

FINAL
MINUTES OF THE CALGARY PLANNING COMMISSION
HELD ON THURSDAY, 2014 JANUARY 16, AT 1:00 P.M.
ENGINEERING TRADITIONS COMMITTEE ROOM, CITY HALL

PRESENT:

Mr. Matthias Tita	Acting General Manager, Planning Development & Assessment
Mr. Mac Logan (Chairman)	General Manager, Transportation
Mr. Shane Keating	Councillor, Ward 12
Ms. Jyoti Gondek	Citizen Representative
Mr. Paul Battistella	Citizen Representative
Mr. Jeremy Sturgess	Citizen Representative
Ms. Marianne Wade	Citizen Representative
Mr. Roy Wright	Citizen Representative
Mr. Robb Honsberger	Citizen Representative

ABSENT:

Mr. Gian-Carlo Carra	Councillor, Ward 9
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CONFIRMATION OF AGENDA:

Item 06 (M-2014-001) was withdrawn from the Agenda at the request of Administration.

The 2014 January 16 Calgary Planning Commission Agenda was adopted, as amended.

Moved by: R. Honsberger Carried: 8 – 0

CONFIRMATION OF MINUTES:

The minutes of the meeting held on 2013 December 19 were approved.

Moved by: J. Gondek Carried: 8 – 0

RECESS

The meeting recessed at 3:29 p.m. to reconvene at 3:35 p.m.

The meeting reconvened at 3:39 p.m.

ADJOURNMENT:

The meeting was adjourned at 4:46 p.m.

Moved by: J. Gondek

Carried: 8 – 0

Minutes prepared by: **Kimberly Holberton**

The minutes of the Calgary Planning Commission, held 2014 January 16, will be confirmed on 2014 January 30.

ITEM NO.: 01

Jill Thomson

COMMUNITY:

DOUGLASDALE/GLEN

FILE NUMBER:

SN2013-0003

PROPOSED STREET NAME CHANGE:

Quarry Park Boulevard SE

APPLICANT:

IBI Geomatics Inc

OWNER:

Remington Development Corporation

**CORPORATE PLANNING APPLICATIONS
GROUP RECOMMENDATION:**

APPROVAL

PLANNING COMMISSION DECISION:

2014 January 16

The Calgary Planning Commission recommended that Council **ADOPT**, by Resolution, the proposed street name change from Quarry Park Road SE **to** Quarry Park Boulevard SE, in accordance with the Corporate Planning Applications Group recommendation.

Moved by: R. Honsberger

Carried: 8 – 0

ITEM NO.: 02

Jill Thomson

COMMUNITY:

DOUGLASDALE/GLEN

FILE NUMBER:

SN2013-0005

PROPOSED STREET NAME CHANGE:

Quarry Villas SE

APPLICANT:

Remington Development Corporation

OWNER:

Remington Development Corporation

**CORPORATE PLANNING APPLICATIONS
GROUP RECOMMENDATION:**

APPROVAL

PLANNING COMMISSION DECISION:

2014 January 16

The Calgary Planning Commission recommended that Council **ADOPT**, by Resolution, the proposed street name change from 100 Quarry Park Green SE **to** Quarry Villas SE, in accordance with the Corporate Planning Applications Group recommendation.

Moved by: S. Keating

Carried: 8 – 0

ITEM NO.: 03

Bonnie Tremblay

COMMUNITY:

RESIDUAL SUB-AREA 2E

FILE NUMBER:

LOC2013-0049

PROPOSED CLOSURE:

1.61 hectares ± (3.97 acres ±) of road (Plan 1313107, Area A)

PROPOSED REDESIGNATION:

From: Undesignated Road Right of Way

To: Special Purpose City and Regional Infrastructure (S-CRI) District

MUNICIPAL ADDRESS:

Adjacent to 12101 and 11808 - 69 Street NW

APPLICANT:

The City of Calgary

OWNER:

The City of Calgary

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2014 January 16

The Calgary Planning Commission recommended that Council:

- A. 1. **ADOPT**, by bylaw, the proposed closure of 1.61 hectares ± (3.97 acres ±) of road (Plan 1313107, Area A) adjacent to 12101 and 11808 - 69 Street NW, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Closure Bylaw.

Moved by: M. Wade

Carried: 8 – 0

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 1.61 hectares ± (3.97 acres ±) of closed road (Plan 1313107, Area A) adjacent to 12101 and 11808 – 69 Street NW from Undesignated Road Right of Way **to** Special Purpose City and Regional Infrastructure (S-CRI) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: M. Wade

Carried: 8 – 0

ITEM NO.: 04 David Couroux

COMMUNITY: PATTERSON

FILE NUMBER: LOC2013-0023

PROPOSED POLICY AMENDMENT: Amendment to the Patterson Heights (Strathcona Cell "A") Revised Concept Plan

PROPOSED CLOSURE: 0.10 hectares ± (0.25 acres±) of road (Plan 1313149, Area 'A')

PROPOSED REDESIGNATION: From: Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way

To: Special Purpose – Urban Nature (S-UN) District, Special Purpose – Recreation (S-R) and DC Direct Control District to accommodate an assisted living / residential care facility

MUNICIPAL ADDRESS: 908 Prominence Hill SW

APPLICANT: Brown and Associates Planning Group

OWNER: Patterson Real Estate Inc.
The City of Calgary

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **REFUSAL**

PLANNING COMMISSION DECISION: 2014 January 16

The Calgary Planning Commission recommended that Council:

A. 1. **ADOPT**, by Resolution, the proposed amendments to the Patterson Heights (Strathcona Cell "A") Revised Concept Plan, in accordance with the Corporate Planning Applications Group recommendation; and

2. Give three readings to the proposed Bylaw.

Moved by: R. Wright **Carried: 8 – 0**

The Calgary Planning Commission **FILED** the Corporate Planning Applications Group recommendation of **REFUSAL** and recommends that Council:

- B. 1. **ADOPT**, by bylaw, the proposed closure of 0.10 hectares \pm (0.25 acres \pm) of road (Plan 1313149, Area A) adjacent to 908 Prominence Hill SW, in; and
2. Give three readings to the proposed Closure Bylaw.

Moved by: R. Wright

Carried: 8 - 0

- C. 1. **ADOPT**, by bylaw, the proposed redesignation of 1.69 hectares \pm (4.17 acres \pm) located at 908 Prominence Hill SW and the closed road (Plan 7375GO, Block P; Plan 1313149, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way **to** Special Purpose – Urban Nature (S-UN) District, Special Purpose – Recreation (S-R) and DC Direct Control District to accommodate an assisted living / residential care facility; and
2. Give three readings to the proposed Bylaw.

Moved by: R. Wright

Carried: 8 - 0

Reasons for recommending Adoption from Mr. Wright:

- The proposed DC District is appropriate and therefore section 20 of the Land Use Bylaw is not applicable.
- The site has numerous constraints and limitations requiring sensitive development.
- The M-C2 district is too general, given the number of landscape, access, adjacency and land use issues.
- The DC district address range of uses (6 uses including 4 signs as compared to 47 uses) reduces the FAR substantially (from 2.5 to 1.4), limits residents (180 to no limit) and setbacks (significantly larger i.e.: east setback 70 metres as compared to 0 to 3 metres)
- Therefore the DC district is appropriate as it addresses a complex set of issues as a package whereby that many variables in the M-C2 could result in inappropriate development.

Reasons for recommending Adoption from Mr. Battistella:

- There should be a match between the concept plan and the land use for the site. The DC bylaw provides that consistency
- The strength of the rules of the DC bylaw as provided by Sec. 641 of the MGA provides a higher

degree of certainty for the future development permit for both the applicant and community.

- The discretionary uses of the DC are still subject to the review of Administration and to an appeal to SDAB by affected parties. If the uses were made permitted that would not be the case.

Reasons for recommending Adoption from Ms. Wade:

- Support the DC bylaw as it allows for the residents' concerns to best be represented while supporting the building design that meets the provincial grant requirements and allows for the financial model to support both private and public assisted living while fulfilling a great housing need in this area.

Reasons for recommending Adoption from Ms. Gondek:

- Based on the shadow studies conducted on the site, it appears that the impact of the proposed building is not greater than that of the existing multi-residential building to the west. Further the shadow studies for the proposed building indicate minimal difference in shadow effects between a 12 metres and 16 metres building.
- Given the requirement of building completion and open beds by 2015 to access the provincial grant, a DC district is most appropriate for certainty of securing the critically needed 72 full care beds. Calgary desperately needs to take advantage of care beds when they are offered

Reasons for recommending Adoption from

Mr. Honsberger:

- On the whole for more benefits to community (certainly of use) and the City (needed assisted living beds), tax revenue and protection and connection of ravine and open space system, and water main link.

ITEM NO.: 05

Stuart Gripton

COMMUNITY:

HIGHFIELD

FILE NUMBER:

LOC2013-0069

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

4040 Blackfoot Trail SE
4015 and 4027 – 7 Street SE

APPLICANT:

Stantec Consulting Ltd

OWNER:

AGC Building Ltd
Hampton Development Ltd

**CORPORATE PLANNING APPLICATIONS
GROUP RECOMMENDATION:**

APPROVAL

PLANNING COMMISSION DECISION:

2014 January 16

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 3.71 hectares \pm (9.17 acres \pm) located at 4040 Blackfoot Trail SE and 4015 and 4027 – 7 Street SE (Plan 9810597, Block 1, Lots 3, 6 and 7) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: P. Battistella

Carried: 6 - 2

Opposed: R. Wright and R. Honsberger

Reason of opposition from Mr. Wright:

- The approval of I-C is inappropriate for 2 basic reasons:
 - The I-C district introduces many new “permitted” uses that are basically commercial in nature including offices and retail and consumer - no ability of approving authority to turn those types of uses down. Such uses create instability, are disruptive to existing industrial users, can increase interface conflicts including traffic.
 - Secondly, office uses in particular, which this application has already indicated it wants to create an office park cause a strategic problem in terms of population/jobs balance. Office uses are more footloose and should be used to shift job locations to help with balance, to take

advantage of transit. The site is not within employee intensive area. Recent monitoring document suggests that 14 criteria, 3 have lost ground, including the population/job balance, this application contributes making this balance even worse.

ITEM NO.: 06

Charmaine Buhler

COMMUNITY:

RUNDLE

FILE NUMBER:

M-2014-001

PROPOSED:

Pedestrian Overpass replacement at Rundle LRT
Station over 36 Street NE

**TRANSPORTATION INFRASTRUCTURE
RECOMMENDATION:**

RECEIVE FOR INFORMATION

PLANNING COMMISSION DECISION:

2014 January 16

**WITHDRAWN AT THE REQUEST
OF ADMINISTRATION**

ITEM NO.: 07

Ian Cope

FILE NUMBER:

M-2014-004

PROPOSED:

Report to Commission regarding submissions to CPC

**PLANNING IMPLEMENTATION
RECOMMENDATION:**

RECEIVE FOR INFORMATION

PLANNING COMMISSION DECISION:

2014 January 16

AMENDMENT:

In "APPENDIX I", section "3", second bullet after "disputed information, CPC" and before "immediately refer the agenda" delete "should" and insert "may".

Moved by: R. Honsberger Carried: 8 – 0

AMENDMENT:

In "APPENDIX I", section "4", second bullet after "disputed information, CPC" and before "refer the agenda item back" delete "should immediately" and insert "may".

Moved by: R. Honsberger Carried: 8 – 0

The Calgary Planning Commission:

1. **RECEIVED AND ACCEPTED FOR INFORMATION** the Submission of Materials to Calgary Planning Commission Report; and
2. **APPROVED** the proposed "Protocol for Receiving Correspondence Directed to Calgary Planning Commission"; and
3. **DIRECTED** the Administration to update any brochures or website to explain the procedures for contacting CPC and that the relevant CARL's be modified to encourage the submission of an Applicant's Submission, in accordance with the Planning Implementation's Legislative Services recommendation.

Moved by: M. Tita No Vote

The Calgary Planning Commission **REFERRED** the Report to Commission regarding submissions to CPC back to Administration in order to:

- Incorporate the amendments made by CPC;
- Follow up with Law on FOIP issue.

Moved by: R. Honsberger Carried: 8 – 0

ITEM NO.: 08

Laurie Kimber

PROPOSED:

Verbal report to Commission regarding Industrial Districts