



## MINUTES

### CALGARY PLANNING COMMISSION

**December 3, 2020, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair (Remote Participation)  
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 (Remote Participation)  
Commissioner J. Sonego (Remote Participation)

**ALSO PRESENT:** A/ Principal Planner M. Beck (Remote Participation)  
A/CPC Secretary J. Palaschuk  
Legislative Advisor L. Gibb

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:03 p.m.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

**ROLL CALL**

Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, Commissioner Sonego, Councillor Gondek, Councillor Woolley, and Director Tita.

Absent for Roll Call: Commissioner Palmiere (joined the Remote Meeting at 1:05 p.m.)

3. **CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for today's meeting be amended by adding a Procedural Request, as follows:

Cancel the 2021 January 07 Regular Meeting of the Calgary Planning Commission, CPC2020-1422

**MOTION CARRIED**

**Moved by** Councillor Gondek

That the Agenda for the 2020 December 03 Calgary Planning Commission be confirmed, **as amended**.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 November 19

**Moved by** Director Vanderputten

That the Minutes of the 2020 November 19 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Scott

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

- 5.1.1 Cancel the 2021 January 07 Regular Meeting of the Calgary Planning Commission, CPC2020-1422

5.2 BRIEFINGS

None

- 5.3 Land Use Amendment in Westgate (Ward 6) at 96 West Glen Crescent SW, LOC2020-0125, CPC2020-1241

- 5.4 Land Use Amendment in Glenbrook (Ward 6) at 3131 and 3137 - 39 Street SW, LOC2020-0116, CPC2020-1278

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

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

## 7.2 PLANNING ITEMS

### 7.2.1 Policy and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2020-0045, CPC2020-1343

Commissioner Landry and Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-1343.

Commissioner Landry and Commissioner Palmiere left the Council Chamber at 1:10 p.m. and returned at 1:41 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2020-1343:

- A presentation entitled "LOC2020-0045 Policy and Land Use Amendment"; and
- Correspondence from Ljubica Stubicar.

**Moved by** Director Vanderputten

That with respect to Report CPC2020-1343, the following be approved:

That Calgary Planning Commission accept the correspondence from an adjacent owner for the Corporate Record and forward on with Report CPC2020-1343 to Council.

**MOTION CARRIED**

**Moved by** Commissioner Sonogo

That with respect to Report CPC2020-1343, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares ± (0.54 acres ±) located at 219, 223, 225, 227, 229, and 231 – 9A Street NW (Plan 2448O, Block 1, Lots 28 to 35) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).

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

**MOTION CARRIED**

7.2.2 Land Use Amendment in South Calgary (Ward 8) at 1915 - 33 Avenue SW, LOC2020-0127, CPC2020-1281

A presentation entitled "LOC2020-0127 Land Use Amendment", was distributed with respect to Report CPC2020-1281.

Max Parish, Sarina Homes, addressed Commission with respect to Report CPC2020-1281.

**Moved by** Commissioner Mortezaee

That the Administration Recommendation contained in Report CPC2020-1281 be amended, as follows:

Change the proposed land use district from DC Direct Control District to Mixed Use - General (MU-1h16) District.

ROLL CALL VOTE:

For: (1): Commissioner Mortezaee

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

**MOTION DEFEATED**

**Moved by** Councillor Woolley

That with respect to Report CPC2020-1281, 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  $\pm$  (0.14 acres  $\pm$ ) located at 1915 - 33 Avenue SW (Plan 4479P, Block 68, Lot 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Child Care Service (Attachment 2).

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

Against: (1): Commissioner Mortezaee

**MOTION CARRIED**

7.2.3 Policy Amendment and Land Use Amendment in Copperfield (Ward 12) at multiple addresses, LOC2020-0101, CPC2020-1348

A clerical correction was noted on page 1 of the Cover Report of Report CPC2020-1348, in the second Recommendation, by adding the words "and a portion of Units" following the words "Plan 2011698, Units 4, 6".

The following documents were distributed with respect to Report CPC2020-1348:

- A presentation entitled "LOC2020-0101 Land Use Amendment"; and
- A presentation entitled "Calgary Planning Commission: Item 7.2.3 LOC2020-0101, CPC2020-1348 35, 47, 59, 69 Copperpond PS SE".

Dave White, CivicWorks, addressed Commission with respect to Report CPC2020-1348.

**Moved by** Commissioner Sonogo

That with respect to Corrected Report CPC2020-1348, the following be approved, **as amended**:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Revised East McKenzie Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.37 hectares  $\pm$  (3.38 acres  $\pm$ ) located at 35, 47, 59, and 69 Copperpond Passage SE (Plan 2011698, Units 4, 6, **and a portion of Units 8, and 9**) from DC Direct Control District to DC Direct Control District to accommodate commercial and residential development, with guidelines (Attachment 3).

For: (8): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, 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

By General Consent, Commission adjourned the meeting at 3:17 p.m.

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

Planning Matters for Public Hearing:

- Land Use Amendment in Westgate (Ward 6) at 96 West Glen Crescent SW, LOC2020-0125, CPC2020-1241
- Land Use Amendment in Glenbrook (Ward 6) at 3131 and 3137 - 39 Street SW, LOC2020-0116, CPC2020-1278
- Policy and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2020-0045, CPC2020-1343
- Land Use Amendment in South Calgary (Ward 8) at 1915 - 33 Avenue SW, LOC2020-0127, CPC2020-1281
- Policy Amendment and Land Use Amendment in Copperfield (Ward 12) at multiple addresses, LOC2020-0101, CPC2020-1348

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2020 December 17 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2020 DECEMBER 17

  
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CHAIR  
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ACTING CPC SECRETARY