



## MINUTES

### CALGARY PLANNING COMMISSION

**March 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 A. Palmiere (Remote Participation)  
Commissioner C. Pollen (Remote Participation)  
Commissioner J. Scott (Remote Participation)  
Commissioner J. Sonogo (Remote Participation)

**ALSO PRESENT:**

A/ Principal Planner K. Wishlow (Remote Participation)  
A/CPC Secretary J. Palaschuk  
Legislative Assistant D. Williams

**1. CALL TO ORDER**

Director Tita called the meeting to order at 1:03 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 meeting at 1:12 p.m. remotely) and Commissioner Palmiere (joined the meeting at 1:33 p.m. remotely).

**2. OPENING REMARKS**

No opening remarks were provided at today's Meeting.

**3. CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for the 2021 March 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 March 04

**Moved by** Director Vanderputten

That the Minutes of the 2021 March 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

- 5.1.1 Deferral Request for CPC2020-0927 (DP2019-6254) to Calgary Planning Commission no later than 2021 August 05, CPC2021-0337

5.2 BRIEFINGS

None

**MOTION CARRIED**

- 5.3 Road Closure and Land Use Amendment in Glendale (Ward 6) between 2620 Granville Street SW and 2624 Granville Street SW, LOC2020-0170, CPC2021-0321

A clerical correction was noted on page 1 of the Cover Report of Report COC2021-0321, in Recommendation 1, by deleting the word "Attachment 3" and by substituting the word "Attachment 4"

**Moved by** Commissioner Sonego

That with respect to Report CPC2021-0321, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed road closure of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) of road (Plan 2110314, Area 'A' and Area 'B') adjacent to 2620 Granville Street SW and 2624 Granville Street SW, with conditions (Attachment 4); and
2. Give three readings to the proposed redesignation of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) of closed road (Plan 2110314, Area 'A' and Area 'B') adjacent to 2620 Granville Street SW and 2624 Granville Street SW from Undesignated Road Right-of-Way to Residential – Contextual One Dwelling (R-C1) District.

**MOTION CARRIED**

5.4 Road Closure and Land Use Amendment in Crescent Heights (Ward 7) adjacent to 1608 - 2 Street NW, 236 and 238 - 15 Avenue NW, LOC2020-0128, CPC2021-0328

A clerical correction was noted in the title and body of the Cover Report as well as Attachment 1, by deleting all instances of "1602 - 2 Street" and replacing with "1608 - 2 Street".

The following documents were distributed with respect to Report CPC2021-0328:

- A corrected Cover Report
- A corrected Attachment 1

**Moved by** Commissioner Landry

That with respect to Report CPC2021-0328, the following be approved:

That Calgary Planning Commission recommend that Council;

1. Give three readings to the proposed closure of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) of road (Plan 2110302, Area 'A', 'B' and 'C'), adjacent to **1608** - 2 Street NW, 236 and 238 - 15 Avenue NW, with conditions (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) of closed road (Plan 2110302, Area 'A', 'B' and 'C') adjacent to **1608** - 2 Street NW, 236 and 238 - 15 Avenue NW from Undesignated Road Right-of-Way to Multi-Residential – Contextual Medium Profile (M-C2) District.

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in the Beltline (Ward 8) at 507 – 11 Avenue SW, DP2020-4338, CPC2021-0389

The following documents were distributed with respect to Report CPC2021-0389:

- A corrected Cover Report
- A new Attachment 6
- A presentation entitled "DP2020-4338/CPC2021-0389 Development Proposal March 18, 2021"

**Moved by** Councillor Woolley

That with respect to Report CPC2021-0389, the following be approved:

That Calgary Planning Commission approve the Development Permit (DP2020-4338) for New: Multi-Residential Development, and Retail and Consumer Services at 507 – 11 Avenue SW (Plan 1811169, Block 70, Lot 48) with conditions (Attachment 2).

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

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

### 7.2.1 Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 7440 – 26 Avenue SW, LOC2019-0162, CPC2021-0316

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0316.

Commissioner Palmiere left the Council Chamber at 1:35 p.m. and returned at 1:58 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0316:

- A Letter from the Springbank Hill Community Association; and
- A presentation entitled "LOC2019-0162 Land Use Amendment March 18, 2021"

**Moved by Commissioner Sonogo**

That with respect to Report CPC2021--0316, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares  $\pm$  (13.31 acres  $\pm$ ) located at 7440 – 26 Avenue SW (Portion of Plan 2420AK, Block Z) from Direct Control District to Direct Control District to accommodate a comprehensively planned multi-residential development, with guidelines (Attachment 3).

**MOTION CARRIED**

**Moved by Commissioner Mortezaee**

That Commission receive the letter from the Springback Hill Community Association for the Corporate Record and include with Attachment 6.

Against: Councillor Woolley

**MOTION CARRIED**

7.2.2 Policy Amendment, Land Use Amendment and Outline Plan in Shaganappi (Ward 8) at multiple addresses, LOC2020-0106, CPC2021-0191

Commissioner Sonego declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0191.

Commissioner Sonego left the Council Chamber at 1:59 p.m. and returned at 3:24 p.m. after the vote was declared.

A presentation entitled "LOC2020-0106 Policy Amendment, Land Use Amendment, and Outline Plan" was distributed with respect to Report CPC2021-0191.

The following speakers addressed Commission with respect to Report CPC2021-0191:

1. Mark Roen, Brookfield Residential
2. Jonathan Sagi, ground cubed

**Moved by** Councillor Woolley

That with respect to Report CPC2021-0191, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1199 - 24 Street SW, 1200 - 26 Street SW, and 2500 Bow Trail SW (Plan 1510643, Block 2, Lot 1; Plan 574JK, Block 2, Lots A and B) to subdivide 5.36 hectares  $\pm$  (13.23 acres  $\pm$ ) with conditions (Attachment 12); and
2. Forward this report (CPC2021-0191) to the 2021 April 12 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 amendments to the Shaganappi Point Area Redevelopment Plan (Attachment 10);
2. Give three readings to the proposed bylaw for the redesignation of 0.88 hectares  $\pm$  (2.17 acres  $\pm$ ) located at 2500 Bow Trail SW (Portion of Plan 574JK, Block 2, Lot A) from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d165) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Direct Control District to accommodate a variety of low-density grade-oriented residential building forms, with guidelines (Attachment 7);
3. Give three readings to the proposed bylaw for the redesignation of 3.91 hectares  $\pm$  (9.67 acres  $\pm$ ) located at 1199 - 24 Street SW, 1200 -

26 Street SW, and 2500 Bow Trail SW (Plan 1510643, Block 2, Lot 1; Portion of Plan 574JK, Block 2, Lots A and B) from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d140) District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d165) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School Park and Community Reserve (S-SPR) District, and Direct Control District to accommodate a variety of medium-density grade-oriented residential building forms, with guidelines (Attachment 8); and

4. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares  $\pm$  (1.40 acres  $\pm$ ) located at 2500 Bow Trail SW (Portion of Plan 574JK, Block 2, Lot A) from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d140) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Direct Control District to accommodate mid-rise multi-residential development, with guidelines (Attachment 9).

For: (6): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaei, and Commissioner Scott

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

# **MOTION CARRIED**

Commission recessed at 3:25 and resumed at 3:35 with Director Tita in the Chair.

## **ROLL CALL**

Director Vanderputten, Commissioner Landry, Mortazaei, Palmiere, Pollen, Scott, Sonogo, Gondek, Woolley, Matthias

## **7.2.3**

Land Use Amendment in Highland Park (Ward 4) at 352 - 34 Avenue NE, LOC2020-0189, CPC2021-0345

A presentation entitled "LOC2020-0189 Land Use Amendment" was distributed with respect to Report CPC2021-0345.

**Moved by** Commissioner Landry

That with respect to Report CPC2021-0345, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.08 hectares  $\pm$  (0.20 acres  $\pm$ ) located at 352 - 34 Avenue NE (Plan 5942AD, OT) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

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

**MOTION CARRIED**

**7.2.4 Land Use Amendment in Stonegate Landing (Ward 5) at 11576 Stonehill Drive NE, LOC2020-0152, CPC2020-1404**

A presentation entitled "LOC2020-0152" was distributed with respect to Report CPC2020-1404.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2020-1404, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.63 hectares  $\pm$  (6.50 acres  $\pm$ ) located at 11576 Stonehill Drive NE (Portion of Plan 1911011 Block 5, Lot 1) from Industrial – General (I-G) District to Direct Control District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 3).

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

**MOTION CARRIED**

**7.2.5 Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 6221 Country Hills Boulevard NE, LOC2020-0136, CPC2021-0350**

A presentation entitled "LOC2020-0136 Land Use Amendment and Outline Plan" was distributed with respect to Report CPC2021-0350.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0350, the following be approved:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 6221 Country Hills Boulevard NE (portion of NE1/4 Section 23-25-29-4) to subdivide 9.71 hectares  $\pm$  (23.98 acres  $\pm$ ), with conditions (Attachment 5).

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 2.52 hectares  $\pm$  (6.23 acres  $\pm$ ) located at 6221 Country Hills Boulevard NE (Portion of NE1/4 Section 23-25-29-4) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Multi-Residential – At Grade Housing (M-G) District to Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District.

For: (8): Director Vanderputten, Councillor Gondek, 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** Director Vanderputten

That this meeting adjourn at 4:13 p.m.

**MOTION CARRIED**

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

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment, Land Use Amendment and Outline Plan in Shaganappi (Ward 8) at multiple addresses, LOC2020-0106, CPC2021-0191

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

- Road Closure and Land Use Amendment in Glendale (Ward 6) between 2620 Granville Street SW and 2624 Granville Street SW, LOC2020-0170, CPC2021--0321
- Road Closure and Land Use Amendment in Crescent Heights (Ward 7) adjacent to 1608 -- 2 Street NW, 236 and 238 15 Avenue NW, LOC2020-0128, CPC2021--0328
- Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 7440 - 26 Avenue SW, LOC2019-0162, CPC2021-0316



- Land Use Amendment in Highland Park (Ward 4) at 352 - 34 Avenue NE, LOC2020-0189, CPC2021-0345
- Land Use Amendment in Stonegate Landing (Ward 5) at 11576 Stonehill Drive NE, LOC2020-0152, CPC2020-1404
- Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 6221 Country Hills Boulevard NE, LOC2020-0136, CPC2021-0350

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 April 8 at 1 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY

UNCONFIRMED