



MINUTES

CALGARY PLANNING COMMISSION

**January 27, 2022, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director K. Fromherz, Vice-Chair (Remote Participation)
Councillor R. Dhaliwal (Remote Participation)
Councillor T. Wong (Remote Participation)
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)
CPC Secretary J. Palaschuk
Legislative Advisor C. Nelson

1. CALL TO ORDER

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

ROLL CALL

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

2. OPENING REMARKS

Director Hamilton provided opening remarks and a traditional land acknowledgement.

3. CONFIRMATION OF AGENDA

Moved by Director Fromherz

That the Agenda for the 2022 January 27 Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2022
January 6

Moved by Commissioner Tiedemann

That the Minutes of the 2022 January 6 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Navagrah

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Policy Amendment and Land Use Amendment in Altadore (Ward 8), LOC2021-0166, CPC2022-0074

5.3 Policy Amendment and Land Use Amendment in South Calgary (Ward 8), LOC2021-0171, CPC2022-0032

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

MOTION CARRIED

5.4 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), LOC2021-0146, CPC2022-0014

Moved by Commissioner Tiedemann

That with respect to Report CPC2022-0014, the following be approved:

That the Calgary Planning Commission recommends 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 2838 – 26A Street SW (Plan 5661O, Block 44, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) 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

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Beltline (Ward 8), LOC2021-0133, CPC2022-0022

The following documents were distributed with respect to Report CPC2022-0022:

- A presentation entitled "LOC2021-0133 Land Use Amendment"; and
- A Revised Attachment 4.

The following speakers addressed Commission with respect to Report CPC2022-0022:

1. Vern Hart, B&A Planning Group
2. Annie Duan, Avenue Living

By General Consent, Commission postponed Item 7.2.1 to the Call of the Chair.

Commission then dealt with Item 7.2.2.

Commission returned to this Item following the vote on Item 7.2.2.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0022, Attachment 2 be amended, as follows:

In Section 7 of the Direct Control Bylaw, by adding a new (4), as follows:

Rules for Self Storage Facility

7 For a Self Storage Facility:

(4) For self-storage areas above grade, perimeter windows should be abutted by internal circulation corridors that access the self-storage units.

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

MOTION CARRIED

Moved by Councillor Wong

That with respect to Report CPC2022-0022, the Administration Recommendations be amended by adding a new Recommendation 2, as follows:

Withhold third reading until the Development Permit is approved by Calgary Planning Commission.

For: (3): Councillor Wong, Commissioner Mortezaee, and Commissioner Pollen

Against: (5): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Navagrah, and Commissioner Tiedemann

MOTION DEFEATED

Moved by Commissioner Pollen

That with respect to Report CPC2022-0022, the following be approved, **as amended**:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 1011 – 1 Street SW (Plan A, Block 68, Lots 21 to 24) from Centre City Mixed Use District (CC-X) to Direct Control (DC) District to accommodate the additional use of Self Storage Facility, with guidelines (**Amended** Attachment 2).

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

Against: (1): Councillor Wong

MOTION CARRIED

Commission then dealt with Item 11.

7.2.2 Road Closure and Land Use Amendment in Shepard Industrial (Ward 12), LOC2021-0126, CPC2022-0091

A presentation entitled "LOC2021-0126 Land Use Amendment and Road Closure" was distributed with respect to Report CPC2022-0091.

Moved by Commissioner Hawryluk

That with respect to Report CPC2022-0091, the following be approved:

That the Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed closure of 0.52 hectares ± (1.28 acres ±) of road (Plan 2111824, Area A), adjacent to 9090 – 24 Street SE, with conditions (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 1.35 hectares ± (3.33 acres ±) located at 9090 – 24 Street SE and the closed road (Portion of Section 21-23-29-4; Plan 2111824, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Industrial – General (I-G) District.

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

MOTION CARRIED

By General Consent, Commission recessed at 2:00 p.m. to the Call of the Chair.

Commission resumed at 2:06 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Commission then returned to Item 7.2.1.

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

None

11. ADJOURNMENT

Moved by Commissioner Hawryluk

That this meeting adjourn at 2:36 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2022 March 8 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Policy Amendment and Land Use Amendment in Altadore (Ward 8), LOC2021-0166, CPC2022-0074
- Policy Amendment and Land Use Amendment in South Calgary (Ward 8), LOC2021-0171, CPC2022-0032
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), LOC2021-0146, CPC2022-0014
- Land Use Amendment in Beltline (Ward 8), LOC2021-0133, CPC2022-0022
- Road Closure and Land Use Amendment in Shepard Industrial (Ward 12), LOC2021-0126, CPC2022-0091

The next Regular Meeting of the Calgary Planning Committee is scheduled to be held on 2022 February 10 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CPC SECRETARY