



MINUTES

CALGARY PLANNING COMMISSION

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

PRESENT: Director D. Hamilton, Chair
Director R. Vanderputten, A/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 J. Tiedemann (Remote Participation)

ABSENT: Director K. Fromherz, Vice-Chair
Commissioner C. Pollen

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 1:02 p.m.

ROLL CALL

Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Tiedemann, Commissioner Navagrah, Commissioner Palmiere, Director Vanderputten, and Director Hamilton.

Absent from Roll Call: Commissioner Pollen and Director Fromherz

2. **OPENING REMARKS**

Director Hamilton provided opening remarks and a traditional land acknowledgement.

3. CONFIRMATION OF AGENDA

Moved by Director Vanderputten

That the Agenda for the 2022 March 24 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Mortezaee declared a conflict of interest with respect to Item 5.6.

Commissioner Navagrah declared a conflict of interest with respect to Item 7.3.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2022 March 10

Moved by Councillor Wong

That the Minutes of the 2022 March 10 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

5.3 Land Use Amendment in Highland Park (Ward 4) at 457 – 33 Avenue NW, LOC2021-0175, CPC2022-0355

A clerical correction was noted on the Agenda and on the Cover of Report CPC2022-0355, in the title of the Item, by deleting the words "(Ward 7)" and by substituting with the words "(Ward 4)".

5.4 Land Use Amendment in Capitol Hill (Ward 7) at 1840 – 17 Avenue NW, LOC2022-0001, CPC2022-0318

5.5 Land Use Amendment in West Hillhurst (Ward 7) at 2032 and 2040 – 5 Avenue NW, LOC2021-0216, CPC2022-0149

MOTION CARRIED

- 5.2 Land Use Amendment in Dover (Ward 9) at 3003 – 33A Avenue SE, LOC2021-0214, CPC2022-0321

Moved by Commissioner Navagrah

That with respect to Report CPC2022-0321, 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 ± (0.12 acres ±) located at 3003 – 33A Avenue SE (Plan 7748JK, Block 2, Lot 24) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (7): Director Vanderputten, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Palmiere, and Commissioner Tiedemann

Against: (1): Councillor Wong

MOTION CARRIED

- 5.6 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5239 – 22 Avenue NW, LOC2021-0209, CPC2022-0244

Commissioner Mortezaee declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-0244.

Commissioner Mortezaee left the Meeting at 1:14 p.m. and returned at 1:16 p.m. after the vote was declared.

Moved by Commissioner Navagrah

That with respect to Report CPC2022-0244, 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 5239 – 22 Avenue NW, (Plan 4994GI, Block 51, Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (6): Director Vanderputten, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Navagrah, Commissioner Palmiere, and Commissioner Tiedemann

Against: (1): Councillor Wong

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 Spruce Cliff (Ward 6) at 3347 and 3351 Spruce Drive SW, LOC2021-0182, CPC2022-0276

A clerical correction was noted on the Agenda and on the Cover of Report CPC2022-0276, in the title of the Item, by deleting the words "(Ward 8)" and by substituting with the words "(Ward 6)".

A presentation entitled "LOC2021-0182 Land Use Amendment" was distributed with respect to Report CPC2022-0276.

Moved by Commissioner Palmiere

That with respect to Report CPC2022-0276, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.28 acres ±) at 3347 and 3351 Spruce Drive SW (Plan 2566GQ, Block 17, Lots 2 and 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

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

MOTION CARRIED

7.2.2 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1743 and 1747 – 36 Avenue SW, LOC2021-0129, CPC2022-0348

The following documents were distributed with respect to Report CPC2022-0348:

- A presentation entitled "LOC2021-0129/CPC2022-0348 Policy and Land Use Amendment"
- A revised Attachment 3; and
- A letter from the Marda Loop Communities Association entitled "Community Association Response".

Boris Karn, CivicWorks, addressed Commission with respect to Report CPC2022-0348.

Moved by Commissioner Palmiere

That with respect to Report CPC2022-0348, the following be approved:

That Calgary Planning Commission accept the letter from the Marda Loop Communities Association and forward on with the Report to Council.

MOTION CARRIED

Moved by Commissioner Palmiere

That with respect to Report CPC2022-0348, the following be approved:

That Revised Attachment 3, Proposed Direct Control District, be amended on page 3 of 5, Section 9 "Floor Area Ratio" by deleting it in its entirety and substituting with the following:

"9 The maximum **floor area ratio** is 1.3."

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

MOTION CARRIED

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0348, the following be approved, **as amended**:

That 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 0.11 hectares ± (0.28 acres ±) located at 1743 and 1747 – 36 Avenue SW (Plan 1497BC, Block 16, Lots 21 to 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Revised Attachment 3, **as amended**).

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

MOTION CARRIED

7.2.3 Land Use Amendment and Outline Plan in Rangeview (Ward 12) at multiple properties, LOC2021-0073, CPC2022-0338

The following documents were distributed with respect to Report CPC2022-0338:

- A presentation entitled "LOC2021-0073 Outline Plan and Land Use Amendment"; and
- A revised Attachment 2.

The following speakers addressed Commission with respect to Report CPC2022-0338:

1. Bela Syal, Situated Consulting Co.
2. Jason Palacsko, Centron Group

Moved by Councillor Wong

That with respect to Report CPC2022-0338, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 18800 – 52 Street SE, 19605 – 72 Street SE and 19511 – 72 Street SE (Plan 1812267, Block1, Lot 1; NE1/4 Section 15-22-29-4; and Plan 1911701, Block A), to subdivide 83.40 hectares (206.08 acres), with conditions (**Revised** Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 83/25 hectares (205.70 acres) located at 18800 – 52 Street SE and 19605 – 72 Street SE (Plan 1812267, Block1, Lot 1; NE1/4 Section 15-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 1 (C-N1) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use - General (MU-1f2.5h26) District, Mixed Use - General (MU-1f2.0h22) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

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

MOTION CARRIED

7.2.4 Land Use Amendment in Thorncliffe (Ward 4) at 5920 Centre Street NE, LOC2021-0189, CPC2022-0291

A presentation entitled "LOC2021-0189 CPC2022-0291 Land Use Amendment" was distributed with respect to Report CPC2022-0291.

Moved by Commissioner Palmiere

That with respect to Report CPC2022-0291, 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 acre \pm) located at 5920 Centre Street NE (Plan 7245HD, Block 17, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Varsity (Ward 1) at 3536 and 3636 Research Road NW, LOC2021-0010, CPC2021-0344

The following documents were distributed with respect to Report CPC2021-0344:

- A presentation entitled "LOC2021-0010 Land Use Amendment",
- A revised Cover Report; and
- A revised Attachment 1.

Moved by Director Vanderputten

That with respect to **Revised** Report CPC2021-0344, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for redesignation of 1.11 hectares \pm (2.74 acres \pm) located at 3536 and 3636 Research Road NW (Plan 9812871, Block 3, Lot 4 and 5) from Special Purpose – University Research Park (S-URP) District to Direct Control (DC) District to accommodate the additional discretionary uses of School – Authority School and School – Private, with guidelines (Attachment 2).

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

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

7.3.1 Pre-Application Input for Land Use Amendment and Development Permit in Inglewood (Ward 9) at 1204, 1210, 1212, and 1216 - 11 Avenue SE, PE2022-00276, CPC2022-0337

Commissioner Navagrah declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-0337.

Commissioner Navagrah left the Meeting at 2:46 p.m.

A presentation entitled "Early Input - Land Use Amendment and Development Permit (PE2022-00276), Civic Integrated Facility - Inglewood Fire Station/Mixed-Use Development" was distributed with respect to Report CPC2022-0337.

The following speakers addressed Commission with respect to Report CPC2022-0337:

1. David White, CivicWorks
2. Genevieve Giguere, S2 Architecture

By General Consent, Commission modified the afternoon recess to start immediately following Item 7.3.1.

Moved by Commissioner Hawryluk

That with respect to Report CPC2022-0337, the following be approved:

That Calgary Planning Commission receive the Presentation for the Corporate Record.

For: (7): Director Vanderputten, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Tiedemann

MOTION CARRIED

Commissioner Mortezaee (Remote Member) left the Meeting at 3:24 p.m.

Commission recessed at 3:26 p.m. and reconvened at 3:59 p.m. with Director Hamilton in the Chair.

ROLL CALL

Director Vanderputten, Commissioner Hawryluk, Commissioner Palmiere, Commissioner Tiedemann, Councillor Wong, Councillor Dhaliwal, and Director Hamilton.

Absent from Roll: Commissioner Navagrah and Commissioner Mortezaee

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS**Moved by Councillor Wong**

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 3:59 p.m. in the Council Boardroom, to discuss confidential matters with respect to the following Item:

- 9.1.1 Chinatown Cultural Plan and culturally-informed Area Redevelopment Plan, CPC2022-0180

And further, the following be authorized to attend the Closed Meeting with respect to Report CPC2022-0180:

- Wilco Van Bommel, Dunefield Consulting

For: (6): Director Vanderputten, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Palmiere, and Commissioner Tiedemann

MOTION CARRIED

Councillor Dhaliwal (Remote Member) left the Closed Meeting at 4:30 p.m. and returned at 4:33 p.m.

Councillor Dhaliwal (Remote Member) left the Closed Meeting at 4:57 p.m. and returned at 5:00 p.m.

Commissioner Hawryluk (Remote Member) left the Closed Meeting at 5:20 p.m. and returned at 5:22 p.m.

Commissioner Tiedemann (Remote Member) left the Closed Meeting at 5:29 p.m.

Commission reconvened in Public Meeting at 5:56 p.m. with Director Hamilton in the Chair.

ROLL CALL

Commissioner Hawryluk, Commissioner Palmiere, Councillor Dhaliwal, Councillor Wong, Director Vanderputten, and Director Hamilton

Moved by Councillor Wong

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Chinatown Cultural Plan and culturally-informed Area Redevelopment Plan, CPC2022-0180

People in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2022-0180:

Clerks: J. Palaschuk, J. Clement, and C. Nelson. Advice: F. Elahi, F. Lakha, C. Wilcox, D. Down, M. Beck, B. Downey, S. Patel, T. Nestor, D. Mahalek, M. Reid, R. Whyte, S. Gardiner, J. Thompson, M. Bishoff, K. McMurray, X. Zhang, J. McGuire, A. Kaddoura, D. McNeil, W. Koo, M. Huber, K. Bahl, R. Hall, and S. Jones. External: W. V Bommel.

A confidential presentation entitled "Tomorrow's Chinatown" was distributed with respect to Report CPC2022-0180.

Moved by Councillor Wong

That with respect to Report CPC2022-0180, 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 September 6.

For: (6): Director Hamilton, Director Vanderputten, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, and Commissioner Palmiere

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Councillor Dhaliwal

That this meeting adjourn at 6:00 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2022 May 10 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Dover (Ward 9) at 3003 – 33A Avenue SE, LOC2021-0214, CPC2022-0321
- Land Use Amendment in Highland Park (Ward 4) at 457 – 33 Avenue NW, LOC2021-0175, CPC2022-0355
- Land Use Amendment in Capitol Hill (Ward 7) at 1840 – 17 Avenue NW, LOC2022-0001, CPC2022-0318

- Land Use Amendment in West Hillhurst (Ward 7) at 2032 and 2040 – 5 Avenue NW, LOC2021-0216, CPC2022-0149
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5239 – 22 Avenue NW, LOC2021-0209, CPC2022-0244
- Land Use Amendment in Spruce Cliff (Ward 6) at 3347 and 3351 Spruce Drive SW, LOC2021-0182, CPC2022-0276
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1743 and 1747 – 36 Avenue SW, LOC2021-0129, CPC2022-0348
- Land Use Amendment and Outline Plan in Rangeview (Ward 12) at multiple properties, LOC2021-0073, CPC2022-0338
- Land Use Amendment in Thorncliffe (Ward 4) at 5920 Centre Street NE, LOC2021-0189, CPC2022-0291
- Land Use Amendment in Varsity (Ward 1) at 3536 and 3636 Research Road NW, LOC2021-0010, CPC2021-0344

The next Regular Meeting of the Calgary Planning Committee is scheduled to be held on 2022 April 7 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY