



MINUTES

CALGARY PLANNING COMMISSION

**July 21, 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
Commissioner A. Palmiere
Commissioner C. Pollen (Remote Participation)
Commissioner J. Tiedemann
Councillor K. Penner (Remote Participation)

ABSENT: Commissioner Y. Navagrah

ALSO PRESENT: A/ Principal Planner S. Jones
Legislative Advisor J. Palaschuk
Legislative Advisor S. Lancashire

1. CALL TO ORDER

Director Hamilton called the meeting to order at 1:02 p.m.

ROLL CALL

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

Absent from Roll Call: Commissioner Navagrah, Councillor Wong, and Commissioner Pollen (Remote Member) joined the Meeting at 1:03 p.m.

2. OPENING REMARKS

Director Hamilton provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Fromherz

That the Agenda for the 2022 July 21 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 July 7

Moved by Commissioner Mortezaee

That the Minutes of the 2022 July 7 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Tiedemann

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Winston Heights/Mountview (Ward 4) at 604 – 33 Avenue NE, LOC2022-0046, CPC2022-0795

5.3 Land Use Amendment in Highland Park (Ward 4) at 3424 Centre B Street NW, LOC2022-0084, CPC2022-0782

5.4 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5023 – 21 Avenue NW, LOC2022-0060, CPC2022-0632

5.5 Land Use Amendment in Highland Park (Ward 4) at 3903 – 2 Street NW, LOC2022-0071, CPC2022-0863

5.6 Land Use Amendment in Highland Park (Ward 4) at 404 – 33 Avenue NW, LOC2022-0007, CPC2022-0858

5.7 Policy Amendment and Land use Amendment in Montgomery (Ward 7) at 5011 – 22 Avenue NW, LOC2022-0038, CPC2022-0853

5.8 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5112 – 21 Avenue NW, LOC2022-0066, CPC2022-0821

- 5.9 Land Use Amendment in Parkdale (Ward 7) at 530 – 31 Street NW, LOC2022-0069, CPC2022-0856
- 5.10 Land Use Amendment in Bowness (Ward 1) at 8345 – 34 Avenue NW, LOC2022-0095, CPC2022-0868
- 5.11 Land Use Amendment in Bowness (Ward 1) at 8507 – 34 Avenue NW, LOC2022-0070, CPC2022-0870
- 5.12 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2811 – 26 Street SW, LOC2022-0088, CPC2022-0794
- 5.13 Road Closure and Land Use Amendment in East Village (Ward 7) adjacent to 606 Confluence Way SE, LOC2021-0150, CPC2022-0807
- 5.14 Street Name in Silverado (Ward 13), SN2022-0003, CPC2022-0818

For: (7): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, 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

- 7.1.1 Development Permit in Rocky Ridge (Ward 1) at 10310 Eamon Road NW, DP2021-4158, CPC2022-0862

A presentation entitled "DP2021-4158/CPC2022-0862 Development Permit" was distributed with respect to Report CPC2022-0862.

Chad Zyla, S2 Architecture, addressed Commission with respect to Report CPC2022-0862.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0862, the following be approved:

That Calgary Planning Commission approve Development Permit DP2021-4158 for New: Multi-Residential Development (1 building) at 10310 Eamon Road NW (Portion of NE1/4 Section 17-25-2-5), with conditions (Attachment 2).

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

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment and Outline Plan in Mahogany (Ward 12) at 18007 – 88 Street SE and 18080 – 72 Street SE, LOC2021-0162, CPC2022-0846

A presentation entitled "LOC2021-0162 Outline Plan Amendment and Land Use Amendment" was distributed with respect to Report CPC2022-0846.

The following speakers addressed Commission with respect to Report CPC2022-0846:

- Jack Moddle, B&A Planning Group
- Alan Sylvestre, Hopewell

Moved by Commissioner Palmiere

That with respect to Report CPC2022-0846, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 18007 – 88 Street SE and 18080 – 72 Street SE (Portion of N1/2 Section 23-22-29-4), to subdivide 19.95 hectares ± (49.30 acres ±), with conditions (Attachment 2).

That Calgary Planning Commission recommends that Council:

2. Give three readings to the proposed bylaw for the redesignation of 10.83 hectares ± (26.75 acres ±) located at 18007 – 88 Street SE and 18080 – 72 Street SE (Portion of N1/2 Section 23-22-29-4) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-Gd50) District, Multi-Residential – Medium Profile (M-2d85 and M-2d100) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

For (7): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Rollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.2 Land Use Amendment in Highland Park (Ward 4) at 116 – 43 Avenue NE, LOC2022-0048, CPC2022-0802

A clerical correction was noted on page 1 of the Cover Report of Report CPC2022-0802, in the Discussion paragraph, first line, by deleting the words "was submitted by TI Architecture" and substituting with the words "was submitted by K5 Designs".

A presentation entitled "LOC2022-0048/CPC2022-0802 Land Use Amendment" was distributed with respect to Report CPC2022-0802.

Moved by Commissioner Hawryluk

That with respect to Report CPC2022-0802, 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 ± (0.16 acres ±) located at 116 – 43 Avenue NE (Plan 5988GT, Block 16, Lot 4) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

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

MOTION CARRIED

7.2.3 Land Use Amendment in Beltline (Ward 8) at 1401 – 1 Street SE, LOC2022-0017, CPC2022-0819

The following documents were distributed with respect to Report CPC2022-0819:

- A revised Attachment 2; and
- A presentation entitled "LOC2022-0017 Land Use Amendment"

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0819, the following be approved, **after amendment:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.27 hectares ± (0.67 acres ±) located at 1401 – 1 Street SE (Plan 0311438, Block 106, Lot 41) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses within an existing building, with guidelines (**Revised** Attachment 2).

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

MOTION CARRIED

7.2.4 Road Closure, Land Use Amendment and Outline Plan in Aspen Woods (Ward 6) at 7651 - 14 Avenue SW, LOC2021-0193, CPC2022-0832

A presentation entitled "LOC2021-0193/CPC2022-0832 Road Closure, Land Use Amendment & Outline Plan" was distributed with respect to Report CPC2022-0832.

Moved by Councillor Dhaliwal

That with respect to Report CPC2022-0832, the following be approved, **after amendment:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7651 – 14 Avenue SW and the closed road (Plan 6699JK, Block B, Lot 5; Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) to subdivide 1.41 hectares \pm (3.48 acres \pm) with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for closure of **0.03** hectares \pm (**0.08** acres \pm) of road (Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) adjacent to 7651 – 14 Avenue SW, with conditions (Attachment 9).

3. Give three readings to the proposed bylaw for the redesignation of 1.41 hectares \pm (3.48 acres \pm) located at 7651 – 14 Avenue SW and the closed road (Plan 6699JK, Block B, Lot 5; Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) from Direct Control District and Undesignated Road Right of Way to Residential – One Dwelling (R-1s) 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, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, 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 2:23 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following items:

- 9.1.1 Closed Session - Heritage Communities Local Area Plan (Verbal), CPC2022-0679
- 9.1.2 Closed Session - North Hill Communities Heritage Guidelines (Verbal), CPC2022-0872

And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission suspend Section 78(2)(b) to forego the afternoon recess in order to complete all discussions with respect to Reports CPC2022-0679 and CPC2022-0872, and to reconvene in public at the Call of the Chair.

MOTION CARRIED

Councillor Penner (Remote Member) joined the meeting at 2:34 p.m.

Councillor Penner (Remote Member) left the meeting at 3:54 p.m.

Commissioner Pollen (Remote Member) left the meeting at 3:56 p.m.

Commission reconvened in Public Meeting at 4:57 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

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

Moved by Commissioner Palmiere

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Heritage Communities Local Area Plan (Verbal),
CPC2022-0679

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2022-0679:

Clerks: J. Palaschuk and C. Nelson. Law: T. Wobeser. Advice: T. Gonzalez, B. Silver, S. Thompson, J. Knee, F. Lakha, K. Albany, S. Jones, and K. Froese.

A confidential presentation entitled "Heritage Communities Local Area Planning" was distributed with respect to Confidential Verbal Report CPC2022-0679.

Moved by Commissioner Palmiere

That with respect to Confidential Verbal Report CPC2022-0679, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, Presentation, 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: (6): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Tiedemann

MOTION CARRIED

9.1.2 Closed Session - North Hill Communities Heritage Guidelines (Verbal),
CPC2022-0872

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2022-0872:

Clerks: J. Palaschuk and C. Nelson. Law: T. Wobeser. Advice: T. Gonzalez, I. Harper, E. Goldstrom, E. Van Boxmeer, K. Albany, and S. Jones.

A confidential presentation entitled "North Hill Communities Heritage Guidelines CPC Presentation" was distributed with respect to Confidential Verbal Report CPC2022-0872.

Moved by Commissioner Palmiere

That with respect to Confidential Verbal Report CPC2022-0872, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, Presentation, 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 October 6.

For: (6): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Tiedemann

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Mortezaee

That this meeting adjourn at 5:01 p.m.

MOTION CARRIED

The following item has / 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 Winston Heights/Mountview (Ward 4) at 604 – 33 Avenue NE, LOC2022-0046, CPC2022-0795
- Land Use Amendment in Highland Park (Ward 4) at 3424 Centre B Street NW, LOC2022-0084, CPC2022-0782
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5023 – 21 Avenue NW, LOC2022-0060, CPC2022-0632
- Land Use Amendment in Highland Park (Ward 4) at 3903 – 2 Street NW, LOC2022-0071, CPC2022-0863
- Land Use Amendment in Highland Park (Ward 4) at 404 – 33 Avenue NW, LOC2022-0007, CPC2022-0858
- Policy Amendment and Land use Amendment in Montgomery (Ward 7) at 5011 – 22 Avenue NW, LOC2022-0038, CPC2022-0853
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5112 – 21 Avenue NW, LOC2022-0066, CPC2022-0821
- Land Use Amendment in Parkdale (Ward 7) at 530 – 31 Street NW, LOC2022-0069, CPC2022-0856

- Land Use Amendment in Bowness (Ward 1) at 8345 – 34 Avenue NW, LOC2022-0095, CPC2022-0868
- Land Use Amendment in Bowness (Ward 1) at 8507 – 34 Avenue NW, LOC2022-0070, CPC2022-0870
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2811 – 26 Street SW, LOC2022-0088, CPC2022-0794
- Road Closure and Land Use Amendment in East Village (Ward 7) adjacent to 606 Confluence Way SE, LOC2021-0150, CPC2022-0807
- Land Use Amendment and Outline Plan in Mahogany (Ward 12) at 18007 – 88 Street SE and 18080 – 72 Street SE, LOC2021-0162, CPC2022-0846
- Land Use Amendment in Highland Park (Ward 4) at 116 – 43 Avenue NE, LOC2022-0048, CPC2022-0802
- Land Use Amendment in Beltline (Ward 8) at 1401 – 1 Street SE, LOC2022-0017, CPC2022-0819
- Road Closure, Land Use Amendment and Outline Plan in Aspen Woods (Ward 6) at 7651 - 14 Avenue SW, LOC2021-0193, CPC2022-0832

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING
CALGARY PLANNING COMMISSION REPORTS

- Street Name in Silverado (Ward 13), SN2022-0003, CPC2022-0818

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2022 August 4 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY