



MINUTES

CALGARY PLANNING COMMISSION

**February 24, 2022, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair (Remote Participation)
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 A. Palmiere (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Tiedemann (Remote Participation)

ALSO PRESENT: A/ Principal Planner S. Jones (Remote Participation)
CPC Secretary L. Gibb
Legislative Advisor D. Williams

1. CALL TO ORDER

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

ROLL CALL

Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Palmiere, Commissioner Pollen, Commissioner Tiedemann, Councillor Wong, Director Fromherz, 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 February 24 Regular Meeting of the 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 February 10

Moved by Commissioner Pollen

That the Minutes of the 2022 February 10 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

- 5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

- 5.2 Land Use Amendment in Capitol Hill (Ward 7), LOC2021-0165, CPC2022-0206

Moved by Councillor Wong

That with respect to Report CPC2022-0206, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 1401 – 19 Avenue NW (Plan 5611FO, Block 15, Lot 100) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (9): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

- 5.3 Land Use Amendment in Mount Pleasant (Ward 7), LOC2021-0138, CPC2022-0171

Moved by Commissioner Pollen

That with respect to Report CPC2022-0171, the following be approved:

That 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 739 – 23 Avenue NW (Plan 2934O, Block 33, 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, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

Against: (1): Councillor Wong

MOTION CARRIED6. 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 Belmont (Ward 13), LOC2021-0157, CPC2022-0223

A presentation entitled "LOC2021-0157 Land Use Amendment" was distributed with respect to Report CPC2022-0223.

Nathan Arthur, Stantec Consulting, addressed Commission with respect to Report CPC2022-0223.

Moved by Commissioner Navagrah

That with respect to Report CPC2022-0223, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.74 hectares \pm (1.83 acres \pm) at 19600 – Sheriff King Street SW (Portion of N1/2 Section 15-22-1-5) from Multi-Residential – Low Profile (M-1) District to Commercial – Community 1 (C-C1) District.

For: (9): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.2 Land Use Amendment in Highland Park (Ward 4), LOC2021-0187, CPC2022-0084

A presentation entitled "LOC2021-0187 Land Use Amendment" was distributed with respect to Report CPC2022-0084.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0084, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3404 – 3 Street NW (Plan 3674S, Block 6, Lots 12, 13, and a portion of Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

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

Against: (1): Councillor Wong

MOTION CARRIED

7.2.3 Land Use Amendment in Mount Pleasant (Ward 7), LOC2021-0137, CPC2022-0256

The following documents were distributed with respect to Report CPC2022-0256:

- A presentation entitled "LOC2021-0137 Land Use Amendment"; and
- A revised Attachment 6.

Moved by Commissioner Palmiere

That with respect to Report CPC2022-0256, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 424 – 17 Avenue NW (Plan 21290, Block 6, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) to Direct Control District (DC) District to accommodate a multi-residential development, with guidelines (Attachment 5).

For: (9): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.4 Land Use Amendment in Mount Pleasant (Ward 7), LOC2021-0154, CPC2022-0257

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-0257.

Commissioner Palmiere left the meeting at 2:51 p.m. and returned at 3:09 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2022-0257:

- A presentation entitled "LOC2021-0154 Land Use Amendment";
- A revised Attachment 5; and
- A revised Attachment 6.

Director Hamilton left the Chair at 2:44 p.m. and Vice-Chair Fromherz assumed the Chair.

Director Hamilton resumed the Chair at 2:45 p.m. and Director Fromherz returned to their regular seat in Commission.

Dave White, CivicWorks, addressed Commission with respect to Report CPC2022-0257.

Moved by Commissioner Pollen

That with respect to Report CPC2022-0257, the following be approved, **after amendment**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.30 acres \pm) located at 725 and 729 – 20 Avenue NW (Plan 29340, Block 18, Lots 28 and 29; Plan 29340, Block 18, Lots 25 to 27) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a multi-residential development, with guidelines (**Revised** Attachment 5).

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

MOTION CARRIED

Commission recessed at 3:10 p.m. and reconvened at 3:40 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Absent at roll call: Commissioner Mortezaee (Remote Member) joined at 3:42 p.m.

7.2.5 Policy Amendment and Land Use Amendment in Cornerstone (Ward 5) at 130 Corner Meadows Manor NE, LOC2020-0081, CPC2022-0230

A clerical correction was noted on page 1 of Report CPC2022-0230, in the Recommendations box, Recommendation 1, by deleting the words "Attachment 2" and by substituting with the words "Attachment 3".

A presentation entitled "LOC2020-0081 Land Use Amendment" was distributed with respect to Report CPC2022-0230.

Moved by Councillor Dhaliwal

That with respect to Report CPC2022-0230, the following be approved, **as corrected**:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Cornerstone Area Structure Plan (**Attachment 3**); and
2. Give three readings to the proposed bylaw for the redesignation of 0.68 hectares ± (1.68 acres ±) located at 130 Corner Meadows Manor NE (Plan 2110005, Block 1, Lot 4) from Multi-Residential – Low Profile (M-1) District to Commercial – Community 1 (C-C1) District.

For: (9): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.6 Land Use Amendment in Royal Vista (Ward 1) at multiple addresses, LOC2021-0170, CPC2022-0023

The following documents were distributed with respect to Report CPC2022-0023:

- A presentation entitled "LOC2021-0170/CPC2022-0223 Land Use Amendment";
- A revised Attachment 1;
- A revised Attachment 4;
- A revised Attachment 5; and
- A revised Attachment 7.

Councillor Wong (Remote Member) left the meeting at 4:31 p.m. and returned at 4:35 p.m.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0023, the following be approved:

That Calgary Planning Commission forward this report (CPC2022-0023) to the 2022 March 29 Combined Meeting of Council Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council, **after amendment:**

1. Give three readings to the proposed bylaw for the redesignation of 17.93 hectares ± (44.30 acres ±) located at various addresses (Attachment 2) from the Industrial – Business (I-B) District, Industrial – Commercial (I-C) District and Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (**Revised** Attachment 4);
2. Give three readings to the proposed bylaw for the redesignation of 4.89 hectares ± (12.08 acres ±) located at various addresses (Attachment 2) from the Industrial – Business (I-B) District and Direct

Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (**Revised** Attachment 5);

3. Give three readings to the proposed bylaw for the redesignation of 7.49 hectares ± (18.5 acres ±) located at 8450 –112 Avenue NW (Portion of Plan 0813886, Block 4, Lot 1) from the Industrial – Business (I-B) District to Direct Control (DC) District to accommodate commercial development, with guidelines (Attachment 6); and
4. Give three readings to the proposed bylaw for the redesignation of 3.2 hectares ± (7.97 acres ±) located at 8 Royal Vista Place NW (Portion of Plan 0813886, Block 1, Lot 12) from the Special Purpose – City and Regional Infrastructure (S-CI) District to Direct Control (DC) District to accommodate additional uses in conjunction with a place of worship, with guidelines (**Revised** Attachment 7).

For: (9): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Director Fromherz

That pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission move into Closed Meeting at 4:46 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following Item.

- 9.1.1 Pacific Lands Policy Amendment - LOC2021-0219 (Verbal), CPC2022-0227

And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission suspend Section 78(2)(c), to complete all discussions with respect to Report CPC2022-0227, and to reconvene in public at the Call of the Chair.

MOTION CARRIED

Commissioner Navagrah (Remote Member) left the meeting at 4:46 p.m.

Commission reconvened into public meeting at 6:52 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Absent for Roll Call: Commissioner Palmiere, Commissioner Navagrah and Commissioner Tiedemann.

Moved by Councillor Wong

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Pacific Lands Policy Amendment - LOC2021-0219 (Verbal), CPC2022-0227

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2022-0227:

Clerks: L. Gibb and J. Clement. Advice: M. Singh, C. Stengel, R. Michalenko, T. Goldstein, A. Jaffari, L. Kalmakoff, M. Sheldrake, S. Muscoby, L. Wong, C. Piechotta, D. Mahalek, and S. Jones.

Commissioner Tiedemann (Remote Member) left the Closed Meeting at 5:30 p.m. and returned at 5:32 p.m.

Councillor Dhaliwal (Remote Member) left the Closed Meeting at 5:41 p.m. and returned at 5:51 p.m.

Commissioner Tiedemann (Remote Member) left the Closed Meeting at 6:02 p.m.

Councillor Dhaliwal (Remote Member) left the Closed Meeting at 6:17 p.m. and returned at 6:45 p.m.

A confidential presentation was distributed with respect to Confidential Verbal Report CPC2022-0227.

Moved by Councillor Wong

That with respect to Confidential Verbal Report CPC2022-0227, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions and distribution remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2022 March 23.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Councillor Wong

That this meeting adjourn at 6:55 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 Royal Vista (Ward 1) at multiple addresses, LOC2021-0170, CPC2022-0023

The following items have been forwarded on to the 2022 April 12 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Capitol Hill (Ward 7), LOC2021-0165, CPC2022-0206
- Land Use Amendment in Mount Pleasant (Ward 7), LOC2021-0138, CPC2022-0171
- Land Use Amendment in Belmont (Ward 13), LOC2021-0157, CPC2022-0223
- Land Use Amendment in Highland Park (Ward 4), LOC2021-0187, CPC2022-0084
- Land Use Amendment in Mount Pleasant (Ward 7), LOC2021-0137, CPC2022-0256
- Land Use Amendment in Mount Pleasant (Ward 7), LOC2021-0154, CPC2022-0257
- Policy Amendment and Land Use Amendment in Cornerstone (Ward 5) at 130 Corner Meadows Manor NE, LOC2020-0081, CPC2022-0230

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

CONFIRMED BY COMMITTEE ON

CHAIR

CPC SECRETARY