



**MINUTES**

**CALGARY PLANNING COMMISSION**

**August 4, 2022, 1:00 PM  
ENGINEERING TRADITIONS COMMITTEE ROOM**

**PRESENT:** Director K. Fromherz, Acting Chair  
Director J. White, Acting Vice-Chair  
Councillor R. Dhaliwal (Remote Participation)  
Commissioner N. Hawryluk  
Commissioner F. Mortezaee  
Commissioner A. Palmiere  
Commissioner C. Pollen (Remote Participation)

**ABSENT:** Councillor T. Wong (Personal)  
Commissioner Y. Navagrah  
Commissioner J. Tiedemann

**ALSO PRESENT:** A/ Principal Planner S. Jones  
Legislative Advisor C. Nelson  
Legislative Advisor J. Clement

1. **CALL TO ORDER**

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

**ROLL CALL**

Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere,  
Commissioner Pollen, Councillor Dhaliwal, Director White, and Director Fromherz

Absent from Roll Call: Councillor Wong, Commissioner Navagrah, and Commissioner  
Tiedemann

2. **OPENING REMARKS**

Director Fromherz provided opening remarks and a traditional land acknowledgment.

3. **CONFIRMATION OF AGENDA**

**Moved by** Commissioner Mortezaee

That the Agenda for the 2022 August 4 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 21

**Moved by** Commissioner Pollen

That the Minutes of the 2022 July 21 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 Stoney 1 (Ward 3) at multiple addresses, LOC2022-0018, CPC2022-0721

A presentation entitled "LOC2022-0018 Land Use Amendment" was distributed with respect to Report CPC2022-0721.

Commission recessed at 1:16 p.m. to the Call of the Chair due to technical difficulties and reconvened at 1:24 p.m. with Director Fromherz in the Chair.

**ROLL CALL**

Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Councillor Dhaliwal, Director White, and Director Fromherz

Absent from Roll Call: Councillor Wong, Commissioner Navagrah, and Commissioner Tiedemann

**Moved by** Commissioner Palmiere

That with respect to Report CPC2022-0721, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 4.59 hectares  $\pm$  (11.34 acres  $\pm$ ) located at 11105 and 11137 – 11 Street NE, 11134 – 15 Street NE, and 1117 – 110 Avenue NE (Plan 1911083, Block 4, Lots 10 and 11; Plan 1213696, Block 1, Lot 2; Plan 1213696, Block 4, Lot 2) from Industrial – Business (I-B) District and Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses contained in other industrial districts, with guidelines (Attachment 3);
2. Give three readings to the proposed bylaw for the redesignation of 15.53 hectares  $\pm$  (38.37 acres  $\pm$ ) located at 11061 and 10821 – 15 Street NE, and a portion of 10499 – 15 Street NE (Portion of E1/2 Section 23-25-1-5; Plan 0915074, OT) from Industrial-Business (I-B) District and Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional uses contained in other industrial districts, with guidelines (Attachment 4), and
3. Give three readings to the proposed bylaw for the redesignation of 0.91 hectares  $\pm$  (2.25 acres  $\pm$ ) located at 11120 – 14 Street NE (Plan 1810369, Block 2, Lot 12) from Industrial – Business (I-B) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 5).

For: (6): Director White, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Pollen

**MOTION CARRIED**

7.2.2 Land Use Amendment in Forest Lawn (Ward 9) at 1839 – 38 Street SE, LOC2022-0051, CPC2022-0895

A presentation entitled "LOC2022-0051 Land Use Amendment" was distributed with respect to Report CPC2022-0895.

Zach Hoefs, CivicWorks, addressed Commission with respect to Report CPC2022-0895.

Commission recessed at 1:57 p.m. to the Call of the Chair and reconvened at 2:00 p.m. with Director Fromherz in the Chair.

**ROLL CALL**

Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Councillor Dhaliwal, Director White, and Director Fromherz

Absent from Roll Call: Councillor Wong, Commissioner Navagrah, and Commissioner Tiedemann

**Moved by Commissioner Palmiere**

That with respect to Report CPC2022-0895, 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 ± (0.15 acres ±) located at 1839 – 38 Street SE (Plan 2335AH, Block 19, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate the additional use of rowhouse building, with guidelines (Attachment 2).

For: (6): Director White, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Pollen

**MOTION CARRIED**

7.2.3 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2734 Richmond Road SW, LOC2022-0033, CPC2022-0875

A presentation entitled "LOC2022-0033 Policy Amendment and Land Use Amendment" was distributed with respect to Report CPC2022-0875.

**Moved by Commissioner Mortezaee**

That with respect to Report CPC2022-0875, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares ± (0.25 acres ±) located at 2734 Richmond Road SW (Plan 56610, Block 51, Lots 16 to 18) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of rowhouse building, with guidelines (Attachment 3).

For: (6): Director White, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Pollen

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

**Moved by Commissioner Mortezaee**

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 in the Engineering Traditions Committee Room at 2:20 p.m., to discuss confidential

matters with respect to Item 9.1.1 Closed Session - Missing Middle Land Use District, Summary of Comments from CPC May 19, 2022 (Verbal), CPC2022-0894.

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 Verbal Report CPC2022-0894, 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. and joined at 2:47 p.m.

Commission reconvened in Public Meeting at 4:01 p.m. with Director Fromherz in the Chair.

#### ROLL CALL

Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Councillor Dhaliwal, Director White, and Director Fromherz

Absent from Roll Call: Councillor Wong, Commissioner Navagrah, and Commissioner Tiedemann

**Moved by** Commissioner Palmiere

That Commission rise and report.

**MOTION CARRIED**

#### 9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

##### 9.1.1 Missing Middle Land Use District, Summary of Comments from CPC May 19, 2022 (Verbal), CPC2022-0894

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2022-0894:

Clerks: J. Clement, D. Williams, and C. Nelson. Law: T. Wobeser. Advice: K. van Erasssen, R. Jamieson, T. Henry, O. Fedynets, M. Bussiere, F. Lakha, K. Abbany, S. LeBouthillier, T. Hopkins, D. Flood, D. Down, K. Fromherz, J. White, and S. Jones.

A presentation entitled "Missing Middle Land Use District" was distributed with respect to Report CPC2022-0894.

**Moved by** Commissioner Mortezaee

That with respect to Confidential Verbal Report CPC2022-0894, the following be approved:

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 September 2.

For: (6): Director White, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, 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 4:03 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 Stoney 1 (Ward 3) at multiple addresses, LOC2022-0018, CPC2022-0721
- Land Use Amendment in Forest Lawn (Ward 9) at 1839 – 38 Street SE, LOC2022-0051, CPC2022-0895
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2734 Richmond Road SW, LOC2022-0033, CPC2022-0875

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2022 August 18 at 1:00 p.m.

CONFIRMED BY COMMITTEE or COMMISSION ON

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CHAIR

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CPC SECRETARY