



MINUTES

CALGARY PLANNING COMMISSION

**May 19, 2022, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT:

Director D. Hamilton, Chair
Director K. Fromherz, Vice-Chair
Councillor R. Dhaliwal (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)
Councillor G-C. Carra (Remote Participation)
Councillor A. Chabot (Remote Participation)
Councillor C. Walcott (Remote Participation)

ABSENT:

Commissioner Y. Navagrah
Commissioner J. Tiedemann

ALSO PRESENT:

A/ Principal Planner S. Jones
Legislative Advisor J. Palaschuk
Legislative Advisor C. Nelson

1. CALL TO ORDER

Director Hamilton called the meeting to order at 1:03 p.m.

ROLL CALL

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

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

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 May 19 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 May 5

Moved by Councillor Wong

That the Minutes of the 2022 May 5 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Commissioner Palmiere (Remote Member) joined the meeting at 1:08 p.m.

Moved by Councillor Wong

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Thorncliffe (Ward 4) at 6315 Tregillus Street NW, LOC2022-0014, CPC2022-0519

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

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 Manchester Industrial (Ward 9) at 6025 - 4 Street SE, LOC2022-0010, CPC2022-0611

A presentation entitled "LOC2022-0010/CPC2022-0611 Land Use Amendment" was distributed with respect to Report CPC2022-0611.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0611, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.11 hectares \pm (2.74 acres \pm) located at 6025 – 4 Street SE (Plan 4494HB, Block 3) from Industrial – General (IG) District to Direct Control (DC) District to accommodate the additional use of Health Care Service, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.2 Land Use Amendment and Outline Plan in Silverado (Ward 13) at 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW, LOC2021-0152, CPC2022-0573

A clerical correction was noted on the Agenda and on the Cover of Report CPC2022-0152, in the title of the Item, by deleting the address "1811 Sheriff King" and by substituting with the address "18111 Sheriff King".

Councillor Walcott (Remote Member) joined the Meeting at 1:30 p.m.

The following documents were distributed with respect to Report CPC2022-0573:

- A presentation entitled "LOC2021-0152 Land Use Amendment and Outline Plan";
- A revised Cover Report;
- A revised Attachment 1;
- A revised Attachment 4;
- A revised Attachment 5;
- A revised Attachment 6;
- A revised Attachment 7; and
- A letter from Silverado Community Association, dated 2022 May 17

The following speakers addressed Commission with respect to Report CPC2022-0573:

1. Patrick Wetter, B&A Group

2. Kathy Oberg, B&A Group

3. John Holland, Apex

Moved by Director Fromherz

That with respect to Report CPC2022-0573, the following be approved:

That Calgary Planning Commission accept the letter from the Silverado Community Association and forward on with the Report to Council.

MOTION CARRIED

Moved by Councillor Wong

That with respect to Report CPC2022-0573, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW (Plan 8510369, Portion of Area H; Plan 8211167, Portion of Utility Corridor) to subdivide 16.78 hectares \pm (41.46 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 16.78 hectares \pm (41.46 acres \pm) located at 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW (Plan 8510369, Portion of Area H; Plan 8211167, Portion of Utility Corridor) from Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, **Special Purpose – City and Regional Infrastructure (S-CRI) District**, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

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

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

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 1:57 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1 - Missing Middle Land Use District (Verbal), CPC2022-0650.

And further, 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.

Councillor Chabot (Remote Member) joined the meeting at 2:10 p.m.

Councillor Carra (Remote Member) joined the meeting at 2:26 p.m.

Councillor Dhaliwal (Remote Member) left the meeting at 2:29 p.m. and joined at 2:31 p.m.

Councillor Walcott (Remote Member) left the meeting at 2:44 p.m.

Councillor Carra (Remote Member) left the meeting at 2:52 p.m.

Councillor Chabot (Remote Member) left the meeting at 3:03 p.m.

Director Hamilton left the Chair at 3:07 p.m. and Director Fromherz assumed the Chair.

Director Hamilton resumed the Chair at 3:08 p.m.

Councillor Dhaliwal (Remote Member) left the meeting at 3:25 p.m.

Commissioner Palmiere (Remote Member) left the meeting at 3:26 p.m.

Councillor Dhaliwal (Remote Member) joined the meeting at 3:48 p.m.

Councillor Dhaliwal rose on a Point of Order.

Director Hamilton ruled on the Point of Order.

Councillor Dhaliwal (Remote Member) left the meeting at 4:14 p.m.

MOTION CARRIED

Commission reconvened in public meeting at 4:27 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Dhaliwal, Commissioner Navagrah, Commissioner Tiedemann, and Commissioner Palmiere

Moved by Commissioner Hawryluk

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Missing Middle Land Use District (Verbal), CPC2022-0650

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2022-0650:

Clerks: J. Palaschuk and S. Lancashire. Advice: S. Pearce, L. Kahn, R. Jamieson, O. Fedynets, K. van Fraassen, S. Rankin, A. Caron-Roy, M. Bussiere, Z. Kirsan, K. Abbany, R. Whyte, L. Wong, D. Down, and S. Jones.

Moved by Commissioner Hawryluk

That with respect to Confidential Verbal Report CPC2022-0650, the following be approved:

That Calgary Planning Commission direct that the Closed Meeting discussions and supplementary handout be held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2022 September 2.

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

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Councillor Wong

That this meeting adjourn at 4:29 p.m.

MOTION CARRIED

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

ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- Land Use Amendment in Thorncliffe (Ward 4) at 6315 Tregillus Street NW, LOC2022-0014, CPC2022-0519
- Land Use Amendment in Manchester Industrial (Ward 9) at 6025 - 4 Street SE, LOC2022-0010, CPC2022-0611
- Land Use Amendment and Outline Plan in Silverado (Ward 13) at 1203 Spruce Meadows Trail SW and **18111** Sheriff King Street SW, LOC2021-0152, CPC2022-0573

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2022 June 2 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY