



MINUTES

CALGARY PLANNING COMMISSION

July 8, 2021, 1:00 PM
IN THE COUNCIL CHAMBER

PRESENT: Director D. Hamilton, Chair
Director K. Fromherz, A/Vice-Chair (Remote Participation)
Councillor J. Gondek (Remote Participation)
Councillor E. Woolley (Remote Participation)
Commissioner M. Landry (Remote Participation)
Commissioner J. Scott (Remote Participation)

ABSENT: Commissioner F. Mortezaee
Commissioner A. Palmiere
Commissioner C. Pollen
Commissioner J. Sonego

ALSO PRESENT: A/ Principal Planner S. Jones (Remote Participation)
A/CPC Secretary J. Palaschuk
Legislative Advisor D. Williams

1. CALL TO ORDER

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

ROLL CALL

Director Fromherz, Commissioner Landry, Commissioner Scott, Councillor Gondek, Councillor Woolley, and Director Hamilton.

Absent for Roll Call: Commissioner Sonego, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Palmiere

2. OPENING REMARKS

Director Hamilton provided opening remarks at today's Meeting and a traditional land acknowledgement.

3. CONFIRMATION OF AGENDA

Moved by Councillor Woolley

That the Agenda for the 2021 July 08 Calgary Planning Commission be confirmed, **after amendment**, by withdrawing Item 7.2.2, Report CPC2021-1011.

MOTION CARRIED

3.1 DECLARATION - CONFLICTS OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 June 17

Moved by Councillor Gondek

That the Minutes of the 2021 June 17 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Director Fromherz

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 3019 – 46 Street NW, LOC2021-0033, CPC2021-1024

5.4 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2204 – 35 Street SW, LOC2021-0058, CPC2021-1012

5.5 Land Use Amendment in Bowness (Ward 1) at 8102 and 8104 – 47 Avenue NW, LOC2021-0011, CPC2021-0961

5.6 Land Use Amendment in Bowness (Ward 1) at 8806 and 8808 – 46 Avenue NW, LOC2021-0021, CPC2021-1010

5.7 Land Use Amendment in Richmond (Ward 8) at 2819 and 2821 – 25 Street SW, LOC2021-0008, CPC2021-0802

A revised Attachment 1 was distributed with respect to Report CPC2021-0802.

Moved by Councillor Gondek

That with respect to Report CPC2021-1017, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2819 and 2821 – 25 Street SW (Plan 5661O, Block 46, Lots 9 and 10) from Direct Control District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (6): Director Hamilton, Director Fromherz, Councillor Gondek, Councillor Woolley, Commissioner Landry, and Commissioner Scott

MOTION CARRIED

- 5.8 Road Closure and Land Use Amendment in Scarboro/Sunalta West (Ward 8) adjacent to 2312 – 10 Avenue SW, LOC2021-0062, CPC2021-0993

A clerical correction was noted on page 1 of the Cover Report of Report CPC2021-0993, in Recommendation 1, by deleting the words "Attachment 4" and by substituting the words "Attachment 5".

Moved by Councillor Woolley

That with respect to Report CPC2021-0993, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.05 hectares (0.12 acres ±) of road (Plan 2111098, Area A), adjacent to 2312 – 10 Avenue SW, with conditions (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) of the closed road (Plan 2111098, Area A) located adjacent to 2312 – 10 Avenue SW from Undesignated Road Right-of-Way to Commercial – Corridor 2 f2.0h16 (C-COR2 f2.0h16) District.

For: (6): Director Hamilton, Director Fromherz, Councillor Gondek, Councillor Woolley, Commissioner Landry, and Commissioner Scott

MOTION CARRIED

- 5.9 Street Names in Alpine Park (Ward 13), SN2021-0004, CPC2021-1014

For: (6): Director Hamilton, Director Fromherz, Councillor Gondek, Councillor Woolley, Commissioner Landry, and Commissioner Scott

MOTION CARRIED

- 5.7 Land Use Amendment in Richmond (Ward 8) at 2819 and 2821 – 25 Street SW, LOC2021-0008, CPC2021-0802

A revised Attachment 1 was distributed with respect to Report CPC2021-0802.

Moved by Councillor Gondek

That with respect to Report CPC2021-1017, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2819 and 2821 – 25 Street SW (Plan 5661O, Block 46, Lots 9 and 10) from Direct Control District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (6): Director Hamilton, Director Fromherz, Councillor Gondek, Councillor Woolley, Commissioner Landry, and Commissioner Scott

MOTION CARRIED

5.8 Road Closure and Land Use Amendment in Scarboro/Sunalta West (Ward 8) adjacent to 2312 – 10 Avenue SW, LOC2021-0062, CPC2021-0993

A clerical correction was noted on page 1 of the Cover Report of Report CPC2021-0993, in Recommendation 1, by deleting the words "Attachment 4" and by substituting the words "Attachment 5".

Moved by Councillor Woolley

That with respect to Report CPC2021-0993, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.05 hectares (0.12 acres ±) of road (Plan 2111098, Area A), adjacent to 2312 – 10 Avenue SW, with conditions (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) of the closed road (Plan 2111098, Area A) located adjacent to 2312 – 10 Avenue SW from Undesignated Road Right-of-Way to Commercial – Corridor 2 f2.0h16 (C-COR2 f2.0h16) District.

For: (6): Director Hamilton, Director Fromherz, Councillor Gondek, Councillor Woolley, Commissioner Landry, and Commissioner Scott

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 2787 and 2729 – 86 Avenue SE, LOC2020-0108, CPC2021-1017

The following documents were distributed with respect to Report CPC2021-1017:

- A revised Attachment 2
- A presentation entitled "LOC2020-0108/CPC2021-1017 Policy and Land Use Amendment"

Moved by Commissioner Scott

That with respect to Report CPC2021-1017, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Community Revitalization Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for redesignation of 4.16 hectares ± (10.28 acres ±) located at 2787 and 2729 – 86 Avenue SE (Plan 011270, Block 1, Lot 1 and Plan 375AM, Block 38, Lot 26) from Special Purpose – Future Urban Development (S-FUD) District to Mixed Use - General (MU-1f3.5h50) District and Special Purpose – School, Park, and Community Reserve (S-SPR) District.

For: (6): Director Hamilton, Director Fromherz, Councillor Gondek, Councillor Woolley, Commissioner Landry, and Commissioner Scott

MOTION CARRIED

- 7.2.2 Land Use Amendment in Capitol Hill (Ward 7) at 1229 – 20 Avenue NW, LOC2021-0061, CPC2021-1011

This Item was withdrawn at Confirmation of Agenda.

- 7.2.3 Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163, CPC2021-1013

A clerical correction was noted on page 2 of the Cover Report of Report CPC2021-1013, on page 2, second sentence in the Discussion section, by deleting the words "approximately 58.10 hectares" and by substituting the word "approximately 57.90 hectares".

The following documents were distributed with respect to Report CPC2021-1013:

- A revised Attachment 6
- A revised Attachment 9
- A presentation entitled "LOC2020-0163/CPC2021-1013 Land Use Amendment and Outline Plan"
- A letter from Calgary Centre for Sport and Well-Being

Tara Steele addressed Commission with respect to Report CPC2021-1013.

Moved by Commissioner Landry

That with respect to Report CPC2021-1013, the following be approved:

That Calgary Planning Commission:

1. Receive the letter from Calgary Centre for Sport and Well-being (CCSW) for the Corporate Record; and

2. Forward the CCSW letter with the Report to Council.

MOTION CARRIED

Moved by Commissioner Landry

That with respect to Report CPC2021-1013, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15113, 15350, 15620, 15717 and 16028 - 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5; Portions of SE1/4 Section 36-22-2-5; Portions of Section 31-22-1-5, Subdivisions 3, 4 and 6) to subdivide 57.90 hectares \pm (143.00 acres \pm), with conditions (Attachment 9).

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 41.01 hectares \pm (101.34 acres \pm) located at 15113, 15350, 15620, 15717 and 16028 - 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5; Portions of SE1/4 Section 36-22-2-5; Portions of Section 31-22-1-5, Subdivisions 3, 4 and 6) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Community (C-C1) District, Special Purpose – Recreation (S-R) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control District to accommodate residential development, with guidelines (Attachment 5).
2. Give three readings to the proposed bylaw for the redesignation of 9.11 hectares \pm (22.50 acres \pm) located at 15113 and 15350 - 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 6).
3. Give three readings to the proposed bylaw for the redesignation of 7.77 hectares \pm (19.19 acres \pm) located at 15350 and 15620 - 37 Street SW (Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate educational and recreational development, with guidelines (Attachment 7).

For: (6): Director Hamilton, Director Fromherz, Councillor Gondek, Councillor Woolley, Commissioner Landry, and Commissioner Scott

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS, CPC2021-1053

7.3.1 Pre-App input for PE2021-01609 in Medicine Hill (Ward 6), 8620 Canada Olympic Dr SW (Verbal Report), CPC2021-1053

A presentation entitled "PE2021-01609 Pre-App input for PE2021-01609 Verbal Report" was distributed with respect to Report CPC2021-1053.

Moved by Commissioner Scott

That with respect to Report CPC2021-1053, the following be approved:

That Calgary Planning Commission receive the presentation for the Corporate Record.

For: (6): Director Hamilton, Director Fromherz, Councillor Gondek, Councillor Woolley, Commissioner Landry, and Commissioner Scott

MOTION CARRIED

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Landry

That Pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, Calgary Planning Commission move into Closed Meeting at 2:15 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following item:

- 9.1.1 Discussion of the Symons Valley Centre Integrated Civic Facilities (Verbal), CPC2021-1006

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 CPC2021-1006 prior to the afternoon recess.

MOTION CARRIED

Commission moved into the public meeting at 3:36 p.m. with Director Hamilton in the Chair.

ROLL CALL

Director Fromherz, Commissioner Landry, Commissioner Scott, Councillor Gondek, Councillor Woolley, and Director Hamilton.

Moved by Councillor Gondek

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Discussion of the Symons Valley Centre Integrated Civic Facilities (Verbal), CPC2021-1006

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2021-1006:

Clerks: J. Palaschuk and D. Williams. Advice: C. Auld, D. Down, H. Haley, S. Jones, and S. Tomic.

A confidential presentation was distributed with respect to Report CPC2021-1006.

Moved by Councillor Gondek

That with respect to Report CPC2021-1006, the following be approved:

That the Calgary Planning Commission recommend the Closed Meeting discussions, presentation, and distributions remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2022 July 8.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Councillor Gondek

That this meeting adjourn at 3:39 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2021 September 13 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 3019 – 46 Street NW, LOC2021-0033, CPC2021-1024
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2204 – 35 Street SW, LOC2021-0058, CPC2021-1012

- Land Use Amendment in Bowness (Ward 1) at 8102 and 8104 – 47 Avenue NW, LOC2021-0011 , CPC2021-0961
- Land Use Amendment in Bowness (Ward 1) at 8806 and 8808 – 46 Avenue NW, LOC2021-0021, CPC2021-1010
- Land Use Amendment in Richmond (Ward 8) at 2819 and 2821 – 25 Street SW, LOC2021-0008, CPC2021-0802
- Road Closure and Land Use Amendment in Scarboro/Sunalta West (Ward 8) adjacent to 2312 – 10 Avenue SW, LOC2021-0062, CPC2021-0993
- Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 2787 and 2729 – 86 Avenue SE, LOC2020-0108, CPC2021-1017
- Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163, CPC2021-1013

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Street Names in Alpine Park (Ward 13), SN2021-0004, CPC2021-1014

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 July 22 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CPC SECRETARY