



MINUTES

CALGARY PLANNING COMMISSION

**October 7, 2021, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director R. Vanderputten, Vice-Chair (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. Sonego (Remote Participation)

ABSENT: Councillor J. Gondek
Councillor E. Woolley

ALSO PRESENT: A/ Principal Planner S. Jones
A/CPC Secretary L. Kearnes
Legislative Advisor J. Clement

1. CALL TO ORDER

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

ROLL CALL

Director Hamilton, Commissioner Landry, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, Commissioner Sonego, Director Vanderputten.

Absent at Roll Call: Commissioner Mortezaee (joined the Remote Meeting at 1:02 p.m.)

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 October 07 Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Scott declared a conflict of interest with respect to Item 7.1.1. and Item 7.1.2.

Commissioner Palmiere and Commissioner Sonogo declared a conflict of interest with respect to Item 9.1.1.

4. CONFIRMATION OF MINUTES

4.1 Regular Minutes of the Calgary Planning Commission, 2021 September 16

Moved by Director Vanderputten

That the Minutes of the 2021 September 16 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 North Glenmore Park (Ward 11) at 2348 – 54 Avenue SW, LOC2021-0106, CPC2021-1355

Moved by Commissioner Sonogo

That 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 2348 – 54 Avenue SW (Plan 3057HP, Block 13, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

ROLL CALL VOTE:

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

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Policy Amendment to the Eau Claire Area Redevelopment Plan (Ward 7), LOC2021-0132, CPC2021-1324

This Item was dealt with in conjunction with Item 7.1.2.

A presentation entitled "Policy Amendment & Development Permit Application Eau Claire" was distributed with respect to Report CPC2021-1324 and CPC2021-1395.

Commissioner Scott declared a conflict of interest on this Item and left the Remote Meeting at 1:09 p.m.

The following speakers addressed Commission with respect to Report CPC2021-1324:

1. Patrick Briscoe, Graywood Developments
2. Keith Sallaway, IBI Group
3. Andrew Pun, IBI Group

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1324, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the amendment to the Eau Claire Area Redevelopment Plan (Attachment 2).

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

MOTION CARRIED

7.1.2 Development Permit in Eau Claire (Ward 7) at 727 – 1 Avenue SW, DP2021-3142, CPC2021-1395

This Item was dealt with in conjunction with Item 7.1.1.

A presentation entitled "Policy Amendment & Development Permit Application Eau Claire" was distributed with respect to Report CPC2021-1324 and CPC2021-1395.

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1395, the following be approved:

Recommend the Development Authority, without having to return to Calgary Planning Commission, approve the Development Permit (DP2021-3142) for New: Multi-Residential Development (1 building) at 727 – 1 Avenue SW (Plan 0011110; Block 2, Lot 22), with conditions (Attachment 2), subject to the approval of the policy amendment associated with LOC2021-0132 by Council.

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

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Rosscarrock (Ward 8) at 3815 – 10 Avenue SW, LOC2021-0093, CPC2021-1329

Commissioner Scott rejoined the Remote Meeting at 1:41 p.m.

A presentation entitled "LOC2021-0093 Land Use Amendment" was distributed with respect to Report CPC2021-1329.

Moved by Commissioner Landry

That with respect to Report CPC2021-1293, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2021-1329) to the 2021 November 15 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares ± (0.22 acres ±) located at 3815 – 10 Avenue SW (Plan 5863HJ, Block 1, Lot 6) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate the additional use of Rowhouse Building, with guidelines (Attachment 2).

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

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Commissioner Palmiere and Commissioner Sonogo declared a conflict of interest on Item 9.1.1 and left the Remote Meeting at 1:50 p.m.

Moved by Director Vanderputten

That Pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission move into Closed Meeting at 1:50 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following items:

- Item 9.1.1. Verbal Update on Heritage Incentive Areas Land Use Bylaw Amendments, CPC2021-1382.

MOTION CARRIED

Commission reconvened in Public Meeting at 3:06 p.m. with Director Hamilton Chair.

ROLL CALL

Director Hamilton, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Director Vanderputten.

Absent at Roll Call: Commissioner Palmiere and Commissioner Sonogo

Moved by Director Vanderputten

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1 Verbal Update on Heritage Incentive Areas Land Use Bylaw Amendments, CPC2021-1382

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2021-1382:

Clerks: L. Kearnes and L. Gibb. Advice: I. Harper, T. Henry, S. Jones, and S. Loria.

Moved by Director Vanderputten

That with respect to Report CPC2021-1382, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions and Supplementary Handouts remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

For: (6): Director Hamilton, Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Landry

That this meeting adjourn at 3:09 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 Rosscarrock (Ward 8) at 3815 – 10 Avenue SW, LOC2021-0093, CPC2021-1329

The following items have been forwarded on to the 2021 December 06 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in North Glenmore Park (Ward 11) at 2348 – 54 Avenue SW, LOC2021-0106, CPC2021-1355
- Policy Amendment to the Eau Claire Area Redevelopment Plan (Ward 7), LOC2021-0132, CPC2021-1324

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 October 21 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CPC SECRETARY