



MINUTES

CALGARY PLANNING COMMISSION

**September 1, 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
Commissioner N. Hawryluk
Commissioner F. Mortezaee (Partial Remote Participation)
Commissioner A. Palmiere (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Tiedemann

ABSENT: Commissioner Y. Navagrah

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

1. **CALL TO ORDER**

Director Hamilton called the meeting to order at 1:04 p.m.

ROLL CALL

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

Absent from Roll Call: Commissioner Navagrah.

2. **OPENING REMARKS**

Director Hamilton provided opening remarks and a traditional land acknowledgement.

3. **CONFIRMATION OF AGENDA**

Moved by Commissioner Hawryluk

That the Agenda for the 2022 September 1 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 18

Moved by Commissioner Mortezaee

That the Minutes of the 2022 August 18 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 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2201 – 32 Street SW, LOC2022-0100, CPC2022-0926

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

MOTION CARRIED

5.3 Land Use Amendment in Mount Pleasant (Ward 7) at 901 – 22 Avenue NW, LOC2021-0190, CPC2022-0931

Moved by Councillor Wong

That with respect to Report CPC2022-0931, 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 ± (0.14 acres ±) located at 901 – 22 Avenue NW (Plan 2934O, Block 26, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (8): Director Fromherz, Councillor Dhaliwal, Councillor Wong, 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

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in the Downtown Commercial Core (Ward 7) at 409 – 8 Avenue SW, LOC2022-0089, CPC2022-0956

A presentation entitled "LOC2022-0089/CPC2022-0956 Land Use Amendment" was distributed with respect to Report CPC2022-0956.

Richard Davignon, Davignon Martin Architecture, addressed Commission with respect to Report CPC2022-0956.

Moved by Councillor Wong

That with respect to Report CPC2022-0956, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.10 hectares ± (0.24 acres ±) located at 409 – 8 Avenue SW (Plan A, Block 66, Lots 1 to 3) from Commercial Residential District (CR20-C20/R20) to Direct Control (DC) District to accommodate a continuously scrolling digital sign with guidelines (Attachment 4).

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

MOTION CARRIED

7.2.2 Policy Amendment, Road Closure and Land Use Amendment in Cliff Bungalow (Ward 8) at Multiple Addresses, LOC2018-0250, CPC2022-0966

The following documents were distributed with respect to Report CPC2022-0966:

- A letter from the Cliff Bungalow-Mission Community Association, dated 2022 August 30;
- A letter from the Cliff Bungalow-Mission Community Association, dated 2022 August 31; and
- A presentation entitled "LOC2018-0250 Road Closure, Policy Amendment, and Land Use Amendment".

Commission recessed at 1:51 p.m. to the Call of the Chair and reconvened at 1:59 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Absent from Roll Call: Commissioner Navagrah.

By General Consent, this Item was postponed to the Call of the Chair.

Commission returned to this Item following Item 7.2.4.

Commissioner Palmiere (Remote Member) left the meeting at 2:49 p.m.

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Commission suspended Section 78(2)(b) of the Procedure Bylaw to forego the afternoon recess.

Commissioner Mortezaee (Remote Member) joined the meeting at 3:13 p.m.

Moved by Councillor Wong

That with respect to Report CPC2022-0966, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2022-0966) to the 2022 October 04 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2);

3. Give three readings to the proposed bylaw for closure of 0.02 hectares \pm (0.05 acres) of road (Plan 1911117, Area 'A'), adjacent to 615 – 17 Avenue SW, with conditions (Attachment 5); and

4. Give three readings to the proposed bylaw for the redesignation of 0.26 hectares \pm (0.64 acres \pm) located at 615 – 17 Avenue SW, 1714, 1716 and 1748 – 5A Street SW and the closed road (Plan 3160AH, Block 1A, Lots 16 to 21; Plan 1911117, Area 'A') from Multi-Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 1 (C-COR1f3.0h23) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

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

MOTION CARRIED

Commission then dealt with Item 11.

7.2.3 Land Use Amendment in Manchester (Ward 9) at 4723, 4811 and 4815 – 1 Street SW, LOC2022-0020, CPC2022-0788

A presentation entitled "LOC2022-0020 Land Use Amendment" was distributed with respect to Report CPC2022-0788.

Moved by Commissioner Hawryluk

That with respect to Report CPC2022-0788, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.28 hectares ± (0.68 acres ±) at 4723, 4811 and 4815 – 1 Street SW (Plan 5630AM, Block 6, Lots 11 to 20) from Industrial – Redevelopment (I-R) District to Commercial – Office (C-Of3.0h46) District.

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

Against: (1): Commissioner Mortezaee

MOTION CARRIED

7.2.4 Land Use Amendment in Lewisburg (Ward 3) at 14900 – 6 Street NE and 800 – 144 Avenue NE, LOC2020-0057, CPC2022-0967

A presentation entitled "LOC2022-0057 Land Use Amendment" was distributed with respect to Report CPC2022-0967.

The following speakers addressed Commission with respect to Report CPC2022-0967:

Patrick Wetter, B&A Planning Group

Brendan McCashin, Genesis

1. Arnie Stefaniuk, Genesis

Moved by Commissioner Tiedemann

That with respect to Report CPC2022-0967, the following be approved:

That the Calgary Planning Commission direct that CPC2022-0967(LOC2020-0057) be referred back to Administration to explore with the applicant providing additional Residential – Low Density Mixed Housing (R-Gm) District land use within the area, and to report back to the Calgary Planning Commission no later than 2022 October 6.

For: (6): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Tiedemann

Against: (2): Commissioner Hawryluk, and Commissioner Palmiere

MOTION CARRIED

Commission then returned to Item 7.2.2.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

This Item was dealt with following Item 7.2.2

Moved by Commissioner Hawryluk

That this meeting adjourn at 3:21 p.m.

MOTION CARRIED

The following item has been forwarded on to the 2022 October 4 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment, Road Closure and Land Use Amendment in Cliff Bungalow (Ward 8) at Multiple Addresses, LOC2018-0250, CPC2022-0966

The following items have been forwarded on to the 2022 November 1 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2201 – 32 Street SW, LOC2022-0100, CPC2022-0926
- Land Use Amendment in Mount Pleasant (Ward 7) at 901 – 22 Avenue NW, LOC2021-0190, CPC2022-0931
- Land Use Amendment in the Downtown Commercial Core (Ward 7) at 409 – 8 Avenue SW, LOC2022-0089, CPC2022-0956

- Land Use Amendment in Manchester (Ward 9) at 4723, 4811 and 4815 – 1 Street SW, LOC2022-0020, CPC2022-0788

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2022 September 15 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED