with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.1.2 Development Permit in East Village (Ward 07), at multiple addresses, DP2015-4974, CPC2020-0412

Item 7.1.2, Report CPC2020-0412 was heard in conjunction with Item 7.1.1, Report CPC2020-0411.

A revised Attachment 1 was electronically distributed with respect to Report CPC2020-0412.

Moved by Commissioner Juan

That with respect to Report CPCP2020-0412, the following be approved:

That Calgary Planning Commission recommend the Development Authority, without having to return to Calgary Planning Commission, approve Development Permit DP2015-4974 of a New: Multi-Residential Development, Office and Retail and Consumer Service (4 buildings) of 0.82 hectares \pm (2.07 acres \pm) located at 520, 526, 528, 532, 534, 538 - 7 Avenue SE, 555 - 6 Avenue SE and the closed road (Plan 1510969, Block 38, Lot 41; Plan A, Block 38, Lots 7 to 29; Plan 1611617, Area 'A'), with conditions (Attachment 1), subject to the approval of the bylaw amendment associated with LOC2016-0232 by Council.

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Manchester Industrial (Ward 9) at 5711 – 1 Street SE, LOC2019-0187, CPC2020-0461

A presentation entitled "LOC2019-0187 Land Use Amendment", was electronically displayed and distributed with respect to Report CPC2020-0461.

Moved by Commissioner Cameron

That with respect to Report CPC2020-0461, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.83 hectares \pm (2.0 acres \pm) located at 5711 – 1 Street SE (Plan 2853GN, Block 3, Lot 2) from Industrial – General (I-G) District to Industrial – Business (I-B f2.0h27) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Shawnee Slopes (Ward 13) at 88 Shawnee Street SW, LOC2019-0170, CPC2020-0488

The following documents were electronically displayed and distributed with respect to Report CPC2020-0488:

- A presentation entitled "LOC2019-0170 Land Use Amendment"; and
- A presentation entitled "Shawnee Slopes, Fish Creek Exchange - Land Use Amendment", from Bela Syal, Planning Plus.

The following speakers addressed Commission with respect to Report CPC2020-0488:

1. Bela Syal, Planning Plus
2. Patrick Briscoe, Graywood Developments

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017 and by General Consent, Commission suspended Section 78(2)(b), in order to complete the Item prior to the afternoon recess.

Moved by Commissioner Schmalz

That with respect to Report CPC2020-0488, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 2.01 hectares \pm (4.96 acres \pm) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate multi-residential development (Attachment 3);
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.81 hectares \pm (2.00 acres \pm) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate neighbourhood commercial development (**amended** Attachment 4); and
4. Give three readings to the proposed bylaw.
5. In Attachment 4 of CPC2020-0488, insert a new section as follows:

“Approvals

13 The first **development permit** approved under this Direct Control District Bylaw may only be approved by Calgary Planning Commission”
and renumber accordingly.

ROLL CALL VOTE:

For: (4): Councillor Chahal, Commissioner Gedye, Commissioner Schmalz, and Commissioner Scott

Against: (5): Director Tita, Director Vanderputten, Councillor Woolley, Commissioner Cameron, and Commissioner Palmiere

MOTION DEFEATED

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0488, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 2.01 hectares \pm (4.96 acres \pm) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate multi-residential development;
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.81 hectares \pm (2.00 acres \pm) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate neighbourhood commercial development; and
4. Give first reading to the proposed bylaw.
5. Amend the proposed Bylaw by deleting Sections 5, 6 and 7 of the DC Direct Control District and replace with the following:

Permitted Uses

5 The *permitted uses* of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the *permitted uses* in Direct Control District.;

Discretionary Uses

6 The *discretionary uses* of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the *discretionary uses* in Direct Control District.; and

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District; and

6. Give second and third readings to the proposed bylaw, as amended.

ROLL CALL VOTE:

For: (5): Director Vanderputten, Councillor Chahal, Commissioner Cameron, Commissioner Gedy, and Commissioner Palmiere
Against: (3): Councillor Woolley, Commissioner Schmalz, and Commissioner Scott

MOTION CARRIED

Commission recessed at 3:30 p.m. and reconvened at 3:48 p.m. with Director Tita in the Chair.

ROLL CALL

Councillor Woolley, Councillor Chahal, Commissioner Cameron, Commissioner Gedy, Commissioner Juan, Commissioner Palmiere, Commissioner Schmalz, Commissioner Scott, Director Vanderputten, Director Tita

7.2.3 Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1230 and 1234 - 9 Avenue SE, LOC2019-0188, CPC2020-0459

Commissioner Gedye and Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0459.

Councillor Woolley rose of a Point of Order with respect to a Member of Commission recusing themselves from discussion and voting on this item.

Commissioner Gedye and Commissioner Juan left the Remote Meeting at 3:57 p.m. and returned at 5:19 p.m. after the vote was declared.

The following documents were electronically displayed and distributed with respect to Report CPC2020-0459:

- A presentation entitled "LOC2019-0188 Policy and Land Use Amendment"; and
- A presentation entitled "CPC2020-0459 RNDSQR Slide Deck".

The following documents were electronically distributed with respect to Report CPC2020-0459:

- A letter from Dan Allard and Rebecca O'Brien, Inglewood Business Improvement Area, dated 2020 April 24; and
- A letter from Mark Reid and Tim Smith, Urban Strategies Inc., dated 2020 April 24.

The following speakers addressed Commission with respect to report CPC2020-0459:

1. Alkarim Devani, RNDSQR
2. David White, CivicWorks
3. Sasa Radulovic, 5468796 Architecture

Moved by Commissioner Palmiere

That the letters from the Inglewood Business Improvement Area be accepted for the Corporate Record and be forwarded on with this report to Council.

MOTION CARRIED

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0459, the following be approved:

That the Calgary Planning Commission refer Report CPC2020-0459 back to Administration to revise the proposed Direct Control District to refine the density bonusing framework, including elements related to spatial arrangements and quality of the anticipated publicly accessible open

space and transit waiting area, and return to Calgary Planning Commission no later than 2020 July 02.

ROLL CALL VOTE:

For: (5): Councillor Chahal, Commissioner Cameron, Commissioner Palmiere, Commissioner Schmalz, and Commissioner Scott
Against: (2): Director Vanderputten, and Councillor Woolley

MOTION CARRIED

7.2.4 Policy Amendment and Land Use Amendment in Bankview (Ward 8) for 2318 - 15 Street SW, LOC2020-0023, CPC2020-0456

The following documents were electronically distributed and displayed with respect to Report CPC2020-0456:

- A presentation entitled "LOC2020-0023 Policy & Land Use Amendment"; and
- A presentation entitled "CPC Slide Deck", from Civic Works and FAAS.

The following speakers addressed Commission with respect to report CPC2020-0456:

1. David White, Civic Works
2. Michael Farrar, FAAS Architecture

Moved by Commissioner Scott

That with respect to Report CPC2020-0456, 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 Bankview Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 2318 15 Street SW (Plan 3936L, Block 2, Portion of Lot 12 and Lots 13 to 17) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

Against: Commissioner Cameron

MOTION CARRIED

7.2.5 Land Use Amendment in Highland Park (Ward 4) at 204 - 40 Avenue NW, LOC2019-0092, CPC2020-0472

A presentation entitled "LOC2019-0092 Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0472.

Moved by Commissioner Gedye

That with respect to Report CPC2020-0472, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 204 - 40 Avenue NW (Plan 5422GK, Block 3, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (MCGd75) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.6 Land Use Amendment in North Glenmore Park (Ward 8) at 2110 - 54 Avenue SW LOC2020-0021, CPC2020-0422

A presentation entitled "LOC2020-0021 Land Use Amendment", was electronically distributed and displayed with respect to Report CPC2020-0422.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0422, the Administration Recommendation be amended by adding a new Recommendation #2, as follows:

2. Amend section 10 to remove reference to Section 8 of the DC Guidelines

MOTION CARRIED

Moved by Commissioner Cameron

That with respect to Report CPC2020-0422, 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 0.22 hectares \pm (0.54 acres \pm) located at 2110 – 54 Avenue SW (Plan 1810096, Block 20, Lot 45) from Multi-Residential – Medium Support Commercial (M-X2f2.0d175) District to DC Direct Control District to accommodate a mixed-use development with an additional discretionary use of medical clinic, with guidelines (Attachment 2);

2. **Amend section 10 to remove reference to Section 8 of the DC Guidelines; and**
3. Give three reading to the proposed bylaw.

MOTION CARRIED

7.2.7 Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 222 Greenbriar Place NW, LOC2019-0101, CPC2020-0489

Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0489. Commissioner Juan left the Remote Meeting at 5:53 p.m. and did not return prior to adjournment of today's meeting.

A clerical correction was noted on page 7 of 11 of the Cover Report of Report CPC2020-0489, in the first paragraph, by deleting the words "40 meters' and by substituting the words "32 meters".

The following documents were electronically distributed with respect to Report CPC2020-0489:

- A presentation entitled "LOC2019-0101 Land Use"; and
- A presentation entitled "LOC2019-0101 CPC Applicant Supplementary Information", from Civic Works, dated 2020, May 07.

The following speakers addressed Commission with respect to reports CPC2020-0489:

1. David White, CivicWorks
2. Boris Karn, CivicWorks

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017 and by General Consent, Commission suspended Section 78(2)(c), in order to complete the Item.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0489, the following be approved:

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

1. Adopt, by bylaw, the proposed amendments to the Bowness Area Redevelopment Plan (Attachment 1);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed redesignation of 1.04 hectares \pm (2.58 acres \pm) located at 222 Greenbriar Place NW (Plan 8211023, Block 8, Lot 7) from Multi-Residential – Contextual Medium Profile (M-C2f2.5d42) District to DC Direct Control District to accommodate a multi-residential development, with guidelines (Attachment 2); and

4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Director Vanderputten

That this Meeting adjourn at 6:09 p.m.

ROLL CALL VOTE:

For: (8): Director Tita, Director Vanderputten, Councillor Chahal, Commissioner Cameron, Commissioner Gedy, Commissioner Palmiere, Commissioner Schmalz, and Commissioner Scott

MOTION CARRIED

The following Items have been forwarded to the 2020 June 15 Combined Meeting of Council:

Planning Matters for Public Hearing

Calgary Planning Commission Reports:

- Land Use Amendment in Capitol Hill (Ward 7) at 1139 - 21 Avenue NW, LOC2020-0018, CPC2020-0451
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5208 - 20 Avenue NW, LOC2020-0017, CPC2020-0437
- Land Use Amendment in Stoney 1 (Ward 3) at 11105 - 11 Street NE, LOC2020-0039, CPC2020-0466
- Road Closure and Land Use Amendment in East Village (Ward 7) at Multiple Addresses, LOC2016-0232, CPC2020-0411
- Land Use Amendment in Manchester Industrial (ward 9) at 5711 - 1 Street SE, LOC2019-0187, CPC2020-0461

- Land Use Amendment in Shawnee Slopes (Ward 13) at 88 Shawnee Street SW, LOC2019-0170, CPC2020-0488
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) for 2318 - 15 Street SW, LOC2020-0023, CPC2020-0456
- Land Use Amendment in Highland Park (Ward 4) at 204 - 40 Avenue NW, LOC2019-0092, CPC2020-0472
- Land Use Amendment in North Glenmore Park (Ward 8) at 2110 - 54 Avenue SW, LOC2020-0021, CPC2020-0422
- Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 222 Greenbriar Place NW, LOC2019-0101, CPC2020-0489

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 May 21 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY