



MINUTES

CALGARY PLANNING COMMISSION

**May 20, 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. Sonogo (Remote Participation)

ABSENT: Commissioner J. Scott

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

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:01 p.m.

ROLL CALL

Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Sonogo, and Director Tita.

Absent from Roll Call: Commissioner Palmiere and Commissioner Scott.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting and acknowledged his final meeting as Chair of the Calgary Planning Commission, before retirement and expressed his thanks.

3. **CONFIRMATION OF AGENDA**

Moved by Councillor Gondek

That the Agenda for today's meeting be amended by bringing forward Report CPC2021-0591 to be dealt with as the first Item following the Consent Agenda.

MOTION CARRIED

Moved by Director Vanderputten

That the Agenda for the 2021 May 20 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, 2021 May 06

Moved by Commissioner Mortezaee

That the Minutes of the 2021 May 06 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Palmiere

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 4024 – 2 Street NW, LOC2020-0187, CPC2021-0682

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Cornerstone (Ward 5) at 6660 Country Hills Boulevard NE, DP2021-0744, CPC2021-0686

This Item was dealt with following Item 7.2.1.

Commissioner Sonogo declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0686.

Commissioner Sonogo left the Remote Meeting at 1:12 p.m. and returned at 1:58 p.m. after the vote was declared.

A presentation entitled "DP2021-0744/CPC2021-0686 Development Permit" was distributed with respect to Report CPC2021-0686.

Isaac Beall, Anthem Properties, addressed Commission with respect to Report CPC2021-0686.

Moved by Commissioner Landry

That with respect to Report CPC2021-0686, the following be approved:

That Calgary Planning Commission approve Development Permit DP2021-0744 for New: Retail and Consumer Service, Supermarket, Drive Through, Restaurant: Licensed – Medium, Restaurant: Licensed – Large, Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, Fitness Centre, Financial Institution, Child Care Service, Liquor Store, Cannabis Store, Sign – Class C (Freestanding Sign – 4) (3 phases, 13 buildings) at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4), with conditions (Attachment 2).

ROLL CALL VOTE:

For: (4): Director Vanderputten, Councillor Gondek, Commissioner Landry, and Commissioner Mortezaee

Against: (3): Councillor Woolley, Commissioner Palmiere, and Commissioner Pollen

MOTION CARRIED

7.1.2 Development Permit in Sunnyside (Ward 7) at multiple addresses, DP2020-8227, CPC2021-0627

Commissioner Landry and Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0627.

Commissioner Landry and Palmiere left the Remote Meeting at 1:58 p.m. and returned at 2:31 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0627:

- A Revised Attachment 2; and
- A Presentation entitled "DP2020-8227 Development Proposal"

Edan Lindenbach, JEMM Properties, addressed Commission with respect to Report CPC2021-0627.

Moved by Commissioner Sonogo

That with respect to Report CPC2021-0627, the following be approved:

That Calgary Planning Commission approve the Development Permit (DP2020-8227) for New: Multi-Residential Development (1 building) at 219, 223, 225, 227, 229, and 231 – 9A Street NW (Plan 2448O, Block 1, Lots 28 to 35), with conditions (Attachment 2).

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

MOTION CARRIED

Commission then dealt with Item 7.2.2.

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 23 Avenue NW, LOC2020-0120, CPC2021-0591

This Item was dealt following the Consent Agenda.

A presentation entitled "LOC2020-0120 Land Use Amendment" was distributed with respect to Report CPC2021-0591.

Moved by Commissioner Palmiere

That with respect to Report CPC2021-0591, 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 1501 – 23 Avenue NW (Plan 2864AF, Block 7, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented Infill (M-CGd75) District.

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

MOTION CARRIED

Commission then dealt with Item 7.1.1.

- 7.2.2 Land Use Amendment in Mahogany (Ward 12) at 80 Mahogany Road SE, LOC2020-0211, CPC2021-0654

This Item was dealt with following Item 7.1.2.

A presentation entitled "LOC2020-0211 Land Use Amendment" was distributed with respect to Report CPC2021-0654.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-0654, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.81 hectares \pm (2.0 acres \pm) located at 80 Mahogany Road SE (Portion of Plan 1612917, Block 43, Lot 1) from Commercial – Community 2 (C-C2f0.75h18) District to Direct Control District to accommodate a Self Storage Facility, with guidelines (Attachment 4).

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

Against: (2): Commissioner Palmiere, and Commissioner Pollen

MOTION CARRIED

7.2.3 Policy Amendments and Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2021-0002, CPC2021-0659

Commissioner Palmiere and Landry declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0659.

Commissioner Palmiere and Landry left the Council Chamber at 2:44 p.m. and returned at 4:06 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0659:

- A Revised Attachment 3; and
- A Presentation entitled "LOC2021-0002/CPC2021-0659 Policy and Land Use Amendment".

The following speakers addressed Commission with respect to Reports CPC2021-0659:

1. Brian Horton, O2 Planning
2. Edan Lindenbach, JEMM Properties
3. Rob Gairns, LOLA Architecture
4. Shawn Small, O2 Planning

Moved by Councillor Woolley

That with respect to Report CPC2021-0659, the following be approved:

That Calgary Planning Commission recommends that Council:

1. Refuse the proposed bylaw for the amendments to the Shaganappi Point Area Redevelopment Plan and abandon the proposed bylaw (Attachment 2); and
2. Refuse the proposed bylaw for the redesignation of 0.29 hectares \pm (0.71 acres \pm) located at 1404, 1408, 1410, 1414, and 1418 – 27 Street SW (Plan 307EO, Block B, Lot 11 and 12 and portion of Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District and

Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Direct Control District to accommodate multi-residential development, with guidelines, and abandon the proposed bylaw (Attachment 3).

ROLL CALL VOTE:

For: (1): Councillor Woolley

Against: (5): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonogo

MOTION DEFEATED

Moved by Commissioner Sonogo

That with respect to Report CPC2021-0659, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Shaganappi Point Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.71 acres \pm) located at 1404, 1408, 1410, 1414, and 1418 – 27 Street SW (Plan 307EO, Block B, Lot 11 and 12 and portion of Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).
3. Direct that the Calgary Planning Commission review the associated Development Permit, as the Development Authority, subject to the approval of the bylaw amendments by Council.

For: (5): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonogo

Against: (1): Councillor Woolley

MOTION CARRIED

Commission recessed at 4:06 p.m. and reconvened at 4:19 p.m. with Director Tita in the Chair.

ROLL CALL:

Director Tita, Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, and Commissioner Sonogo.

Absent from Roll Call: Councillor Woolley (joined at 5:20 p.m.) and Councillor Gondek (joined at 4:31 p.m.).

- 7.2.4 Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1922 and 1924 – 10 Avenue NW, LOC2021-0032, CPC2021-0764

A presentation entitled "LOC2021-0032 Policy and Land Use Amendment" was distributed with respect to Report CPC2021-0764.

Moved by Commissioner Pollen

That with respect to Report CPC2021-0764, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 1922 and 1924 – 10 Avenue NW (Plan 1911453, Block 15, Lots 27 and 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

For: (6): Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, and Commissioner Sonogo

MOTION CARRIED

7.2.5 Land Use Amendment in Homestead (Ward 5) at 7055 – 84 Street NE, LOC2020-0103, CPC2021-0685

A presentation entitled "LOC2020-0103 Land Use Amendment" was distributed with respect to Report CPC2021-0103.

A clerical correction was noted in the header of the Cover Report of Report CPC2021-0685, by deleting the words "(Ward 3)" and by substituting the words "(Ward 5)".

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-0103, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.54 hectares \pm (16.16 acres \pm) located at 7055 – 84 Street NE (Portion of Plan 1612484, Block 1, Lot 1) from Special Purpose – Transportation Utility Corridor (S-TUC) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Reserve (S-UN) District.

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

MOTION CARRIED

7.2.6 Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 1724 Westmount Boulevard NW, LOC2020-0132, CPC2021-0709

The following documents were distributed with respect to Report CPC2021-0709:

- A New Attachment 7; and
- A Presentation entitled "LOC2020-0132 Land Use and Policy Amendment".

The following speakers addressed Commission with respect to Report CPC2021-0709:

1. Jeff Rust, Anthem Developments
2. Joel Tiedemann, Anthem Developments

Moved by Commissioner Palmiere

That with respect to Report CPC2021-0709, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.98 hectares \pm (2.42 acres \pm) located at 1724 Westmount Boulevard NW (Plan 5151O, Block 34, Lots 1 to 20) from Direct Control District to Direct Control District to accommodate a townhouse development, with guidelines (Attachment 4).

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

MOTION CARRIED

7.2.7 Policy Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2020-0160, CPC2021-0660

A presentation entitled "LOC2020-0160 Policy Amendment" was distributed with respect to Report CPC2021-0660.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-0660, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan (Attachment 5).

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

MOTION CARRIED

7.2.8 Policy Amendment and Land Use Amendment in Chinatown (Ward 7) at multiple properties, LOC2020-0072, CPC2021-0706

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0706.

Commissioner Palmiere left the Remote Meeting at 5:12 p.m. and returned at 5:50 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0706:

- A package of letters; and
- A Presentation entitled "LOC2020-0072 Land Use and Policy Amendment".

Ernest Hon, addressed Commission with respect to Report CPC2021-0706.

By General Consent, Calgary Planning Commission accepted the letters from the Chinatown Community Association, Chinatown Business Improvement Area, and adjacent businesses owners and forward on with the report and attachments to Council.

Moved by Councillor Woolley

That with respect to Report CPC2021-0706, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Chinatown Area Redevelopment Plan (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 0.61 hectares ± (1.5 acres ±) located at 117, 121, 123, 125, and 129 – 2 Avenue SW and 116, 120, 124, 130, 134 – 3 Avenue SW (Plan C, Block 8, Lots 6 to 12 and 28 to 40) from Direct Control District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 6).

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

Calgary Planning Commission thanked Director Tita for his contribution and years of service at the City of Calgary and with the Calgary Planning Commission.

Moved by Director Vanderputten

That this meeting adjourn at 5:58 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2021 July 05 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Highland Park (Ward 4) at 4024 – 2 Street NW, LOC2020-0187, CPC2021-0682
- Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 23 Avenue NW, LOC2020-0120, CPC2021-0591
- Land Use Amendment in Mahogany (Ward 12) at 80 Mahogany Road SE, LOC2020-0211, CPC2021-0654
- Policy Amendments and Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2021-0002, CPC2021-0659
- Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1922 and 1924 – 10 Avenue NW, LOC2021-0032, CPC2021-0764
- Land Use Amendment in Homestead (Ward 3) at 7055 – 84 Street NE, LOC2020-0103, CPC2021-0685
- Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 1724 Westmount Boulevard NW, LOC2020-0132, CPC2021-0709
- Policy Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2020-0160, CPC2021-0660

- Policy Amendment and Land Use Amendment in Chinatown (Ward 7) at multiple properties, LOC2020-0072, CPC2021-0706

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 June 03 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON 2021 JUNE 03



CHAIR

ACTING CPC SECRETARY