



MINUTES

CALGARY PLANNING COMMISSION

**February 18, 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 C. Pollen (Remote Participation)
 Commissioner J. Sonogo (Remote Participation)

ABSENT: Commissioner A. Palmiere
 Commissioner J. Scott

ALSO PRESENT: A/ Principal Planner M. Beck (Remote Participation)
 A/ CPC Secretary A. de Grood
 Legislative Advisor G. Chaudhary

1. CALL TO ORDER

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

ROLL CALL

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

Absent from Roll Call: Commissioner Palmiere and Commissioner Scott.

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 18 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 February 04

Moved by Director Vanderputten

That the Minutes of the 2021 February 04 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 Bowness (Ward 1) at 4649 - 70 Street NW, LOC2020-0185, CPC2021-0128

5.4 Land Use Amendment in Winston Heights/Mountview (Ward 7) at 639 - 18 Avenue NE, LOC2020-0166, CPC2021-0206

5.5 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 21 Avenue NW, LOC2020-0150, CPC2021-0205

For: (7): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, 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 Beltline (Ward 8), 1216 - 8 Street SW, DP2019-3135, CPC2021-0079

The following documents were distributed with respect to Report CPC2021-0079:

- A Presentation entitled "DP2019-3135 Development Proposal", dated 2021 February 18; and

- A Revised Attachment 2

The following speakers addressed Commission with respect to Report CPC2021-0079:

1. Paul Gedye, GWL Realty Advisors
2. Stephen Bugbee, Zeidler Architecture

Moved by Councillor Woolley

That with respect to **Revised** Report CPC2021-0079, the following be approved:

That Calgary Planning Commission approve the Development Permit (DP2019-3135) for New: Dwelling Units, Retail and Consumer Service (1 building) at 1216 - 8 Street SW (Plan 2011659, Block 85, Lot 41) with conditions (**Revised** Attachment 2).

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

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Spruce Cliff (Ward 8) at 712 Poplar Road SW, LOC2019-0199, CPC2021-0091

The following documents were distributed with respect to Report CPC2021-0091:

- A Revised Cover Report
- A Revised Attachment 1;
- A Revised Attachment 4; and
- A Presentation entitled "LOC202019-0199/CPC2021-0091 Road Closure, Land Use Amendment & Outline Plan".

Moved by Commissioner Sonego

That with respect to **Revised** Report CPC2021-0091, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three reading to the bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 712 Poplar Road SW (Plan 2566GQ, Block 17, Lot 6) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate a rowhouse that may face a lane or a public street, with guidelines (**Revised** Attachment 4).

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

MOTION CARRIED

7.2.2 Land Use Amendment in Wildwood (Ward 8) at 5600 Edworthy Street SW, LOC2020-0174, CPC2021-0184

A presentation entitled "LOC2020-0174 Land Use Amendment", dated 2021 February 18, was distributed with respect to Report CPC2021-0184.

Moved by Councillor Woolley

That with respect to Report CPC2021-0184, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.20 hectares \pm (2.96 acres \pm) located at 5600 Edworthy Street SW (Plan 9211612, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate a secondary suite, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.3 Land Use Amendment in Ramsay (Ward 9) at 703 – 23 Avenue SE, LOC2020-0113, CPC2021-0223

Commissioner Sonogo declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0223.

Commissioner Sonogo left the meeting at 2:00 p.m. and returned at 2:07 p.m. after the vote was declared.

A presentation entitled "LOC2020-0113 Land Use Amendment", dated 2021 February 18, was distributed with respect to Report CPC2021-0223.

Moved by Commissioner Pollen

That with respect to Report CPC2021-0223, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.06 acres \pm) located at 703 – 23 Avenue SE (Plan 4345AB, Block 16, Lot 13) from DC Direct Control District to DC Direct Control District to accommodate the adaptive reuse of an existing building and future redevelopment opportunities, with guidelines (Attachment 2).

For: (6): Director Tita, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, and Commissioner Pollen

MOTION CARRIED

7.2.4 Land Use Amendment in Seton (Ward 12) at 3790 Seton Drive SE, LOC2020-0164, CPC2021-0162

A presentation entitled "LOC2020-0164 Land Use Amendment S-CRI to M-2", dated 2021 February 18, was distributed with respect to Report CPC2021-0162.

Moved by Commissioner Sonogo

That with respect to Report CPC2021-0162, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation 0.75 hectares \pm (1.86 acres \pm) located at 3790 Seton Drive SE (Plan 1411714, Block 7, Lot 3) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Multi-Residential – Medium Profile (M-2) District.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Shepard Industrial (Ward 12) at 3582 - 118 Avenue SE, LOC2020-0184, CPC2021-0236

A presentation entitled "LOC2020-0184 Land Use Amendment", dated 2021 February 18, was distributed with respect to Report CPC2021-0236.

Moved by Councillor Gondek

That with respect to Report CPC2021-0236, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.55 hectares \pm (1.35 acres \pm) located at 3582 - 118 Avenue SE (Plan 0112804, Block 21, Lot 23) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

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

MOTION CARRIED

7.2.6 Policy Amendment and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1302 – 34 Street SE, LOC2020-0142, CPC2021-0127

The following documents were distributed with respect to Report CPC2021-0127:

- A Revised Attachment 3; and
- A Presentation entitled "LOC2020-0142 Policy & Land Use Amendment M-CGd67 to DC/MC-1"

Moved by Commissioner Pollen

That with respect to **Revised** Report CPC2021-0127, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1302 – 34 Street SE (Plan 4735GD, Block 6, Lot 41) from Multi-Residential – Contextual Grade Oriented (M-CG d67) District to DC Direct Control District to accommodate multi-residential development, with guidelines (**Revised** Attachment 3).

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

Against: (1): Commissioner Mortezaee

MOTION CARRIED

7.2.7 Land Use Amendment in Saddle Ridge (Ward 5) at 4815 – 88 Avenue NE, LOC2020-0097, CPC2021-0188

A presentation entitled "LOC2020-0097 Land Use Amendment", dated 2021 February 18, was distributed with respect to Report CPC2021-0188.

Brian Horton, O2 Planning + Design, addressed Commission with respect to Report CPC2021-0188.

Moved by Councillor Gondek

That with respect to Report CPC2021-0188, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.41 acres \pm) located at 4815 – 88 Avenue NE (Portion of Plan 6778AW, Block 4) from Multi-Residential – Medium Profile Support

Commercial (M-X2) District to Commercial – Neighbourhood 2 (C-N2) District.

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

Against: (1): Director Vanderputten

MOTION CARRIED

7.2.8 Land Use Amendment in Royal Vista (Ward 1) at 4 Royal Vista Way NW, LOC2020-0183, CPC2021-0106

A presentation entitled "LOC2020-0183 Land Use Amendment" was distributed with respect to Report CPC2021-0106

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-0106, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.75 hectares \pm (4.32 acres \pm) located at 4 Royal Vista Way NW (Plan 1410966, Block 5, Lot 5) from Industrial – Business (I-Bf1.0h24) District to DC Direct Control District to accommodate an additional discretionary use of Auto Service – Minor, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.9 Land Use Amendment in Cornerstone (Ward 5) at 3876 Cornerstone Boulevard NE, LOC2020-0135, CPC2021-0081

A presentation entitled "LOC2020-0135 Land Use Amendment" was distributed with respect to Report CPC2021-0081.

Moved by Commissioner Landry

That with respect to Report CPC2021-0081, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.96 hectares \pm (4.84 acres \pm) located at 3876 Cornerstone Boulevard NE (Plan 1912237, Block 14, Lot 1) from Multi-Residential – Medium Profile Support Commercial (M-X2d148) District to Multi-Residential – High Density Low Rise (M-H1f3.0h24) District and Commercial – Community 1 (C-C1) District.

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonego

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Mortezaee

That Commission recess at 3:15 p.m. and pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, that the Calgary Planning Commission reconvene in Closed Meeting at 3:30 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following item:

- Item 9.1.1, Closed Session Infill Discussion (Verbal), CPC2021-0201

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonego

MOTION CARRIED

Commission reconvened in Public Meeting at 4:54 p.m. with Director Tita in the Chair.

ROLL CALL:

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

Absent from Roll Call: Councillor Woolley, Commissioner Palmiere and Commissioner Scott.

Moved by Director Vanderputten

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Infill Discussion (Verbal), CPC2021-0201

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2021-0201:

Clerks: A. Degrood and G. Chaudhary. Advice: M. Beck, M. Bishoff, D. Down, L. Ganczar, D. Hamilton, S. Jones, S. Lockwood, D. Morris, C. Piechotta, D. Pomreinke, M. Singh, S. Swanton, and K. Wishlow.

A confidential presentation was distributed with respect to Report CPC2021-0201.

Moved by Director Vanderputten

That with respect to Report CPC2021-0201, the following be approved:

That Calgary Planning Commission direct that the Confidential Presentation, Confidential Supplementary Handouts 1, 2, 3, and 4, and Closed Meeting Discussions be held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2021 April 01.

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

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Director Vanderputten

That this Meeting adjourn at 4:57 p.m.

MOTION CARRIED

The following items have been forwarded to the 2021 April 12 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Bowness (Ward 1) at 4649 - 70 Street NW, LOC2020-0185, CPC2021-0128
- Land Use Amendment in Winston Heights/Mountview (Ward 7) at 639 - 18 Avenue NE, LOC2020-0166, CPC2021-0206
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 21 Avenue NW, LOC2020-0150, CPC2021-0205
- Land Use Amendment in Spruce Cliff (Ward 8) at 712 Poplar Road SW, LOC2019-0199, CPC2021-0091
- Land Use Amendment in Wildwood (Ward 8) at 5600 Edworthy Street SW, LOC2020-0174, CPC2021-0184
- Land Use Amendment in Ramsay (Ward 9) at 703 – 23 Avenue SE, LOC2020-0113, CPC2021-0223

- Land Use Amendment in Seton (Ward 12) at 3790 Seton Drive SE, LOC2020-0164, CPC2021-0162
- Land Use Amendment in Shepard Industrial (Ward 12) at 3582 - 118 Avenue SE, LOC2020-0184, CPC2021-0236
- Policy Amendment and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1302 – 34 Street SE, LOC2020-0142, CPC2021-0127
- Land Use Amendment in Saddle Ridge (Ward 5) at 4815 – 88 Avenue NE, LOC2020-0097, CPC2021-0188
- Land Use Amendment in Royal Vista (Ward 1) at 4 Royal Vista Way NW, LOC2020-0183, CPC2021-0106
- Land Use Amendment in Cornerstone (Ward 5) at 3876 Cornerstone Boulevard NE, LOC2020-0135, CPC2021-0081

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY