



**MINUTES**

**SPC ON PLANNING AND URBAN DEVELOPMENT**

**December 3, 2018, 9:30 AM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Councillor J. Gondek, Chair  
Councillor R. Jones, Vice-Chair  
Councillor J. Davison  
Councillor D. Farrell  
Councillor W. Sutherland  
Councillor E. Woolley

**ALSO PRESENT:** Legislative Assistant T. Rowe  
Manager T. Mowrey

1. CALL TO ORDER

Councillor Gondek called the Meeting to order at 9:33 a.m.

2. OPENING REMARKS

No opening remarks were provided for today's meeting.

3. CONFIRMATION OF AGENDA

**Moved by Councillor Farrell**

That Item 7.3 Calgary Airport Vicinity Protection Area Regulation Amendment, PUD2018-1400 be brought forward and dealt with immediately following Item 7.1, PUD2018-1311

**MOTION CARRIED**

**Moved by Councillor Farrell**

That the Agenda for the 2018 December 03 Regular Meeting of the SPC on Planning and Urban Development be confirmed, **as amended**.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

4.1 Minutes from the Regular Meeting of the SPC on Planning and Development , 2018 November 05

**Moved by Councillor Davison**

That the minutes of the Regular Meeting of the SPC on Planning and Development, dated 2018 November 05 be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

5.1 Status of Outstanding Motions and Directions – Planning and Urban Development, PUD2018-1410

Revised pages 2 and 3 of 5 for Attachment 1 were distributed with respect to Report PUD2018-1410.

**Moved by** Councillor Jones

That with respect to Report PUD2018-1410, the following be approved:

That the SPC on Planning and Urban Development receive this **revised** report for information.

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 Designation of the Riviera Apartments as a Municipal Historic Resource, PUD2018-1311

A presentation entitled "PUD2018-1311: Report to Standing Policy Committee on Planning and Urban Development", dated 2018 December 3 was distributed with respect to Report PUD2018-1311.

Josh Traptow addressed the Committee with respect to Report PUD2018-1311.

**Moved by** Councillor Woolley

That with respect to Report PUD2018-1311, the following be approved:

That the SPC on Planning and Urban Development recommends that Council give three readings to the proposed bylaw to designate the Riviera Apartments as a Municipal Historic Resource.

**MOTION CARRIED**

7.2 Building Maintenance Bylaw Update, PUD2018-1369

The following documents were distributed with respect to Report PUD2018-1369:

- A presentation entitled "Standing Policy Committee on Planning and Urban Development Building Maintenance Bylaw Update, PUD2018-1369", dated 2018 December 03
- A letter from BOMA, dated 2018 November 30.

Lloyd Suchet addressed the Committee with respect to Report PUD2018-1369.

**Moved by Councillor Farrell**

That with respect to Report PUD2018-1369, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommends that Council:

Allow sufficient time for Administration to review the effectiveness of the Building Maintenance Bylaw and direct Administration to provide a monitoring report to Council through the SPC on Planning and Urban Development no later than Q3 2020 and a final evaluation report with a scoping report, risk matrix and amendments if required through the SPC on Planning and Urban Development no later than Q1 2022.

**MOTION CARRIED**

7.3 Calgary Airport Vicinity Protection Area Regulation Amendment, PUD2018-1400

Councillor Carra declared a Pecuniary Interest and abstained from discussion and voting with respect to Report PUD2018-1400, as he owns property in the affected area. Councillor Carra left the Council Chamber at 9:43 a.m. and returned at 10:51 a.m. after the vote was declared.

The following documents were distributed with respect to Report PUD2018-1400:

- A presentation entitled "Calgary Airport Vicinity Protection Area Regulation Amendment PUD2018-1400", dated 2018 December 03;
- A revised Attachment 2; and
- An undated letter from the Inglewood Community Association.

The following speakers addressed the Committee with respect to Report:

1. Vern Hart;
2. Erin Stenda;
3. Sara Groetzner; and
4. Glen Kerr.

**Moved by Councillor Farrell**

That the speaking notes with respect to Report PUD2018-1400 be accepted into the Corporate Record when received by the City Clerk's Office.

**MOTION CARRIED**

**Moved by Councillor Davison**

That with respect to Report PUD2018-1400, the following be approved:

That the SPC on Planning and Urban Development recommend that Council:

1. Request that the Office of the Mayor connect with the Provincial Minister of Municipal Affairs to clearly state that a 10-year moratorium on Transit Oriented Development (“TOD”) adjacent to any substantial municipal and/or provincial investments in transit infrastructure is unacceptable.
2. Direct that Administration and the Office of the Mayor secure a negotiated allowance for the ability for TOD areas within the AVPA, and particularly the Inglewood MAX Purple TOD area.
3. Request that Intergovernmental Affairs strive to achieve this outcome no later than January 2019.

**MOTION CARRIED**

7.4 Backyard Suite Design and Standards, PUD2018-1323

The following documents were distributed with respect to Report PUD2018-1323:

- A letter from the Federation of Calgary Communities, dated 2018 November 30
- A presentation entitled "PUD2018-1323 Backyard Suite Design and Standards

Chair Gondek introduced a group of students from the Haskayne School of Business.

**Moved by** Councillor Davison

That the letter distributed with respect to Report PUD2018-1323 be accepted into the Corporate Record.

**MOTION CARRIED**

**Moved by** Councillor Farrell

That with respect to Report PUD2018-1323, the following be approved, **after amendment:**

That the **Standing Policy Committee on Planning and Urban Development:**

1. Direct this report (PUD2018-1323) to the 2019 January 14 Combined Council Meeting to accommodate the required advertising;
2. Recommend that Council Hold a Public Hearing and:
  - a. Adopt, by bylaw, the proposed amendments to the Land Use Bylaw 1P2007; and
  - b. Give three readings to the proposed bylaw (Attachment 1); and
3. Recommend that Council Adopt, by resolution, the proposed amendments to the Policy to Guide Discretion for Secondary Suites and Backyard Suites (Attachment 3).

**MOTION CARRIED**

7.5 Cannabis Store Separation Distance Policy for Eighth Avenue South Downtown, PUD2018-1226

A presentation entitled "PUD2018-1226 Land Use Bylaw: Cannabis Store Separation Distance Policy for Eighth Avenue South Downtown", was distributed with respect to Report PUD2018-1226.

Marco De Iaco addressed the Committee with respect to Report PUD2018-1226.

**Moved by** Councillor Farrell

That with respect with Report PUD2018--1226, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommends that Council adopt, by resolution, the proposed Cannabis Store Guidelines shown in Attachment 1.

**MOTION CARRIED**

7.6 33rd and 34th Avenues S.W. (Marda Loop) Streetscape Master Plan Update, PUD2018-1392

A presentation entitled "33rd and 34th Av SW Marda Loop Streetscape Master Plan Update (PUD2018-1392)", dated 2018 December 03.

Pursuant to Section 6(1) of the Procedure Bylaw, as amended, Section 78(b) was suspended, by general consent, in order that Committee complete the remainder of today's Agenda prior to the 12:00 p.m. recess.

The following speakers addressed the Committee with Respect to PUD2018-1392:

1. Bob Van Wegen;
2. Andrea Joyce; and
3. Naz Virani.

**Moved by** Councillor Farrell

That with respect to Report PUD2018-1392, the following be approved:

That the SPC on Planning & Urban Development recommends that Council:

1. Receive this report for information; and
2. Direct administration to return, through the Planning and Urban Development Committee, to Council in Q2 2019 with a comprehensive Streetscape Master Plan for 33<sup>rd</sup> and 34<sup>th</sup> Avenues S.W. (Marda Loop) that will include options that are integrated with the proposed SW Bus Rapid Transit (BRT) route at Crowchild Trail and 33<sup>rd</sup> Avenue S.W. intersection, along with funding options.

**MOTION CARRIED**

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

10.2 URGENT BUSINESS

11. ADJOURNMENT

**Moved by** Councillor Jones

That this meeting adjourn at 12:09.

**MOTION CARRIED**

The following items have been forwarded to the 2018 December 10 Regular Public Hearing Meeting of Council:

**PLANNING MATTERS NOT REQUIRING PUBLIC HEARING**

Designation of the Riviera Apartments as a Municipal Historic Resource, PUD2018-1311

The following items have been forwarded to the 2018 December 17 Regular Meeting of Council:

**CONSENT**

Calgary Airport Vicinity Protection Area Regulation Amendment, PUD2018-1400

Cannabis Store Separation Distance Policy for Eighth Avenue South Downtown, PUD2018-1226

33rd and 34th Avenues S.W. (Marda Loop) Streetscape Master Plan Update, PUD2018-1392

**ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES**

Building Maintenance Bylaw Update, PUD2018-1369

The following items have been forwarded to the 2019 January 14 Combined Meeting of Council:

**PLANNING MATTERS NOT REQUIRING PUBLIC HEARING**

Backyard Suite Design and Standards, PUD2018-1323

CONFIRMED BY COMMITTEE ON

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CHAIR

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ACTING CITY CLERK

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