



## MINUTES

### CALGARY PLANNING COMMISSION

**April 8, 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)  
Commissioner F. Mortezaee (Remote Participation)  
Commissioner A. Palmiere (Remote Participation)  
Commissioner J. Scott (Remote Participation)  
Commissioner J. Sonogo (Remote Participation)

**ABSENT:** Councillor E. Woolley  
Commissioner M. Landry  
Commissioner C. Pollen

**ALSO PRESENT:** A/ Principal Planner K. Wishlow  
A/CPC Secretary J. Palaschuk  
Legislative Advisor L. Gibb

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 Mortezaee, Commissioner Palmiere, and Commissioner Scott.

Absent at Roll Call: Commissioner Sonogo (joined the remote meeting at 1:51 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 April 08 Calgary Planning Commission be confirmed, **after amendment, by withdrawing Item 7.3.1.**

**MOTION CARRIED**

4. **CONFIRMATION OF MINUTES**

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 March 18

**Moved by** Councillor Gondek

That the Minutes of the 2021 March 18 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Director Vanderputten

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

5.3 Land Use Amendment in Springbank Hill (Ward 6) at 7217 – 26 Avenue SW, LOC2020-0109, CPC2020-1095

5.4 Land Use Amendment in Bowness (Ward 1) at 4604 – 80 Street NW, LOC2021-0012, CPC2021-0423

5.5 Street Name in Greenwood/Greenbriar and Bowness (Ward 1), SN2020-0007, CPC2021-0472

**MOTION CARRIED**

5.6 Street Names in Alpine Park (Ward 13), SN2020-0004, CPC2021-0451

**Moved by** Commissioner Palmiere

That with respect to Report CPC2021-0451, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council:

Adopt, by resolution, the proposed street names: Verbena, Versant, Verity, Verdure, Verdant, Veranda, **and Vermilion Hill**.

For: (4): Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Scott

Against: (2): Director Vanderputten, and Director Tita

**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 Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308, 310, and 312 - 25 Avenue SW, LOC2020-0048, CPC2021-0468

This Item was postponed to the Call of the Chair.

This Item was dealt with following Item 7.2.2.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0468.

Commissioner Palmiere left the Council Chamber at 2:15 p.m. and returned at 2:27 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0468:

- A revised Attachment 1;
- A presentation entitled "LOC2020-0048 Policy and Land Use Amendment".

**Moved by** Commissioner Scott

That with respect to Report CPC2021-0468, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares  $\pm$  (0.30 acres  $\pm$ ) located at 306, 308, 310, and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from Direct Control District to Multi-Residential – High Density Medium Rise (M-H2h28) District.

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Scott, and Director Tita

### **MOTION CARRIED**

Commission then returned to the Agenda to deal with Item 7.2.3.

- 7.2.2 Policy Amendment, Road Closure, Land Use Amendment and Outline Plan in Greenwood/Greenbriar and Bowness (Ward 1) at multiple addresses, LOC2019-0183, CPC2021-0444

A presentation entitled "LOC2019-0183 Policy Amendment, Road Closure, Land Use Amendment and Outline Plan" was distributed with respect to Report CPC2021-0444.

Kathy Oberg, B&A Planning Group addressed Commission with respect to Reports CPC2021-0444.

**Moved by Councillor Gondek**

That with respect to Report CPC2021-0444, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 9620, 9720, 9723, 9771, 9830, 9845, 9860 and 9930 – 44 Avenue NW, 9723, 9819, 9861, 9980, 10034 and 10037 – 46 Avenue NW, 9620, 9623, 9723, 9730, 9875 and 10025 – 47 Avenue NW and the closed road (Plan 8167GK, Lots 3, 4, 7 to 11, 14 to 18 and 21 to 27; Plan 5565AH, Lot 57; Plan 8310052, Lot 1; Plan 8310053, Block RW, Lot 24; Plan 2110547, Area 'A') to subdivide 26.15 hectares  $\pm$  (64.62 acres  $\pm$ ), with conditions (Attachment 13); and
2. Forward this report (CPC2021-0444) to the 2021 May 10 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bowness Area Redevelopment Plan (Attachment 6);
2. Give three readings to the proposed closure of 4.46 hectares  $\pm$  (11.02 acres  $\pm$ ) of roads and lanes (Plan 8167GK, Plan 2110547, Area 'A') adjacent to Bowfort Road NW, 44 Avenue NW, 46 Avenue NW, 47 Avenue NW and Stoney Trail NW, with conditions (Attachment 11);
3. Give three readings to the proposed bylaw for the redesignation of 17.64 hectares  $\pm$  (43.58 acres  $\pm$ ) located at 9620, 9720, 9723, 9771, 9830, 9845, 9860, 9930 and 10035 – 44 Avenue NW, 9723, 9819, 9980, 10034 and 10037 – 46 Avenue NW, and 9620, 9623, 9723, 9730, 9875 and 10025 – 47 Avenue NW and the closed road (Portion of Plan 5565AH, Block 57; Portion of Plan 8167GK, Lots 3, 4, 7 to 11, 14 to 18 and 21 to 27; Plan 8310052, Lot 1; Plan 8310053, Block RW, Lot 24; Portion of Plan 2110547, Area 'A') from Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Direct Control District and Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control District to accommodate low-density residential development, open space and utilities, with guidelines (Attachment 7);
4. Give three readings to the proposed bylaw for the redesignation of 2.86 hectares  $\pm$  (7.06 acres  $\pm$ ) located at 9723, 9819, 9861, 9980 and

10034 – 46 Avenue NW (Portion of Plan 8167GK, Lots 9, 15, 16, 17 and 24; Portion of Plan 8310053, Block RW, Lot 24; Portion of Plan 2110547, Area 'A') from Residential – Contextual One Dwelling (R-C1) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Undesignated Road Right-of-Way to Direct Control District to accommodate rowhouses facing park space, with guidelines (Attachment 8); and

5. Give three readings to the proposed bylaw for the redesignation of 5.65 hectares  $\pm$  (13.97 acres  $\pm$ ) located at 9723 and 9771 – 44 Avenue NW, 9980 and 10034 – 46 Avenue NW, and 9620, 9623, 9723, 9730 and 10025 – 47 Avenue NW and the closed road (Portion of Plan 5565AH, Block 57; Portion of Plan 8167GK, Lots 3, 4, 7, 8, 9, 10, 11, 14, 18, 26 and 27; Portion of Plan 8310053, Block RW, Lot 24; Portion of Plan 2110547, Area 'A') from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2) District, Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Special Purpose – Future Urban Development (S-FUD), Special Purpose – School, Park and Community Reserve (S-SPR) District and Undesignated Road Right-of-Way to Multi-Residential – Medium Profile (M-2) District and Direct Control District to accommodate multi-residential development with increased height and density, with guidelines (Attachment 9).

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Scott, and Director Tita

## **MOTION CARRIED**

Commission then returned to the Agenda to deal with Item 7.2.1.

- 7.2.3 Land Use Amendment in Highland Park (Ward 4) at 103 – 43 Avenue NE and 4316 Centre Street NE, LOC2020-0196, CPC2021-0456

This Item was dealt with following Item 7.2.1.

A presentation entitled "LOC2020-0196 Land Use Amendment" was distributed with respect to Report CPC2021-0456.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2021-0456, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares  $\pm$  (0.31 acres  $\pm$ ) located at 103 – 43 Avenue NE and 4316 Centre Street NE (Plan 5422GK, Block 11, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h21) District.

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Scott, and Commissioner Sonogo

**MOTION CARRIED**

7.2.4 Land Use Amendment in Haysboro (Ward 11) at 8943 Elbow Drive SW, LOC2020-0129, CPC2021-0479

A presentation entitled "LOC2020-0129 Land Use Amendment" was distributed with respect to Report CPC2021-0479.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0479, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 8943 Elbow Drive SW (Plan 311HN, Block 12, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Direct Control District to allow for the additional use of Child Care Service, with guidelines (Attachment 2).

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Scott, and Commissioner Sonogo

**MOTION CARRIED**

7.2.5 Land Use Amendment in Burns Industrial (Ward 9) at 1035 – 64 Avenue SE, LOC2020-0175, CPC2021-0393

A presentation entitled "LOC2020-0175 Land Use Amendment" was distributed with respect to Report CPC2021-0393.

**Moved by** Commissioner Sonogo

That with respect to Report CPC2021-0393, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 1.07 hectares  $\pm$  (2.64 acres  $\pm$ ) located at 1035 – 64 Avenue SE (Plan 9812079, Lot 2) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Scott, and Commissioner Sonogo

**MOTION CARRIED**

7.2.6 Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 6123 – 84 Street SE, LOC2020-0200, CPC2021-0391

This Item was postponed to the Call of the Chair.

Commission then dealt with Item 7.2.7.

A presentation entitled "LOC2020-0204 Policy and Land Use Amendment" was distributed with respect to Report CPC2021-0391.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0391, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 4.02 hectares  $\pm$  (9.93 acres) located at 6123 - 84 Street SE (Plan 7436AF, portion of Block X) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Scott, and Commissioner Sonogo

**MOTION CARRIED**

Commission then returned to the Agenda to deal with Item 7.2.8.

7.2.7 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1536-1540 36 Street SE, LOC2020-0204-CPC2021-0348

This Item was dealt with following Item 7.2.5.

A presentation entitled "LOC2020-0204 Policy and Land Use Amendment" was distributed with respect to Report CPC2021-0348.

**Moved by** Commissioner Sonogo

That with respect to Report CPC2021-0348, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 1536 and 1540 – 36 Street SE (Plan 2700AH, Block 9, Lots 1 to 4) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Scott, and Commissioner Sonogo

**MOTION CARRIED**

Commission then returned to the Agenda to deal with Item 7.2.6.

7.2.8 Land Use Amendment in Elboya (Ward 11) at 4724 and 4728 Stanley Road SW, LOC2020-0207, CPC2021-0259

This Item was dealt with following Item 7.2.6.

A presentation entitled "LOC2020-0207 Land Use Amendment" was distributed with respect to Report CPC2021-0259.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0259, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.14 hectares  $\pm$  (0.35 acres  $\pm$ ) located at 4724 and 4728 Stanley Road SW (Plan 357GU, Block 9, Lots 6 and 7) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

For: (6): Director Vanderputten, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Scott, Commissioner Sonogo, and Director Tita

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

7.3.1 Development Permit in Medicine Hills (Ward 6), 1470 Na'a Drive SW, DP2021-1024 (Verbal), CPC2021-0473

This Item was withdrawn at Confirmation of Agenda.

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** Commissioner Mortezaee

- That this meeting adjourn at 3:27 p.m.

**MOTION CARRIED**

The following items have been forwarded on to the 2021 May 10 Combined Meeting of Council:



## PLANNING MATTERS FOR PUBLIC HEARING

### CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment and Outline Plan in Greenwood/Greenbriar and Bowness (Ward 1) at multiple addresses, LOC2019-0183, CPC2021-0444

## PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

### CALGARY PLANNING COMMISSION REPORTS

- Street Name in Greenwood/Greenbriar and Bowness (Ward 1), SN2020-0007, CPC2021-0472

The following items have been forwarded on to the 2021 May 31 Combined Meeting of Council:

## PLANNING MATTERS FOR PUBLIC HEARING

### CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Springbank Hill (Ward 6) at 7217 – 26 Avenue SW, LOC2020-0109, CPC2020-1095
- Land Use Amendment in Bowness (Ward 1) at 4604 – 80 Street NW, LOC2021-0012, CPC2021-0423
- Policy Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308, 310, and 312 - 25 Avenue SW, LOC2020-0048, CPC2021-0468
- Land Use Amendment in Highland Park (Ward 4) at 103 – 43 Avenue NE and 4316 Centre Street NE, LOC2020-0196, CPC2021-0456
- Land Use Amendment in Haysboro (Ward 11) at 8943 Elbow Drive SW, LOC2020-0129, CPC2021-0479
- Land Use Amendment in Burns Industrial (Ward 9) at 1035 – 64 Avenue SE, LOC2020-0175, CPC2021-0393
- Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 6123 – 84 Street SE, LOC2020-0200, CPC2021-0391
- Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1536-1540 36 Street SE, LOC2020-0204-CPC2021-0348
- Land Use Amendment in Elboya (Ward 11) at 4724 and 4728 Stanley Road SW, LOC2020-0207, CPC2021-0259

## PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

### CALGARY PLANNING COMMISSION REPORTS

- Street Names in Alpine Park (Ward 13), SN2020-0004, CPC2021-0451

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 April 22 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON 2021 APRIL 22

  
CHAIR  
ACTING CPC SECRETARY