



MINUTES

CALGARY PLANNING COMMISSION

**August 5, 2021, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director R. Vanderputten, Acting-Chair
Director J. White, Acting Vice-Chair (Remote Participation)
Commissioner M. Landry (Remote Participation)
Commissioner F. Mortezaee (Remote Participation)
Commissioner A. Palmiere (Remote Participation)
Commissioner J. Sonogo (Remote Participation)

ABSENT: Councillor J. Gondek (Personal)
Councillor E. Woolley (Personal)
Commissioner C. Rollen (Personal)
Commissioner J. Scott (Personal)

ALSO PRESENT: A/CPC Secretary L. Gibb
Legislative Advisor D. Williams

1. **CALL TO ORDER**

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

ROLL CALL

Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere,
Commissioner Sonogo, Director White and Director Vanderputten.

2. **OPENING REMARKS**

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

3. **CONFIRMATION OF AGENDA**

Moved by Director White

That the Agenda for the 2021 August 05 Calgary Planning Commission be confirmed,
after amendment, by bringing forward Item 7.2.6 Land Use Amendment in Rossbarrock
(Ward 8) at multiple addresses, LOC2019-0138, CPC2021-1052 to be dealt with prior to
Item 7.2.1 Land Use Amendment in Residual Sub-Area 1K (Ward 1) at 9700 Country
Hills Boulevard NW, LOC2021-0007, CPC2021-1059, and by postponing the following
Items to the next meeting of the Calgary Planning Commission scheduled for 2021
August 19 at 1:00 p.m.:

- 7.2.9 Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33 Street SW, LOC2021-0022, CPC2021-1019
- 7.2.10 Policy and Land Use Amendment in Shaganappi (Ward 8), at 1706 - 33 Street SW, LOC2021-0023, CPC2021-1023

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 July 22

Moved by Commissioner Landry

That the Minutes of the 2021 July 22 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Director White

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 Highland Park (Ward 4) at 204 – 33 Avenue NE, LOC2020-0194, CPC2021-1043

- 5.4 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1030 – 19 Avenue NW, LOC2021-0057, CPC2021-1126

- 5.5 Land Use Amendment in North Glenmore Park (Ward 11) at 2144 – 51 Avenue SW, LOC2021-0077, CPC2021-1068

- 5.6 Community Name and Street Name in Residual Ward 1 – Calgary West (Ward 1), SN2020-0001, CPC2021-1128

- 5.7 Secondary Street Name in Montgomery (Ward 7) for Bowness Road NW, SN2021-0005, CPC2021-1149

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, 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 Varsity (Ward 01) at 3740 - 32 Avenue NW, DP2019-6254, CPC2021-1130

A presentation entitled "DP2019-6254 Development Permit August 5th, 2021" was distributed with respect to Report CPC2021-1130.

The following speakers addressed Commission with respect to Report CPC2021-1059:

1. Susan Specht, Facility Management, City of Calgary
2. Nathaniel Wagenaar, Marc Boutin Architectural Collaborative inc

Moved by Director White

That with respect to Report CPC2021-1130, the following be approved:

Recommend the Development Authority, without having to return to Calgary Planning Commission, APPROVE Development Permit DP2019-6254 of a New: Protective and Emergency Service, Multi-Residential Development, Office, Child Care Service (60 children), Power Generation Facility – Small, Sign – Class B (Fascia Signs - 3), and Sign - Class C (Freestanding Sign - 1) at 3740 – 32 Avenue NW (Plan 1799GC, Block 2, Lot 9), with conditions (Attachment 3), subject to the approval of the land use amendment associated with LOC2019-0189 by Council.

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION CARRIED

- 7.1.2 Development Permit in Rundle (Ward 10) at 4225 – 26 Avenue NE, DP2020-4959, CPC2021-1069

A presentation entitled "DP2020-4959 Development Permit August 5, 2021" was distributed with respect to Report CPC2021-1069.

Pablo Batista, 5468796 Architecture, addressed Commission with respect to Report CPC2021-1069.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-1069, the following be approved:

That Calgary Planning Commission APPROVE Development Permit DP2020-4959 for a New: Multi-Residential Development (3 buildings) at 4225 – 26 Avenue NE (Plan 7611338, Block 12, Lot 92), with conditions (Attachment 2).

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION CARRIED

Commission then dealt with Item 7.2.6.

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Residual Sub-Area 1K (Ward 1) at 9700 Country Hills Boulevard NW, LOC2021-0007, CPC2021-1059

Commission dealt with this Item following Item 7.2.6.

A presentation entitled "LOC2021-0007 Land Use Amendment August 5th, 2021" was distributed with respect to Report CPC2021-1059.

Moved by Commissioner Landry

That with respect to Report CPC2021-1059, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 5.3 hectares \pm (13.0 acres \pm) located at 9700 Country Hills Boulevard NW (Portion of Plan 2110521, Block 3, Lot 2) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Recreation (S-R) District.

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION CARRIED

7.2.2 Land Use Amendment in North Airways (Ward 3) at 4239 – 19 Street NE, LOC2021-0070, CPC2021-1055

A clerical correction was noted to the title contained in on all the pages of the Cover Report by deleting the words "Ward 3" and by substituting with the words "Ward 10".

A presentation entitled "LOC2021-0070 Land Use Amendment August 5th, 2021" was distributed with respect to Report CPC2021-1055.

Moved by Commissioner Sonogo

That with respect to Report CPC2021-1055, 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 (1.42 acres \pm) located at 4239 – 19 Street NE (Plan 731392, Block 2, Lot 3) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION CARRIED

- 7.2.3 Land Use Amendment in Westwinds (Ward 5) at multiple properties, LOC2021-0069, CPC2021-1144

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1144, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 2.44 hectares \pm (6.03 acres \pm) located at 3660 and 3690 Westwinds Drive NE (Plan 0410759, Block 5, Lot 2 and portion of Lot 1) from Direct Control District to Direct Control District to accommodate additional commercial uses, with guidelines (Attachment 2).

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION CARRIED

- 7.2.4 Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2021-0036, CPC2021-1150

A presentation entitled "LOC2021-0036 Land Use Amendment August 5, 2021" was distributed with respect to Report CPC2021-1150.

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1150, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 206, 210 and 214 – 19 Street NW (Plan 8942GB, Block 19, Lots 5 to 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.3h19) District; **and**
2. **Direct Administration to refer the initial Development Permit for this site to Calgary Planning Commission for decision.**

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION CARRIED

Commission recessed at 3:12 p.m. and reconvened at 3:22 p.m. with Director Vanderputten in the Chair.

ROLL CALL

Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Sonogo, Director White and Director Vanderputten.

Commission returned to Item 7.2.6.

7.2.5 Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 7888 Country Hills Boulevard NE, LOC2021-0042, CPC2021-1143

Commission dealt with this Item following the reconsideration of Item 7.2.6.

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1143, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7888 Country Hills Boulevard (Portion of the E1/2 Section 25-25-29-4) to subdivide of 1.33 hectares \pm (3.28 acres \pm), with conditions (Attachment 6).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 4.87 hectares \pm (12.03 acres \pm) located at 7888 Country Hills Boulevard NE (Portion of the E1/2 Section 25-25-29-4) from Residential – Low Density Multiple Dwelling (R-2M) District and Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION CARRIED

7.2.6 Land Use Amendment in Rosscarrock (Ward 8) at multiple addresses, LOC2019-0138, CPC2021-1052

Commission dealt with this item following Item 7.1.2.

A presentation entitled "LOC2019-0138 Land Use Amendment August 4, 2021" was distributed with respect to Report CPC2021-1052.

April Kojima, Rick Balbi Architect Ltd. addressed Commission with respect to Report CPC2021-1052.

Moved by Director White

That with respect to Report CPC2021-1052, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.53 acres \pm) located at 1635 and 1639 – 38 Street SW and 3902 – 17 Avenue SW (Plan 8070AJ, Block 31, Lots 20 and 21; Plan 1712173, Block 31, Lot 46; Plan 1711466, Block 31, Lot 45) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 2 (C-COR2f3.0h23) District, and Commercial – Corridor 2 (C-COR2f1.0h10) District to Mixed Use - General (MU-1f3.0h26) District.

ROLL CALL VOTE:

For: (1): Director Vanderputten

Against: (5): Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION DEFEATED

Moved by Commissioner Palmiere

That Calgary Planning Commission refer this application back to the Administration to return no later Q4 2021 to review the land use schedule to better reflect the encumbered lands and further outreach with the community association and adjacent landowners.

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION CARRIED

Commission returned to this Item following the afternoon recess.

Moved by Director White

That the Calgary Planning Commission reconsider their decision with respect to Item 7.2.6, Report CPC2021-1052.

MOTION CARRIED

Commission recalled the Applicant to speak to the reconsideration of this item.

Moved by Director White

That with respect to Report CPC2021-1052, the following be approved:

That Calgary Planning Commission recommend that Council:

File and abandon the proposed bylaw for the redesignation of 0.21 hectares \pm (0.53 acres \pm) located at 1635 and 1639 – 38 Street SW and 3902 – 17 Avenue SW (Plan 8070AJ, Block 31, Lots 20 and 21; Plan 1712173, Block 31, Lot 46; Plan 1711466, Block 31, Lot 45) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 2 (C-COR2f3.0h23) District, and Commercial – Corridor 2 (C-COR2f1.0h10) District to Mixed Use - General (MU-1f3.0h26) District.

For: (5): Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonego

Against: (1): Director Vanderputten

MOTION CARRIED

Commission then dealt with Item 7.2.5

- 7.2.7 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2021-0082, CPC2021-1093

A presentation entitled "LOC2021-0082 Land Use Amendment August 5th, 2021" was distributed with respect to Report CPC2021-1093.

Ben Bailey, CivicWorks, addressed Commission with respect to Report CPC2021-1093.

Moved by Director White

That with respect to Report CPC2021-1093, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.19 hectares \pm (0.48 acres) located at 2003, 2009 and 2015 – 22 Street SW (Plan 7197FT, Block 3, Lots 5 to 8) from Residential – Contextual One Dwelling (R-C1) District to Direct Control District to accommodate a low density development, with guidelines (Attachment 5).

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonego

MOTION CARRIED

- 7.2.8 Policy Amendment and Land Use Amendment in Bowness (Ward 1) at 6105 – 32 Avenue NW, LOC2020-0180, CPC2021-0165

A presentation entitled "LOC2020-0180 Land Use Amendment" was distributed with respect to Report CPC2021-0165.

Moved by Director White

That with respect to Report CPC2021-0165, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bowness Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.90 hectares \pm (2.20 acres \pm) located at 6105 – 32 Avenue NW (Plan 2110672, Block 1, Lot 24) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f4.0h22) District.

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION CARRIED

- 7.2.9 Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33 Street SW, LOC2021-0022, CPC2021-1019

This Item was postponed to the next meeting of the Calgary Planning Commission during Confirmation of Agenda.

- 7.2.10 Policy and Land Use Amendment in Shaganappi (Ward 8), at 1706 - 33 Street SW, LOC2021-0023, CPC2021-1023

This Item was postponed to the next meeting of the Calgary Planning Commission during Confirmation of Agenda.

- 7.2.11 Policy Amendment, Land Use Amendment and Outline Plan in Residual Ward 1 – Calgary West (Ward 1) at 221 – 101 Street SW, LOC2019-0112, CPC2021-1124

A presentation entitled "LOC2019-0112 / CPC2021-1124 Land Use Amendment August 5, 2021" was distributed with respect to Report CPC2021-1124.

Clerical corrections were noted to Attachment 1, page 2 of 8, Attachment 4, page 2 of 3 and Attachment 5, page 1 of 1 in the map to replace the "R-CG" label with "R-G".

Grant Mihalcheon, B&A Planning Group addressed Commission with respect to Report CPC2021-1124.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-1124, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 221 – 101 Street SW (Plan 7911036, Block 1), to subdivide 19.60 hectares \pm (48.46 acres \pm), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Revised Calgary West Area Structure Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 19.60 hectares \pm (48.46 acres \pm) located 221 – 101 Street SW (Plan 7911036, Block 1) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – Transportation Utility Corridor (S-TUC) District to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control District to accommodate residential development, with guidelines (Attachment 4).

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, 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 Landry

That this meeting adjourn at 4:37 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2021 September 13 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Highland Park (Ward 4) at 204 – 33 Avenue NE, LOC2020-0194, CPC2021-1043
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1030 – 19 Avenue NW, LOC2021-0057, CPC2021-1126
- Land Use Amendment in North Glenmore Park (Ward 11) at 2144 – 51 Avenue SW, LOC2021-0077, CPC2021-1068
- Land Use Amendment in Residual Sub-Area 1K (Ward 1) at 9700 Country Hills Boulevard NW, LOC2021-0007, CPC2021-1059
- Land Use Amendment in North Airways (Ward 3) at 4239 – 19 Street NE, LOC2021-0070, CPC2021-1055
- Land Use Amendment in Westwinds (Ward 5) at multiple properties, LOC2021-0069, CPC2021-1144
- Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2021-0036, CPC2021-1150
- Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 7888 Country Hills Boulevard NE, LOC2021-0042, CPC2021-1143
- Land Use Amendment in Rosscarrock (Ward 8) at multiple addresses, LOC2019-0138, CPC2021-1052
- Policy Amendment and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2021-0082, CPC2021-1093
- Policy Amendment and Land Use Amendment in Bowness (Ward 1) at 6105 – 32 Avenue NW, LOC2020-0180, CPC2021-0165
- Policy Amendment, Land Use Amendment and Outline Plan in Residual Ward 1 – Calgary West (Ward 1) at 221 – 101 Street SW, LOC2019-0112, CPC2021-1124

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Community Name and Street Name in Residual Ward 1 – Calgary West (Ward 1), SN2020-0001, CPC2021-1128
- Secondary Street Name in Montgomery (Ward 7) for Bowness Road NW, SN2021-0005, CPC2021-1149

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 August 19 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CPC SECRETARY