



## **MINUTES**

### **CALGARY PLANNING COMMISSION**

**December 17, 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 C. Pollen (Remote Participation)  
Commissioner J. Scott (Remote Participation)  
Commissioner J. Sonego (Remote Participation)

**ABSENT:** Commissioner A. Palmiere (Personal)

**ALSO PRESENT:** A/ Principal Planner J. Silot (Remote Participation)  
A/ CPC Secretary J. Palaschuk  
Legislative Advisor A. de Grood

#### **1. CALL TO ORDER**

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

##### **ROLL CALL:**

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

Absent from Roll Call: Commissioner Scott and Commissioner Palmiere.

#### **2. OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting. Director Tita thanked Planning Commission for their hard work over the past year and reminded everyone the next Calgary Planning Commission Meeting will take place on 2021 January 21.

3. CONFIRMATION OF AGENDA

**Moved by** Director Vanderputten

That the Agenda for the 2020 December 17 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, 2020 December 03

**Moved by** Director Vanderputten

That the Minutes of the 2020 December 03 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Councillor Gondek

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral Request for CPC2019-1050 (DP2019-0949) to Calgary Planning Commission to no later than 2021 June 17, CPC2020-1406

5.2 BRIEFINGS

5.2.1 Cancellation of CPC2019-1049 (DP2019-0211), CPC2020-1405

5.3 Land Use Amendment in Crestmont (Ward 1) at 47 Crestridge Way SW, LOC2020-0153, CPC2020-1371

5.5 Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at 2103 - 8 Street SE, LOC2020-0134, CPC2020-1355

**MOTION CARRIED**

5.4 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5004 - 21 Street SW, LOC2020-0130, CPC2020-1356

**Moved by** Director Vanderputten

That with respect to Report CPC2020-1356, the following be approved:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for an amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.17 acre  $\pm$ ) located at 5004 – 21 Street SW (Plan 1720AJ, Block 18, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.

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

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Banff Trail (Ward 7) at multiple addresses, DP2018-5551, CPC2020-1357

The following documents were distributed with respect to Report CPC2020-1357:

- A Revised Attachment 2; and
- A presentation entitled "DP2018-5551 Development Proposal"

Hani Kirolos, Abanoub Development Ltd., addressed Commission with respect to Report CPC2020-1357.

Commissioner Scott joined the Remote Meeting at 2:03 p.m.

**Moved by** Director Vanderputten

That with respect to Report CPC2020-1357, the following be approved:

That the Calgary Planning Commission recommend the Development Authority, without having to return to Calgary Planning Commission, APPROVE Development Permit DP2018-5551 for a New: Assisted Living (1 building) at 2436 and 2440 – 22 Street NW (Plan 9110GI, Block 12, Lots 9 and 10), with conditions (Revised Attachment 2), subject to the approval of the bylaw amendments associated with LOC2017-0097 by Council.

ROLL CALL VOTE:

For: (1): Director Vanderputten

Against: (6): Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonogo

**MOTION DEFEATED**

Commission returned to this Item following the afternoon recess.

**Moved by** Commissioner Pollen

That with respect to Report CPC2020-1357, the following be approved:

That the Calgary Planning Commission recommend DP2018-5551 be refused.

For: (6): Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonogo

Against: (1): Director Vanderputten

**MOTION CARRIED**

Commission then returned to the Agenda to deal with Item 7.2.4.

## 7.2 PLANNING ITEMS

### 7.2.1 Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 22 Avenue NW, LOC2019-0102, CPC2020-1345

A presentation entitled "LOC2019-0102 Land Use Amendment" was distributed with respect to Report CPC2020-1345.

A clerical correction was noted on the cover page of Report CPC2020-1345, in the recommendation, by deleting the words "(CPC2019-0102)" and by substituting the words "(CPC2020-1345)".

**Moved by** Councillor Woolley

That with respect to Report CPC2020-1345, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2020-1345) to the 2021 January 18 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council

2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1501 – 22 Avenue NW (Plan 2864AF, Block 6, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f2.0h12) District.

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

**MOTION CARRIED**

7.2.2 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 236 – 31 Avenue NE, LOC2020-0144, CPC2020-1364

A presentation entitled "LOC2020-0144 Policy and Land Use Amendment" was distributed with respect to Report CPC2020-1364.

**Moved by** Commissioner Scott

That with respect to Report CPC2020-1364, 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 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 236 – 31 Avenue NE (Plan 3980AM, Block 66, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

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

**MOTION CARRIED**

7.2.3 Land Use Amendment in Stonegate Landing (Ward 5) at 12021 36 Street NE, LOC2018-0145-CPC2020-1429, CPC2020-1429

A presentation entitled "LOC2018-0145 Land Use Amendment & Outline Plan", was distributed with respect to Report CPC2020-1429.

**Moved by** Commissioner Sonego

That with respect to Report CPC2020-1429, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 12021-36 Street NE (SE1/4 Section 28-25-29-4) to subdivide 62.68 hectares  $\pm$  (154.88 acres  $\pm$ ), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 41.57 hectares  $\pm$  (102.73 acres  $\pm$ ) located at 12021-36 Street NE (SE1/4 Section 28-25-29-4) from Industrial - General (I-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – School, Park and Community Reserve (S-SPR), Industrial – Commercial (I-C) District, Industrial – Business f0.5 h16 (I-B f0.5h16) and Commercial – Corridor 3 f0.35h12 (C-COR3 f0.35h12) District.

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

**MOTION CARRIED**

Commission recessed at 3:07 p.m. and reconvened at 3:15 p.m. with Director Tita in the Chair.

**ROLL CALL:**

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

Commission then returned to Item 7.1.1.

**7.2.4 Policy Amendment and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2020-0053, CPC2020-1352**

The following documents were distributed with respect to Report CPC2020-1352:

- A presentation entitled "LOC2020-0053 Policy & Land Use Amendment";
- A Revised Attachment 2; and
- A Revised Attachment 3.

The following speakers addressed Commission with respect to Report CPC2020-1352:

1. Brian Horton, O2 Planning & Design
2. Ryan O'Connor, Western Securities

**Moved by Councillor Woolley**

That with respect to Report CPC2020-1352, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares  $\pm$  (0.55 acres  $\pm$ ) located at 1409 and 1411 - 4 Street SW and 508, 512, and 514 - 15 Avenue SW (Plan A1, Block 106, Lots 24 to 30) from Centre City Commercial Corridor District (CC-COR), Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District to accommodate additional floor area and bonus incentives, with guidelines (Attachment 3).

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

**MOTION CARRIED**

- 7.2.5 Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2020-0137, CPC2020-1344

A clerical correction was noted on page 1 of attachment 1 of Report CPC2020-1344, in the second paragraph, third sentence, by deleting the words "'52 Avenue SE", following the words "Transit Station Planning Area (TSPA) along" and by substituting with the words "Mahogany Boulevard SE".

A presentation entitled "LOC2020-0137 Land Use Amendment" was distributed with respect to Report CPC2020-1344.

**Moved by** Commissioner Pollen

That with respect to Report CPC2020-1344, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 5.48 hectares ± (13.54 acres ±) located at 520 and 640 Mahogany Road SE (Plan 1611399, Block 96, Lots 1 and 2) from Multi-Residential – High Density Medium Rise (M-H2) District and Multi-Residential – Medium Profile Support Commercial (M-X2) District to DC Direct Control District to accommodate low and medium density residential development, with guidelines (Attachment 2).

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

**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 this Meeting adjourn at 4:26 p.m.

The following item has been forwarded to the 2021 January 18 Combined Meeting of Council:

Planning Matters for Public Hearing:

- Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 22 Avenue NW, LOC2019-0102, CPC2020-1345

The following items have been forwarded to the 2021 February 08 Combined Meeting of Council:

Planning Matters for Public Hearing:

- Land Use Amendment in Crestmont (Ward 1) at 47 Crestridge Way SW, LOC2020-0153, CPC2020-1371
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5004 - 21 Street SW, LOC2020-0130, CPC2020-1356
- Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at 2103 - 8 Street SE, LOC2020-0134, CPC2020-1355
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 236 – 31 Avenue NE, LOC2020-0144, CPC2020-1364
- Land Use Amendment in Stonegate Landing (Ward 5) at 12021 36 Street NE, LOC2018-0145-CPC2020-1429, CPC2020-1429
- Policy Amendment and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2020-0053, CPC2020-1352
- Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2020-0137, CPC2020-1344

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2021 January 21 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2021 JANUARY 21

  
CHAIR

  
ACTING CPC SECRETARY