



**MINUTES**

**CALGARY PLANNING COMMISSION**

**October 21, 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. Sonégo (Remote Participation)

**ABSENT:** Councillor J. Gondek  
Councillor E. Woolley

**ALSO PRESENT:** A/CPC Secretary L. Gibb  
Legislative Advisor S. Lancashire

1. CALL TO ORDER

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

ROLL CALL

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

Due to technical issues, Commission recessed at 1:03 p.m. to the call of the Chair and reconvened at 1:05 p.m. with Director Hamilton in the Chair.

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 21 Calgary Planning Commission be confirmed.

**MOTION CARRIED**

3.1 **DECLARATIONS - CONFLICT OF INTEREST**

Commissioner Sonogo declared a conflict of interest with respect to Item 7.2.3.

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 October 07

**Moved by** Commissioner Sonogo

That the Minutes of the 2021 October 07 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. **CONSENT AGENDA**

**Moved by** Commissioner Pollen

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 Mount Pleasant (Ward 7) at 469 - 22 Avenue NW, LOC2021-0111, CPC2021-1413

5.4 Land Use Amendment in Renfrew (Ward 9) at 808 – 10 Street NE, LOC2021-0125, CPC2021-1419

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 Development Permit in Downtown Commercial Core (Ward 8), DP2020-5899, CPC2021-1414

A presentation entitled "DP2020-5899 / CPC2021-1414 Development Proposal" was distributed with respect to Report CPC2021-1414.

Dave Symons, S2 Architecture addressed Commission with respect to Report CPC2021-1414.

**Moved by** Commissioner Pollen

That with respect to Report CPC2021-1414, the following be approved:

That the Calgary Planning Commission recommend that DP2020- 5899 be referred to Administration to:

- identify ways that commercial/retail can be added along 5 Street SW;
- identify ways to consolidate the bike parking on level one or P1 of the parkade; and
- To explore ways to reduce spandrel or add glazing to east elevation;

To the satisfaction of Administration, and to report back to the Calgary Planning Commission no later than 2021 December 16.

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

Against: (1): Commissioner Palmiere

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

### 7.2.1 Land Use Amendment in Highfield (Ward 9), LOC2021-0031, CPC2021-1420

A presentation entitled "LOC2021-0031 Land Use Amendment" was distributed with respect to Report CPC2021-1420.

**Moved by** Commissioner Sonego

That with respect to Report CPC2021-1420, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 0.47 hectares  $\pm$  (1.16 acres  $\pm$ ) located at 1119 and 1123 – 46 Avenue SE (Plan 2018JK, Block 1, Lots 1 and 2) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 2).

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

**MOTION CARRIED**

7.2.2 Land Use Amendment in Crescent Heights (Ward 7), LOC2020-0203, CPC2021-1417

A presentation entitled "LOC2020-0203 Land Use Amendment" was distributed with respect to Report CPC2021-1417.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2021-1417, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.15 hectares  $\pm$  (0.36 acres  $\pm$ ) located at 901 Centre Street NW (Plan 3946N, Block 26, Lots 20 to 24 inclusive) from Commercial – Corridor 2 f2.0h12 (C-COR2 f2.0h12) District to Mixed Use – Active Frontage (MU-2f4.0h21) District.

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

**MOTION CARRIED**

7.2.3 Land Use Amendment in Highland Park (Ward 4), LOC2021-0088, CPC2021-1244

Commissioner Sonogo declared a conflict of interest on this Item and left the Remote Meeting at 2:59 p.m. and returned at 3:12 p.m. after the vote was declared.

A presentation entitled "LOC2021-0088 Land Use Amendment" was distributed with respect to Report CPC2021-1244.

Commissioner Palmiere left the remote meeting at 3:05 p.m.

**Moved by** Commissioner Pollen

That with respect to Report CPC2021-1244, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 107 – 40 Avenue NE and 4019 Centre A Street NE (Plan 3674S, Block 28, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District.

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

**MOTION CARRIED**

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Commission suspended Section 78(2)(b) of the Procedure Bylaw in order to complete the agenda.

7.2.4 Land Use Amendment in Livingston (Ward 3), LOC2021-0081, CPC2021-1421

A presentation entitled "LOC2021-0081 Land Use Amendment" was distributed with respect to Report CPC2021-1421.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-1421, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.43 hectares  $\pm$  (5.99 acres  $\pm$ ) located at 1248 Livingston Way NE (Plan 1612918, Block 21, Lot 2) from Special Purpose – Recreation (S-R) District to Direct Control (DC) District to accommodate the additional use of School – Private, with guidelines (Attachment 4).

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

**MOTION CARRIED**

7.2.5 Land Use Amendment and Outline Plan in Carrington (Ward 3), LOC2020-0028, CPC2021-1433

The following documents were distributed with respect to Report CPC2021-1433:

- A presentation entitled "LOC2020-0028 / CPC2021-1433 Land Use Amendment & Outline Plan;"
- A Revised Attachment 1; and
- A Revised Attachment 7.

**Moved by** Director Vanderputten

That with respect to Report CPC2021-1433, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15000 – 14 Street NW (NW1/4 Section 4-26-1-5; Portion of SW1/4 Section 4-26-1-5) to subdivide 103.86 hectares  $\pm$  (256.64 acres  $\pm$ ), with conditions (**Revised Attachment 7**).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 105.40 hectares  $\pm$  (260.45 acres  $\pm$ ) located 15000 – 14 Street NW (NW1/4 Section 4-26-1-5; Portion of SW1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate low density residential development on small lots, with guidelines (Attachment 3); and

3. Give three readings to the proposed bylaw for the redesignation of 1.61 hectares  $\pm$  (3.98 acres  $\pm$ ) located 15000 – 14 Street NW (Portion of NW1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 4).

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

**MOTION CARRIED**

7.2.6 Land Use Amendment and Outline Plan in West Springs (Ward 6), LOC2019-0144, CPC2021-1288

The following documents were distributed with respect to Report CPC2021-1288:

- A presentation entitled "LOC2019-0144 Land Use Amendment & Outline Plan"; and
- A Revised Attachment 7.

Stephen Bugbee, Zeidler Architects, addressed Commission with respect to Report CPC2021-1288.

**Moved by Commissioner Mortezaee**

That with respect to Report CPC2021-1288, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 918 and 952 – 85 Street SW (Plan 1012891, Block 1, Lot 9; Plan 8810945, Block 1, Lot 7) to subdivide 3.73 hectares  $\pm$  (9.22 acres  $\pm$ ), with conditions (Attachment 8).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 3.73 hectares  $\pm$  (9.22 acres  $\pm$ ) located at 918 and 952 – 85 Street SW (Plan

1012891, Block 1, Lot 9; Plan 8810945, Block 1, Lot 7) from Direct Control (DC) District, Residential – Low Density Multiple Dwelling (R-2M) District and Multi-Residential – Low Profile (M-1d125) District to Commercial – Corridor 2 f0.35h10 (C-COR2 f0.35h10) District, Commercial – Corridor 2 f0.35h8 (C-COR2 f0.35h8) District and Multi-Residential – Low Profile (M-1) District.

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

Against: (1): Commissioner Pollen

**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 Pollen

That this meeting adjourn at 3:59 p.m.

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 Mount Pleasant (Ward 7) at 469 - 22 Avenue NW, LOC2021-0111, CPC2021-1413
- Land Use Amendment in Renfrew (Ward 9) at 808 – 10 Street NE, LOC2021-0125, CPC2021-1419
- Land Use Amendment in Highfield (Ward 9), LOC2021-0031, CPC2021-1420
- Land Use Amendment in Crescent Heights (Ward 7), LOC2020-0203, CPC2021-1417
- Land Use Amendment in Highland Park (Ward 4), LOC2021-0088, CPC2021-1244

- Land Use Amendment in Livingston (Ward 3), LOC2021-0081, CPC2021-1421
- Land Use Amendment and Outline Plan in Carrington (Ward 3), LOC2020-0028, CPC2021-1433
- Land Use Amendment and Outline Plan in West Springs (Ward 6), LOC2019-0144, CPC2021-1288

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 November 18 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

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CHAIR

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ACTING CPC SECRETARY

UNCONFIRMED