



## MINUTES

### CALGARY PLANNING COMMISSION

**February 4, 2021, 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 G. Chaudhary

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:02 p.m.

**ROLL CALL:**

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

Absent from Roll Call: Councillor Woolley (joined at 1:04 p.m.)

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for the 2021 February 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, 2021 January 21

**Moved by** Director Vanderputten

That the Minutes of the 2021 January 21 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Pollen

That the Consent Agenda be approved as follows:

- 5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

- 5.2 BRIEFINGS

None

- 5.3 Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 1332 - 8 Avenue SE, LOC2020-0167, CPC2021-0142

**MOTION CARRIED**

- 5.4 Street Names in Winston Heights/Mountview (Ward 7), SN2020-0006, CPC2021-0067

Report CPC2021-0067 was heard concurrently with Report CPC2021-0066.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0067, the following be approved:

That Calgary Planning Commission recommend that Council adopt, by resolution, the proposed street names: Cirrus, Stratus, Nimbus.

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

7.1.1 Development Permit in Springbank Hill (Ward 6) at 2188 – 85 Street SW, DP2019-4791, CPC2021-0068

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0068.

Commissioner Palmiere left the Council Chamber at 1:06 p.m. and returned at 1:25 p.m. after the vote was declared.

A presentation entitled "DP2019-4791/CPC2021-0068 Development Proposal", dated 2021 February 4, was distributed with respect to Report CPC2021-0068.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0068, the following be approved:

That Calgary Planning Commission approve Development Permit DP2019-4791 for a New: Dwelling Units, Retail and Consumer Service, Restaurant: Licensed - Medium (1 building) at 2188 - 85 Street SW (Portion of Plan 2747HB, Block 28), with conditions (Attachment 2).

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 Policy Amendment and Land Use Amendment in Beltline (Ward 8) at 1422 – 17 Avenue SW, LOC2019-0100, CPC2021-0055

The following documents were distributed with respect to Report CPC2021-0055:

- A Presentation entitled "LOC2019-0100 Land Use Amendment";
- A Corrected Cover Report;
- A Revised Attachment 1;
- A Letter from Mount Royal Community Association;
- A Letter from Sunalta Community Association; and
- A Letter from 17th Avenue Retail and Entertainment District BIA.

Councillor Woolley rose of a Question of Privilege.  
The Chair ruled on the Question of Privilege.

Elvin Karpovich, IBI Group, addressed Commission with respect to Report CPC2021-0055.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2021-0055, the following be approved:

That the distributed letters be included with the package to Council.

**MOTION CARRIED**

**Moved by** Councillor Woolley

That with respect to Report CPC2021-0055, the following be approved:

That the Calgary Planning Commission refer this item back to Administration for further review, to return no later than 2021 April 22, in order to:

1. Prepare additional Beltline Area Redevelopment Plan (ARP) Policy amendments and Direct Control District wording for development of rules for a Drive-Through, as follows:

a. 17 Ave. SW Frontage, including:

- i. Urban Design Principles for street activation and continuity of building edge
- ii. 17 Avenue SW site frontage urban design
- iii. Pedestrian Character and Landscaping Amenity on 17 Avenue SW
- iv. Building frontage width and placement on 17 Avenue SW
- v. Building Façade Design including customer entrances, window area, and façade signage
- vi. Transparent Glazing

b. 16 Ave. SW frontage interface/design with adjacent Multi-Residential to the north

c. Transportation Access and safety for all travel modes, including:

- i. Site access and driveway design from 16 Avenue
- ii. Safety of pedestrian sidewalk environment
- iii. Site access impacts on Transit functions

d. Crime Prevention Through Environmental Design (CPTED) Assessment, including:

- i. Noise impacts on adjacent residential developments
- ii. Social disorder and crime

2. The applicant is to continue community engagement with adjacent stakeholders in coordination with Administration.

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

Against: (1): Director Vanderputten

**MOTION CARRIED**

**7.2.2 Land Use Amendment in Manchester Industrial (Ward 9) at 4206 Macleod Trail SE, LOC2020-0199, CPC2021-0092**

A Presentation entitled "LOC2020-0199 Land Use Amendment I-G/C-COR3 f3.0h46 to M-X1" was distributed with respect to Report CPC2021-0092.

Bob Nash, Calgary Dream Centre, addressed Commission with respect to Report CPC2021-0092.

**Moved by** Councillor Gondek

That with respect to Report CPC2021-0092, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.17 hectares  $\pm$  (2.89 acres  $\pm$ ) located at 4206 Macleod Trail SE (Plan 8311857, Block 1, Lot 1) from Industrial – General (I-G) District and Commercial – Corridor 3 f3.0h46 (C-COR3 f3.0h46) District to Multi-Residential – Low Profile Support Commercial (M-X1) District.

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

**MOTION CARRIED**

**7.2.3 Land Use Amendment in East Shepard Industrial (Ward 12) at 12345 - 40 Street SE, LOC2020-0145, CPC2021-0138**

The following documents were distributed with respect to Report CPC2021-0138:

- A Presentation entitled "LOC2020-0145 Land Use Amendment"; and
- A Revised Attachment 1.

**Moved by** Director Vanderputten

That with respect to Report CPC2021-0138, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 5.98 hectares  $\pm$  (14.78 acres  $\pm$ ) located at 12345 - 40 Street SE (Plan 0413813, Block 1, Lot 18) from Special Purpose – Community Institution (S-CI) District to

DC Direct Control District to accommodate a temporary shelter, with guidelines (Attachment 2).

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

**MOTION CARRIED**

**7.2.4 Land Use Amendment in Horizon (Ward 10) at 2622 - 39 Avenue NE, LOC2020-0168, CPC2021-0153**

Commissioner Sonego declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0153. Commissioner Sonego left the Council Chamber at 3:02 p.m. and returned at 3:56 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0153:

- A Revised Cover Report
- A Revised Attachment 1
- A Revised Attachment 3
- A presentation entitled "Calgary Planning Commission Agenda Item 7.2.4"; and
- A presentation entitled "Calgary Planning Commission: Under-utilized Hotel Conversion to Affordable Senior's Housing Funded through the Federal Rapid Housing Initiative (RHI)"

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Commission suspended Section 78(2)(b) of the Procedure Bylaw in order to complete this item prior to the recess.

The following speakers addressed Commission with respect to Report CPC2021-0153:

1. Dave White, CivicWorks
2. Lorne Robertson, Silvera For Seniors

**Moved by** Councillor Gondek

That with respect to Report CPC2021-0153, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2021-0153) to the 2021 March 01 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 1.24 hectares  $\pm$  (3.07 acres  $\pm$ ) located at 2622 - 39 Avenue NE (Plan 0010926, Block 1, Lot 20) from Commercial – Corridor 3 f1.0h30 (C-COR3 f1.0h30) District to DC Direct Control District to accommodate the additional use of Assisted Living, with guidelines (Attachment 2).

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

**MOTION CARRIED**

Commission recessed at 3:57 p.m. and reconvened at 4:16 p.m. with Director Tita in the Chair.

**ROLL CALL:**

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

**7.2.5 Policy and Land Use Amendment in Tuxedo Park (Ward 7) at 258 - 20 Avenue NW, LOC2020-0118, CPC2021-0077**

A presentation entitled "LOC2020-0118 Policy Land Use Amendment" was distributed with respect to Report CPC2021-0077.

**Moved by** Commissioner Scott

That with respect to Report CPC2021-0077, 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 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 258 – 20 Avenue NW (Plan 2129O, Block 22, Lot 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd78) District.

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

**MOTION CARRIED**

7.2.6 Road Closure, Land Use and Outline Plan in Winston Heights-Mountview (Ward 7) at multiple address, LOC2020-0041, CPC2021-0066

Report CPC2021-0066 was heard concurrently with Report CPC2021-0067.

The following clerical corrections was noted with respect to Report CPC2021-0066 in the cover report, page 1:

- In the title of the Report, by deleting the word 'and' following the words 'Outline Plan'
- In the Administration Recommendations, Recommendation 1, by deleting the word "of" following the words "to subdivide".

The following documents were distributed with respect to Report CPC2021-0066:

- A Revised Attachment 12; and
- A Presentation entitled "LOC2020-0041 / CPC2021-0066 Road Closure, Land Use Amendment & Outline Plan".

Councillor Woolley rose of a Question of Privilege.  
The Chair ruled on the Question of Privilege.

Carol-Ann Beswick, Real Estate and Development Services, City of Calgary, addressed Commission with respect to Reports CPC2021-0066 and CPC2021-0067.

**Moved by** Commissioner Mortezaee

That with respect to **Corrected** Report CPC2021-0066, the following be approved:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 920, 954, 970, 990, 1020 - 16 Avenue NE, 16 Moncton Road NE, 2502M - 6 Street NE and the closed road (Plan 7059HG Block P; Plan 1442JK Blocks R, S and T; Plan 8672HL Block Q; Portion of Plan 2113JK, Block 1; Plan 2011532, Area 'A', Area 'B') to subdivide 9.83 hectares  $\pm$  (24.28 acres  $\pm$ ) with conditions (Attachment 13).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for closure of 0.15 hectares  $\pm$  (0.36 acres  $\pm$ ) of road (Plan 2011532, Area 'A', Area 'B') adjacent to 990 and 1020 - 16 Avenue NE (Plan 1442JK Blocks S and T), with conditions (Attachment 7).
3. Give three readings to the proposed bylaw for the redesignation of 9.83 hectares  $\pm$  (24.28 acres  $\pm$ ) located at 920, 954, 970, 990, 1020 - 16 Avenue NE, 16 Moncton Road NE, 2502M - 6 Street NE and the closed road (Plan



7059HG Block P; Plan 1442JK Blocks R, S and T; Plan 8672HL Block Q; Portion of Plan 2113JK, Block 1; Plan 2011532, Area 'A', Area 'B') from Commercial – Corridor 2 f1.0h12 (C-COR2 f1.0h12) District, Special Purpose – Recreation (S-R) District and Undesignated Road Right-of-Way to Mixed Use - General (MU-1f4.0h40) District, Mixed Use - General (MU-1f2.5h22) District, Multi-Residential – Contextual Low Profile (M-C1d75) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

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

Against: (1): Commissioner Pollen

**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 5:43 p.m.

**MOTION CARRIED**

The following Item has been forwarded to the 2021 March 01 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Horizon (Ward 10) at 2622 - 39 Avenue NE, LOC2020-0168, CPC2021-0153

The following Items have been forwarded to 2021 March 22 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 1332 - 8 Avenue SE, LOC2020-0167, CPC2021-0142
- Land Use Amendment in Manchester Industrial (Ward 9) at 4206 Macleod Trail SE, LOC2020-0199, CPC2021-0092
- Land Use Amendment in East Shepard Industrial (Ward 12) at 12345 - 40 Street SE, LOC2020-0145, CPC2021-0138
- Policy and Land Use Amendment in Tuxedo Park (Ward 7) at 258 - 20 Avenue NW, LOC2020-0118, CPC2021-0077
- Road Closure, Land Use and Outline Plan in Winston Heights-Mountview (Ward 7) at multiple address, LOC2020-0041, CPC2021-0066

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Street Names in Winston Heights/Mountview (Ward 7), SN2020-0006, CPC2021-0067

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2021 February 18 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2021 FEBRUARY 18

  
CHAIR  
ACTING CPC SECRETARY