



**MINUTES**

**CALGARY PLANNING COMMISSION**

**June 3, 2021, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director D. Hamilton, 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

**ALSO PRESENT:** A/ Principal Planner S. Jones (Remote Participation)  
A/CRC Secretary M. A. Cario  
Legislative Advisor D. Williams

1. CALL TO ORDER

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

ROLL CALL

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

2. OPENING REMARKS

Director Hamilton provided opening remarks at today's Meeting and provided a traditional land acknowledgement.

3. CONFIRMATION OF AGENDA

**Moved by** Director Vanderputten

That the Agenda for the 2021 June 03 Calgary Planning Commission be confirmed, **after amendment**, by adding the following Item:

3.1 DECLARATIONS - CONFLICTS OF INTEREST

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICTS OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 May 20

**Moved by** Councillor Gondek

That the Minutes of the 2021 May 20 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Mortezaee

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 Capitol Hill (Ward 7) at 1202 – 19 Avenue NW, LOC2021-0030, CPC2021-0801

That the Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1202 – 19 Avenue NW (Plan 3150P, Block 18, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

- 5.4 Policy Amendments to the West Springs Area Structure Plan (Ward 6), POL2021-0001, CPC2021-0744

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the West Springs Area Structure Plan (Attachment 2).

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

**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 Manchester Industrial (Ward 9) at 4640 Manhattan Road SE, LOC2021-0028, CPC2021-0751

**Moved by** Commissioner Scott

That with respect to Report CPC2021-0751, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.35 hectares ± (0.86 acres ±) located at 4640 Manhattan Road SE (Plan 3724JK, Block 5, Lot 1) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

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

**MOTION CARRIED**

- 7.2.2 Land Use Amendment in Capitol Hill (Ward 7) at 1615 – 20 Avenue NW, LOC2021-0004, CPC2021-0756

Councillor Woolley left the Remote Meeting at 1:18 p.m.

The following documents were distributed with respect to Report CPC2021-0756:

- A Revised Attachment 2; and
- A Presentation entitled "LOC2021-0004 Land Use Amendment".

**Moved by** Commissioner Landry

That with respect to Report CPC2021-0756, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 1615 – 20 Avenue NW (Plan 2864AF, Block 12, Lots 33 and 34) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Revised Attachment 2).

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

**MOTION CARRIED**

7.2.3 Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 462 – 20 Avenue NW, LOC2021-0005, CPC2021-0757

The following documents were distributed with respect to Report CPC2021-0757:

- A Revised Attachment 3; and
- A Presentation entitled "LOC2021-0005 Policy and Land Use Amendment".

**Moved by** Commissioner Pollen

That with respect to Report CPC2021-0757, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 462 – 20 Avenue NW (Plan 21290, Block 23, Lots 30 and 31) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Revised Attachment 3).

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

**MOTION CARRIED**

7.2.4 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2021-0020, CPC2021-0759

David White, Civic Works addressed Commission with respect to Report CPC2021-0759.

Councillor Woolley returned to the Remote Meeting at 1:51 p.m.

A presentation entitled "LOC2021-0020 Land Use Amendment" was distributed with respect to Report CPC2021-0759.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0759, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw for the redesignation of 0.17 hectares  $\pm$  (0.42 acres  $\pm$ ) located at 2460, 2464, and 2468 – 23 Street NW (Plan 9110GI, Block 5, Lots 15 to 17) from Mixed Use - General (MU-1f3.9h23) District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 3);
3. Give three readings to the proposed bylaw for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 0.16 hectares  $\pm$  (0.40 acres  $\pm$ ) located at 2103 and 2107 – 24 Avenue NW (Plan 9110GI, Block 14, Lots 15 and 16) from Mixed Use - General (MU-1f2.9h16) District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 5).

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

**MOTION CARRIED**

7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2404 – 22 Street NW, LOC2021-0019, CPC2021-0758

A presentation entitled "LOC2021-0019 Land Use Amendment" was distributed with respect to Report CPC2021-0758.

**Moved by** Commissioner Scott

That with respect to Report CPC2021-0758, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 2404 – 22 Street NW (Plan 9110GI, Block 12, Lot 1) from Residential– Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a rowhouse development, with guidelines (Attachment 2).

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

Debra Hamilton, Director, Community Planning was recognized as the first female Chair of the Calgary Planning Commission.

**Moved by** Councillor Woolley

That this meeting adjourn at 2:05 p.m.

**MOTION CARRIED**

The following items have been forwarded on to the 2021 July 26 Combined Meeting of Council:

**PLANNING MATTERS FOR PUBLIC HEARING**

**CALGARY PLANNING COMMISSION REPORTS**

- Land Use Amendment in Capitol Hill (Ward 7) at 1202 – 19 Avenue NW, LOC2021-0030, CPC2021-0801
- Policy Amendments to the West Springs Area Structure Plan (Ward 6), POL2021-0001, CPC2021-0744
- Land Use Amendment in Manchester Industrial (Ward 9) at 4640 Manhattan Road SE, LOC2021-0028, CPC2021-0751
- Land Use Amendment in Capitol Hill (Ward 7) at 1615 – 20 Avenue NW, LOC2021-0004, CPC2021-0756
- Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 462 – 20 Avenue NW, LOC2021-0005, CPC2021-0757
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2021-0020, CPC2021-0759
- Land Use Amendment in Banff Trail (Ward 7) at 2404 – 22 Street NW, LOC2021-0019, CPC2021-0758

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 June 17 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

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CHAIR

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ACTING CPC SECRETARY