



MINUTES

CALGARY PLANNING COMMISSION

**February 10, 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 (Partial 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)
Councillor C. Walcott (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.

Due to technical issues, Commission recessed to the Call of the Chair at 1:02 p.m.

Commission reconvened at 1:03 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

2. OPENING REMARKS

Director Hamilton provided opening remarks and a traditional land acknowledgement.

3. CONFIRMATION OF AGENDA

Due to technical issues, Commission recessed to the Call of the Chair at 1:06 p.m.

Commission reconvened at 1:07 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Moved by Councillor Wong

That the Agenda for today's Meeting be amended by bringing forward Item 7.2.3 to be dealt with following Item 7.2.1.

MOTION CARRIED

Moved by Director Fromherz

That the Agenda for the 2022 February 10 Calgary Planning Commission be confirmed, **as amended.**

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Hawryluk declared a conflict of interest with respect to Items 7.2.5 and 7.2.6.

Commissioner Mortezaee declared a conflict of interest with respect to Item 7.1.1.

Commissioner Navagrah declared a conflict of interest with respect to Items 7.2.2 and 7.2.3.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2022 January 27

Moved by Commissioner Navagrah

That the Minutes of the 2022 January 27 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Hawryluk

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Mount Pleasant (Ward 7) at 504 – 20 Avenue NW, LOC2021-0113, CPC2022-0118

5.5 Road Closure and Land Use Amendment in Residual Ward 1 – Calgary West (Ward 1) adjacent to 10421 West Valley Road NW, LOC2021-0155, CPC2022-0017

5.6 Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 2108 – 8 Avenue SE, LOC2021-0087, CPC2022-0204

A clerical correction was noted on page 1 of Report CPC2022-0204, in the Recommendations box, by deleting the words "with conditions (Attachment 3)" and by substituting the words "with conditions (Attachment 5)".

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

MOTION CARRIED

5.3 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5123 - 19 Avenue NW, LOC2021-0148, CPC2021-1634

Moved by Commissioner Tiedemann

That with respect to Report CPC2021-1634, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 5123 – 19 Avenue NW (Plan 67GN, Block 2, Lot 33) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

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

Against: (1): Councillor Wong

MOTION CARRIED

5.4 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5208 and 5212 - 19 Avenue NW, LOC2021-0149, CPC2022-0170

Moved by Commissioner Tiedemann

That with respect to Report CPC2022-0170, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares ± (0.29 acres ±) located at 5208 and 5212 – 19 Avenue NW (Plan 67GN, Block 4, Lots 16 and 17) from Residential – Contextual One Dwelling

(R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

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

Against: (1): Councillor Wong

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Glendale (Ward 6) at multiple properties, DP2021-3689, CPC2022-0063

Commissioner Mortezaee declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-0063.

Commissioner Mortezaee (Remote Member) left the Council Chamber at 1:43 p.m. and returned at 2:24 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2022-0063:

- A presentation entitled "DP2021-3689/CPC2022-0063 Development Proposal"; and
- A revised Attachment 2.

A clerical correction was noted on page 1 of Report CPC2022-0063, in the Recommendations box, by deleting the words "Multi-Residential Development" and by substituting with the words "Dwelling Units".

Moved by Commissioner Navagrah

That with respect to Report CPC2022-0063, the following be approved, **as corrected**:

That the Calgary Planning Commission approve Development Permit DP2021-3689 for **Dwelling Units** (2 buildings), Health Care Service, Restaurant: Licensed, and Drive Through at 4503, 4507 and 4511 – 17 Avenue SW (Plan 2002GS, Block 24, Lots 29 to 31), with conditions (**Revised** Attachment 2).

For: (6): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Tiedemann

Against: (1): Commissioner Navagrah

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Woodbine (Ward 13) at 308 Woodfield Road SW, LOC2021-0206, CPC2022-0034

A presentation entitled "LOC2021-0206/CPC2022-0034 Land Use Amendment" was distributed with respect to Report CPC2022-0034.

Moved by Commissioner Tiedemann

That with respect to Report CPC2022-0034, the following be approved:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 308 Woodfield Road SW (Plan 7910309, Block 2, Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).

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

MOTION CARRIED

Commission then dealt with Item 7.2.3.

7.2.2 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3719 – 14 Street SW, LOC2021-0072, CPC2021-1486

This Item was heard following Item 7.2.3.

A clerical correction was noted on the Agenda and on the Cover of Report CPC2021-1486, in the name of the Item, by deleting the words "(Ward 7)" and by substituting with the words "(Ward 8)".

Commissioner Mortezaee (Remote Member) joined the meeting at 4:22 p.m.

Commissioner Navagrah declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2021-1486 and CPC2021-1478.

Commissioner Navagrah (Remote Member) left the Council Chamber at 2:33 p.m. and returned at 4:48 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-1486:

- A presentation entitled "LOC2021-0072/CPC2021-1486 Policy and Land Use Amendment"; and
- A revised Attachment 3.

Dave White, CivicWorks, addressed Commission with respect to Report CPC2021-1486.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-1486, the following be approved:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore 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 3719 – 14 Street SW (Plan 1965P, Block A, Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a multi-residential development, with guidelines (**Revised** Attachment 3).

For: (6): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Tiedemann

Against: (1): Councillor Wong

MOTION CARRIED

Commission then dealt with Item 7.2.4.

7.2.3 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1531 – 33 Avenue SW, LOC2021-0065, CPC2021-1478

This Item was heard following Item 7.2.1.

Commissioner Navagrah declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2021-1478 and CPC2021-1486.

Commissioner Navagrah (Remote Member) left the Council Chamber at 2:33 p.m. and returned at 4:48 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-1478:

- A presentation entitled "LOC2021-0065/CPC2021-1478 Policy and Land Use Amendment (South Calgary)"; and
- A revised Attachment 3.

Director Hamilton left the Chair at 2:48 p.m. and Vice-Chair Fromherz assumed the Chair (remotely).

Director Hamilton resumed the Chair at 2:50 p.m. and Director Fromherz returned to their regular seat in Council Chamber (remotely).

By General Consent, Commission modified their afternoon recess to start immediately following Item 7.2.3.

The following speakers addressed Commission with respect to Report CPC2021-1478:

1. Dave White, CivicWorks
2. Michael Farrar, FAAS architecture

Moved by Commissioner Pollen

That with respect to Report CPC2021-1478, the following be approved:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore 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 1531 – 33 Avenue SW (Plan 4479P, Block 64, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a multi-residential development, with guidelines (**Revised** Attachment 3).

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

MOTION CARRIED

By General Consent, Commission modified their afternoon recess to 20 minutes.

Commission recessed at 3:53 p.m. and reconvened at 4:15 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Absent from Roll Call: Commissioner Mortezaee and Commissioner Navagrah.

Commission then dealt with Item 7.2.2.

- 7.2.4 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2801 and 2805 – 24A Street SW, LOC2021-0136, CPC2022-0156

This Item was heard following Item 7.2.2.

Commissioner Tiedemann (Remote Member) left the meeting at 4:48 p.m.

Commissioner Navagrah (Remote Member) joined the meeting at 4:48 p.m.

The following documents were distributed with respect to Report CPC2022-0156:

- A presentation entitled "LOC2021-0136/CPC2022-0156 Land Use Amendment"; and
- A revised Attachment 3.

Moved by Commissioner Navagrah

That with respect to Report CPC2022-0156, the following be approved:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.28 acres \pm) at 2801 and 2805 – 24A Street SW (Plan 5661O, Block 47, Lots 1 to 4) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f3.3h19) District.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Renfrew (Ward 9) at 731 – 13 Avenue NE, LOC2021-0139, CPC2022-0117

Commissioner Hawryluk declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2022-0117 and CPC2022-0052.

Commissioner Hawryluk (Remote Member) left the Council Chamber at 4:53 p.m. and returned at 5:16 p.m. after the vote was declared.

A presentation entitled "LOC2021-0139 Land Use Amendment" was distributed with respect to Report CPC2022-0117.

Moved by Commissioner Pollen

That with respect to Report CPC2022-0117, the following be approved:

That the Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 1.21 hectares ± (2.98 acres ±) located at 731 – 13 Avenue NE (Plan 4221GL, Block 20) from Direct Control (DC) District to Special Purpose – Community Service (S-CS) District.

For: (6): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Mortezaee, Commissioner Navagrah, and Commissioner Pollen

MOTION CARRIED

7.2.6 Land Use Amendment in Renfrew (Ward 9) at 1212 Edmonton Trail NE and 411 - 12 Avenue NE, LOC2021-0180, CPC2022-0052

Commissioner Hawryluk declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2022-0052 and CPC2022-0117.

Commissioner Hawryluk (Remote Member) left the Council Chamber at 4:53 p.m. and returned at 5:16 p.m. after the vote was declared.

A presentation entitled "LOC2021-0180-CPC2022-0052 Land Use Amendment" was distributed with respect to Report CPC2022-0052.

The following documents were distributed with respect to Report CPC2022-0052:

- A presentation entitled "LOC2021-0180/CPC2022-0052 Land Use Amendment"; and
- A revised Attachment 1

Moved by Commissioner Navagrah

That with respect to Report CPC2022-0052, the following be approved:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 hectares ± (0.44 acres ±) located at 1212 Edmonton Trail NE and 411 – 12 Avenue NE (Plan 8370FQ, Lots 3 to 5) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District and Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f3.5h22) District.

For: (5): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Navagrah, and Commissioner Pollen

Against: (1): Commissioner Mortezaee

MOTION CARRIED

7.2.7 Land Use Amendment in Foothills (Ward 9) at 4710 - 80 Avenue SE, LOC2021-0179, CPC2022-0141

A presentation entitled "LOC2021-0179 Land Use Amendment" was distributed with respect to Report CPC2022-0141.

Moved by Councillor Wong

That with respect to Report CPC2022-0141, the following be approved:

That the Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 4710 – 80 Avenue SE (Plan 8010816, Block 5, Lot 11) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Indoor Recreation Facility, with guidelines (Attachment 2).

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

None

11. ADJOURNMENT

Moved by Councillor Wong

That this meeting adjourn at 5:22 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2022 March 29 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Mount Pleasant (Ward 7) at 504 – 20 Avenue NW, LOC2021-0113, CPC2022-0118
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5123 - 19 Avenue NW, LOC2021-0148, CPC2021-1634
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5208 and 5212 - 19 Avenue NW, LOC2021-0149, CPC2022-0170
- Road Closure and Land Use Amendment in Residual Ward 1 – Calgary West (Ward 1) adjacent to 10421 West Valley Road NW, LOC2021-0155, CPC2022-0017
- Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 2108 – 8 Avenue SE, LOC2021-0087, CPC2022-0204
- Land Use Amendment in Woodbine (Ward 13) at 308 Woodfield Road SW, LOC2021-0206, CPC2022-0034
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3719 – 14 Street SW, LOC2021-0072, CPC2021-1486
- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1531 – 33 Avenue SW, LOC2021-0065, CPC2021-1478
- Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2801 and 2805 – 24A Street SW, LOC2021-0136, CPC2022-0156
- Land Use Amendment in Renfrew (Ward 9) at 731 – 13 Avenue NE, LOC2021-0139, CPC2022-0117
- Land Use Amendment in Renfrew (Ward 9) at 1212 Edmonton Trail NE and 411 - 12 Avenue NE, LOC2021-0180, CPC2022-0052
- Land Use Amendment in Foothills (Ward 9) at 4710 - 80 Avenue SE, LOC2021-0179, CPC2022-0141

The next Regular Meeting of the Calgary Planning Committee is scheduled to be held on 2022 February 24 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY