



MINUTES

CALGARY PLANNING COMMISSION

**January 21, 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 J. Silot (Remote Participation)
A/ CPC Secretary G. Chaudhary
Legislative Advisor A. de Groot

1. CALL TO ORDER

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

ROLL CALL:

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

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Pollen

That the Agenda for the 2021 January 21 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 17

Moved by Director Vanderputten

That the Minutes of the 2020 December 17 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 Glenbrook (Ward 6) at 2803 - 43 Street SW, LOC2020-0161, CPC2021-0062

- 5.4 Land Use Amendment in Rosscarrock (Ward 8) at 4315 - 15 Avenue SW, LOC2020-0154, CPC2021-0027

- 5.6 Land Use Amendment in North Glenmore Park (Ward 11) at 2002 - 51 Avenue SW, LOC2020-0165, CPC2021-0036

- 5.7 Land Use Amendment in West Hillhurst (Ward 7) at 2104 Broadview Road NW, LOC2020-0162, CPC2021-0028

- 5.8 Community Boundary Change in Silverado (Ward 13), SN2020-0008, CPC2021-0013

MOTION CARRIED

- 5.5 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 - 32 Street SW, LOC2019-0169, CPC2021-0026

Moved by Commissioner Pollen

That with respect to Report CPC2021-0026, the following be approved:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 2804 - 32 Street SW (Plan 732GN, Block 9, Lot 36) from DC Direct Control District to Residential - Grade-Oriented Infill (R-CG) District.

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Medicine Hill (Ward 6), 924 Na'a Drive SW, DP2020-4025, CPC2021-0041

A presentation entitled "DP2020-4025 Development Proposal" was distributed with respect to Report CPC2021-0041.

The following speakers addressed Commission with respect to Report CPC2021-0041:

1. Grant Mihalcheon, B&A Planning Group
2. Jean Guy Beliveau, Zeidler Architecture
3. Aly Premji, Trinity Development Group

Moved by Director Vanderputten

That with respect to Report CPC2021-0041, the following be approved:

That Attachment 2, Condition 5 be amended by deleting the original condition 5 and substituting with the following:

"5. The Applicant is to submit construction drawings for review and approval prior to the release of the development permit application for the proposed revisions to the adjacent roundabout and site access. The construction drawings are to be approved to the satisfaction of the Director, Transportation Planning. Upon approval of the construction drawings, revised development permit drawings are to be submitted that align with the approved revisions to the roundabout and site access."

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

MOTION CARRIED

Moved by Councillor Woolley

That with respect to Report CPC2021-0041, the following be approved, **as amended**:

That Calgary Planning Commission APPROVE the Development Permit (DP2020-4025) for Multi-Residential Development, Retail and Consumer Service, Restaurant: Neighbourhood with ancillary signage (various

classes) at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1), with conditions (**amended Attachment 2**).

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 PLANNING ITEMS

7.2.1 Land Use Amendment in Altadore (Ward 8) at 3519 – 14 Street SW, LOC2020-0198, CPC2021-0065

The following documents were distributed with respect to Report CPC2021-0065:

- A Corrected Cover Report
- A Revised Attachment 1
- A Revised Attachment 3
- A Presentation entitled "LOC2020-0198 Land Use Amendment"

Moved by Commissioner Pollen

That with respect to Report CPC2021-0065, the following be approved, **as corrected**:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of **0.10** hectares \pm (**0.25** acres \pm) located at 3519 – 14 Street SW (Plan 2259N, Block A, Lots 8 to 11) from DC Direct Control District to Commercial – Neighbourhood 2 (C-N2) District.

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

MOTION CARRIED

7.2.2 Land Use Amendment in Sunalta (Ward 8) at 2004 - 10 Avenue SW, LOC2020-0146, CPC2021-0024

A presentation entitled "LOC2020-0146 Land Use Amendment" was distributed with respect to Report CPC2021-0024.

Moved by Councillor Gondek

That with respect to Report CPC2021-0024, the following be approved:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 2004 - 10 Avenue SW (Plan 5700AG, Block 231, Lot 13) from DC Direct Control District to DC Direct Control District to accommodate the additional use of Kennel – Urban, with guidelines (Attachment 2).

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 Haysboro (Ward 11) at 9715 Horton Road SW, LOC2020-0121, CPC2021-0076

A presentation entitled "LOC2020-0121 Land Use Amendment" was distributed with respect to Report CPC2021-0076.

Moved by Commissioner Landry

That with respect to Report CPC2021-0076, the following be approved:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.37 hectares ± (0.91 acres ±) located at 9715 Horton Road SW (Plan 5403JK, Block 11, Lot 5) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

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

MOTION CARRIED

7.3 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 Commissioner Sonogo

That this Meeting adjourn at 3:09 p.m.

ROLL CALL VOTE:

For: (10): Director Tita, Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

The following Items have been forwarded to 2021 March 01 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Glenbrook (Ward 6) at 2803 - 43 Street SW, LOC2020-0161, CPC2021-0062
- Land Use Amendment in Rosscarrock (Ward 8) at 4315 - 15 Avenue SW, LOC2020-0154, CPC2021-0027
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 - 32 Street SW, LOC2019-0169, CPC2021-0026
- Land Use Amendment in North Glenmore Park (Ward 11) at 2002 - 51 Avenue SW, LOC2020-0165, CPC2021-0036
- Land Use Amendment in West Hillhurst (Ward 7) at 2104 Broadview Road NW, LOC2020-0162, CPC2021-0028
- Land Use Amendment in Altadore (Ward 8) at 3519 - 14 Street SW, LOC2020-0198, CPC2021-0065
- Land Use Amendment in Sunalta (Ward 8) at 2004 - 10 Avenue SW, LOC2020-0146, CPC2021-0024
- Land Use Amendment in Haysboro (Ward 11) at 9715 Horton Road SW, LOC2020-0121, CPC2021-0076

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Community Boundary Change in Silverado (Ward 13), SN2020-0008, CPC2021-0013

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2021 February 04 at 1:00 p.m.

CONFIRMED BY COMMISSION ON:

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED