



MINUTES

CALGARY PLANNING COMMISSION

**August 18, 2022, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director J. White, Acting Vice-Chair
Councillor R. Dhaliwal (Remote Participation)
Councillor T. Wong
Commissioner N. Hawryluk
Commissioner A. Palmiere
Commissioner C. Pollen (Remote Participation)
Commissioner J. Tiedemann

ABSENT: Commissioner F. Mortezaee
Commissioner Y. Navagrah

ALSO PRESENT: A/ Principal Planner S. Jones
CPC Secretary J. Clement
Legislative Advisor J. Palaschuk

1. **CALL TO ORDER**

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

ROLL CALL

Commissioner Hawryluk, Commissioner Palmiere, Commissioner Tiedemann, Councillor Dhaliwal, Councillor Wong, Director White, and Director Hamilton.

Absent from Roll Call: Commissioner Mortezaee, Commissioner Navagrah, and Commissioner Pollen (Remote Member) joined the Meeting at 1:06 p.m.

2. **OPENING REMARKS**

Director Hamilton provided opening remarks and a traditional land acknowledgment.

3. **CONFIRMATION OF AGENDA**

Moved by Director White

That the Agenda for the 2022 August 18 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 August 4

Moved by Commissioner Tiedemann

That the Minutes of the 2022 August 4 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 2327 - 48 Street NW LOC2022-0040, CPC2022-0933

Moved by Councillor Wong

That with respect to Report CPC2022-0933, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.20 acres \pm) located at 2327 – 48 Street NW, (Plan 4994GI, Block 54, Lot 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (7): Director White, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, 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 Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at 1052 Memorial Drive NW, LOC2022-0049, CPC2022-0929

A presentation entitled "LOC2022-0049 Policy and Land Use Amendment" was distributed with respect to Report CPC2022-0929.

Moved by Commissioner Hawryluk

That with respect to Report CPC2022-0929, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan; and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.05 acres \pm) located at 1052 Memorial Drive NW (Plan 2448O, Block 1, a portion of Lots 43 and 44) from Direct Control (DC) District to Commercial – Neighbourhood 1 (C-N1) District.

For: (7): Director White, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.2.2 Land Use Amendment in Bowness (Ward 1) at 6204, 6208 and 6336 Bowwood Drive NW, LOC2022-0053, CPC2022-0941

A presentation entitled "LOC2022-0053 Land Use Amendment" was distributed with respect to Report CPC2022-0941.

Moved by Councillor Wong

That with respect to Report CPC2022-0941, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.24 hectares \pm (0.58 acres \pm) located at 6204, 6208 and 6336 Bowwood Drive NW (Plan 4610AJ, Block 19, Lots 8 and 9; Plan 4610AJ, Block 20, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate low-density residential development, with guidelines (Attachment 2).

For: (7): Director White, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Palmiere

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 1:34 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1 Closed Session – Stephen Ave Quarter (Verbal Report), CPC2022-0899.

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 Report CPC2022-0899, and to reconvene in public at the Call of the Chair.

MOTION CARRIED

Councillor Dhaliwal (Remote Member) left the meeting at 2:45 p.m.

Commission reconvened in Public Meeting at 3:50 p.m. with Director Hamilton in the Chair.

ROLL CALL

Commissioner Hawryluk, Commissioner Palmiere, Commissioner Tiedemann, Commissioner Pollen, Councillor Wong, Director White, and Director Hamilton.

Absent from Roll Call: Councillor Dhaliwal, Commissioner Mortezaee, and Commissioner Navagrah.

Moved by Director White

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session – Stephen Ave Quarter (Verbal Report), CPC2022-0899

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2022-0899:

Clerks: J. Clement, C. Nelson and J. Palaschuk. Law: T. Wobeser.

Advice: G. Webster, N. Marchut, I. Harper, D. Down, S. Tomic, S. Jones, M. Dunnette, M. Saunders, S. Lockwood, M. Bishoff, J. Ross, S. Swanton, K. Abbany, and D. Hamilton.

A presentation entitled "Stephen Avenue Quarter DP2022-02927, DP2022-03760 and LOC2022-0074 Early engagement CPC discussion" was distributed with respect to Report CPC2022-0899.

Moved by Director White

That with respect to Confidential Verbal Report CPC2022-0899, 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 2023 March 2.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Hawryluk

That this meeting adjourn at 3:52 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2022 October 4 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 2327 - 48 Street NW LOC2022-0040, CPC2022-0933
- Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at 1052 Memorial Drive NW, LOC2022-0049, CPC2022-0929
- Land Use Amendment in Bowness (Ward 1) at 6204, 6208 and 6336 Bowwood Drive NW, LOC2022-0053, CPC2022-0941

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

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY