



MINUTES
CALGARY PLANNING COMMISSION

July 4, 2019, 1:00 PM
IN THE COUNCIL CHAMBER

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor G. Chahal
Councillor E. Woolley
Commissioner M. Foht
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

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

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:01 p.m.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

Moved by Commissioner Scott

That the Agenda for the 2019 July 04 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, 2019 June 20

Moved by Commissioner Palmiere

That the Minutes of the 2019 June 20 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Juan

That the Administration Recommendations contained in the following reports be approved in an omnibus motion.

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Cancellation of the 2019 August 01 Regular Meeting of the Calgary Planning Commission - (Verbal) CPC2019-0878

5.4 Road Closure and Land Use Amendment in Forest Lawn (Ward 9) adjacent to 3711 - 17 Avenue SE, LOC2019-0039, CPC2019-0793

5.5 Disposal of Reserve in Stoney 1 (Ward 3), 12450 - 15 Street NE, SB2019-0080, CPC2019-0746

5.7 Community and Street Name in the Residual Sub-Area 090 (Ward 9), SN2018-0013, CPC2019-0816

MOTION CARRIED

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Bowness (Ward 1) at 4655 – 80 Street NW, LOC2019-0038, CPC2019-0812

Moved by Commissioner Foht

That with respect to Report CPC2019-0812, 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 (0.18 acres \pm) located at 4655 – 80 Street NW (Plan 2660AP, Block 15, Lot 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

5.6 Disposal of Reserve in Kingsland (Ward 11), 7710 – 4A Street SW, SB2019-0160, CPC2019-0821

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0821. Commissioner Palmiere left the Council Chamber at 1:05 p.m. and returned at 1:06 p.m. after the vote was declared.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0821, the following be approved:
That Calgary Planning Commission:

1. Direct this report (CPC2019-0821) to the 2019 July 29 Combined Meeting of Council to the Public Hearing portion of the Agenda; and
2. Recommends that Council hold a Public Hearing; and
 - a. ADOPT, by Resolution, the proposed disposition of 0.62 hectares, (1.54 acres) located at 7710 – 4A Street SW (Plan 1706HQ, Block B) with no compensation to the Reserve Fund; and
 - b. DIRECT a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Community Reserve designation.

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Saddle Ridge (Ward 5) at 8607 and 8825 - 52 Street NE, DP2018-0750, CPC2019-0822

Commissioner Foht declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0822. Commissioner Foht left the Council Chamber at 1:06 p.m. and returned at 2:29 p.m. after the vote was declared.

Revised pages 1, 4, 7, 18 and 19 of the Cover Report were distributed with respect to Report CPC2019-0822.

Ajith Karunasena, Seika Architecture, addressed the Commission with respect to Report CPC2019-0822.

Moved by Commissioner Juan

That with respect to **Revised** Report CPC2019-0822, the following be approved:

That the Calgary Planning Commission refer Report CPC2019-0822 back to Administration to work on the following, including but not committed to:

- Revised phasing
- Accurate Information on materials
- Revised lighting plan
- Revised West and South interface conditions

- Better residential entry ways
- Additional opportunities for benches and street furniture
- Additional renderings from street level and at night
- Explore better park interface
- Engagement with the landowner to the West
- Explore options to break up building A

and return to Calgary Planning Commission no later than 2019 October.

MOTION CARRIED

7.1.2 Development Permit in Sunalta (Ward 8) at multiple properties, DP2019-1257 , CPC2019-0819

Moved by Councillor Woolley

That with respect to Report CPC2019-0819, the following be approved:

That Calgary Planning Commission **APPROVE** the proposed development permit application DP2019-1257 for New: Retail and Consumer Service (within podium), New: Multi-Residential Development (2 towers) at 1510, 1514, 1516, 1518, 1530 and 1534 – 10 Avenue SW and 983 – 14 Street SW (Plan 5380V, Block 208, Lots 25 to 36; a portion of Plan 0913611; Area A), and 0.05 hectares ± (0.12 acres ±), with conditions (Attachment 2).

MOTION CARRIED

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, the Calgary Planning Commission suspended Section 78(2)(b) of the Procedure Bylaw in order to complete Reports CPC2019-0823 and CPC2019-0824 prior to the scheduled recess.

7.2 PLANNING ITEMS

7.2.1 Policy Amendment, Road Closure and Land Use Amendment in Residual Sub-Area 09O (Ward 9) at 10700 & 11510 – 17 Avenue SE and 1100 – 100 Street SE, LOC2018-0024, CPC2019-0823

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2019-0823 and CPC2019-0824. Commissioner Palmiere left the Council Chamber at 3:04 p.m. and returned at 3:38 p.m. after the vote was declared.

Mac Logan, OpenGate Properties, addressed Commission with respect to Report CPC2019-0823.

Moved by Commissioner Juan

That with respect to **Revised** Report CPC2019-0823, the following be approved:

That Calgary Planning Commission:

1. DIRECT this report (CPC2019-0823) to the 2019 July 29 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a. ADOPT, by bylaw, the proposed amendment to the Belvedere Area Structure Plan (Attachment 2); and
 - b. Give three readings to the proposed bylaw.
 - c. ADOPT the proposed closure of 0.16 hectares \pm (0.39 acres \pm) of road (Plan 1911054, Area A) adjacent to 10700 – 17 Avenue SE, with conditions (Attachment 5);
 - d. Give three readings to the proposed bylaw.
 - e. ADOPT, by bylaw, the proposed redesignation of 66.22 hectares \pm (163.63 acres \pm) located at 10700 and 11510 – 17 Avenue SE, 1100 – 100 Street SE and the closed road (SW 1/4, Section 17-24-28-4; a portion of SE1/4, Section 17-24-28-4; Plan 8111797, Block 1, Lot 1; Plan 1911054, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1d60) District, Multi-Residential – Low Profile Support Commercial (M-X1d70) District, Mixed Use - Active Frontage (MU-2f1.0h18) District, Mixed Use - Active Frontage (MU-2f2.0h24) District, Commercial – Office f1.0h18 (CO f1.0h18) District, Commercial – Office f2.0h18 (C-O f2.0h18) District, Commercial – Community 1 (C-C1) District, Commercial – Community 2 f1.0h24 (C-C2f1.0h24) District, Commercial – Corridor 2 f1.0h18 (C-COR2 f1.0h18) District, Commercial – Corridor 2 f1.0h24 (C-COR2 f1.0h24) 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, Special Purpose – Recreation (S-R) District and DC Direct Control District to accommodate a prairie preserve, with guidelines (Attachment 6); and
 - f. Give three readings to the proposed bylaw.
 - g. ADOPT, by bylaw, the proposed redesignation of 12.26 hectares \pm (30.30 acres \pm) located at 11510 – 17 Avenue SE (a portion of SE1/4, Section 17-24-28-4) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate a data storage facility, with guidelines (Attachment 7); and
 - h. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Outline Plan in Residual Sub-Area 09O (Ward 9) at 10700 and 11510 – 17 Avenue SE and 1100 – 100 Street SE, LOC2018-0024 (OP), CPC2019-0824

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2019-0823 and CPC2019-0824. Commissioner Palmiere left the Council Chamber at 3:04 p.m. and returned at 3:38 p.m. after the vote was declared.

A Revised Page 2 of the Cover Report was distributed with respect to Report CPC2019-0824.

Moved by Commissioner Juan

That with respect to **Revised** Report CPC2019-0824, the following be approved:

Recommend that Calgary Planning Commission **APPROVE** the proposed outline plan (Attachment 4) to subdivide 83.96 hectares \pm (207.47 acres \pm) located at 10700 and 11510 – 17 Avenue SE and 1100 – 100 Street SE (S1/2, Section 17-24-28-4; Plan 8111797, Block 1, Lot 1; Plan 1911054, Area A), with conditions (Attachment 2).

MOTION CARRIED

Calgary Planning Commission recessed at 3:38 p.m. and reconvened at 3:52 p.m. with Director Tita in the Chair.

7.2.3 Land Use Amendment in Upper Mount Royal (Ward 8) at 829 Royal Avenue SW, LOC2018-0257, CPC2019-0834

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0834. Commissioner Palmiere left the Council Chamber at 3:52 p.m. and returned at 4:04 p.m. after the vote was declared.

Moved by Councillor Woolley

That with respect to Report CPC2019-0834, the following be approved:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0834) to the 2019 July 29 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 829 Royal Avenue SW (Plan 8910031, Block 26, Lot 18) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 2); and
 - b. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0072, CPC2019-0817

A letter from the Springbank Hill Community Association, dated June 28, 2019, was distributed with respect to Report CPC2019-0817 and Report CPC2019-0785.

The following speakers addressed Commission with respect to Report CPC2019-0817:

1. Joanna Patton, CivicWorks
2. Brock Dyck, Urban Systems

Moved by Commissioner Palmiere

That the distributed letter be included in the report to Council as a new attachment.

MOTION CARRIED

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0817, the following be approved, **as amended:**

The Calgary Planning Commission:

1. Direct this report (CPC2019-0817) to the 2019 July 29 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a. ADOPT, by bylaw the proposed redesignation of 9.63 hectares \pm (23.8 acres \pm) located at 1919, 2025, 2127, 2229 and 2331 – 77 Street SW (Plan 3056AC, Blocks 5, 9, 12 and 13; Plan 3056AC, Lot 8) from DC Direct Control District to Mixed Use - General (MU-1f5.0h35) District, Multi-Residential – High Density Low Profile (M-H1h22) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) District, Residential – One Dwelling (R-1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District; and
 - b. Give three readings to the proposed bylaw.

And further, that the distributed letter be included in the report to Council as a new attachment.

MOTION CARRIED

7.2.5 Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0072(OP), CPC2019-0785

A clerical correction was noted in attachment 1, pages 11 to 15, to correct the numbering from number 59. onward.

A letter from the Springbank Hill Community Association, dated June 28, 2019, was distributed with respect to Report CPC2019-0817 and Report CPC2019-0785.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0785, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan, located at 1919, 2025, 2127, 2229 and 2331 – 77 Street SW (Plan 3056AC, Blocks 5, 9, 12 and 13, and Lot 8) to subdivide 9.63 hectares ± (23.80 acres ±), with conditions (**Corrected** Attachment 1).

MOTION CARRIED

7.2.6 Land Use Amendment in Forest Lawn (Ward 9) at 4725 - 8 Avenue SE(LOC2019-0053), CPC2019-0867

Moved by Councillor Woolley

That with respect to Report CPC2019-0867, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.60 hectares ± (1.49 acres ±) located at 4725 - 8 Avenue SE (Plan 7610185, Block B, Lot 4) from Commercial - Corridor 2 f2.0h12 (C-COR2 f2.0h12) District to Commercial - Corridor 2 f2.5h15 (C-COR2 f2.5h15) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.7 Land Use Amendment in Stoney Industrial (Ward 3) at 12450 and 12620 - 15 Street NE, LOC2018-0246, CPC2019-0800

Moved by Commissioner Scott

That with respect to Report CPC2019-0800, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.64 hectares ± (1.58 acres ±) located at 12450 and 12620 – 15 Street NE (Plan 0811508, Block 3, Lot 2MR; Plan 1911287, Block 5, Lot 2ER) from Special Purpose – School, Park, Community Reserve (S-SPR)

District and Industrial – General (I-G) District to Special Purpose – City and Regional Infrastructure District (S-CRI) District and Special Purpose – School, Park, Community Reserve (S-SPR) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.8 Land Use Amendment in Stoney Industrial (Ward 5) at 2505 Country Hills Boulevard NE, LOC2018-0192, CPC2019-0791

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0834. Commissioner Palmiere left the Council Chamber at 4:25 p.m. and returned at 4:27 p.m. after the vote was declared.

Moved by Councillor Chahal

That with respect to Report CPC2019-0791, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 4.30 hectares \pm (10.63 acres \pm) located at 2505 Country Hills Boulevard NE (Plan 0713041, Block 1, Lot 1) from DC Direct Control District and Special Purpose – Future Urban Development (S-FUD) District to Commercial – Corridor 2 f1.0h15 (C-COR2 f1.0h15) District and Commercial – Corridor 3 f1.0h15 (C-COR3 f1.0h15) District; and
2. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.9 Land Use Amendment in Royal Vista (Ward 1) at 11 Royal Vista Link NW, LOC2019-0066, CPC2019-0813

Cameron Loewen addressed Commission with respect to Report CPC2019-0813.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0813, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 1.36 hectares \pm (3.35 acres \pm) located at 11 Royal Vista Link NW (Plan 0813886, Block 6, Lot 1) from Industrial – Business (I-B) District to DC Direct Control District to accommodate a Place of Worship – Small, 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 4:36 p.m., in the Legal Traditions Boardroom, to discuss confidential matters with respect to Report CPC2019-0810.

MOTION CARRIED

The Calgary Planning Commission reconvened in Public Meeting at 6:01 p.m. with Director Tita in the Chair.

Moved by Director Vanderputten

That Commission rise without reporting.

MOTION CARRIED

That pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, the Commission suspend Section 78(2)(c), by general consent, in order to complete the item.

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 6:03 p.m., in the Legal Traditions Boardroom, to discuss confidential matters with respect to Report CPC2019-0810.

MOTION CARRIED

The Calgary Planning Commission reconvened in Public Meeting at 7:57 p.m. with Director Tita in the Chair.

Moved by Commissioner Scott

That the Calgary Planning Commission rise and report at this time.

MOTION CARRIED

9.1 Items from Officers, Administration and Committees

- 9.1.1 Developed Areas Guidebook – Great Communities for Everyone (Verbal),
CPC2019-0810

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-0810:

Clerk: G. Chaudhary, J. Palaschuk;

Advice: C. Ferguson, L. Kahn, R. Jamieson, S. Pearce, I. Harper, J. Furness, D. Knih, and T. Gonzalez.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0910, the following be approved:

That the Calgary Planning Commission:

1. Direct that the closed session discussions, draft policy, and briefing note remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2019 November 20; and
2. That Report CPC2019-0810 be postponed to the July 18, 2019 Calgary Planning Commission meeting in order to continue discussions.

MOTION CARRIED

9.2 Urgent Business

None

10. ADJOURNMENT

Moved by Commissioner Palmiere

That this Meeting adjourn at 7:59 p.m.

MOTION CARRIED

THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 JULY 18 CALGARY PLANNING COMMISSION MEETING:

POSTPONED REPORTS:

- Developed Areas Guidebook – Great Communities for Everyone (Verbal), CPC2019-0810

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JULY 29 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Disposal of Reserve in Kingsland (Ward 11), 7710 – 4A Street SW, SB2019-0160, CPC2019-0821
- Policy Amendment, Road Closure and Land Use Amendment in Residual Sub-Area 090 (Ward 9) at 10700 & 11510 – 17 Avenue SE and 1100 – 100 Street SE, LOC2018-0024, CPC2019-0823

- Land Use Amendment in Upper Mount Royal (Ward 8) at 829 Royal Avenue SW, LOC2018-0257, CPC2019-0834
- Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0072, CPC2019-0817

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Community and Street Name in the Residual Sub-Area 09O (Ward 9), SN2018-0013, CPC2019-0816

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 SEPTEMBER 09 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Bowness (Ward 1) at 4655 – 80 Street NW, LOC2019-0038, CPC2019-0812
- Road Closure and Land Use Amendment in Forest Lawn (Ward 9) adjacent to 3711 - 17 Avenue SE, LOC2019-0039, CPC2019-0793
- Disposal of Reserve in Stoney 1 (Ward 3), 12450 - 15 Street NE, SB2019-0080, CPC2019-0746
- Land Use Amendment in Forest Lawn (Ward 9) at 4725 - 8 Avenue SE(LOC2019-0053), CPC2019-0867
- Land Use Amendment in Stoney Industrial (Ward 3) at 12450 and 12620 - 15 Street NE, LOC2018-0246, CPC2019-0800
- Land Use Amendment in Stoney Industrial (Ward 5) at 2505 Country Hills Boulevard NE, LOC2018-0192, CPC2019-0791
- Land Use Amendment in Royal Vista (Ward 1) at 11 Royal Vista Link NW, LOC2019-0066, CPC2019-0813

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 July 18.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY