



## MINUTES

### CALGARY PLANNING COMMISSION

**October 15, 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 A. Palmiere (Remote Participation)  
Commissioner K. Schmalz (Remote Participation)  
Commissioner J. Scott (Remote Participation)

**ABSENT:** Commissioner P. Gedye  
Commissioner L. Juan

**ALSO PRESENT:** A/ Principal Planner M. Beck  
A/CPC Secretary L. Gibb  
Legislative Advisor G. Chaudhary

#### 1. CALL TO ORDER

Director Tita called the meeting to order at 1:07 p.m.

#### ROLL CALL

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

Absent for Roll Call: Commissioner Palmiere (joined at 1:33 p.m.), Commissioner Gedye and Commissioner Juan.

#### 2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting. By General Consent, Commission determined that they would conduct today's meeting with voice vote and not with e-voting.

#### 3. CONFIRMATION OF AGENDA

**Moved by** Director Vanderputten

That the Agenda for the 2020 October 15 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, by bringing forward Item 7.2.4, Report CPC2020-0907 to be heard immediately following the Consent Agenda, and postponing Item 7.2.1. to be heard following Item 7.2.5, Report CPC2020-1122.**

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 October 01

**Moved by** Director Vanderputten

That the Minutes of the 2020 October 01 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Director Vanderputten

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 Tuxedo Park (Ward 7) at 202 – 25 Avenue NW, LOC2020-0083, CPC2020-1087

- 5.4 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 - 17 Avenue NW, LOC2020-0102, CPC2020-1118

- 5.6 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3103 Kildare Crescent SW, LOC2020-0087, CPC2020-1113

- 5.8 Proposed Street Names in Haskayne (Ward 1), SN2020-0003, CPC2020-1068

**MOTION CARRIED**

- 5.5 Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road SW, LOC2020-0064, CPC2020-1089

A clerical correction was noted with respect to Report CPC2020-1089 in the cover report, page 1, in the Administration Recommendation by deleting the word "Start" following the words "84 and 88 Burma" and substituting with the word "Star".

**Moved by** Director Vanderputten

That with respect to **Corrected** Report 1089, 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 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 84 and 88 Burma Star Road SW (Plan 1312559, Block 13, Lots 10 and 11) from DC Direct Control District to Residential – Grade Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 5.7 Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE, LOC2020-0063, CPC2020-1117

**Moved by James Scott**

That with respect to Report CPC2020-1117, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 1080 Remington Road NE (Plan 6133GA, Block 5, Lot 29) from Residential Grade – Oriented Infill (R-CGex) District to Residential Grade – Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

Commission then returned to the Amended Agenda to deal with Item 7.2.4, Report CPC2020-0907.

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 Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094, CPC2020-1087

This item was dealt with following Item 7.2.5, Report CPC2020-1122.

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-1087.

Commissioner Schmalz left the Council Chamber at 2:30 p.m. and returned at 3:08 p.m. after the vote was declared.

A presentation entitled "LOC2020-0094 Land Use Amendment" was distributed with respect to Report CPC2020-1087.

**Moved by Councillor Chahal**

That with respect to Report CPC2020-1087, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 7.22 hectares  $\pm$  (17.84 acres  $\pm$ ) located at 9320 - 52 Street NE, 9325 - 52 Street NE, and 706, 707, 710, 711, 714, 715, 719, 723, 727, 731, 735, 739, 743 Savanna Landing NE (Portion of NW1/4 Section 14-25-29-4; Portion of Plan 1412743, Block 1, Lot 1; Plan 1912055, Block 26, Lots 26 to 38) from Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

Council then returned to the Amended Agenda to deal with Item 7.2.6, Report CPC2020-1111.

- 7.2.2 Land Use Amendment in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018-0279, CPC2020-1115.

This item was dealt with following Item 7.2.4, Report CPC2020-0907.

Item 7.2.2. was heard concurrently with Item 7.2.3.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-1115 and CPC2020-1114.

Commissioner Palmiere left the meeting remotely at 1:52 p.m. and returned at 2:24 p.m. after the votes for both items were declared.

The following documents were distributed with respect to Report CPC2020-1115:

- A corrected Attachment 2; and
- A presentation entitled "LOC2018-0279 Outline Plan."

Benjamin Lee, IBI Group, addressed Commission with respect to Reports CPC2020-1115 and CPC2020-1114.

**Moved by James Scott**

That with respect to Report CPC2020-1115, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 31.28 hectares  $\pm$  (77.29 acres  $\pm$ ) located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – One Dwelling (R1) District, Residential – Low Density Mixed Housing

(R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate mixed-use commercial with guidelines (Attachment 3); and

2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

Commission then returned to the Amended Agenda to deal with Item 7.2.3, Report CPC2020-1114.

7.2.3 Outline Plan in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018 0279 (OP), CPC2020-1114

Item 7.2.3 was heard concurrently with Item 7.2.2.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-1115 and CPC2020-1114.

Commissioner Palmiere left the meeting remotely at 1:52 p.m. and returned at 2:24 p.m. after the votes for both items were declared.

The following documents were distributed with respect to Report CPC2020-1114:

- A revised Attachment 1;
- A corrected Attachment 3, and
- A presentation entitled "LOC2018-0279 Outline Plan."

Benjamin Lee, IBI Group, addressed Commission with respect to Reports CPC2020-1115 and CPC2020-1114.

**Moved by** James Scott

That with respect to Report CPC2020-1114, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) to subdivide 31.28 hectares ± (77.29 acres ±) with conditions (**Revised** Attachment 1).

**MOTION CARRIED**

7.2.4 Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070, CPC2020-0907

This item was dealt with following Item 5.7, Report CPC2020-1117.

A presentation entitled "LOC2020-0070 Land Use Amendment" was distributed with respect to Report CPC2020-0907.

Darren Langille, Redline Realty Investments, addressed Commission with respect to Report CPC2020-0907.

**Moved by** Councillor Woolley

That with respect to Report CPC2020-0907, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 3704, 3708, 3712 and 3716 - 8 Avenue SW (Plan 2566GQ, Block 15, Lots 15 to 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.0h22) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

Commission then returned to the Amended Agenda to deal with Item 7.2.2, Report CPC2020-1115.

- 7.2.5 Land Use Amendment in Inglewood (Ward 9) at 1423 – 8 Avenue SE, LOC2020-0093, CPC2020-1122

A presentation entitled "LOC2020-0093 Land Use Amendment" was distributed with respect to Report CPC2020-1122.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2020-1122, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 1423 – 8 Avenue SE (Plan A3, Block 12, Lots 31 to 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.6 Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256, CPC2020-1111

This Item was heard following Item 7.2.1, Report CPC2020-1087.

Item 7.2.6 was heard concurrently with Item 7.2.7.

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-1111 and CPC2020-1105.

Commissioner Schmalz left the Council Chamber at 2:30 p.m. and returned at 3:08 p.m. after the votes for both items were declared.

The following documents were distributed with respect to Report CPC2020-1111:

- A corrected Attachment 2; and
- A presentation entitled "LOC2018-0256 Land Use Amendment & Outline Plan."

The following speakers addressed Commission with respect to Reports CPC2020-1111 and CPC2020-1105:

1. Chris Andrew, B&A Planning
2. Catherine Agar, WestCreek

**Moved by** Director Vanderputten

That with respect to Report CPC2020-1111, 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 Chaparral Area Structure Plan (Attachment 3), and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 15.69 hectares  $\pm$  (38.55 acres  $\pm$ ) located at 2100 – 194 Avenue SE (Portion of Plan 1112999, Block 1, Lot 4) Special Purpose – Recreation (S-R) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.7 Outline Plan in Chaparral (Ward 14) at 2100 – 194 Avenue SE, LOC 2018-0256(OP), CPC2020-1105

Item 7.2.7 was heard concurrently with Item 7.2.6.

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-1111 and CPC2020-1105.

Commissioner Schmalz left the Council Chamber at 2:30 p.m. and returned at 3:08 p.m. after the votes for both items were declared.

The following documents were distributed with respect to Report CPC2020-1105:

- A corrected Attachment 2; and

- Presentation entitled "LOC2018-0256 Land Use Amendment & Outline Plan."

**Moved by** Commissioner Palmiere

That with respect to Report CPC2020-1105, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 2100 – 194 Avenue SE (Plan 1112999, Block 1, Lot 4) to subdivide 15.69 hectares ± (38.55 acres ±) with conditions (Attachment 1).

**MOTION CARRIED**

### 7.3 MISCELLANEOUS ITEMS

None

### 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 3:10 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following items:

- Item 9.1.1. Administration Follow Up on Parking Choices for Businesses (Verbal), CPC2020-1154

And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission suspend Section 78(2)(b), in order to complete all discussions with respect to Report CPC2020-1154, and to reconvene in public at the Call of the Chair.

**MOTION CARRIED**

Commission reconvened in public meeting at 3:33 p.m. with Director Tita in the Chair.

**ROLL CALL:**

Commissioner Scott, Commissioner Schmaltz, Commissioner Palmiere, Councillor Woolley, Councillor Chahal, Director Vanderputten and Director Tita.

**Moved by** Director Vanderputten

That Committee rise and report.

**MOTION CARRIED**

### 9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES



9.1.1 Administration Follow Up on Parking Choices for Businesses (Verbal),  
CPC2020-1154

A confidential distribution was distributed with respect to Report  
CPC2020-1154.

Administration in attendance during the Closed Meeting discussions with  
respect to Report CPC2020-1154:

Clerks: G. Chaudhary and L. Gibb. Advice: M. Beck, D. Hamilton, L.  
Kahn, F. Lakha, L. Loria and S. Pearce.

**Moved by** Director Vanderputten

That with respect to Verbal Report CPC2020-1154 the following be  
approved:

That the Calgary Planning Commission direct that the Closed Meeting  
discussions, distributions and presentation remain confidential pursuant  
to Section 24 (Advice from officials) of the *Freedom of Information and  
Protection of Privacy Act*, to be reviewed by 2020 November 02.

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

**Moved by** James Scott

That this Meeting adjourn at 3:36 p.m.

**MOTION CARRIED**

The following items have been forwarded to the 2020 December 14 Combined Meeting  
of Council:

Planning Matters for Public Hearing:

Calgary Planning Commission Reports:

- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 25  
Avenue NW, LOC2020-0083, CPC2020-1087
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 -  
17 Avenue NW, LOC2020-0102, CPC2020-1118
- Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road  
SW, LOC2020-0064, CPC2020-1089
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8)  
at 3103 Kildare Crescent SW, LOC2020-0087, CPC2020-1113
- Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE, LOC2020-  
0063, CPC2020-1117

- Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094, CPC2020-1087
- Land Use Amendment in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018-0279, CPC2020-1115
- Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070, CPC2020-0907
- Land Use Amendment in Inglewood (Ward 9) at 1423 – 8 Avenue SE, LOC2020-0093, CPC2020-1122
- Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256, CPC2020-1111

Planning Matters Not Requiring Public Hearing:

Calgary Planning Commission Reports:

- Proposed Street Names in Haskayne (Ward 1), SN2020-0003, CPC2020-1068

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 November 05, at 1:00 p.m.

CONFIRMED BY COMMISSION ON

---

CHAIR

---

ACTING CPC SECRETARY