



MINUTES

CALGARY PLANNING COMMISSION

**August 19, 2021, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair (Remote Participation)
Director K. Fromherz, Vice-Chair (Remote Participation)
Councillor J. Gondek (Remote Participation)
Commissioner F. Mortezaee (Remote Participation)
Commissioner A. Palmiere (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Scott (Remote Participation)
Commissioner J. Sonogo (Remote Participation)

ABSENT: Councillor E. Woolley (Personal)
Commissioner M. Landry

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

1. CALL TO ORDER

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

ROLL CALL:

Director Hamilton, Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo.

Absent from Roll Call:

Commissioner Landry and Councillor Woolley.

2. OPENING REMARKS

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

3. CONFIRMATION OF AGENDA

Moved by Councillor Gondek

That the Agenda for the 2021 August 19 Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICTS OF INTEREST

Commissioner Palmiere declared a conflict of interest with respect to Items 6.1 (CPC2021-1019) and 6.2 (CPC2021-1023).

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 August 05

Moved by Director Fromherz

That the Minutes of the 2021 August 05 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Palmiere

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Procedural Request-Regular Meetings of the Calgary Planning Commission be scheduled on 2021 October 07 and 2021 October 21 at 1:00 p.m. (Verbal), CPC2021-1228

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Glendale (Ward 6) at 4107 – 17 Avenue SW, LOC2021-0063, CPC2021-1199

5.4 Policy Amendment and Land Use Amendment in Killarney (Ward 8) at 2239 – 27 Street SW, LOC2021-0074, CPC2021-1176

5.5 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1704 – 48 Avenue SW, LOC2020-0155, CPC2021-0436

5.6 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2808 – 31 Street SW, LOC2021-0016, CPC2021-1195

5.7 Land Use Amendment in Altadore (Ward 8) at 1747 – 34 Avenue SW, LOC2021-0025, CPC2021-1197

For: (7): Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

6. POSTPONED REPORTS

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

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to this Item.

Commissioner Palmiere left the Remote Meeting at 1:09 p.m.

A presentation entitled "LOC2021-0022 / CPC2021-1019 Policy & Land Use Amendment" was distributed with respect to Report CPC2021-1019.

The following speakers addressed Commission with respect to Report CPC2021-1019:

1. David White, CivicWorks
2. Bruce McKenzie, NORR Architects

Moved by Commissioner Scott

That with respect to Report CPC2021-1019, the following be approved:

That the Calgary Planning Commission:

1. Forward this report (CPC2021-1019) to the 2021 September 13 Combined Meeting of Council to the Public hearing Portion of the Agenda.

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.31 hectares \pm (0.77 acres \pm) located at 1744 – 33 Street SW (Plan 2111033, Block 1, Lot 27) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use - General (MU-1f4.0h26) District.

For: (6): Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

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

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to this Item.

A presentation entitled "LOC2021-0023 / CPC2021-1023 Policy & Land Use Amendment" was distributed with respect to Report CPC2021-1023.

The following speakers addressed Commission with respect to Report CPC2021-1023:

1. David White, CivicWorks
2. Bruce McKenzie, NORR Architects

Moved by Commissioner Pollen

That with respect to Report CPC2021-1023 the following be approved:

That the Calgary Planning Commission:

1. Forward this report (CPC2021-1023) to the 2021 September 13 Combined Meeting of Council to the Public Hearing Portion of the Agenda.

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendments to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.25 acres) located at 1706 – 33 Street SW (Plan 2111032, Block 1, Lot 26) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use - General (MU-1f4.6h25) District.

For: (6): Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

Commissioner Palmiere returned to the Remote Meeting at 1:51 p.m. after the vote was declared.

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Springbank Hill (Ward 6) at 8233 – 19 Avenue SW, DP2020-5757, CPC2021-1015

The following documents were distributed with respect to Report CPC2021-1015:

- A presentation entitled "DP2020-5757 / CPC2021-1015 Development Proposal"; and
- A letter of support from the Springbank Hill Community Association

Eric Free, Casola Koppe Architects, addressed Commission with respect to Report CPC2021-1015.

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1015, the following be approved:

That the Calgary Planning Commission accept the letter of support from the Springbank Hill Community Association for the Corporate Record.

MOTION CARRIED

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-1015 the following be approved:

That Calgary Planning Commission approve Development Permit DP2020-5757 for a New: Multi-Residential Development (3 buildings) at 8233 – 19 Avenue SW (Plan 2110726, Block 2, Lot 6), with conditions (Attachment 2).

For: (7): Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 10811 – 84 Street SE, LOC2021-0085, CPC2021-1088

A presentation entitled "LOC2021-0085 Land Use Amendment" was distributed with respect to Report CPC2021-1088.

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1088 the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.83 hectares ± (16.88 acres ±) located at 10811 – 84 Street SE (SE1/4 Section 13-23-29-4) from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District.

For: (7): Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2.2 Land Use Amendment in Spruce Cliff (Ward 8) at 3404 Bow Trail SW, LOC2021-0068, CPC2021-1114

A presentation entitled "LOC2021-0068 Land Use Amendment" was distributed with respect to Report CPC2021-1114.

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1114 the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2021-1114) to the 2021 September 13 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.37 hectares \pm (0.92 acres \pm) located at 3404 Bow Trail SW (Plan 1710230, Block 3, Lot 27) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use - General (MU-1f2.0h30) District.

For: (7): Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2.3 Policy Amendments to the West Springs Area Structure Plan (Ward 6), LOC2021-0086, CPC2021-1098

A presentation entitled "LOC2021-0086 / CPC2021-1098 Policy Amendment" was distributed with respect to Report CPC2021-1098.

Moved by Councillor Gondek

That with respect to Report CPC2021-1098 the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2021-1098) to the 2021 September 13 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

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

For: (7): Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2.4 Policy and Land Use Amendment in Richmond (Ward 8) at 2137 – 31 Avenue SW, LOC2021-0119, CPC2021-1183

A clerical correction was noted on page 2 of the Cover Report of Report CPC2021-1183, in the third paragraph of the Discussion section, by deleting the words "Richmond ARP bis" and by substituting the word "Richmond ARP is".

The following documents were distributed with respect to Report CPC2021-1183:

- A Revised Attachment 3
- A presentation entitled "LOC2021-0119 Policy and Land Use Amendment"

Committee recessed at 2:59 p.m. and reconvened at 3:10 p.m. with Director Hamilton in the Chair.

ROLL CALL:

Director Hamilton, Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo.

Absent from Roll Call:

Commissioner Landry and Councillor Woolley.

Moved by Councillor Gondek

That with respect to Report CPC2021-1183, the Administration Recommendations be amended by adding a new #4, as follows:

4. Direct Administration to prioritize and undertake a sustainment review of Land Use Bylaw 1P2007 pertaining to Residential – Grade-Oriented Infill (R-CG) District. The scope of review should consider possible recommendations of refined or new rules to allow for:

- grade-oriented, low density residential development in a variety of forms and unit configurations on mid-block and corner parcels;
- development forms with an orientation of dwelling units around a central courtyard; and
- specific motor vehicle parking requirements for secondary suites and backyard suites.

For: (7): Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

Moved by Commissioner Sonogo

That with respect to Report CPC2021-1183 the following be approved, **as amended**:

1. Forward this report (CPC2021-1183) to the 2021 September 13 Combined Meeting of Council to the Public Hearing portion of the Agenda;

For: (7): Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

Moved by Commissioner Sonogo

That with respect to Report CPC2021-1183 the following be approved, **as amended**:

2. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2);

3. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 2137 – 31 Avenue SW (Plan 4479P, Block 52, Lots 21 to 24) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a courtyard-style semi-detached development, with guidelines (Attachment 3); and

For: (6): Director Fromherz, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

Against: (1): Councillor Gondek

MOTION CARRIED

Moved by Commissioner Sonogo

That with respect to Report CPC2021-1183 the following be approved, **as amended**:

4. Direct Administration to prioritize and undertake a sustainment review of Land Use Bylaw 1P2007 pertaining to Residential – Grade-Oriented Infill (R-CG) District. The scope of review should consider possible recommendations of refined or new rules to allow for:

- **grade-oriented, low density residential development in a variety of forms and unit configurations on mid-block and corner parcels;**
- **development forms with an orientation of dwelling units around a central courtyard; and**

- **specific motor vehicle parking requirements for secondary suites and backyard suites.**

For: (7): Director Fromherz, Councillor Gondek, Commissioner Mortezaee, Commissioner Palmiere, 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

Moved by Councillor Gondek

That this meeting adjourn at 3:17 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:

- Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33 Street SW, LOC2021-0022, CPC2021-1019
- Policy and Land Use Amendment in Shaganappi (Ward 8), at 1706 - 33 Street SW, LOC2021-0023, CPC2021-1023
- Land Use Amendment in Spruce Cliff (Ward 8) at 3404 Bow Trail SW, LOC2021-0068, CPC2021-1114
- Policy Amendments to the West Springs Area Structure Plan (Ward 6), LOC2021-0086, CPC2021-1098
- Policy and Land Use Amendment in Richmond (Ward 8) at 2137 – 31 Avenue SW, LOC2021-0119, CPC2021-1183

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 Glendale (Ward 6) at 4107 – 17 Avenue SW, LOC2021-0063, CPC2021-1199
- Policy Amendment and Land Use Amendment in Killarney (Ward 8) at 2239 – 27 Street SW, LOC2021-0074, CPC2021-1176
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1704 – 48 Avenue SW, LOC2020-0155, CPC2021-0436
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2808 – 31 Street SW, LOC2021-0016, CPC2021-1195
- Land Use Amendment in Altadore (Ward 8) at 1747 – 34 Avenue SW, LOC2021-0025, CPC2021-1197 Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 10811 – 84 Street SE, LOC2021-0085, CPC2021-1088

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 September 02 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY