



## MINUTES

### CALGARY PLANNING COMMISSION

**September 2, 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. Sonogo (Remote Participation)

**ABSENT:** Commissioner A. Palmiere  
Commissioner J. Scott

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

1. **CALL TO ORDER**

Director Hamilton called the meeting to order at 1:02 p.m.

**ROLL CALL**

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

Absent for Roll Call: Commissioner Palmiere and Commissioner Scott.

2. **OPENING REMARKS**

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

3. **CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for the 2021 September 2 Calgary Planning Commission be confirmed.

**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 August 19

**Moved by** Councillor Gondek

That the Minutes of the 2021 August 19 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Highwood (Ward 4) at 720 – 40 Avenue NW, LOC2020-0176, CPC2021-1263

A clerical correction was noted on page 1 of 3 of Report CPC2021-1263 in the third paragraph of the Discussion section by removing the words “policy and” following the words “evaluation of this”.

A corrected Cover Report was distributed with respect to Report CPC2021-1263.

**Moved by** Commissioner Pollen

That with respect to corrected Report CPC2021-1263, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 720 – 40 Avenue NW (Plan 8647GT, Block 1, Lot 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

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 Springbank Hill (Ward 6) at 8355 – 19 Avenue SW, DP2021-0970, CPC2021-1213

A presentation entitled "DP2021-0970 / CPC2021-1213 Development Proposal" dated 2021 September 02 was distributed with respect to Report CPC2021-1213.

Commissioner Pollen left the remote meeting at 1:23 p.m. and returned at 1:31 p.m.

Michelle Rowles, S2 Architecture, addressed Commission with respect to Report CPC2021-1213.

**Moved by** Commissioner Landry

That with respect to Report CPC2021-1213, the following be approved:

That Attachment 2 be amended by inserting a new Condition of Approval 2, as follows:

"2 Amend the plans to include, (upon further investigation of Building Code requirements), window openings along the west and south sides of the exterior parkade walls in areas where large blank wall areas are exposed."

and renumber the subsequent conditions accordingly.

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

**MOTION CARRIED**

**Moved by** Director Vanderputten

That with respect to Report CPC2021-1213, the following be approved:

That Calgary Planning Commission approve Development Permit DP2021-0970 for a New: Multi-Residential Development (1 building) at 8355 – 19 Avenue SW (Plan 2110726, Block 2, Lot 5), with conditions (**Amended** Attachment 2).

For: (7): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Scott

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

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

### 7.2.1 Land Use Amendment in Beltline (Ward 8) at 1229 – 13 Avenue SW, LOC2021-0094, CPC2021-1246

The following documents were distributed with respect to Report CPC2021-1246:

- A presentation entitled "LOC2021-0094 / CPC2021-1246 Land Use Amendment" dated September 2, 2021; and
- A Revised Attachment 1.

**Moved by** Commissioner Landry

That with respect to Report CPC2021-1246, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 1229 – 13 Avenue SW (Plan A1, Block 96, Lot 6) from Centre City Multi-Residential High Rise District (CC-MH) to Direct Control District to accommodate the additional use of Office, with guidelines (Attachment 2).

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

**MOTION CARRIED**

7.2.2 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 3023 – 16 Street SW, LOC2020-0158, CPC2021-1184

The following documents were distributed with respect to Report CPC2021-1184:

- A presentation entitled "LOC2020-0158 Policy and Land Use Amendment",
- A corrected Cover Report; and
- A revised Attachment 1.

**Moved by** Commissioner Sonego

That with respect to Report CPC2021-1184, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) located at 3023 – 16 Street SW (Plan 1413411, Block 30, Lot 44) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control District to accommodate Restaurant: Licensed and Outdoor Café uses within an existing building, with guidelines (Attachment 3).

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

**MOTION CARRIED**

**7.3 MISCELLANEOUS ITEMS**

**7.3.1 144 Avenue NW (Sage Hill Drive to 24 Street NW) and bridge over West Nose Creek, CPC2021-1038**

A presentation entitled "CPC2021-1038 144 Avenue NW and bridge over West Nose Creek" dated 2021 September 02 was distributed with respect to Report CPC2021-1038.

The following documents were distributed with respect to Report CPC2021-1038:

- A presentation entitled "CPC2021-1038 144 Avenue NW and bridge over West Nose Creek", dated 2021 September 02; and
- A letter from Calgary River Valleys, dated 2021 September 02.

**Moved by** Councillor Woolley

That with respect to Report CPC2021-1038, the following be approved:

That Calgary Planning Commission receive the letter from Calgary River Valleys for the Corporate Record.

**MOTION CARRIED**

**Moved by** Councillor Woolley

That with respect to Report CPC2021-1038, the following be approved:

That Calgary Planning Commission receive this report for the Corporate Record.

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

**MOTION CARRIED**

**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 2:45 p.m.

**MOTION CARRIED**

The following items have been forwarded on to the 2021 November 15 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Highwood (Ward 4) at 720 – 40 Avenue NW, LOC2020-0176, CPC2021-1263
- Land Use Amendment in Beltline (Ward 8) at 1229 – 13 Avenue SW, LOC2021-0094, CPC2021-1246
- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 3023 – 16 Street SW, LOC2020-0158, CPC2021-1184

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 September 16 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY