



MINUTES

CALGARY PLANNING COMMISSION

**September 3, 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 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 M. Beck
A/CPC Secretary J. Palaschuk
Legislative Advisor L. Gibb

1. CALL TO ORDER

Director Tita called the meeting to order at 1:04 p.m.

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

ROLL CALL

Councillor Chahal, Councillor Woolley, Commissioner Gedye, Commissioner Schmalz, Commissioner Scott, Director Vanderputten and Director Tita.

Absent for Roll Call: Commissioner Juan and Commissioner Palmiere.

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 September 03 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 August 06

Commission, by General Consent, confirmed the Minutes of the 2020 August 06 Regular Meeting of the Calgary Planning Commission.

5. CONSENT AGENDA

Moved by Commissioner Scott

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4611 – 21 Avenue NW, LOC2020-0035, CPC2020-0973

5.4 Land Use Amendment in Highland Park (Ward 4) at 3404 - 3 Street NW, LOC2020-0076, CPC2020-0940

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Land Use Amendment in Varsity (Ward 1) at 3740 - 32 Avenue NW, LOC2019-0189, CPC2020-0926

Item 7.1.1 was heard concurrently with Item 7.1.2.

A clerical correction was noted in the footer of the Cover Report CPC2020-0926, by deleting the words "Approval(s): T. Goldstein" and replacing with "Approval(s): K. Froese."

A presentation entitled "7.1.1 LOC2019-0189 Land Use Amendment & 7.1.2 DP2019-6254 Development Permit," dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0926.

Commissioner Juan joined the meeting remotely at 2:19 p.m.

The following people addressed Commission with respect to Report CPC2020-0926 and CPC2020-0927:

1. Marc Boutin, The Marc Boutin Architectural Collaborative Inc.

2. Michelle Smith Cowman, The Marc Boutin Architectural Collaborative Inc.

3. Kristen Myers, Bunt & Associates

Commissioner Palmiere joined the meeting remotely at 2:58 p.m.

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 Items 7.1.1 and 7.1.2 prior to the afternoon recess.

Moved by Commissioner Scott

That with respect to Report CPC2020-0926, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 1.49 hectares \pm (3.69 acres \pm) located at 3740 - 32 Avenue NW (Plan 1799GC, Block 2, Lot 9) from Special Purpose – University Research Park (S-URP) District to Mixed Use – General (MU-1f2.0h23) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and DC Direct Control District to accommodate a mixed-use development, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw.

ROLL CALL VOTE:

For: (4): Director Vanderputten, Commissioner Gedye, Commissioner Schmalz, and Commissioner Scott

Against: (2): Councillor Chahal, and Councillor Woolley

MOTION CARRIED

7.1.2 Development Permit in Varsity (Ward 1) at 3740 - 32 Avenue NW, DP2019-6254, CPC2020-0927

Item 7.1.2 was heard concurrently with Item 7.1.1.

A presentation entitled "7.1.1 LOC2019-0189 Land Use Amendment & 7.1.2 DP2019-6254 Development Permit," dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0927.

Moved by Commissioner Scott

That the Calgary Planning Commission refer this item back to Administration to return no later than Q1 2021 in order to explore the following:

1. Resolve access/egress condition details
2. Explore entry sequence into the residential project, seeking increased separation between commercial/fire and residential uses

3. Integrate the site with surrounding streets, pathways, and fire truck operations
4. Evaluate access conditions on 37 Street NW and/or the adjacent south site, and provide a comprehensive site access plan
5. Evaluate mechanisms for fire truck exit safety; and
6. Explore opportunities for improved signal control at the 37 Street and 32 Avenue intersection, for implementation in conjunction with the proposed development.

MOTION CARRIED

Commission recessed at 4:00 p.m. and reconvened at 4:12 p.m. with Director Tita in the Chair.

ROLL CALL

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

Absent for Roll Call: Councillor Chahal (joined the remote meeting at 4:18 p.m.) and Commissioner Gedye (joined the remote meeting at 4:31 p.m.).

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in South Foothills (Ward 12) at 4026 – 90 Avenue SE, LOC2020-0044, CPC2020-0925

A presentation entitled "LOC2020-0044 Policy & Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0925.

Moved by Commissioner Juan

That with respect to Report CPC2020-0925, the following be approved:

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

1. Adopt, by bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 7.33 hectares \pm (18.11 acres \pm) located at 4026 – 90 Avenue SE (Portion of Plan 1811963, Block 1, Lot 11) from the Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Ramsay (Ward 9) at 1024 Maggie Street SE, LOC2020-0077, CPC2020-0934

A presentation entitled "LOC2020-0077 Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0934.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0934, 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 (0.08 acres \pm) located at 1024 Maggie Street SE (Plan A2, Block 14; portion of Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Low Density Live Work Unit, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Land Use Amendment in Walden (Ward 14) at multiple addresses, LOC2020-0055, CPC2020-0944

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0944. Commissioner Schmalz left the Remote Meeting at 4:22 p.m. and returned at 4:28 p.m. after the vote was declared.

A presentation entitled "LOC2020-0055 Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0944.

Moved by Commissioner Scott

That with respect to Report CPC2020-0944, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 8.14 hectares \pm (20.12 acres \pm) located at 1652 - 210 Avenue SE, 305, 309, 313, 317, 321, 322, 325, 326, 329, 330, 334, 340, 346, 352, 358, 364, 370, 374, and 378 Walgrove Way SE, 25, 26, 29, 30, 33, 34, 37 and 38 Walgrove Passage SE, 822, 826, 830, 834, 838, 842, 846, 850, 854, 858 Walgrove Boulevard SE and 155, 159, 163, 167 and 171 Walcrest Way SE (Portion of SW1/4, Section 13-22-1-5; Plan 1810855, Block 4, Lots 31 to 35 and 42 to 51; Plan 1912151, Block 30, Lots 49 to 55; Plan 1912151, Block 32, Lots 4 to 19; Plan 1912151, Block 35, Lots 20 to 23) from Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N)

District, Residential – Low Density Multiple Dwelling (R-2M) District, and Multi-Residential – At Grade Housing (M-Gd60) District to Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 101 – 29 Avenue NE, LOC2020-0071, CPC2020-0914

A presentation entitled "LOC2020-0071 Policy and Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0914.

Moved by Commissioner Juan

That with respect to Report CPC2020-0914, 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 North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed land use redesignation of 0.16 hectares \pm (0.4 acres \pm) located at 101 – 29 Avenue NE (Plan 0713038, Block 40, Lot 43) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f5.0h26) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.5 Land Use Amendment in Rocky Ridge (Ward 1) at multiple properties, LOC2017-0015, CPC2020-0902

Item 7.2.5 was heard concurrently with Item 7.2.6.

A presentation entitled "LOC2017-0015 Land Use Amendment & Outline Plan" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0902.

Moved by Director Vanderputten

That with respect to Report CPC2020-0902, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 1.75 hectares \pm (4.32 acres \pm) located at 5 Rockcliff Heights NW and 224 Rock Lake Drive NW (Plan 8910893, Block 6, Lot 4; Portion of Plan 7810668, Block 7)

from Special Purpose – Future Urban Development (S-FUD) District and Residential – Contextual One Dwelling (R-C1) District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, and Residential – Contextual One Dwelling (RC1s) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.6 Outline Plan in Rocky Ridge (Ward 1) at 5 Rockcliff Heights NW, LOC2017-0015(OP), CPC2020-0903

Item 7.2.6 was heard concurrently with Item 7.2.5.

A presentation entitled "LOC2017-0015 Land Use Amendment & Outline Plan" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0903.

Moved by Director Vanderputten

That with respect to Report CPC2020-0903, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 5 Rockcliff Heights NW and 224 Rock Lake Drive NW (Plan 8910893, Block 6, Lot 4; Portion of Plan 7810668, Block 7) to subdivide 1.75 hectares \pm (4.32 acres \pm) with conditions (Attachment 1).

MOTION CARRIED

- 7.2.7 Land Use Amendment in Bowness (Ward 1) at 6527 - 36 Avenue NW, LOC2020-0051, CPC2020-0869

A clerical correction was noted on page 5, first paragraph, of the Cover Report CPC2020-0869 under Land Use, by deleting the words "up to 12 units and a maximum building height of 17 metres" and replacing with the words "up to 17 units and a maximum building height of 12 metres."

The following items were electronically distributed and displayed with respect to Report CPC2020-0869:

- A corrected Cover Report, CPC2020-0869; and
- A presentation entitled "LOC2019-0051 Land Use Amendment" dated 2020 September 03.

Moved by Commissioner Gedy

That with respect to **Corrected** Report CPC2020-0869, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.37 hectares \pm (0.09 Acres \pm) located at 6527 – 36 Avenue NW (Plan 1712372, Block 26, Lot 22) from Multi-Residential – Contextual Grade-Oriented (M-CGd47) District to Multi-Residential – Contextual Grade – Oriented (M-CG) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.8 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2019-0156, CPC2020-0816

A presentation entitled "LOC2019-0156 Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0816.

Moved by Commissioner Juan

That with respect to Report CPC2020-0816, 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 2);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 1632, 1636 and 1640 - 33 Avenue SW (Plan 4479P, Block 62, Lots 15 to 20) from Residential Contextual One / Two Dwelling (R-C2) District to Mixed-Use – General (MU1f3.5h20) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.9 Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at multiple properties, LOC2020-0012, CPC2020-0942

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0942.

Commissioner Palmiere left the Remote Meeting at 5:07 p.m. and did not return as this was the last item on today's agenda.

A presentation entitled "LOC2020-0012 Master Plan & Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0942.

Moved by Commissioner Scott

That with respect to Report CPC2020-0942, the following be approved:

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

1. Adopt, by resolution, the proposed amendments to the Revised Currie Barracks CFB West Master Plan (Attachment 1);
2. Adopt, by bylaw, the proposed redesignation of 10.70 hectares (26.44 acres) located at 5130, 5302 and 5302R Forand Street SW and 50 Peacekeepers Drive SW (Plan 1611756, Block 1, Lot 12, Plan 1810073, Block 1, Lots 1 and 2; Plan 1512441, Block 1, Lot 10) from DC Direct Control District and Industrial Business f0.63h32 (I-B f0.63h32) District to DC Direct Control District to accommodate additional residential, service and light-industrial uses, with guidelines (Attachment 2); and
3. 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 5:24 p.m.

ROLL CALL

For: (7): Director Tita, Director Vanderputten, Councillor Chahal, Commissioner Gedye, Commissioner Juan, Commissioner Schmalz, and Commissioner Scott

MOTION CARRIED

The following Items have been forwarded to the 2020 October 05 Combined Meeting of Council:

Planning Matters for Public Hearing:

Calgary Planning Commission Reports:

- Land Use Amendment in Varsity (Ward 1) at 3740 - 32 Avenue NW, LOC2019-0189, CPC2020-0926
- Policy Amendment and Land Use Amendment in South Foothills (Ward 12) at 4026 – 90 Avenue SE, LOC2020-0044, CPC2020-0925
- Land Use Amendment in Ramsay (Ward 9) at 1024 Maggie Street SE, LOC2020-0077, CPC2020-0934
- Land Use Amendment in Walden (Ward 14) at multiple addresses, LOC2020-0055, CPC2020-0944
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 101 – 29 Avenue NE, LOC2020-0071, CPC2020-0914
- Land Use Amendment in Rocky Ridge (Ward 1) at multiple properties, LOC2017-0015, CPC2020-0902
- Land Use Amendment in Bowness (Ward 1) at 6527 - 36 Avenue NW, LOC2020-0051, CPC2020-0869
- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2019-0156, CPC2020-0816
- Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at multiple properties, LOC2020-0012, CPC2020-0942

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 September 17.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY