



**MINUTES**

**CALGARY PLANNING COMMISSION**

**May 5, 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 Y. Navagrah (Remote Participation)  
Commissioner C. Pollen (Remote Participation)  
Commissioner J. Tiedemann (Remote Participation)

**ABSENT:** Commissioner F. Mortezaee  
Commissioner A. Palmiere

**ALSO PRESENT:** A/ Principal Planner S. Jones  
CPC Secretary J. Palaschuk  
Legislative Advisor J. Clement

**1. CALL TO ORDER**

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

**ROLL CALL**

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

Absent from Roll Call: Commissioner Palmiere, Commissioner Mortezaee, and Commissioner Pollen (Remote Member) joined the meeting at 1:04 p.m.

**2. OPENING REMARKS**

Director Hamilton provided opening remarks and a traditional land acknowledgement.

Councillor Wong provided an acknowledgment regarding National Day of Awareness for Missing and Murdered Indigenous Women, Girls and Two-Spirit People.

3. CONFIRMATION OF AGENDA

**Moved by** Councillor Wong

That the Agenda for the 2022 May 5 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, by bringing forward Item 7.2.6 Land Use Amendment in Parkdale (Ward 7) at 4040 Bowness Road NW, LOC2021-0207, CPC2022-0507, to be dealt with as the first item following the Consent Agenda.**

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Navagrah declared a conflict of interest with respect to Item 7.2.6.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2022 April 21

**Moved by** Commissioner Navagrah

That the Minutes of the 2022 April 21 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 Montgomery (Ward 7) at 5232 - 21 Avenue NW, LOC2021-0221, CPC2022-0512

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

**MOTION CARRIED**

Due to technical issues, Commissioner Pollen was unable to vote on this Item.

Commission then dealt with Item 7.2.6.

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Policy and Land Use Amendment in Residual Ward 6 (Ward 6) at 990 – 101 Street SW, LOC2021-0145, CPC2022-0505

This item was dealt with following Item 7.2.6.

The following documents were distributed with respect to Report CPC2022-0505:

- A presentation entitled "LOC2021-0145 Policy and Land Use Amendment"; and
- A revised Attachment 3

Bryan Romanesky, CityTrend, addressed Commission with respect to Report CPC2022-0505.

**Moved by** Commissioner Tiedemann

That with respect to Report CPC2022-0505, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.97 hectares ± (4.87 acres ±) located at 990 – 101 Street SW (Plan 8810857, portion of Lot 3) from Direct Control (DC) District to Direct Control (DC) District to accommodate a self-storage facility, with guidelines (Revised Attachment 3).

For: (5): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Tiedemann

Against: (1): Commissioner Navagrah

**MOTION CARRIED**

7.2.2 Land Use Amendment in Kingsland (Ward 11) at 7820 Elbow Drive SW, LOC2022-0027, CPC2022-0522

A presentation entitled "LOC2022-0027 Land Use Amendment" was distributed with respect to Report CPC2022-0522.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2022-0522, the following be approved:

That Calgary Planning Commission recommends that Council give three readings to the proposed bylaw for redesignation of 0.09 hectares ± (0.21 acres ±) located at 7820 Elbow Drive SW (Plan 3215HG, Block 8, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd50) District.

For: (4): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, and Commissioner Navagrah

Against: (2): Commissioner Pollen, and Commissioner Tiedemann

**MOTION CARRIED**

7.2.3 Land Use Amendment in Southwood (Ward 11) at 9935 Elbow Drive SW, LOC2022-0016, CPC2022-0498

A presentation entitled “LOC2022-0016 Land Use Amendment” was distributed with respect to Report CPC2022-0498.

**Moved by** Commissioner Pollen

That with respect to Report CPC2022-0498, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.12 hectares ± (0.29 acres ±) located at 9935 Elbow Drive SW (Plan 1902JK, Block 1, Lot 17) from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Corridor 1 f3.5h24 (C-COR1f3.5h24) District.

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

**MOTION CARRIED**

7.2.4 Community Name and Community Boundary Change in Residual Sub-Area 09Q and Residual Sub-Area 09K (Ward 9), SN2021-0001, CPC2022-0530

Item 7.2.4, Report CPC2022-0530, was heard in conjunction with Item 7.2.5, Report CPC2022-0526.

A presentation entitled "LOC2017-0305 Road Closure, Land Use Amendment, and Outline Plan. SN2021-0001 Community Name and Boundary Change" was distributed with respect to Report CPC2022-0530.

**Moved by** Director Fromherz

That with respect to Report CPC2022-0530, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Adopt, by resolution, the proposed community name: Starfield East;

2. Adopt, by resolution, the proposed community name: Great Plains East; and
3. Adopt, by resolution, the proposed community boundary change from Residual Sub-Area 09Q to Starfield.

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

### MOTION CARRIED

#### 7.2.5 Land Use Amendment and Outline Plan in Great Plains, Starfield and Residual Sub-Area 09Q (Ward 9) at Multiple Addresses, LOC2017-0305, CPC2022-0526

Item 7.2.5, Report CPC2022-0526, was heard in conjunction with Item 7.2.4, Report CPC2022-0530.

A presentation entitled "LOC2017-0305 Road Closure, Land Use Amendment, and Outline Plan, SN2021-0001 Community Name and Boundary Change" was distributed with respect to Report CPC2022-0526.

A clerical correction was noted on page 2 of 4 of the Cover Report to Report CPC2022-0526, under the Discussion section, in the first paragraph, by deleting the words "landowners, The City of Calgary, the Province of Alberta, and Riversong Holdings Limited." following the words "submitted on 2017 October 18 by the" and by substituting with the words "landowner, The City of Calgary".

**Moved by** Director Fromherz

That with respect to **Corrected** Report CPC2022-0526, the following be approved:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 5510 – 50 Avenue SE, 5740 – 58 Avenue SE and 4920, 4920R, 5501, 5520, 6201, 7620, 7720 and 8020 – 68 Street SE, (SW1/4 Section 2-24-29-4; Plan 7558AF, Blocks 76 and Z; SE1/4 Section 1-24-29-4; W1/2 Section 1-24-29-1; Plan 1611505, Block 1, Lot 1; Plan 7558AF, Block M; Plan 4506AH, a portion of Block Y; Plan 7558AF, Block N; Plan 2180AM, Block 58, OT; Plan3565AG, Blocks 57, 58 and 59; Plan 3565AG, a portion of Block B) to subdivide 313.41 hectares ± (774.45 acres ±) with conditions (Attachment 6); and
2. That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 313.41 hectares ± (774.45 acres ±) located at 5510 – 50 Avenue SE, 5740 – 58 Avenue SE and 4920, 4920R, 5501, 5520, 6201, 7620, 7720 and 8020 – 68 Street SE, (SW1/4 Section 2-24-29-4; Plan 7558AF, Blocks 76 and Z; SE1/4 Section 1-24-29-4; W1/2 Section 1-24-29-1; Plan

1611505, Block 1, Lot 1; Plan 7558AF, Block M; Plan 4506AH, a portion of Block Y; Plan 7558AF, Block N; Plan 2180AM, Block 58, OT; Plan 3565AG, Blocks 57, 58 and 59; Plan 3565AG, a portion of Block B) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Industrial – General (I-G) District, Industrial – Business f1h20 (I-B f1h20) District, and Industrial – Commercial (I-C) District.

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

**MOTION CARRIED**

Commission then dealt with Item 7.2.7.

7.2.6 Land Use Amendment in Parkdale (Ward 7) at 4040 Bowness Road NW, LOC2021-0207, CPC2022-0507

This Item was dealt with following the Consent Agenda.

Commissioner Navagrah declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-0507.

Commissioner Navagrah left the Council Chamber at 1:10 p.m. and returned at 1:24 p.m. after the vote was declared.

A presentation entitled "LOC2021-0207 Land Use Amendment" was distributed with respect to Report CPC2022-0507.

The following speakers addressed Commission with respect to Report CPC2022-0507:

1. Sam Alatorre, IBI Group
2. Terry Schmitt, NWH (Cambrian) Inc.
3. Vincci Wilson, NWH (Cambrian) Inc.

**Moved by Councillor Wong**

That with respect to Report CPC2022-0507, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 2.26 hectares ± (5.58 acres ±) located at 4040 Bowness Road NW (Plan 7610566, Maintenance Site Right of Way B) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

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

**MOTION CARRIED**

Councillor Wong (Remote Member) left the meeting at 1:24 p.m.

Commission then dealt with Item 7.2.1.

7.2.7 Land Use Amendment in Stoney 3 (Ward 5) at 4115 – 108 Avenue NE, LOC2021-0164, CPC2022-0463

This Item was dealt with following Item 7.2.5.

A presentation entitled “LOC2021-0164 Land Use Amendment” was distributed with respect to Report CPC2022-0463.

**Moved by** Councillor Dhaliwal

That with respect to Report CPC2022-0463, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.71 hectares ± (4.21 acres ±) located at 4115 – 108 Avenue NE (Plan 2210553, Block 2, Lot 13) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

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

**MOTION CARRIED**

7.2.8 Land Use Amendment in Sunridge (Ward 10) at 2555 – 32 Street NE, LOC2021-0151, CPC2022-0493

A presentation entitled “LOC2021-0151 / CPC2022-0493 Land Use Amendment” was distributed with respect to Report CPC2022-0493.

Bart Carswell, Carswell Planning, addressed Commission with respect to Report CPC2022-0493.

**Moved by** Commissioner Navagrah

That with respect to Report CPC2022-0493, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 6.21 hectares ± (15.35 acres ±) located at 2555 – 32 Street NE (Plan 9811729, Block 7) from Direct Control (DC) District to Commercial – Regional 2 f0.42 (C-R2 f0.42) District.

For: (6): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, 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

None

11. ADJOURNMENT

**Moved by** Commissioner Navagrah

That this meeting adjourn at 2:53 p.m.

**MOTION CARRIED**

The following item has been forwarded on to the 2022 June 7 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5232 – 21 Avenue NW, LOC2021-0221, CPC2022-0512

The following items have been forwarded on to the 2022 July 5 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy and Land Use Amendment in Residual Ward 6 (Ward 6) at 990 – 101 Street SW, LOC2021-0145, CPC2022-0505



- Land Use Amendment in Kingsland (Ward 11) at 7820 Elbow Drive SW, LOC2022-0027, CPC2022-0522
- Land Use Amendment in Southwood (Ward 11) at 9935 Elbow Drive SW, LOC2022-0016, CPC2022-0498
- Land Use Amendment and Outline Plan in Great Plains, Starfield and Residual Sub-Area 09Q (Ward 9) at Multiple Addresses, LOC2017-0305, CPC2022-0526
- Land Use Amendment in Parkdale (Ward 7) at 4040 Bowness Road NW, LOC2021-0207, CPC2022-0507
- Land Use Amendment in Stoney 3 (Ward 5) at 4115 – 108 Avenue NE, LOC2021-0164, CPC2022-0463
- Land Use Amendment in Sunridge (Ward 10) at 2555 – 32 Street NE, LOC2021-0151, CPC2022-0493

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Community Name and Community Boundary Change in Residual Sub-Area 09Q and Residual Sub-Area 09K (Ward 9), SN2021-0001, CPC2022-0530

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2022 May 19 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CPC SECRETARY