



MINUTES

CALGARY PLANNING COMMISSION

**November 5, 2020, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair (Partial Remote Participation)
Councillor J. Gondek (Remote Participation)
Commissioner P. Gedye (Remote Participation)
Commissioner L. Juan (Remote Participation)
Commissioner A. Palmiere (Remote Participation)
Commissioner K. Schmalz (Remote Participation)

ABSENT: Councillor E. Woolley
Commissioner J. Scott

ALSO PRESENT: A/ Principal Planner J. Silot
A/ CPC Secretary A. de Groot
Legislative Advisor L. Gibb

1. CALL TO ORDER

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

ROLL CALL

Commissioner Gedye, Commissioner Juan, Commissioner Schmalz, Commissioner Palmiere, Councillor Gondek, Director Vanderputten, and Director Tita.

Absent for Roll Call: Commissioner Scott and Councillor Woolley.

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.

Director Tita welcomed Michael Vanderputten, who is part of the annual "bring your child to work day."

By General Consent, Commission authorized Michael Vanderputten to be part of today's session.

Director Tita offered thanks and good-byes to those who will not be continuing as part of the Calgary Planning Commission. Outgoing members include Kelly Schmalz, Lourdes Juan, Paul Gedye, Heather Cameron and George Chahal.

Director Tita also announced the re-appointment of Andrew Palmiere. New members to the Commission were welcomed including, Councillor Jyoti Gondek, at Commission today, and Citizen Members Maria Landry, Farhad Mortezaee, Chris Pollen and Jill Sonogo who will join two weeks from today.

3. CONFIRMATION OF AGENDA

Moved by Director Vanderputten

That the Agenda for the 2020 November 05 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Regular Minutes of the Calgary Planning Commission, 2020 October 15

Moved by Commissioner Gedye

That the Minutes of the 2020 October 15 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Gedye

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 5104 - 17 Avenue NW, LOC2020-0104, CPC2020-1159

5.4 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4504 - 21 Avenue NW, LOC2020-0117, CPC2020-1204

5.5 Land Use Amendment in Capitol Hill (Ward 7) at 1804 - 19 Avenue NW, LOC2020-0107, CPC2020-0644

5.7 Land Use Amendment in Bowness (Ward 1) at 6504 - 34 Avenue NW, LOC2020-0088, CPC2020-1178

MOTION CARRIED

5.6 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2037 – 32 Street SW, LOC2020-0126, CPC2020-1207

Clay Israelson, applicant addressed Commission with respect to Report CPC2020-1207.

Moved by Commissioner Juan

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

1. Adopt, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed land use redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2037 – 32 Street SW (Plan 1773FR, Block 1, Lot 1) from Residential – Contextual One / Two Dwelling District (R-C2) District to Residential – Grade Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

5.8 Land Use Amendment in Mount Pleasant (Ward 7) at 615 and 629 - 20 Avenue NW, LOC2020-0139, CPC2020-1198

A clerical correction was noted with respect to Report CPC2020-1198 by the addition of a new Attachment 2.

Moved by Commissioner Schmalz

That with respect to Report CRC2020-1198, 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 0.33 hectares \pm (0.81 acres \pm) located at 615 and 629 - 20 Avenue NW (Plan 2934O, Block 19, lots 26 to 37) from Residential – Contextual One / Two Dwelling (R-C2) District to Special Purpose – School, Park, and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Hillhurst (Ward 7) at multiple properties, DP2020-3902, CPC2020-1212

A presentation entitled "Development Permit DP2020-3902" was distributed with respect to Report CPC2020-1212.

Brook Melchin, Riddell Kurczaba Architecture addressed Commission with respect to Report CPC2020-1212.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-1212, the following be approved:

That the Calgary Planning Commission recommend that DP2020-3902 be referred to Administration to further resolve the design of the rear access corridor and ground floor configuration to address security and use conflict concerns to the satisfaction of Development Authority, and to report back to the Calgary Planning Commission no later than 2021 February 18.

Against: Councillor Gondek and Commissioner Schmalz

MOTION CARRIED

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Section 78(2)(b) was suspended, by General Consent, to allow Commission to change the start time of the afternoon recess.

Commission recessed at 2:50 p.m. and reconvened at 3:00 p.m. with Director Tita in the Chair.

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Sherwood (Ward 2) at 11650 Sarcee Trail NW, LOC2020-0043, CPC2020-1179

A presentation entitled "LOC2020-0043 Land Use Amendment", was distributed with respect to Report CPC2020-1179.

Moved by Commissioner Gedye

That with respect to Report CPC2020-1179, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 2.17 hectares \pm (5.36 acres \pm) located at 11650 Sarcee Trail NW (Plan 0512336, Block 1, Lot 6) from DC Direct Control District to Commercial – Regional 3 f1.0h18.0 (C-R3f1.0h18.0) District, and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 401 and 405 – 21 Avenue NE, LOC2020-0074, CPC2020-1197

A presentation entitled "LOC2020-0074 Policy and Land Use Amendment" was distributed with respect to Report CPC2020-1197.

Moved by Commissioner Gedye

That with respect to Report CPC2020-1197, the following be approved:

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

1. Adopt, by bylaw, the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.10 ± hectares (0.24 acres ±) at 401 and 405 – 21 Avenue NE (Plan 5613FO, Block 5, Lots 140 and 141) from Multi-Residential – Contextual Low Profile (M-C1) District to a Mixed Use - General (MU-1f3.5h20) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1718 and 1722 - 17 Avenue NW, LOC2020-0052, CPC2020-1119

A presentation entitled "LOC2020-0052 Policy and Land Use Amendment" was distributed with respect to Report CPC2020-1119.

Moved by Commissioner Juan

That with respect to Report CPC2020-1119, the following be approved:

That 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 3); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.13 hectares ± (0.32 acres ±) at 1718 and 1722 – 17 Avenue NW (Plan 2864AF, Block 18, Lots 8 to 12) from Residential – Grade Oriented Infill (R-CG) District to DC Direct Control District to accommodate a range of residential building forms that may include secondary suites, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2240 – 24 Avenue NW and 2504 – 22 Street NW, LOC2019-0084, CPC2020-0983

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0983.

Commissioner Palmiere left the remote meeting at 3:24 p.m. and returned at 3:47 p.m. after the vote was declared.

A presentation entitled "LOC2019-0084 Land Use Amendment" was distributed with respect to Report CPC2020-0983.

Moved by Commissioner Schmalz

That with respect to Report CPC2020-0983, the following be approved:

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

1. Adopt, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 2240 – 24 Avenue NW and 2504 – 22 Street NW (Plan 3690AR, Block 10, Lots 7 to 10) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate a street oriented multi-residential development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.5 Land Use Amendment in Manchester Industrial (Ward 9) at 340 - 50 Av SE, LOC2020-0115, CPC2020-1169

A presentation entitled "LOC2020-0115 Land Use Amendment I-G to I-C" was distributed with respect to Report CPC2020-1169.

Moved by Commissioner Juan

That with respect to Report CPC2020-1169, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.33 hectares \pm (0.81 acres \pm) located at 340 – 50 Avenue SE (Plan 3833GO, Block C) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.6 Land Use Amendment in Renfrew (Ward 9) at 801 – 8 Avenue NE, LOC2020-0054, CPC2020-1201

A presentation entitled "LOC2020-0054 Land Use Amendment R-C2 to DC/MC-1" was distributed with respect to Report CPC2020-1201.

The following documents were distributed with respect to Report CPC2020-1201:

- A presentation entitled "LOC2020-0054 Land Use Amendment R-C2 to DC/MC-1"; and
- A presentation from CivicWorks entitled "Calgary Planning Commission: Renfrew 801-Item 7.2.6 LOC2020-0054, CPC2020-1201 801 8 AV NE"

David White, CivicWorks addressed Commission with respect to Report CPC2020-1201.

Moved by Commissioner Palmiere

That Attachment 2 to Report CPC2020-1201, be amended as follows:

On page 4 of 5, Delete section 13(2)(b) and renumber accordingly.

MOTION CARRIED

Moved by Commissioner Palmiere

That Attachment 2 to Report CPC2020-1201, be amended as follows:

On page 5 of 5, Delete section 13(2)(d) and renumber accordingly.

ROLL CALL VOTE:

For: (2): Commissioner Gedye, and Commissioner Palmiere

Against: (3): Director Vanderputten, Councillor Gondek, and Commissioner Schmalz

MOTION DEFEATED

Moved by Commissioner Gedye

That with respect to Report CPC2020-1201, 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 ± (0.16 acres ±) located at 801 - 8 Avenue NE (Plan 8150AN, Block 149, Lot 28) from Residential – Contextual One / Two Dwelling (R-C2) District

to DC Direct Control District to accommodate multi-residential development, with guidelines (**Attachment 2, as amended**); and

2. Give three readings to the proposed bylaw.

Against: Commissioner Palmiere.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Gedye

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 4:30 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following items:

- Item 9.1.1, North Hill Communities Local Area Plan (Verbal), CPC2020-1213.

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

MOTION CARRIED

Commission reconvened in Public Meeting at 6:25 p.m. with Director Tita in the Chair.

ROLL CALL:

Commissioner Juan, Commissioner Palmiere, Councillor Gondek, Commissioner Schmalz, Director Vanderputten, and Director Tita.

Absent from Roll Call: Councillor Woolley, Commissioner Gedye, and Commissioner Scott.

Moved by Commissioner Juan

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 North Hill Communities Local Area Plan (Verbal), CPC2020-1213

A confidential distribution was distributed with respect to Report CPC2020-1213.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2020-1213:

Clerks: A. de Groot and L. Gibb. Advice: J. Silot, T. Gonzalez, J. de Jong, T. Goldstein, P. Schryvers, S. Jones, Q. Eastlick, K. Szabo, I. Harper, D. Hamilton, L. Kahn, K. Holberton, and F. Lakha.

Moved by Commissioner Juan

That with respect to Report CPC2020-1213 the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions 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 2021 January 12.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Schmalz

That this Meeting adjourn at 6:28 p.m.

MOTION CARRIED

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

Planning Matters for Public Hearing:

- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5104 – 17 Avenue NW, LOC2020-0104, CPC2020-1159
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4504 - 21 Avenue NW, LOC2020-0117, CPC2020-1204
- Land Use Amendment in Capitol Hill (Ward 7) at 1804 - 19 Avenue NW, LOC2020-0107, CPC2020-0644
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2037 – 32 Street SW, LOC2020-0126, CPC2020-1207
- Land Use Amendment in Bowness (Ward 1) at 6504 - 34 Avenue NW, LOC2020-0088, CPC2020-1178
- Land Use Amendment in Mount Pleasant (Ward 7) at 615 and 629 - 20 Avenue NW, LOC2020-0139, CPC2020-1198
- Land Use Amendment in Sherwood (Ward 2) at 11650 Sarcee Trail NW, LOC2020-0043, CPC2020-1179

- Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 401 and 405 – 21 Avenue NE, LOC2020-0074, CPC2020-1197
- Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1718 and 1722 - 17 Avenue NW, LOC2020-0052, CPC2020-1119
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2240 – 24 Avenue NW and 2504 – 22 Street NW, LOC2019-0084, CPC2020-0983
- Land Use Amendment in Manchester Industrial (Ward 9) at 340 - 50 Av SE, LOC2020-0115, CPC2020-1169
- Land Use Amendment in Renfrew (Ward 9) at 801 – 8 Avenue NE, LOC2020-0054, CPC2020-1201

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 November 19 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY