



MINUTES

CALGARY PLANNING COMMISSION

**November 19, 2020, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor J. Gondek (Remote Participation)
Councillor E. Woolley (Remote Participation)
Commissioner M. Landry (Remote Participation)
Commissioner F. Mortezaee (Remote Participation)
Commissioner A. Palmiere (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Scott
Commissioner J. Sonogo

ALSO PRESENT: A/ Principal Planner J. Silot
A/ CPC Secretary G. Chaudhary
Legislative Advisor A. de Grood

1. **CALL TO ORDER**

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

ROLL CALL: Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, Commissioner Sonogo, Director Tita, and Director Vanderputten.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting and welcomed the new Citizen Calgary Planning Commissioners: Commissioner M. Landry, Commissioner F. Mortezaee, Commissioner C. Pollen and Commissioner J. Sonogo.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That the Agenda for the 2020 November 19 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 November 05

A clerical correction was noted on page 4 of the 2020 November 05 Regular Meeting of the Calgary Planning Commission, under item 7.2.1, Report CPC2020-1179, in the approved motion Administration recommendation 1, by deleting the number ".0" following the words "Commercial Regional 3 f1.0h18" and by deleting the number ".0" following the words (C-R3f1.0h18".

Moved by Commissioner Scott

That the Minutes of the 2020 November 05 Regular Meeting of the Calgary Planning Commission be confirmed, **as corrected**.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Scott

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.4 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 30 Avenue NE, LOC2020-0075, CPC2020-1319

For: (9): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

5.3 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602 - 27 Avenue NW, LOC2019-0052, CPC2020-1318

Moved by Commissioner Scott

That with respect to Report CPC2020-1318, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectare \pm (0.17 acre \pm) located at 602 - 27 Avenue NW (Plan 3955R, Block 11, Lots 1, 2 and a portion of lot 3) from Residential – Contextual One / Two Dwelling (R C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (9): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

6. POSTPONED REPORTS

6.1 Development Permit in Hillhurst (Ward 7) at multiple properties, DP2020-3902, CPC2020-1320

A presentation entitled "DP2020-3902 Development Permit" was distributed with respect to Report CPC2020-1320.

Brook Melchin, Riddell Kurczaba Architecture, addressed Commission with respect to Report CPC2020-1320.

Moved by Commissioner Landry

That with respect to Report CPC2020-1320 the following be approved:

That Attachment 3 be amended by adding a new condition 20 as follows and renumber the conditions accordingly:

"20. Amend the plans to reconfigure the laneway-adjacent parking to confirm that all accessible parking stalls comply with the required dimensions as per the applicable building code."

For: (8): Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

Against: (1): Councillor Woolley

MOTION CARRIED

Moved by Director Vanderputten

That with respect to Report CPC2020-1320, the following be approved, **as amended**:

That Calgary Planning Commission approve the proposed Development Permit application DP2020-3902 for New: Dwelling Units, Retail and Consumer Service (1 building), Sign – Class B (Fascia Sign) and Sign – Class A (Address Sign) at 211, 217, 219 and 221 - 14 Street NW (Plan 6219L, Block 3, Lots 3 to 10), with conditions (**amended** Attachment 3).

For: (8): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

Against: (1): Commissioner Palmiere

MOTION CARRIED

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Beltline (Ward 11) multiple addresses at 20 Roundup Way SE, DP2020-3534, CPC2020-1234

A presentation entitled "DP2020-3534 Development Permit" was distributed with respect to Report CPC2020-1234.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-1234.

Commissioner Palmiere left the Council Chamber at 2:45 p.m. and returned at 3:59 p.m. after the vote was declared.

Moved by Commissioner Sonogo

That with respect to Report CPC2020-1234, the following be approved:

That Calgary Planning Commission approve the proposed development permit for an Addition: Trade and exhibition facility at multiple addresses (Attachment 7) with conditions (Attachment 1).

For: (8): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Stonegate Landing (Ward 5) at 4440 Country Hills Boulevard NE, LOC2020-0105, CPC2020-1323

A presentation entitled "LOC2020-0105 Land Use Amendment" was distributed with respect to Report CPC2020-1323.

Commission recessed at 3:59 p.m. and returned at 4:16 p.m. with Director Tita in the Chair.

ROLL CALL: Councillor Gondek, Commissioner Landry, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, Commissioner Sonogo, Director Vanderputten and Director Tita.

Absent from Roll Call: Councillor Woolley and Commissioner Mortezaee (joined at 4:18 p.m.)

Moved by Commissioner Palmiere

That with respect to Report CPC2020-1323, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.39 hectares ± (15.79 acres ±) located at 4440 Country Hills Boulevard NE (Portion of SW1/4 27-25-29-4) from Special Purpose – Future Urban

Development (S-FUD) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

For: (8): Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2.2 Land Use Amendment in Stoney 2 (Ward 5) at 79 and 101 Freeport Crescent NE, LOC2019-0191, CPC2020-1308

A presentation entitled "LOC2019-0191 Land Use Amendment" was distributed with respect to Report CPC2020-1308.

Councillor Woolley rejoined the meeting at 4:25 p.m.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-1308, the following be approved:

That Calgary Planning Commission:

1. Direct this report (CPC2020-1308) to the 2020 December 14 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 4.13 hectares \pm (10.19 acres \pm) located at 79 Freeport Crescent NE and 101 Freeport Crescent NE (Plan 1412461, Block 2, Lot 11; Plan 1212580, Block 2, Lot 7) from Industrial – Business f0.7h20 (I-Bf0.7h20) District to DC Direct Control District to accommodate additional light industrial uses with guidelines (Attachment 2).

For: (9): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2.3 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2020-0123, CPC2020-1233

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-1233.

Commissioner Palmiere left the Council Chamber at 4:30 p.m. and returned at 4:52 p.m. after the vote was declared.

A presentation entitled "LOC2020-0123 Policy and Land Use Amendment" was distributed with respect to Report CPC2020-1233.

Brian Horton, O2 Planning and Design, addressed Commission with respect to Report CPC2020-1233.

Moved by Commissioner Sonogo

That with respect to Report CPC2020-1233, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 120 – 17 Avenue NW (Descriptive Plan 1511375, Block 9, Lot 39) from Commercial – Corridor 1 (C-COR1f2.3h17.5) District to Mixed Use - General (MU-1f4.5h24) District.

For: (7): Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2.4 Land Use Amendment in Seton (Ward 12) at 87 Seton Road SE, LOC2020-0085, CPC2020-1211

Commissioner Sonogo declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-1211. Commissioner Sonogo left the Council Chamber at 4:52 p.m. and returned at 5:01 p.m. after the vote was declared.

A presentation entitled "LOC2020-0085 Land Use Amendment" was distributed with respect to Report CPC2020-1211.

Moved by Commissioner Pollen

That with respect to Report CPC2020-1211, the following be approved:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 1.3 hectares \pm (3.2 acres \pm) located at 87 Seton Road SE (Plan 1912455, Block 49, Lot 2) from Multi-Residential – Low Profile (M-1) District to Special Purpose – Recreation (S-R) District.

For: (8): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

7.2.5 Land Use Amendment in Bridgeland/Riverside (Ward 9) at 634 McDougall Road NE, LOC2020-0084, CPC2020-1236

A presentation entitled "LOC2020-0084 Land Use Amendment" was distributed with respect to Report CPC2020-1236.

Moved by Councillor Woolley

That with respect to Report CPC2020-1236, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 634 McDougall Road NE (Plan E, Block 3, Lots 20 and 21) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – Active Frontage (MU-2f4.2h22) District.

For: (9): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Director Vanderputten

That this Meeting adjourn at 5:26 p.m.

For: (9): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

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

Planning Matters for Public Hearing:

- Land Use Amendment in Stoney 2 (Ward 5) at 79 and 101 Freeport Crescent NE, LOC2019-0191, CPC2020-1308

The following items have been forwarded to the 2021 January 18 Combined Meeting of Council:

Planning Matters for Public Hearing:

- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602 - 27 Avenue NW, LOC2019-0052, CPC2020-1318
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 30 Avenue NE, LOC2020-0075, CPC2020-1319
- Land Use Amendment in Stonegate Landing (Ward 5) at 4440 Country Hills Boulevard NE, LOC2020-0105, CPC2020-1323
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2020-0123, CPC2020-1233
- Land Use Amendment in Seton (Ward 12) at 87 Seton Road SE, LOC2020-0085, CPC2020-1211
- Land Use Amendment in Bridgeland/Riverside (Ward 9) at 634 McDougall Road NE, LOC2020-0084 , CPC2020-1236

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2020 December 03 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2020 DECEMBER 03


CHAIR
ACTING CPC SECRETARY