



MINUTES

CALGARY PLANNING COMMISSION

**July 7, 2022, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director R. Vanderputten, Vice-Chair
Councillor R. Dhaliwal
Councillor T. Wong (Remote Participation)
Commissioner F. Mortezaee
Commissioner Y. Navagrah (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Tiedemann

ABSENT: Commissioner N. Hawryluk
Commissioner A. Palmiere

ALSO PRESENT: 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 Vanderputten, Councillor Dhaliwal, Commissioner Navagrah, Commissioner Palmiere, Commissioner Pollen, Commissioner Mortezaee, Commissioner Tiedemann, and Director Hamilton.

Absent from Roll Call: Commissioner Hawryluk and Commissionaire Palmiere.

2. **OPENING REMARKS**

Director Hamilton provided opening remarks and a traditional land acknowledgment.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That the Agenda for the 2022 July 7 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 June 16

A clerical correction was noted on page 13 of the 2022 July 16 Minutes, in the last paragraph, by deleting the date "2020 July 7" and substituting the date "2022 July 7".

Moved by Director Vanderputten

That the Minutes of the 2022 June 16 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Mortezaee

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Britannia (Ward 8) at 4915 Elbow Drive SW, LOC2022-0073, CPC2022-0785

5.3 Land Use Amendment in Willow Park (Ward 11) at 216 – 99 Avenue SE, LOC2021-0218, CPC2022-0766

5.4 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4519 – 21 Avenue NW, LOC2022-0065, CPC2022-0772

For: (7): Director Vanderputten, Councillor Dhaliwal, Councillor Wong, Commissioner Mortezaee, Commissioner Navagrah, 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 Land Use Amendment in Shawnessy (Ward 13) at 30 Shannon Place SW, LOC2022-0019, CPC2022-0735

A presentation entitled "LOC2022-0019 / CPC2022-0735 Land Use Amendment" was distributed with respect to Report CPC2022-0735.

Dave White, CivicWorks, addressed Commission with respect to Report CPC2022-0735.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0735, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.52 hectares \pm (3.76 acres \pm) at 30 Shannon Place SW (Plan 8111812, Block 15, Lot 35) from Multi-Residential – Contextual Grade Oriented (M-CGd44) District to Multi-Residential – Contextual Medium Profile (M-C2f1.2) District.

For: (7): Director Vanderputten, Councillor Dhaliwal, Councillor Wong, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.2 Land Use Amendment and Outline Plan in Legacy (Ward 14) at multiple properties, LOC2021-0134, CPC2022-0693

Item 7.2.2 was heard in conjunction with Item 7.2.3.

A presentation entitled "LOC2021-0071 and LOC2021-0134 Outline Plan and Land Use Amendments" was distributed with respect to Report CPC2022-0693.

The following speakers addressed Commission with respect to Report CPC2021-0693:

- Jared Goldade, WestCreek
- Jack Moddle, B&A Planning Group

Moved by Commissioner Tiedemann

That with respect to Report CPC2022-0693, the following the approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 21200 and 21415 – 24 Street SE, 22200 – 28 Street SE and 2501 and 2801 – 210 Avenue SE (Portion of Section 7-22-29-4; Portion of E1/2 Section 12-22-1-5; Portion of W1/2 Section 8-22-29-4; Portion of Plan 0910756, Area B; Portion of Plan 1311380, Area 'D') to subdivide 10.29 hectares \pm (25.43 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 10.29 hectares \pm (25.43 acres \pm) located at 21200 and 21415 – 24 Street

SE, 22200 – 28 Street SE and 2501 and 2801 – 210 Avenue SE (Portion of Section 7-22-29-4; Portion of E1/2 Section 12-22-1-5; Portion of W1/2 Section 8-22-29-4; Portion of Plan 0910756, Area B; Portion of Plan 1311380, Area 'D') from Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

For: (7): Director Vanderputten, Councillor Dhaliwal, Councillor Wong, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.3 Land Use Amendment and Outline Plan in Legacy (Ward 14) at 250 and 280 Legacy Circle SE, LOC2021-0071, CPC2022-0692

Item 7.2.3 was heard in conjunction with Item 7.2.2.

A clerical correction was noted on page 1 of Report CPC2022-0692, in the Recommendations box, by deleting the number "Plan 11712147" and substituting the number "Plan 1712147", in Recommendations 1 and 2.

A presentation entitled "LOC2021-0071 and LOC2021-0134 Outline Plan and Land Use Amendments" was distributed with respect to Report CPC2022-0692.

The following speakers addressed Commission with respect to Report CPC2021-0692:

- Jared Goldade, WestCreek
- Jack Moddle, B&A Planning Group

Moved by Commissioner Mortezaee

That with respect to CPC2022-0692, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 250 and 280 Legacy Circle SE (Plan **1712147**, Block 10, Lots 19 and 20), to subdivide 2.41 hectares \pm (5.96 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 2.41 hectares \pm (5.96 acres \pm) located at 250 and 280 Legacy Circle SE (Plan **1712147**, Block 10, Lots 19 and 20) from Multi-Residential – Low Profile Support Commercial (M-X1) District to Residential – Low Density Mixed Housing (R-Gm) District.

For: (7): Director Vanderputten, Councillor Dhaliwal, Councillor Wong, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.4 Land Use Amendment in Mount Pleasant (Ward 7) at 3220 – 4 Street NW, LOC2022-0035, CPC2022-0750

A presentation entitled "LOC2022-0035 Land Use Amendment" was distributed with respect to Report CPC2022-0750.

Moved by Councillor Wong

That with respect to Report CPC2022-0750, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.73 hectares \pm (1.81 acres) located at 3220 – 4 Street NW (Plan 9110053, Block 62, Lot 70) from Direct Control (DC) District to Commercial – Community 2 f1.0h12 (C-C2f1.0h12) District.

For: (7): Director Vanderputten, Councillor Dhaliwal, Councillor Wong, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.5 Land Use Amendment in Panorama Hills (Ward 3) at 67 Panatella Square NW, LOC2022-0044, CPC2022-0805

A presentation entitled "LOC2022-0044 Land Use Amendment" was distributed with respect to Report CPC2022-0805.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0805, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.41 hectares \pm (1.00 acres \pm) located at 67 Panatella Square NW (Portion of SW 1/4 Section 34-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1d85) District.

For: (6): Director Vanderputten, Councillor Wong, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Tiedemann

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 2:35 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1. Policy Amendments to the Beltline ARP, CPC2022-0455.

And further, that Rachelle Dillion, O2 Planning & Design, be authorized to attend the Closing Meeting with respect to Item 9.1.1.

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

Commission reconvened in public meeting at 4:34 p.m. with Director Hamilton in the Chair.

ROLL CALL

Director Vanderputten, Councillor Wong, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, Commissioner Tiedemann, and Director Hamilton.

Absent from Roll Call: Commissioner Hawryluk, Commissioner Palmiere, and Councillor Dhaliwal.

Moved by Director Vanderputten

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session – Policy Amendments to the Beltline ARP, CPC2022-0455

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2022-0455:

Clerks: J. Palaschuk and C. Nelson. Law: T. Wobeser. Advice: M. Huber, K. Bahl, C. Renne-Grivell, J. Thomson, X. Zhang, B. Rokosh, S. Lockwood, T. Ward, J. Tang, and L. Ganczar. External: R. Dillon.

A Confidential presentation entitled "CPC2022-0455 - Policy Amendments to the Beltline Area Redevelopment Plan: Part 1" was distributed with respect to Confidential Report CPC2022-0455.

Councillor Wong (Remote Member) left the meeting at 3:02 p.m. and joined at 3:12 p.m.

Councillor Wong (Remote Member) left the meeting at 4:00 p.m.

Moved by Director Vanderputten

That with respect to Confidential Report CPC2022-0455, the following be approved:

That the Calgary Planning Commission:

1. Receive the confidential distributions for the Corporate Record; and
2. 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.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Mortezaee

That this meeting adjourn at 4:36 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2022 September 13 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Britannia (Ward 8) at 4915 Elbow Drive SW, LOC2022-0073, CPC2022-0785
- Land Use Amendment in Willow Park (Ward 11) at 216 – 99 Avenue SE, LOC2021-0218, CPC2022-0766
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4519 – 21 Avenue NW, LOC2022-0065, CPC2022-0772
- Land Use Amendment in Shawnessy (Ward 13) at 30 Shannon Place SW, LOC2022-0019, CPC2022-0735
- Land Use Amendment and Outline Plan in Legacy (Ward 14) at multiple properties, LOC2021-0134, CPC2022-0693
- Land Use Amendment and Outline Plan in Legacy (Ward 14) at 250 and 280 Legacy Circle SE, LOC2021-0071, CPC2022-0692

- Land Use Amendment in Mount Pleasant (Ward 7) at 3220 – 4 Street NW, LOC2022-0035, CPC2022-0750
- Land Use Amendment in Panorama Hills (Ward 3) at 67 Panatella Square NW, LOC2022-0044, CPC2022-0805

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2022 July 21 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED