



MINUTES

CALGARY PLANNING COMMISSION

**April 21, 2022, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director K. Fromherz, Vice-Chair (Remote Participation)
Councillor T. Wong
Commissioner N. Hawryluk (Remote Participation)
Commissioner F. Mortezaee (Remote Participation)
Commissioner A. Palmiere (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Tiedemann (Remote Participation)

ABSENT: Councillor R. Dhaliwal (Personal)
Commissioner Y. Navagrah

ALSO PRESENT: A/ Principal Planner S. Jones
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

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

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

2. **OPENING REMARKS**

Director Hamilton provided opening remarks and a traditional land acknowledgement.

3. **CONFIRMATION OF AGENDA**

Moved by Commissioner Hawryluk

That the Agenda for the 2022 April 21 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 **DECLARATIONS - CONFLICT OF INTEREST**

Commissioner Hawryluk declared a conflict of interest with respect to Item 5.3.

Commissioner Palmiere 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 7

A clerical correction was noted on page 6 of 6 of the Minutes, in the signature line, by deleting the word "COMMITTEE" following the words "CONFIRMED BY" and substituting with the word "COMMISSION".

Moved by Commissioner Palmiere

That the Minutes of the 2022 April 7 Regular Meeting of the Calgary Planning Commission be confirmed, **as corrected**.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Hawryluk

That the Consent Agenda be approved as follows, **as corrected**:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Inglewood (Ward 9) at 1420 – 15 Street SE, LOC2021-0192, CPC2022-0346

5.4 Land Use Amendment in Thorncliffe (Ward 4) at 5416 Centre A Street NE, LOC2022-0026, CPC2022-0473

5.5 Disposal of Reserve in Sage Hill (Ward 2) at 4420 Sage Hill Dr NW, SB2021-0340, CPC2022-0491

A clerical correction was noted on page 1 of 3 of the Cover Report of Report CPC2022-0491, in the third paragraph of the Discussion section, in the first sentence, by deleting the words "Real Estate & Development Services" prior to the words "is proceeding" and substituting with the words "Transportation Services".

For: (7): Director Fromherz, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

5.3 Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 525 – 9 Street NE, Calgary, LOC2021-0215, CPC2022-0476

A clerical correction was noted on page 1 of 5 of Attachment 1 of Report CPC2022-0476, in the second paragraph of the Background and Planning Evaluation section, in the first sentence, by deleting the words "with a one-storey"

prior to the words "detached dwelling" and substituting with the words "with a two-storey".

Commissioner Hawryluk declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-0476.

Commissioner Hawryluk left the Council Chamber at 1:10 p.m. and returned at 1:11 p.m. after the vote was declared.

Moved by Councillor Wong

That with respect to Report CPC2022-0476, the following be approved:
That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 525 – 9 Street NE (Plan 4647V, Block 121, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (6): Director Fromherz, Councillor Wong, Commissioner Mortezaee, Commissioner Palmiere, 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 Road Closure and Land Use Amendment at 716 – 37 Street SW in Spruce Cliff (Ward 6), LOC2021-0135, CPC2022-0432

A clerical correction was noted on page 1 of 4 of the Cover Report of Report CPC2022-0432, in Recommendation 2, by adding the word "from" following the words "Plan 2210415, Area 'A')".

The following documents were distributed with respect to Report CPC2022-0432:

- A revised Attachment 5 entitled "Community Association Response"; and
- A presentation entitled "LOC2021-0135/CPC2022-0432 Road Closure and Land Use Amendment".

David Langille, SOCIIS Design, addressed Commission with respect to Report CPC2022-0432.

Moved by Councillor Wong

That with respect to Report CPC2022-0432, the following be approved,
as corrected:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.02 hectares \pm (0.06 acres \pm) of road (Plan 2210415, Area 'A'), adjacent to 3704, 3708 and 3712 – 8 Avenue SW, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 716 - 37 Street SW and the closed road located adjacent to 3704, 3708 and 3712 – 8 Avenue SW (Plan 2566GQ, Block 15, Lot 19; Plan 2210415, Area 'A') **from** Residential – Contextual One / Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Mixed Use – General (MU-1f3.0h22) District.

For: (7): Director Fromherz, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.2 Land Use Amendment in Sage Hill (Ward 2) at 30 Sage Hill Row NW, LOC2021-0178, CPC2022-0458

A presentation entitled "LOC2021-0178 Land Use Amendment" was distributed with respect to Report CPC2022-0458.

Moved by Commissioner Palmiere

That with respect to Report CPC2022-0458, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.29 hectares \pm (3.19 acres \pm) located at 30 Sage Hill Row NW (Plan 2111238, Block 6, Lot 2) from Multi-Residential – Medium Profile (M-2) District to Multi-Residential – High Density Low Rise (M-H1) District.

For: (7): Director Fromherz, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.3 Land Use Amendment in Highland Park (Ward 4) at 4320 Centre A Street NE, LOC2021-0188, CPC2022-0335

A presentation entitled "LOC2021-0188 Land Use Amendment" was distributed with respect to Report CPC2022-0335.

Moved by Councillor Wong

That with respect to Report CPC2022-0335, 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 (0.15 acres \pm) located at 4320 Centre A Street NE (Plan 5988GT, Block 17, Lot 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

For: (7): Director Fromherz, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.4 Land Use Amendment in Sunridge (Ward 10) at 3100 – 27 Street NE, LOC2021-0191, CPC2022-0452

A clerical correction was noted on page 1 of 4 of the Cover Report of Report CPC2022-0452, in the Recommendation Section, by adding the words "with guidelines (Attachment 3)" following the words "a mix of commercial and industrial uses".

A presentation entitled "LOC2021-0191 Land Use Amendment" was distributed with respect to Report CPC2022-0452.

Moved by Commissioner Tiedemann

That with respect to Report CPC2022-0452, the following be approved, **as corrected**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 2.57 hectares \pm (6.35 acres \pm) located at 3100 – 27 Street NE (Plan 2111519, Block 7, Lot 1) from Industrial – Business f0.5 (I-B f0.5) District to Direct Control (DC) District to accommodate a mix of commercial and industrial uses, **with guidelines (Attachment 3)**.

For: (7): Director Fromherz, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.5 Land Use Amendment in Horizon (Ward 10) at 2600 – 48 Avenue NE, LOC2021-0205, CPC2022-0466

A presentation entitled "LOC2021-0205 Land Use Amendment" was distributed with respect to Report CPC2022-0466.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0466, the following be approved:
That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.99 hectares \pm (4.91 acres \pm) located at 2600 – 48 Avenue NE (Plan 2010044, Block 1,

Lot 6) from Commercial – Corridor 3 f0.8h23 (C-COR3 f0.8h23) District and Commercial – Corridor 3 f0.18h23 (C-COR3 f0.18h23) District to Direct Control (DC) District to accommodate additional building height and floor area ratio, with guidelines (Attachment 2).

For: (7): Director Fromherz, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.6 Land Use Amendment in Mount Pleasant (Ward 7) at multiple addresses, LOC2021-0123, CPC2022-0459

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-0459.

Commissioner Palmiere left the meeting at 2:11 p.m. and returned at 2:47 p.m. after the vote was declared.

A presentation entitled "LOC2021-0123 Land Use Amendment" was distributed with respect to Report CPC2022-0459.

Brian Horton, O2 Planning and Design, addressed Commission with respect to Report CPC2022-0459.

Moved by Councillor Wong

That with respect to Report CPC2022-0459, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares \pm (0.89 acres \pm) located at 311, 313, 315, 317, 319, 321 and 323 – 17 Avenue NW and 1713, 1717 and 1719 – 2 Street NW (Plan 2129O, Block 4, Lots 29 to 40, and a portion of Lot 28) from Multi-Residential – Contextual Medium Profile (M-C2) District and Multi-Residential – Low Profile Support Commercial (M-X2) District to Mixed Used - General (MU-1f4.0h20) District; and
2. Give three readings to the proposed bylaw for the redesignation of 0.32 hectares \pm (0.79 acres \pm) located at 308, 310 and 318 – 16 Avenue NW (Plan 2129O, Block 4, Lots 1 to 11) from Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District and Commercial – Corridor 1 (C-COR1f4.5h28) to Mixed Use – Active Frontage (MU-2f8.0h50) District.

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

MOTION CARRIED

7.2.7 Land Use Amendment and Outline Plan in Livingston (Ward 3) at multiple addresses, LOC2021-0090, CPC2022-0434

The following documents were distributed with respect to Report CPC2022-0434:

- A corrected Cover Report;
- A revised Attachment 5;
- A revised Attachment 6; and
- A presentation entitled "LOC2021-0090/CPC2022-0434 Land Use Amendment and Outline Plan".

By General Consent, Commission modified the afternoon recess to begin following the vote on this item.

The following speakers addressed Commission with respect to Report CPC2022-0434.

1. Patrick Wetter, B&A Planning Group
2. Leah McKenna, Brookfield
3. Kathy Oberg, B&A Planning Group

Commissioner Palmiere (Remote Member) left the meeting at 3:02 p.m.

Director Hamilton left the Chair at 3:18 p.m. and Vice-Chair Fromherz assumed the Chair.

Director Hamilton resumed the Chair at 3:19 p.m. and Director Fromherz returned to her regular seat in Commission.

Commissioner Tiedemann (Remote Member) left the meeting at 3:37 p.m. and joined at 3:39 p.m.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0434, the following be approved, **as corrected:**

That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 500 – 144 Avenue NE and 15555 Centre Street NW (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5; Portion of NE1/4 Section 4-26-1-5) to subdivide 104.27 hectares ± (257.63 acres ±), with conditions (Attachment 9).

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 107.12 hectares ± (264.69 acres ±) located at 500 – 144 Avenue NE (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5) 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 – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, **Mixed Use - General (MU-1f3.0h20) District**, Special Purpose – School, Park and Community Reserve (S-

SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate commercial developments, with guidelines (Attachment 5); and

2. Give three readings to the proposed bylaw for the redesignation of 12.19 hectares \pm (30.12 acres \pm) located at 500 – 144 Avenue NE and 15555 Centre Street NW (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5; Portion of NE1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate mixed-use developments, with guidelines (Attachment 6).

For: (4): Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, and Commissioner Pollen

Against: (2): Director Fromherz, and Commissioner Tiedemann

MOTION CARRIED

Commissioner Palmiere (Remote Member) joined the meeting at 4:01 p.m.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Councillor Wong

That pursuant to Section 6(1) of Procedure Bylaw 35M2017, Commission suspend Section 78(2)(b) of the Procedure Bylaw to forego the afternoon recess in order to complete the remainder of the Agenda.

MOTION CARRIED

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 4:04 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1. Industrial Action Plan – Amendments to the MDP and Land Use Bylaw (Verbal), CPC2022-0483.

MOTION CARRIED

Commission reconvened in public meeting at 5:13 p.m. with Director Hamilton in the Chair.

Due to technical issues, Commission recessed at 5:14 p.m. and reconvened at 5:19 p.m. with Director Hamilton in the Chair.

ROLL CALL

Director Fromherz, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Tiedemann, Commissioner Palmiere, and Director Hamilton.

Absent from Roll Call: Councillor Dhaliwal, Councillor Wong, Commissioner Navagrah, and Commissioner Pollen

Moved by Commissioner Mortezaee

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Industrial Action Plan – Amendments to the MDP and Land Use Bylaw (Verbal), CPC2022-0483

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2022-0483:

Clerks: J. Palaschuk and S. Lancashire. Advice: J. Manieri, D. Galoska, S. Pearce, J. Haggett, A. Jaffari, and S. Jones.

The following documents were distributed with respect to Report CPC2022-0483:

- A presentation entitled "Municipal Development Plan Amendments for the Industrial Action Plan"; and
- A presentation entitled "Land Use Bylaw Amendments for the Industrial Action Plan".

Commissioner Pollen (Remote Member) left the meeting at 4:37 p.m.

Moved by Commissioner Mortezaee

That with respect to Confidential Verbal Report CPC2022-0483, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, distributions, and the supplementary handouts remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act* to be reviewed by 2022 June 3.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Palmiere

That this meeting adjourn at 5:21 p.m.

MOTION CARRIED

The following items have been forwarded to the 2022 June 7 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Inglewood (Ward 9) at 1420 – 15 Street SE, LOC2021-0192, CPC2022-0346
- Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 525 – 9 Street NE, Calgary, LOC2021-0215, CPC2022-0476
- Land Use Amendment in Thorncliffe (Ward 4) at 5416 Centre A Street NE, LOC2022-0026, CPC2022-0473
- Disposal of Reserve in Sage Hill (Ward 2) at 4420 Sage Hill Dr NW, SB2021-0340, CPC2022-0491
- Road Closure and Land Use Amendment at 716 – 37 Street SW in Spruce Cliff (Ward 6), LOC2021-0135, CPC2022-0432
- Land Use Amendment in Sage Hill (Ward 2) at 30 Sage Hill Row NW, LOC2021-0178, CPC2022-0458
- Land Use Amendment in Highland Park (Ward 4) at 4320 Centre A Street NE, LOC2021-0188, CPC2022-0335
- Land Use Amendment in Sunridge (Ward 10) at 3100 – 27 Street NE, LOC2021-0191, CPC2022-0452
- Land Use Amendment in Horizon (Ward 10) at 2600 – 48 Avenue NE, LOC2021-0205, CPC2022-0466
- Land Use Amendment in Mount Pleasant (Ward 7) at multiple addresses, LOC2021-0123, CPC2022-0459
- Land Use Amendment and Outline Plan in Livingston (Ward 3) at multiple addresses, LOC2021-0090, CPC2022-0434

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2022 May 5 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY