



## MINUTES

### CALGARY PLANNING COMMISSION

**September 15, 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  
Commissioner F. Mortezaee  
Commissioner Y. Navagrah (Remote Participation)  
Commissioner A. Palmiere (Remote Participation)  
Commissioner C. Pollen (Remote Participation)

**ABSENT:** Commissioner J. Tiedemann

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

#### 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 Navagrah, Councillor Dhaliwal, Councillor Wong, Director Fromherz, and Director Hamilton.

Absent from Roll Call: Commissioner Tiedemann and Commissioner Pollen.

#### 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 September 15 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, by adding an Item of Urgent Business, as follows:**

- **8.1 Reconsideration of Report CPC2022-0053 (Verbal), CPC2022-1073**

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

Commissioner Pollen (Remote Member) joined the meeting at 1:07 p.m.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2022 September 1

**Moved by** Commissioner Hawryluk

That the Minutes of the 2022 September 1 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.3 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3003 – 26 Street SW, LOC2022-0101, CPC2022-0995

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

**MOTION CARRIED**

5.2 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1845 – 18A Street SW, LOC2021-0168, CPC2022-0946

The following speakers addressed Commission with respect to Report CPC2022-0946:

1. Sara Ly, K5 Designs
2. Kevin Ngo, K5 Designs

**Moved by** Councillor Wong

That with respect to Report CPC2022-0946, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1845 – 18A Street SW (Plan 3076AB, Block 4, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

For: (2): Councillor Wong, and Commissioner Mortezaee

Against: (6): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Navagrah, Commissioner Palmiere, and Commissioner Pollen

**MOTION DEFEATED**

**Moved by** Director Fromherz

That with respect to Report CPC2022-0946, the following be approved:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1845 – 18A Street SW (Plan 3076AB, Block 4, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (6): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Navagrah, Commissioner Palmiere, and Commissioner Pollen

Against: (2): Councillor Wong, and Commissioner Mortezaee

**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 Mount Pleasant (Ward 7) at 738 – 20 Avenue NW, LOC2022-0077, CPC2022-1007

The following documents were distributed with respect to Report CPC2022-1007:

- A revised Attachment 1; and
- A presentation entitled "LOC2022-0077 Land Use Amendment".

**Moved by** Councillor Wong

That with respect to Report CPC2022-1007, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 738 – 20 Avenue NW (Plan 29340, Block 23, Lots 18 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a multi-residential development with guidelines (Attachment 2).

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

**MOTION CARRIED**

### 7.2.2 Land Use Amendment in Sunridge (Ward 10) at multiple addresses, LOC2022-0030, CPC2022-0997

A presentation entitled "LOC2022-0030 Land Use Amendment" was distributed with respect to Report CPC2022-0997.

April Kojima, Rick Balbi Architect Ltd., addressed Commission with respect to Report CPC2022-0997.

**Moved by** Commissioner Pollen

That with respect to Report CPC2022-0997, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.40 hectares  $\pm$  (3.45 acres  $\pm$ ) located at #1000, #2000, #3000, #4000, #4100, #5000, #6000 and #7000, 2255 – 32 Street NE and 2255 – 32 Street NE (Condominium Plan 2111458, Units 24 to 28; Condominium Plan 2111457, Units 19 to 23; Condominium Plan 2111456, Units 14 to 18; Condominium Plan 2111454, Units 9 to 13; Condominium Plan 2111201, Unit 2; Condominium Plan 2210714, Units 42 to 47; Condominium Plan 2210713, Units 36 to 41; Condominium Plan 2210712, Units 29 to 35; Condominium Plan 2111201, CS) from Direct Control (DC) District to Industrial – Commercial (I-C) District.

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

**MOTION CARRIED**

**7.2.3 Land Use Amendment in West Hillhurst (Ward 7) at 526 and 530 – 19 Street NW, LOC2021-0080, CPC2022-0968**

A presentation entitled "LOC2021-0080/CPC2022-0968 Land Use Amendment" was distributed with respect to Report CPC2022-0968.

Kevin Ngo, K5 Designs, addressed Commission with respect to Report CPC2022-0968.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2022-0968, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 526 and 530 – 19 Street NW (Plan 1435GB, Block B, Lot 3 and Descriptive Plan 2011831, Block B, Lot 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

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

Against: (1): Councillor Wong

**MOTION CARRIED**

**7.2.4 Land Use Amendment in Capitol Hill (Ward 7) at 1314 – 20 Avenue NW, LOC2021-0176, CPC2022-1022**

The following documents were distributed with respect to Report CPC2022-1022:

- A revised Attachment 2; and
- A presentation entitled "LOC2021-0176 Land Use Amendment".

**Moved by** Councillor Wong

That with respect to Report CPC2022-1022, the following be approved, **after amendment**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.56 hectares  $\pm$  (0.14 acre  $\pm$ ) located at 1314 – 20 Avenue NW (Plan 3150P, Block 24, Lots 6 and 7) from Residential – Grade Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse development, with guidelines (**Revised** Attachment 2).

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

**MOTION CARRIED**

**7.2.5 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1608 Home Road NW, 1611 – 46 Street NW and 1619 – 46 Street NW, LOC2021-0110, CPC2022-0999**

A presentation entitled "LOC2021-0110/CPC2022-0999 Policy Amendment and Land Use Amendment" was distributed with respect to Report CPC2022-0999.

Tessa Larsen, ground cubed, addressed Commission with respect to Report CPC2022-0999.

**Moved by** Councillor Wong

That with respect to Report CPC2022-0999, 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 0.30 hectares  $\pm$  (0.74 acres  $\pm$ ) located at 1608 Home Road NW, 1611 – 46 Street NW and 1619 – 46 Street NW (Plan 7545FN, Block 8, Lots 1, 7, 8, 9 and a portion of Lot 6) from Commercial – Corridor 2 f4.5h22 (C-COR2 f4.5h22) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1h22) District and Mixed Use - General (MU-1h11) District.

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

**MOTION CARRIED**

**7.2.6 Land Use Amendment in South Foothills (Ward 12) at 8615 – 44 Street SE LOC2020-0069, CPC2022-0888**

The following documents were distributed with respect to Report CPC2022-0888:

- A revised Cover Report;
- A revised Attachment 1; and
- A presentation entitled "LOC2020-0069 Land Use Amendment".

**Moved by** Commissioner Palmiere

That with respect to Report CPC2022-0888, the following be approved:

That Calgary Planning Commission recommends that Council give three readings to the proposed bylaw for the redesignation of 3.85 hectares  $\pm$  (9.51 acres  $\pm$ ) located at 8615 – 44 Street SE (Plan 4553AB, Block 2, Lots 7 and 8) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Waste Storage Site, with guidelines (Attachment 2).

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

**MOTION CARRIED**

**7.2.7 Land Use Amendment in Windsor Park (Ward 11) at 5815 and 5819 Elbow Drive SW, LOC2022-0072, CPC2022-0913**

A presentation entitled "LOC2022-0072/CPC2022-0913 Land Use Amendment" was distributed with respect to Report CPC2022-0913.

Bela Syal, Planning Plus, addressed Commission with respect to Report CPC2022-0913.

Councillor Dhaliwal (Remote Member) left the meeting at 3:05 p.m.

**Moved by** Director Fromherz

That with respect to Report CPC2022-0913, the following be approved, **after amendment.**

That Calgary Planning Commission recommends that Council give three readings to the proposed bylaw for the redesignation of 0.51 hectares  $\pm$  (1.26 acres  $\pm$ ) located at 5815 and 5819 Elbow Drive SW (Plan 9500DV, a portion of Lot K) from Residential – Contextual Large Parcel One Dwelling (R-C1L) District and Direct Control District to Multi-Residential – Contextual Grade-Oriented (**M-CGd16**) District.

For: (6): Director Hamilton, Director Fromherz, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, and Commissioner Pollen

**MOTION CARRIED**

**7.3 MISCELLANEOUS ITEMS**

None

8. URGENT BUSINESS

8.1 Reconsideration of Report CPC2022-0053 (Verbal), CPC2022-1073

**Moved by** Commissioner Mortezaee

That with respect to Verbal Report CPC2022-1073, the following be approved:

That Commission reconsider its decision with respect to Report CPC2022-0053, Attachment 2.

For: (6): Director Hamilton, Director Fromherz, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, and Commissioner Pollen

**MOTION CARRIED**

**Moved by** Commissioner Mortezaee

That with respect to Verbal Report CPC2022-1073, the following be approved:

That the Calgary Planning Commission refer Report CPC2022-0053 back to Administration to amend Attachment 2 of the Report and return to Calgary Planning Commission no later than October 6, 2022.

For: (6): Director Hamilton, Director Fromherz, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, and Commissioner Pollen

**MOTION CARRIED**

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

**Moved by** Director Fromherz

That this meeting adjourn at 3:12 p.m.

**MOTION CARRIED**

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 Bankview (Ward 8) at 1845 – 18A Street SW, LOC2021-0168, CPC2022-0946
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3003 – 26 Street SW, LOC2022-0101, CPC2022-0995
- Land Use Amendment in Mount Pleasant (Ward 7) at 738 – 20 Avenue NW, LOC2022-0077, CPC2022-1007
- Land Use Amendment in Sunridge (Ward 10) at multiple addresses, LOC2022-0030, CPC2022-0997
- Land Use Amendment in West Hillhurst (Ward 7) at 526 and 530 – 19 Street NW, LOC2021-0080, CPC2022-0968
- Land Use Amendment in Capitol Hill (Ward 7) at 1814 – 20 Avenue NW, LOC2021-0176, CPC2022-1022
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1608 Home Road NW, 1611 – 46 Street NW and 1619 – 46 Street NW, LOC2021-0110, CPC2022-0999
- Land Use Amendment in South Foothills (Ward 12) at 8615 – 44 Street SE LOC2020-0069, CPC2022-0888
- Land Use Amendment in Windsor Park (Ward 11) at 5815 and 5819 Elbow Drive SW, LOC2022-0072, CPC2022-0913

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2022 October 6 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CPC SECRETARY