



MINUTES

CALGARY PLANNING COMMISSION

**June 2, 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 (Partial 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)

ABSENT: Commissioner J. Tiedemann

ALSO PRESENT: A/ Principal Planner S. Jones
Legislative Advisor D. Williams
Legislative Advisor C. Nelson

1. CALL TO ORDER

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

ROLL CALL

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

Absent from Roll Call: Remote Councillor Wong (Remote Member) joined at 1:06 p.m., Commissioner Mortezaee, and Commissioner Tiedemann.

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 June 2 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 19

Moved by Commissioner Palmiere

That the Minutes of the 2022 May 19 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

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 Capitol Hill (Ward 7) at 1502 and 1508 – 22 Avenue NW, LOC2022-0004, CPC2022-0487

A clerical correction was noted in the Recommendation of Report CPC2022-0487, by deleting the word "Ave" following the words "proposed bylaw for the redesignation of 0.12 hectares ± (0.30 acres ±) located at 1502 and 1508 – 22", and substituting with the word "Avenue".

A presentation entitled "LOC2022-0004 / CPC2022-0487 Land Use Amendment" was distributed with respect to Report CPC2022-0487.

Tom Hong addressed Commission with respect to Report CPC2022-0487.

Moved by Councillor Wong

That with respect to Report CPC2022-0487, the following be approved, **as corrected**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.12 hectares ± (0.30 acres ±) located at 1502 and 1508 – 22 **Avenue** NW (Plan 2864AF, Block 7, Lots 1 to 4) from Residential – Contextual One / Two Dwelling

(R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

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

MOTION CARRIED

7.2.2 Land Use Amendment in Varsity (Ward 1) at 3515, 3535, and 3553 – 31 Street NW, LOC2022-0067, CPC2022-0582

A presentation entitled "LOC2022-0067/CPC2022-0582 Land Use Amendment" was distributed with respect to Report CPC2022-0582.

Carol McClary, Carol McClary Consulting addressed Commission with respect to Report CPC2022-0582.

Moved by Director Fromherz

That with respect to Report CPC2022-0582, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2022-0582) to the 2022 July 05 Combined Meeting of Council to the Public Hearing portion of the Agenda; and
2. Recommend that Council give three readings to the proposed bylaw for the redesignation of 2.36 hectares \pm (5.83 acres \pm) located at 3515, 3535, and 3553 – 31 Street NW (Plan 8110138, Block 5, Lots 6, 7 and 8) from Special Purpose – University Research Park (S-URP) District to Direct Control (DC) District to accommodate a school, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.3 Land Use Amendment in Rossarock (Ward 8) at 933 – 38 Street SW, LOC2021-0096, CPC2022-0535

The following documents were distributed with respect to Report CPC2022-0535:

- A presentation entitled "LOC2021-0096 Land Use Amendment"; and
- A revised Attachment 2.

Moved by Commissioner Pollen

That with respect to Report CPC2022-0535, the following be approved, **after amendment**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 933 – 38 Street SW (Plan 3681V, Block 2, Lots 15 to 17) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate a rowhouse development, with guidelines (**Revised** Attachment 2).

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

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Pollen

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 2:16 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1. Westbrook Local Area Plan (Verbal), CPC2022-0680.

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.

MOTION CARRIED

Commissioner Mortezaee (Remote Member) joined the meeting at 3:00 p.m.
Councillor Dhaliwal (Remote Member) left the meeting at 3:17 p.m. and joined the meeting at 3:43 p.m.

Commission reconvened in public meeting at 4:15 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Moved by Councillor Dhaliwal

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Westbrook Local Area Plan (Verbal), CPC2022-0680

Administration in attendance during the Closed Meeting discussions with respect to Verbal Report CPC2022-0680:

Clerks: D. Williams and J. Clement. Advice: P. Schryvers, C. Khandl, B. Harder, K. Froese, S. Lake, B. Silver, F. Lakha, M. Advani, and S. Jones.

Moved by Councillor Dhaliwal

That with respect to Report CPC2022-0680, the following be approved:

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

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

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Hawryluk

That this meeting adjourn at 4:18 p.m.

MOTION CARRIED

The following item has been forwarded on to the 2022 July 5 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Varsity (Ward 1) at 3515, 3535, and 3553 – 31 Street NW, LOC2022-0067, CPC2022-0582

The following item has been forwarded on to the 2022 July 26 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Capitol Hill (Ward 7) at 1502 and 1508 – 22 Avenue NW, LOC2022-0004, CPC2022-0487
- Land Use Amendment in Rosscarrock (Ward 8) at 933 – 38 Street SW, LOC2021-0096, CPC2022-0535

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2022 June 16 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY