



MINUTES

CALGARY PLANNING COMMISSION

**June 4, 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
Commissioner K. Schmalz (Remote Participation)
Commissioner J. Scott (Remote Participation)

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 1:00 p.m.

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

ROLL CALL

Councillor Chahal, Councillor Woolley, Director Vanderputten, Commissioner Cameron, Commissioner Gedye, Commissioner Juan, Commissioner Palmiere, Commissioner Schmalz, 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 June 04 Regular Meeting of the Calgary Planning Commission be confirmed, as be amended by bringing forward Item 7.3.1 Report CPC2020-0497 to be dealt with as the first item of New Business following the afternoon recess.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 May 21

Moved by Commissioner Palmiere

That the Minutes of the 2020 May 21 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

- 5.3 Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1922 and 1924 - 10 Avenue NW, LOC2019-0160, CPC2020-0596

A presentation entitled "LOC2019-0160 Land Use Amendment", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0596.

Moved by Commissioner Schmalz

That with respect to Report CPC2020-0596, 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 Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 1922 and 1924 – 10 Avenue NW (Plan 1911453, Block 15, Lots 27 and 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District; and
4. Give three readings to the proposed bylaw.

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 Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1230 and 1234 - 9 Avenue SE, LOC2019-0188, CPC2020-0587

Commissioner Gedye and Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0587. Commissioner Gedye and Commissioner Juan left the Remote Meeting at 1:17 p.m. and returned at 2:58 p.m. after the vote was declared.

Councillor Woolley rose of a Question of Privilege.

Director Tita ruled on the Question of Privilege.

A presentation entitled "LOC2019-0188 Land Use Amendment", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0587.

The following documents were electronically distributed with respect to Report CPC2020-0587:

- A letter from Rebecca O'Brien, Inglewood Business Improvement Area, dated 2020 June 03; and
- A letter from Phil Levson, Inglewood Community Association, dated 2020 June 03.

David White, CivicWorks addressed Commission with respect to Report CPC2020-0587.

Moved by Councillor Woolley

That with respect to Report CPC2020-0587, all the correspondence received electronically from Administration be attached to the Report to Council.

ROLL CALL VOTE:

For: (1): Councillor Woolley

Against: (6): Director Vanderputten, Councillor Chahal, Commissioner Cameron, Commissioner Palmiere, Commissioner Schmalz, and Commissioner Scott

MOTION DEFEATED

Moved by Councillor Chahal

That with respect to Report CPC2020-0587, the letters from the Inglewood Community Association and Inglewood Business Improvement Area be accepted for the Corporate Record and be forwarded with this report to Council.

MOTION CARRIED

Councillor Woolley rose of a Question of Privilege.

Director Tita ruled on the Question of Privilege.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0587, the following be approved:

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

1. Adopt the proposed amendments to the Inglewood Redevelopment Plan; and
2. Give first reading to the proposed land use redesignation and withhold second and third reading pending Municipal Historic Designation of the site.

Against: Commissioner Cameron

MOTION CARRIED

7.2.2 Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177, CPC2020-0636

A presentation entitled "LOC2019-0177 Land Use Amendment", dated 2020 June 03 was electronically displayed and distributed with respect to Report CPC2020-0636.

A corrected Cover Report CPC2020-0636 was electronically distributed.

Moved by Commissioner Schmalz

That with respect to Report CPC2020-0636, the following be approved, **as corrected**:

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

1. Adopt by bylaw, the proposed redesignation of 6.60 hectares \pm (16.32 acres \pm) located at 862 Canada Olympic Drive SW and 2200 Na'a Drive SW (Plan 1910730, Block 1, Lot 1; Plan 1612946, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate a mixed use development, with guidelines (**Attachment 4**); and
2. Give three readings to the proposed bylaw.
3. Adopt by bylaw, the proposed redesignation of 4.36 hectares \pm (10.78 acres \pm) located at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate a mixed use development, with guidelines (**Attachment 5**); and
4. Give three readings to the proposed bylaw.
5. Adopt by bylaw, the proposed redesignation of 4.50 hectares \pm (11.11 acres \pm) located at 885 Na'a Drive SW (Plan 1612946, Block 3, Lot 4) from DC Direct Control District to DC Direct Control District to a mixed use development, with guidelines (**Attachment 6**); and
6. Give three readings to the proposed bylaw.

ROLL CALL VOTE:

For: (5): Director Vanderputten, Councillor Chahal, Commissioner Gedye, Commissioner Schmalz, and Commissioner Scott
Against: (4): Councillor Woolley, Commissioner Cameron, Commissioner Juan, and Commissioner Palmiere

MOTION CARRIED

Commission recessed at 3:26 p.m. and reconvened at 3:43 p.m. with Director Tita in the Chair.

ROLL CALL

Commissioner Schmalz, Commissioner Scott, Commissioner Cameron, Commissioner Gedye, Commissioner Juan, Director Vanderputten, Director Tita.

Absent for Roll Call: Councillor Chahal, Commissioner Palmiere and Councillor Woolley (joined at 4:11 p.m.).

7.2.3 Land Use Amendment in Elboya (Ward 11) at 5001 and 5011 Macleod Trail SW, LOC2020-0036, CPC2020-0551

A presentation entitled "LOC2020-0036 Land Use Amendment", dated 2020 June 02 was electronically distributed and displayed with respect to Report CPC2020-0551.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0551, 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 5001 and 5011 Macleod Trail SW (Plan 9212001, Block 8, Lot 1A and Portion of Plan 8561HF, Block 8, Lot 3) from Commercial – Corridor 3 f3.0h46 (C-COR3f3.0h46) District to Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Land Use Amendment in Brentwood (Ward 4) at 5111 Northland Drive NW, LOC2019-0142, CPC2020-0593

A presentation entitled "LOC2019-0142 Land Use Amendment", dated 2020 June 04 was electronically distributed and displayed with respect to Report CPC2020-0593.

Moved by Commissioner Gedye

That with respect to Report CPC2020-0593, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Hold a Public Hearing and Adopt, by bylaw, the proposed redesignation of 0.74 hectares \pm (1.83 acres \pm) located at 5111 Northland Drive NW (Portion of Plan 8310144, Block 1, Lot 14) from DC Direct Control District to DC Direct Control District to accommodate multi-residential development with guidelines (Attachment 2);
2. Give three readings to the proposed bylaw; and
3. Direct Administration to continue using the amended Master Concept Plan (Attachment 3) as a guidance document when reviewing the subsequent development permits and future phasing plans

MOTION CARRIED

7.2.5 Land Use Amendment in Lewisburg (Ward 3) at 14900 – 6 Street NE and 800 – 144 Avenue NE, LOC2019-0135, CPC2020-0571

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0571 and Report CPC2020-0572. Commissioner Schmalz left the Remote Meeting at 5:25 p.m. and returned at 5:41 p.m. after the vote was declared.

Item 7.2.5., Report CPC2020-0571 was heard in conjunction with Item 7.2.6., Report CPC2020-0572.

A presentation entitled "LOC2019-0135 Land Use Amendment", dated 2020 June 02 was electronically distributed and displayed with respect to Report CPC2020-0571 and CPC2020-0572.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0571, the following be approved:

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

1. Adopt, by bylaw, the proposed land use redesignation of 10.54 hectares \pm (26.04 acres \pm) located at 14900 – 6 Street NE and 800 – 144 Avenue NE (Portion of N1/2 of the SW1/4 Section 2-26-1-5; Portion of Section 2-26-1-5, Legal Subdivisions 3 and 4) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.6 Outline Plan in Lewisburg (Ward 3) at 14900 – 6 Street NE and 800 – 144 Avenue NE, LOC2019-0135(OP), CPC2020-0572

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0571 and Report CPC2020-0572. Commissioner Schmalz left the Remote Meeting at 5:25 p.m. and returned at 5:41 p.m. after the vote was declared.

Item 7.2.6., Report CPC2020-0572 was heard in conjunction with Item 7.2.5., Report CPC2020-0571.

A presentation entitled "LOC2019-0135 Land Use Amendment", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0572.

A Revised Attachment 1 - Conditions of Approval was electronically distributed with respect to Report CPC2020-0572.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0572, the following be approved:

That the Calgary Planning Commission approve the proposed outline plan located at 14900 – 6 Street NE and 800 – 144 Avenue NE (Portion of N1/2 of the SW1/4 Section 2-26-1-5; Portion of Section 2-26-1-5, Legal Subdivisions 3 and 4) to subdivide 10.54 hectares \pm (26.04 acres \pm) with conditions (**Revised Attachment 1**).

MOTION CARRIED

7.2.7 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 1823, 1831, 1836 - 28 Avenue SW, LOC2019-0073, CPC2020-0573

A presentation entitled "LOC2019-0073 Land Use and policy Amendment", dated 2020 June 02 was electronically distributed and displayed with respect to Report CPC2020-0573.

The following speakers addressed Commission with respect to Report CPC2020-0573:

1. David White, CivicWorks
2. Alkarim Devani, RNDSQR

Moved by Commissioner Juan

That with respect to Report CPC2020-0573, 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 South Calgary/Altadore Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.23 hectares \pm (0.56 acres \pm) located at 1823, 1831 and 1835 - 28 Avenue SW (Plan 4479P, Block 24, Lots 23 to 30) from the Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

That pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission, by General Consent, suspend Section 78(2)(c), in order to complete the remainder of today's Agenda.

7.2.8 Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2019-0195, CPC2020-0581

A presentation entitled "LOC2019-0195 Land Use Amendment", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0581.

Moved by Commissioner Scott

That with respect to Report CPC2020-0581, the following be approved:

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

1. Adopt, by bylaw the proposed redesignation of 0.32 hectares \pm (0.79 acres \pm) located at 4919, 4923, 4927, 4931 and 4935 - 17 Avenue SW (Plan 6182HM, Block 5, Lots 43 to 47) from Residential –

Contextual One Dwelling (R-C1) District to Multi-Residential –
Contextual Low Profile (M-C1) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.9 Land Use Amendment in Downtown (Ward 7) 622 - 1 Street SW
LOC2020-0020, CPC2020-0430

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0430
Commissioner Schmalz left the Remote Meeting at 6:15 p.m. and returned at 6:30 p.m. after the vote was declared.

A presentation entitled "LOC2020-0020 Land Use Amendment", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0430.

Moved by Commissioner Juan

That with respect to Report CPC2020-0430, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.35 hectares \pm (0.86 acres \pm) located at 622 - 1 Street SW (Plan 1513138, Block 43, Lot 43), from DC Direct Control District to DC Direct Control District to accommodate digital installation, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

7.3.1 Eau Claire Public Realm Improvements, CPC2020-0497

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0497.
Commissioner Palmiere left the Remote Meeting at 3:43 p.m. and returned at 4:34 p.m. after the vote was declared.

A presentation entitled "CPC2020-0497 Eau Claire Public Realm Improvements", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0497.

Moved by Councillor Woolley

That with respect to Report CPC2020-0497, the following be approved:

That Calgary Planning Commission receive this report for the Corporate Record.

MOTION CARRIED

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Director Vanderputten

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 6:31 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following item:

- 9.1.1. Historic East Calgary Area Redevelopment Plan Report Back (Verbal Update), CPC2020-0556.

MOTION CARRIED

Commission reconvened in Public Meeting at 7:09 p.m. with Director Tita in the Chair.

ROLL CALL

Councillor Woolley, Director Vanderputten, Commissioner Palmiere, Commissioner Schmalz, Commissioner Scott, Director Tita.

Moved by Director Vanderputten

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Historic East Calgary Area Redevelopment Plan Report Back (Verbal Update), CPC2020-0556

Commissioner Cameron and Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0556. Commissioner Cameron and Commissioner Juan left the Remote Meeting at 6:30 p.m.

The confidential distribution was electronically distributed and displayed, in the Closed Meeting with respect to Report CPC2020-0556.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2020-0556:

City Clerks: G. Chaudhary and D. Williams Advice: B. Harder and C. Chan. Law: None. Observers: K. Froese, R. Cichowlas, S. Pearce, K. Abbany, T. Goldstein and I. Cheung.

Moved by Director Vanderputten

That with respect to Verbal Report CPC2020-0556, the following be approved:

That the Calgary Planning Commission:

1. Direct that the Closed Meeting discussions remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and the Protection of Privacy Act*; and
2. Direct that the distribution remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2020 October 07.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Palmiere

That this Meeting adjourn at 7:12 p.m.

ROLL CALL VOTE:

For: (6): Director Tita, Director Vanderputten, Councillor Woolley, Commissioner Palmiere, Commissioner Schmalz, and Commissioner Scott

MOTION CARRIED

The following Items have been forwarded to the 2020 July 20 Combined Meeting of Council:

Planning Matters for Public Hearing

Calgary Planning Commission Reports:

- Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1922 and 1924 - 10 Avenue NW, LOC2019-0160, CPC2020-0596
- Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1230 and 1234 - 9 Avenue SE, LOC2019-0188, CPC2020-0587
- Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177, CPC2020-0636
- Land Use Amendment in Elboya (Ward 11) at 5001 and 5011 Macleod Trail SW, LOC2020-0036, CPC2020-0551
- Land Use Amendment in Brentwood (Ward 4) at 5111 Northland Drive NW, LOC2019-0142, CPC2020-0593
- Land Use Amendment in Lewisburg (Ward 3) at 14900 – 6 Street NE and 800 –144 Avenue NE, LOC2019-0135, CPC2020-0571

- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 1823, 1831, 1836 - 28 Avenue SW, LOC2019-0073, CPC2020-0573
- Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2019-0195, CPC2020-0581
- Land Use Amendment in Downtown (Ward 7) 622 - 1 Street SW LOC2020-0020, CPC2020-0430

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 June 18 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY