



MINUTES

CALGARY PLANNING COMMISSION

**December 16, 2021, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director K. Fromherz, Vice-Chair (Remote Participation)
Councillor R. Dhaliwal
Councillor T. Wong
Commissioner N. Hawryluk (Remote Participation)
Commissioner F. Mortezaee (Remote Participation)
Commissioner Y. Navagrah (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Tiedemann (Remote Participation)

ABSENT: Commissioner A. Palmiere

ALSO PRESENT: A/Principal Planner S. Jones (Remote Participation)
A/CPC Secretary J. Palaschuk
Legislative Advisor C. Nelson
Legislative Advisor S. Lancashire

1. CALL TO ORDER

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

ROLL CALL

Director Fromherz, Commissioner Tiedemann, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Hawryluk, Commissioner Pollen, Councillor Dhaliwal, and Director Hamilton.

Absent from Roll Call: Commissioner Palmiere and Councillor Wong.

2. OPENING REMARKS

Director Hamilton provided opening remarks, a traditional land acknowledgement and introduced the newly appointed Calgary Planning Commission Member Nathan Hawryluk.

Director Hamilton noted the retirement at the end of 2021 of Mark Sasges and thanked him for his years of service in the Planning Department.

3. CONFIRMATION OF AGENDA

Moved by Director Fromherz

That the Agenda for the 2021 December 16 Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Pollen declared a conflict of interest with respect to Item 7.1.1, Report CPC2021-1624.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 December 2

Moved by Councillor Dhaliwal

That the Minutes of the 2021 December 2 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Councillor Wong joined the Meeting at 1:06 p.m.

Moved by Councillor Dhaliwal

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.3 Policy Amendment and Land Use Amendment in West Springs (Ward 6) at 7680 – 11 Avenue SW, LOC2021-0130, CPC2021-1613

For (8): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

5.2 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 – 26 Street SW, LOC2021-0147, CPC2021-1570

A letter from the Killarney-Glengarry Community Association was distributed with respect to Report CPC2021-1570.

Moved by Commissioner Tiedemann

That with respect to Report CPC2021-1570, the following be approved:

That the Calgary Planning Commission receive the letter from the Killarney-Glengarry Community Association for the Corporate Record and forward on with the report to Council.

MOTION CARRIED

Moved by Commissioner Tiedemann

That with respect to Report CPC2021-1570, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2804 – 26 Street SW (Plan 5661O, Block 45, Lots 39 and 40) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (8): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Sunnyside (Ward 7) at 223 – 9A Street NW, DR2021-7521, CPC2021-1624

Commissioner Pollen declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-1624.

Commissioner Pollen left the Council Chamber (remotely) at 1:11 p.m. and returned at 1:31 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-1624:

- A revised Attachment 2; and
- A presentation entitled "DP2021-7521 Development Proposal"

A clerical correction was noted on page 2 of the Cover Report of Report CPC2021-1624 in the Applicant-Led Outreach paragraph, by deleting the words "and members of the public on 2021 November 18" and by substituting the words "and members of the public on 2021 November 18".

Rob Gairns, LOLA Architecture Studio, addressed Commission with respect to Report CPC2021-1624.

Moved by Councillor Wong

That with respect to Report CPC2021-1624, the following be approved:

That Calgary Planning Commission approve the Development Permit (DP2021-7521) for New: Multi-Residential Development (1 building), Live Work Unit, and Sign – Class B at 223 – 9A Street NW (Plan 2110806, Block 1, Lot 41), with conditions (**Revised** Attachment 2).

For: (7): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, and Commissioner Tiedemann

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Hillhurst (Ward 7) at 212 – 10A Street NW, LOC2021-0040, CPC2021-1687

The following documents were distributed with respect to Report CPC2021-1687:

- A corrected Cover Report; and
- A presentation entitled "LOC2021-0040 Land Use Amendment – December 16, 2021"

Moved by Commissioner Tiedemann

That with respect to Report CPC2021-1687, the following be approved:

That the Administration Recommendations be amended to include a new Recommendation 3, as follows:

3. Direct that the Calgary Planning Commission be the Development Authority on the associated Development Permit, subject to the approval of the bylaw amendment by Council.

For: (6): Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

Against: (2): Director Fromherz, and Councillor Dhaliwal

MOTION CARRIED

Moved by Councillor Wong

That with respect to Report CPC2021-1687, the following be approved, **as amended:**

That Calgary Planning Commission:

1. Forward this report (CPC2021-1687) to the 2022 January 11 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 0.04 hectares \pm (0.86 acres \pm) located at 212 –10A Street NW (Plan 5609J, Block J, Lot 58) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CGd89) District; **and**

3. Direct that the Calgary Planning Commission be the Development Authority on the associated Development Permit, subject to the approval of the bylaw amendment by Council.

For: (8): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.2 Land Use Amendment in Section 23 (Ward 12) at multiple properties, LOC2021-0153, CPC2021-1688

A presentation entitled "LOC2021-0153 Land Use Amendment" was distributed with respect to Report CPC2021-1688.

Tony Ciarla, Millennium EMS Solutions, addressed Commission with respect to Report CPC2021-1688.

Moved by Commissioner Tiedemann

That with respect to Report CPC2021-1688, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 7.37 hectares \pm (18.20 acres \pm) located at 5758, 5820, 5920, and 6020 – 94 Avenue SE (Plan 8055AG; Block 1, Lots 13 and 14; Plan 0112417, Block 1, Lots 17 and 18) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Asphalt, Aggregate and Concrete Plant, with guidelines (Attachment 3).

For: (8): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

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. BRIEFINGS

10.1 Cancellation of CPC2019-1050 (DP2019-0949), CPC2021-1674

11. ADJOURNMENT

Director Hamilton wished everyone a happy holidays.

Moved by Councillor Dhaliwal

That this meeting adjourn at 2:12 p.m.

MOTION CARRIED

The following item has been forwarded on to the 2022 January 11 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Hillhurst (Ward 7) at 212 – 10A Street NW, LOC2021-0040, CPC2021-1687

The following items have been forwarded on to the 2022 February 15 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 – 26 Street SW, LOC2021-0147, CPC2021-1570
- Policy Amendment and Land Use Amendment in West Springs (Ward 6) at 7680 – 11 Avenue SW, LOC2021-0130, CPC2021-1613
- Land Use Amendment in Section 23 (Ward 12) at multiple properties, LOC2021-0153, CPC2021-1688

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2022 January 6 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED