



MINUTES

CALGARY PLANNING COMMISSION

**May 6, 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. Sonogo (Remote Participation)

ALSO PRESENT: A/ Principal Planner L. Ganczar
A/CPC Secretary J. Palaschuk
Legislative Advisor D. Williams

1. **CALL TO ORDER**

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

ROLL CALL

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

Absent for Roll Call

Councillor Woolley (joined the Remote Meeting at 1:04 p.m.) and Commissioner Palmiere (joined the Remote Meeting at 1:05 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 May 6 Calgary Planning Commission be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 April 22

Moved by Councillor Woolley

That the Minutes of the 2021 April 22 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Landry

That the Consent Agenda be approved as follows:

- 5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

- 5.2 BRIEFINGS

None

- 5.3 Land Use Amendment in Highland Park (Ward 4) at 240 – 32 Avenue NE, LOC2020-0193, CPC2021-0585

- 5.4 Land Use Amendment in Springbank Hill (Ward 6) at 55 Elmont Drive SW, LOC2020-0188, CPC2021-0498

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

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 Land Use Amendment in Shawnee Slopes (Ward 13) at multiple addresses, LOC2020-0173, CPC2021-0480

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0480.

Commissioner Palmiere left the Council Chamber at 1:06 p.m. and returned at 1:28 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0480:

- A presentation entitled "LOC2020-0173 Land Use Amendment"; and
- An additional letter from the Community Association

Brian Horton, O2 Planning + Design, addressed Commission with respect to Report CPC2021-0480.

Moved by Commissioner Pollen

That a letter from the Community Association be received for the Corporate Record and forwarded to Council with this report.

MOTION CARRIED

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-0480, the following be approved, **as amended**:

That Calgary Planning Commission:

1. Forward this report (CPC2021-0480) to the 2021 May 31 Combined Meeting of Council to the Public Hearing portion of the Agenda **with the Community Association letter attached**.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.52 hectares \pm (3.76 acres \pm) located at multiple address (Attachment 6) from Direct Control District to Direct Control District to accommodate additional commercial uses, 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

7.2.2 Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7007 – 84 Street SE, LOC2021-0044, CPC2021-0613

A presentation entitled "LOC2021-0044 Land Use Amendment" was distributed with respect to Report CPC2021-0613.

Moved by Commissioner Landry

That with respect to Report CPC2021-0613, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2021-0613) to the 2021 May 31 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 28.98 hectares \pm (71.61 acres \pm) located at 7007 – 84 Street SE (Plan 0910744, Block 2, Lot 2) from Direct Control District to Industrial – General (I-G) 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 multiple addresses, LOC2021-0015, CPC2021-0501

A presentation entitled "LOC2021-0015 Land Use Amendment" was distributed with respect to Report CPC2021-0501.

Nathan Arthur, Stantec Consulting, addressed Commission with respect to Report CPC2021-0501.

Moved by Commissioner Pollen

That with respect to Report CPC2021-0501, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 99.26 hectares \pm (245.5 acres \pm) located at 12525 and 12655 – 52 Street SE (E1/2 Section 10-23-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate a Power Generation Facility – Large, with guidelines (Attachment 4).

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

MOTION CARRIED

7.2.4 Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 14119 – 52 Street NE, LOC2018-0030, CPC2021-0510

A presentation entitled "LOC2018-0030 Land Use Amendment" was distributed with respect to Report CPC2021-0510.

Moved by Commissioner Scott

That with respect to Report CPC2021-0510, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 7.86 hectares \pm (19.42 acres \pm) located at 14119 – 52 Street NE (Plan 1440LK, Block D) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Outdoor (I-O) District and Special Purpose – Urban Nature (S-UN) District.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Residual Sub-Area 03W (Ward 3) at 16795 Centre Street NW, LOC2020-0157, CPC2021-0574

A clerical correction was noted on Attachment 1 of Report CPC2021-0574, by deleting the words "Attachment 2" and by substituting the words "Attachment 1".

A presentation entitled "LOC2020-0157 Land Use Amendment" was distributed with respect to Report CPC2021-0574.

The following speakers addressed Commission with respect to Report CPC2021-0574:

1. Jack Moddle, B&A Planning Group
2. Allan Pole

Moved by Councillor Gondek

That with respect to Report CPC2021-0574, the following be approved:

That Calgary Planning Commission File the recommendations and recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.2 hectares \pm (5.47 acres \pm) located at 16795 Centre Street NW (Portion of N1/2 Subdivision 8 of SE1/4 Section 9-26-1-5,) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate additional uses including Place of Worship and Child Care Service, with guidelines (Attachment 2).

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

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Mortezaee

That pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission moved into Closed Meeting at 2:46 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following Item:

- 9.1.1. Land Use Bylaw Amendments to Support Business and Economic Recovery (Verbal), CPC2021-0620

And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission suspend Section 78(2)(b), in order to complete all discussions with respect to Report CPC2021-0620, and to reconvene in public at the Call of the Chair.

MOTION CARRIED

Commission moved into public meeting at 3:54 p.m. with Director Tita in the Chair.

ROLL CALL

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

Moved by Director Vanderputten

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1 Land Use Bylaw Amendments to Support Business and Economic Recovery (Verbal), CPC2021-0620

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2021-0620:

Clerks: J. Palaschuk, D. Williams, and L. Kearnes. Advice: M. Beck, D. Hamilton, L. Ganczar, T. Henry, K. Holberton, S. Jones, S. Loria, and S. Pearce.

Moved by Director Vanderputten

That with respect to Confidential Report CPC2021-0620, the following be approved:

That Calgary Planning Commission:

1. Receive the distributions and confidential presentation for information; and
2. Direct that the Closed Meeting discussions, distributions, and presentation remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2021 June 01.

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

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Landry

That this meeting adjourn at 3:57p.m.

MOTION CARRIED

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 Shawnee Slopes (Ward 13) at multiple addresses, LOC2020-0173, CPC2021-0480
- Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7007 – 84 Street SE, LOC2021-0044, CPC2021-0613

The following items have been forwarded on to the 2021 June 21 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Highland Park (Ward 4) at 240 – 32 Avenue NE, LOC2020-0193, CPC2021-0585
- Land Use Amendment in Springbank Hill (Ward 6) at 55 Elmont Drive SW, LOC2020-0188, CPC2021-0498
- Land Use Amendment in East Shepard Industrial (Ward 12) at multiple addresses, LOC2021-0015, CPC2021-0501
- Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 14119 – 52 Street NE, LOC2018-0030, CPC2021-0510

- Land Use Amendment in Residual Sub-Area 03W (Ward 3) at 16795 Centre Street NW, LOC2020-0157, CPC2021-0574

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 May 20 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2021 MAY 20



CHAIR



ACTING CPC SECRETARY