



MINUTES

CALGARY PLANNING COMMISSION

**April 22, 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. Scott (Remote Participation)
Commissioner J. Sonogo (Remote Participation)

ABSENT: Commissioner A. Palmiere (Personal)

ALSO PRESENT: A/ Principal Planner K. Wishlow (Remote Participation)
A/CPC Secretary L. Gibb
Legislative Advisor J. Palaschuk

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:00 p.m.

ROLL CALL

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

Absent at Roll Call: Councillor Woolley (joined the remote meeting at 1:14 p.m.) and Commissioner Mortezaee (joined the remote meeting at 1:30 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 April 22 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 08

Moved by Director Vanderputten

That the Minutes of the 2021 April 08 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Councillor Gondek

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

- 5.3 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 231 and 235 - 25 Avenue NE, LOC2020-0213, CPC2021-0281

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 South Calgary (Ward 8) at 1627 – 33 Avenue SW, LOC2021-0026, CPC2021-0481

The following documents were distributed with respect to Report CPC2021-0481:

- A Revised Attachment 2; and
- A presentation entitled "LOC2021-0026 Land Use Amendment."

Moved by Commissioner Landry

That with respect to Report CPC2021-0481, 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 ± (0.14 acres ±) located at 1627 – 33 Avenue SW (Plan 4479P, Block 65, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control District to accommodate the additional use of Office, with guidelines (**Revised** Attachment 2).

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

MOTION CARRIED

7.2.2 Land Use Amendment in Currie Barracks (Ward 8) at 2566 Flanders Avenue SW, LOC2021-0013, CPC2021-0497

A presentation entitled "LOC2021-0013 Land Use Amendment April 22, 2021" was distributed with respect to Report CPC2021-0497.

Shawn Small, O2 Planning + Design, addressed Commission with respect to Report CPC2021-0497.

Moved by Councillor Woolley

That with respect to Report CPC2021-0497, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.54 hectares ± (1.32 acres ±) located at 2566 Flanders Avenue SW (Plan 1612317, Block 14, Lot 1) from Direct Control District to Direct Control District to accommodate the additional use of Brewery, Winery and Distillery, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.3 Policy Amendment and Land Use Amendment in Beltline (Ward 8) at 1422 – 17 Avenue SW, LOC2019-0100, CPC2021-0421

The following documents were distributed with respect to Report CPC2021-0421:

- Five letters of support from the public; and
- A presentation entitled "LOC2019-0100 Land Use Amendment."

The following speakers addressed Commission with respect to Report CPC2021-0421:

1. Elvin Karpovich, IBI Group
2. Wes Gentle, McDonald's

Moved by Councillor Woolley

That with respect to Report CPC2021-0421, the following be approved:
That Calgary Planning Commission accept the letters of support for the Corporate Record and forward on with the report and attachments to Council

MOTION CARRIED

Moved by Councillor Woolley

That with respect to Report CPC2021-0421, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.55 acres \pm) located at 1422 – 17 Avenue SW (Plan A1, Block 116, Lots 3 to 8) from Centre City Commercial Corridor District (CC-COR) to DC Direct Control District to accommodate the additional use of Drive Through (Attachment 4).

ROLL CALL VOTE:

For: (4): Councillor Gondek, Councillor Woolley, Commissioner Pollen, and Commissioner Scott

Against: (5): Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Sonogo, and Director Tita

MOTION DEFEATED

Pursuant to Section 134(a) of Procedure Bylaw 35M2017 Councillor Woolley requested that the Lost Motion be forwarded to the 2021 May 31 Combined Meeting of Council.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-0421, the following be approved:

That Calgary Planning Commission recommends that Council:

1. Refuse the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan and abandon the proposed Bylaw (Attachment 3); and
2. Refuse the proposed bylaw for the redesignation of 0.22 hectares \pm (0.55 acres \pm) located at 1422 – 17 Avenue SW (Plan A1, Block 116, Lots 3 to 8) from Centre City Commercial Corridor District (CC-COR) to DC Direct Control District to accommodate the additional use of Drive Through, and abandon the proposed Bylaw (Attachment 4).

ROLL CALL VOTE:

For: (5): Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Sonogo, and Director Tita

Against: (4): Councillor Gondek, Councillor Woolley, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

7.2.4 Land Use Amendment and Outline Plan in Pine Creek (Ward 13) at 22000 Sheriff King Street SW, LOC2017-0068, CPC2021-0509

Councillor Gondek left the remote meeting at 2:41 p.m. and returned at 3:05 p.m.

A presentation entitled "LOC2017-0068 Land Use Amendment & Outline Plan" was distributed with respect to Report CPC2021-0509.

Catherine Agar, Westcreek Developments, addressed Commission with respect to Report CPC2021-0509.

Moved by Commissioner Pollen

That with respect to Report CPC2021-0509, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 22000 Sheriff King Street SW (Portions of S1/2 Section 10-22-1-5) to subdivide 67.85 hectares ± (167.67 acres ±) with conditions (Attachment 6); and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 67.85 hectares ± (167.67 ±) located at 22000 Sheriff King Street SW (Portions of S1/2 Section 10-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Sage Hill (Ward 2) at 365 Sage Meadows Green NW, LOC2020-0138 - CPC2021-0526

A presentation entitled "LOC2020-0138 Land Use Amendment" was distributed with respect to Report CPC2021-0526.

Moved by Commissioner Scott

That with respect to Report CPC2021-0526, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.72 hectares ± (4.26 acres ±) located at 365 Sage Meadows Green NW (Plan 1612450, Lot 8, Block 77) from Multi-Residential – Low Profile (M-1d75) District to Residential – Low Density Mixed Housing (R-G) District.

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

MOTION CARRIED

Commission recessed at 3:12 p.m. and reconvened at 3:26 p.m. with Director Tita in the Chair.

ROLL CALL:

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

7.2.6 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at multiple properties, LOC2020-0015, CPC2021-0372

Commissioner Landry declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0372.

Commissioner Landry left the meeting at 3:28 p.m. and returned at 4:02 p.m. after the vote was declared.

A presentation entitled "LOC2020-0015 Land Use Amendment" was distributed with respect to Report CPC2021-0372.

Brian Horton, O2 Planning and Design addressed Commission with respect to Report CPC2021-0372.

Moved by Commissioner Pollen

That with respect to Report CPC2021-0372, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.37 hectares ± (0.91 acres ±) located at 112, 116, 120, 124, 130 and 140 - 16 Avenue NW (Plan 21290, Block 2, Lots 6 to 16; Plan 9512599, Block 2, Lot 41) from Commercial – Corridor 1 (C-

COR1f6.0h28) District, Commercial – Corridor 1 (C-COR1f6.0h38) District and Commercial – Corridor 1 (C-COR1f6.0h46) District to Direct Control District to accommodate a mixed-use development, with guidelines (Attachment 3).

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

MOTION CARRIED

7.2.7 Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at multiple properties, LOC2017-0154, CPC2021-0130

A presentation entitled "LOC2017-0154 \ CPC2021-0130 Policy and Land Use Amendment" was distributed with respect to Report CPC2021-0130.

Moved by Commissioner Sonego

That with respect to Report CPC2021-0130, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the 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 2.95 hectares ± (7.28 acres ±) located at 1302, 1340 and 1402 – 8 Avenue NW and 1040 – 14 Street NW (Plan 9911690, Lot 6; Plan 0313641, Block 1, Lot 3; Plan 1112208, Block 1, Lot 4; Plan 7710730, Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, Special Purpose – Community Institution (S-CI) District and Direct Control District to Direct Control District to accommodate a combination of medical, commercial and multi-residential uses in a mixed-use development with mobility improvements, with guidelines (Attachment 4).

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

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 4:43 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2021 May 31 Combined Meeting of Council:

PLANNING MATTERLS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 231 and 235 - 25 Avenue NE, LOC2020-0213, CPC2021-0281
- Land Use Amendment in South Calgary (Ward 8) at 1627 – 33 Avenue SW, LOC2021-0026, CPC2021-0481
- Land Use Amendment in Currie Barracks (Ward 8) at 2566 Flanders Avenue SW, LOC2021-0013, CPC2021-0497
- Policy Amendment and Land Use Amendment in Beltline (Ward 8) at 1422 – 17 Avenue SW, LOC2019-0100, CPC2021-0421
- Land Use Amendment and Outline Plan in Pine Creek (Ward 13) at 22000 Sheriff King Street SW, LOC2017-0068, CPC2021-0509
- Land Use Amendment in Sage Hill (Ward 2), CPC2021-0526
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at multiple properties, LOC2020-0015, CPC2021-0372
- Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at multiple properties, LOC2017-0154, CPC2021-0130

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 May 06 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CPC SECRETARY