



**MINUTES**

**CALGARY PLANNING COMMISSION**

**September 17, 2020, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair (Partial Remote Participation)  
Councillor G. Chahal (Remote Participation)  
Commissioner P. Gedye (Remote Participation)  
Commissioner L. Juan (Remote Participation)  
Commissioner A. Palmiere (Remote Participation)  
Commissioner J. Scott (Remote Participation)

**ABSENT:** Councillor E. Woolley  
Commissioner K. Schmalz

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

**1. CALL TO ORDER**

Director Tita called the meeting to order at 1:05 p.m.

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

**ROLL CALL**

Councillor Chahal, Director Vanderputten, Commissioner Gedye, Commissioner Juan, Commissioner Scott, and Director Tita.

Absent for Roll Call: Councillor Woolley, Commissioner Palmiere, and Commissioner Schmalz

**2. OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting and noted Heather Cameron's resignation from the Calgary Planning Commission and thanked her for her service on the Commission.

3. CONFIRMATION OF AGENDA

**Moved by** Director Vanderputten

That the Agenda for the 2020 September 17 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 September 03

**Moved by** Director Vanderputten

That the Minutes of the 2020 September 03 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

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 1920 Home Road NW, LOC2020-0058, CPC2020-0912

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Carrington (Ward 3) at multiple properties, DP2020-0064, CPC2020-0941

The following documents were electronically distributed with respect to Report CPC2020-0941:

- A revised Cover Report
- A revised Attachment 2

A presentation entitled "Development Proposal 11 New Commercial Buildings in Carrington", dated 2020 September 17 was electronically distributed and displayed with respect to Report CPC2020-0941.

Commissioner Palmiere joined the Remote Meeting at 1:19 p.m.

The following speakers addressed Commission with respect to Report CPC2020-0941:

1. Jennifer Giesbrecht, Royop
2. Jacob Weber, Royop

**Moved by Commissioner Juan**

That with respect to Report CPC2020-0941, the following be approved:

That Calgary Planning Commission approve the proposed Development Permit application DP2020-0064 for New: Liquor Store, Medical Clinic, Restaurant: Food Service Only – Medium, Sign – Class C (Freestanding Signs - 3), Sign Class B (Fascia Signs - 83), Car Wash – Single Vehicle, Gas Bar, Take Out Food Service, Fitness Centre, Financial Institution, Drive Through, Child Care Service, Supermarket, Restaurant: Licensed – Small; Restaurant: Licensed – Medium, Instructional Facility, Retail and Consumer Service, Cannabis Store (multiple phases, 11 buildings) at 1637 Carrington Boulevard NW and 77 Carrington Plaza NW (Plan 1912103, Block 1, Lot 3; Plan 1811075, Block 1, Lot 2), with conditions (Attachment 1).

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

### 7.2.1 Land Use Amendment in West Hillhurst (Ward 7) at 2417, 2419 and 2421 -5 Avenue NW, LOC2019-0086, CPC2020-0913

A presentation entitled "LOC2019-0086 Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0913.

Murad Shivji addressed Commission with respect to Report CPC2020-0913.

**Moved by Commissioner Juan**

That with respect to Report CPC2020-0913, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 2417, 2419 and 2421 - 5 Avenue NW (Plan 710N, Block 20, Lots 10 to 13) from Residential – Contextual One / Two Dwelling (R-C2) District and DC Direct Control District to Mixed Use - General (MU-1f4.0h16) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Highland Park (Ward 4) at 4203 and 4219 Centre Street NW, LOC2018-0108, CPC2020-0961

A clerical correction was noted on the Cover Report with respect to Report CPC2020-0961, on page 1 in the Administration Recommendation, by deleting the acronym "NE" after the words "4219 Centre Street" and substituting with the acronym "NW".

A presentation entitled "LOC2018-0108 Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0961.

**Moved by Councillor Chahal**

That with respect to Report CPC2020-0961, the following be approved, **as corrected**:

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

1. Adopt, by bylaw, the proposed land use redesignation of 0.13 hectares  $\pm$  (0.33 acres  $\pm$ ) located at 4203 and 4219 Centre Street **NW** (Plan 5422GK, Block 9, Lots 1 and 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h21) District; and
2. Give three readings to the proposed bylaw.

ROLL CALL VOTE:

For: (4): Director Tita, Director Vanderputten, Councillor Chahal, and Commissioner Scott

Against: (3): Commissioner Gedye, Commissioner Juan, and Commissioner Palmiere

**MOTION CARRIED**

7.2.3 Land Use Amendment in McCall (Ward 10) located at 3625 - 12 Street NE LOC2020-0065, CPC2020-0990

A presentation entitled "LOC2020-0065 Land Use Amendment" was electronically distributed with respect to Report CPC2020-0065.

Compiled Correspondence from Dan Brink, Square One Properties Ltd. was electronically distributed with respect to Report CPC2020-0065.

**Moved by Commissioner Juan**

That Calgary Planning Commission accept the correspondence from Square One Properties Ltd for the Corporate Record and forward on with the report to Council.

Against: Director Vanderputten

**MOTION CARRIED**

**Moved by Councillor Chahal**

That with respect to Report CPC2020-0990, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.91 hectares  $\pm$  (2.25 acres  $\pm$ ) located at 8625 - 12 Street NE (Plan 731502, Block 2, Lot 11) from Industrial – General (I-G) District to DC Direct Control District to accommodate the additional use of Funeral Home, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.4 Land Use Amendment in Currie Barracks (Ward 8) at 96 Beny-Sur-Mer Road SW, LOC2020-0056, CPC2020-0910

A revised Attachment 2 was electronically distributed with respect to Report CPC2020-0910.

A presentation entitled "LOC2020-0056 Land Use Amendment" was electronically displayed and distributed with respect to Report CPC2020-0910.

**Moved by Commissioner Gedye**

That with respect to Report CPC2020-0910, 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 0.03 hectares ± (0.08 acres ±) located at 96 Beny-Sur-Mer Road SW (Plan 1010457, Block 8, Lot 17) from DC Direct Control District to DC Direct Control District to allow for the additional use of Garage Suite, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**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 2:52 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following items:

- 9.1.1. Interim Density Bonusing Provisions (Verbal), CPC2020-1016; and
- 9.1.2. Request for Feedback on CPC Closed Session Format (Verbal), CPC2020-1017

And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Section 78(2)(b) be suspended in order to complete the remainder of the Agenda.

**MOTION CARRIED**

Commission reconvened in Public Meeting at 5:04 p.m. with Director Tita in the Chair.

ROLL CALL

Commissioner Juan, Commissioner Palmiere, Commissioner Gedye, Commissioner Scott, Director Vanderputten and Director Tita.

**Moved by** Director Vanderputten

That Commission rise and report.

**MOTION CARRIED**

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1 Interim Density Bonusing Provisions (Verbal), CPC2020-1016

Administration in attendance during the Closed Meeting discussions with respect to Verbal Report CPC2020-1016:

Clerks: G. Chaudhary and J. Palaschuk. Advice: M. Huber, D. Hamilton, and D. Down, M. Beck, J. Silot, A. Ta, T. Helberg, N. Marchut, and G. Knapik.

**Moved by** Director Vanderputten

That with respect to Verbal Report CPC2020-1016 the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions and distributions remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2020 September 21.

**MOTION CARRIED**

9.1.2 Request for Feedback on CPC Closed Session Format (Verbal), CPC2020-1017

A confidential document and confidential presentation were distributed with respect to Verbal Report CPC2020-1017.

Administration in attendance during the Closed Meeting discussions with respect to Verbal Report CPC2020-1017:

Clerks: G. Chaudhary and J. Palaschuk. Advice: D. Hamilton and N. Marchut, M. Beck, J. Silot, A. Ta, T. Helberg, and G. Knapik.

**Moved by** Commissioner Scott

That with respect to Verbal Report CPC2020-1017 the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions and 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 November 03.

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

**Moved by** Director Vanderputten

That this Meeting adjourn at 5:06 p.m.

ROLL CALL VOTE:

For: (6): Director Tita, Director Vanderputten, Commissioner Gedye, Commissioner Juan, Commissioner Palmiere, and Commissioner Scott

**MOTION CARRIED**

The following items have been forwarded to the 2020 November 02 Combined Meeting of Council:

Planning Matters for Public Hearing:

Calgary Planning Commission Reports:

- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1920 Home Road NW, LOC2020-0058, CPC2020-0912
- Land Use Amendment in West Hillhurst (Ward 7) at 2417, 2419 and 2421 - 5 Avenue NW, LOC2019-0086, CPC2020-0913
- Land Use Amendment in Highland Park (Ward 4) at 4203 and 4219 Centre Street NW, LOC2018-0108, CPC2020-0961
- Land Use Amendment in McCall (Ward 10) located at 3625 - 12 Street NE, LOC2020-0065, CPC2020-0990
- Land Use Amendment in Currie Barracks (Ward 8) at 96 Beny-Sur-Mer Road SW, LOC2020-0056, CPC2020-0910

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 October 01, at 1:00 p.m.

CONFIRMED BY COMMISSION ON

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
ACTING CPC SECRETARY