



MINUTES

CALGARY PLANNING COMMISSION

**May 21, 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 L. Juan (Remote Participation)
Commissioner A. Palmiere (Remote Participation)
Commissioner K. Schmalz (Remote Participation)

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

1. CALL TO ORDER

Director Tita called the meeting to order at 1:09 p.m.

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

ROLL CALL

Commissioner Schmalz, Councillor Chahal, Director Vanderputten, Commissioner Cameron, 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 21 Regular Meeting of the Calgary Planning Commission be confirmed, as amended, **by bringing forward Item 7.2.2. Report CPC2020-0413 and Item 7.2.3. Report CPC2020-0414, to be heard immediately following the Consent Agenda.**

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 May 07

Moved by Director Vanderputten

That the 2020 May 07 Regular Meeting of the Calgary Planning Commission be corrected as follows:

- On page 9, Item 7.2.6. delete the words "That with respect to Report CPC2020-0422, the Administration Recommendation be amended by adding a new Recommendation #2, as follows:" and substitute with the following: "That with respect to Report CPC2020-0422, the following be approved:"
- On pages 9 and 10, Item 7.2.6. delete under both the amending motion and the main motion: "2. Amend section 10 to remove reference to Section 8 of the DC Guidelines" and substitute with the following wording in the amending motion only: "That Attachment 2 - Proposed DC Direct Control District be amended by removing the reference to Section 8 in Section 10 of the DC Guidelines".
- On page 9, Item 7.2.6. delete the words "(Attachment 2)" in Recommendation 1 and substitute with the words "**(Amended Attachment 2)**"; and"
- On page 10, Item 7.2.7. delete the works "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"."

MOTION CARRIED

Moved by Director Vanderputten

That the Minutes of the 2020 May 07 Regular Meeting of the Calgary Planning Commission be confirmed, **as corrected.**

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025, CPC2020-0431

The following documents were electronically distributed with respect to Report CPC2020-0431:

- A presentation entitled "LOC2020-0025 Land Use Amendment", dated 2020 May 20, was electronically displayed.
- A letter from Chris Welner, Glendale/Glendale Meadows Community Association, dated 2020 May 20.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0431, the following be approved:

That the distributed letter be attached to the Report prior to being forwarded to Council.

MOTION CARRIED

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0431, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2727 – 40 Street SW (Plan 4216HE, Block 3, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the proposed bylaw.

Against: Commissioner Schmalz

MOTION CARRIED

Commission recessed at 1:25 p.m. and reconvened at 1:32 p.m. with Director Tita in the Chair.

ROLL CALL

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

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 Stoney 3 (Ward 5) at 10960 - 42 Street NE, LOC2020-0022, CPC2020-0536

Councillor Chahal declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0536. Councillor Chahal left the Remote Meeting at 1:59 p.m. and returned at 2:21 p.m. after the vote was declared.

A clerical correction was noted on page 1 of 9 of the Cover Report CPC2020-0536, in the third paragraph, last sentence, by deleting the words "should CPC approve" and by substituting with the words "should CPC recommend approval of".

A presentation entitled "LOC2020-0022 Land Use Amendment", dated 2020 May 20 was electronically distributed and displayed with respect to Report CPC2020-0536.

Moved by Commissioner Cameron

That with respect to Report CPC2020-0536, the following be approved:

That the proposed Land Use be amended to a DC Direct Control District based on Industrial - Commercial (I-C) of 1P2007 to exclude Child Care Service.

ROLL CALL VOTE:

For: (1): Commissioner Cameron

Against: (5): Director Tita, Director Vanderputten, Commissioner Juan, Commissioner Palmiere, and Commissioner Schmalz

MOTION DEFEATED

Moved by Commissioner Juan

That with respect to Report CPC2020-0536, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.90 hectares \pm (2.22 acres \pm) located at 10960 - 42 Street NE (Plan 1811550, Block 5, Lot 6) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Carrington (Ward 3) for 14121 Centre Street NW, LOC2018-0262, CPC2020-0413

Item 7.2.2., Report CPC2020-0413 was heard in conjunction with Item 7.2.3., Report CPC2020-0414.

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-0413 and CPC2020-0414. Commissioner Schmalz left the Remote Meeting at 1:34 p.m. and returned at 1:58 p.m. after the vote was declared.

A clerical correction was noted in the cover report file name of Report CPC2020-0413 to delete the word "Livingston" and substitute with the word "Carrington".

The following documents were electronically distributed with respect to Report CPC2020-0413:

- A presentation entitled "LOC2018-0262 Land Use Amendment & Outline Plan", dated 2020 May 21 was electronically displayed.
- A Revised Cover Report - CPC2020-0413
- A Revised Attachment 4 - Proposed Outline Plan - CPC2020-0413

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0413, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 8.66 hectares \pm (21.4 acres \pm) located at 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate mixed-use development, with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, bylaw, the proposed redesignation of 1.54 hectares \pm (3.81 acres \pm) located 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5 from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate commercial development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Outline Plan in Carrington (Ward 3) at 14121 Centre Street NW, LOC2018-0262(OP), CPC2020-0414

Item 7.2.2., Report CPC2020-0413 was heard in conjunction with Item 7.2.3., Report CPC2020-0414.

A clerical correction was noted in the cover report file name of Report CPC2020-0414 to delete the word "Livingston" and substitute with the word "Carrington".

The following documents were electronically distributed with respect to Report CPC2020-0414:

- A presentation entitled "LOC2018-0262 Land Use Amendment & Outline Plan", dated 2020 May 21 was electronically displayed
- A Revised Cover Report - CPC2020-0414
- A Revised Attachment 1 - Conditions of Approval - CPC2020-0414
- A Revised Attachment 3 - Proposed Outline Plan - CPC2020-0414

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0414, the following be approved:

That Calgary Planning Commission Approve the proposed outline plan located at 14121 Centre Street NW (NE 1/4 Section 33-25-1-5) to subdivide 10.30 hectares ± (25.44 acres ±), with conditions (**Revised Attachment 1**).

MOTION CARRIED

7.2.4 Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177, CPC2020-0487

A presentation entitled "LOC2019-0177 Land Use Amendment", dated 2020 May 20 was electronically distributed and displayed with respect to Report CPC2020-0487.

The following speakers addressed Commission with respect to Report CPC2020-0487:

1. Grant Mihalcheon, B&A Planning Group
2. Kathy Oberg, B&A Planning Group
3. Aly Premji, Trinity Developments

Councillor Woolley joined the Remote Meeting at 2:40 p.m. and left at 3:05 p.m.

Moved by Commissioner Palmiere

That the Calgary Planning Commission refer Report CPC2020-0487 back to Administration to address the digital third party signage concerns and to return to the 2020 June 4 Calgary Planning Commission meeting.

MOTION CARRIED

By General Consent, Commission suspended Section 78(2)(c) of the Procedure Bylaw 35M2017 in order to complete the remainder of the agenda.

7.2.5 Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 131 St Moritz Drive SW, LOC2018-0231, CPC2020-0521

The following documents were electronically distributed with respect to Report CPC2020-0521:

- A presentation entitled "LOC2018-0231 Land Use Amendment", dated 2020 May 20 was electronically displayed;
- A document entitled "St. Moritz Square Development Feasibility Analysis", dated 2019 September; and
- A Revised Community Association letter, dated 2020 May 21.

Sue Paton, ISL Engineering and Land Services Ltd. addressed Commission with respect to Report CPC2020-0521.

Moved by Director Vanderputten

That with respect to Report CPC2020-0431, the following be approved:

That Administration replace Attachment 4 Community Association letter with the Revised Community Association letter that was distributed today prior to forwarding to Council.

MOTION CARRIED

Moved by Commissioner Palmiere

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

1. Adopt, by bylaw, the proposed amendment to the Springbank Hill Area Structure Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 1.12 hectares \pm (2.78 acres \pm) located at 131 St Moritz Drive SW (Plan 1711936, Block 1, Lot 6) from DC Direct Control District and Special Purpose – Community Institution (S-CI) District to DC Direct Control District to accommodate a comprehensively designed mixed use development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

Against: Commissioner Cameron

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 4:03 p.m.

ROLL CALL VOTE:

For: (7): Director Tita, Director Vanderputten, Councillor Chahal, Commissioner Cameron, Commissioner Juan, Commissioner Palmiere, and Commissioner Schmalz

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:

- Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025, CPC2020-0431
- Land Use Amendment in Stoney 3 (Ward 5) at 10960 - 42 Street NE, LOC2020-0022, CPC2020-0536
- Land Use Amendment in Carrington (Ward 3) for 14121 Centre Street NW, LOC2018-0262, CPC2020-0413
- Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 131 St Moritz Drive SW, LOC2018-0231, CPC2020-0521

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 June 04 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY