



MINUTES

CALGARY PLANNING COMMISSION

**October 20, 2022, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director K. Fromherz, Vice-Chair (Remote Participation)
Councillor R. Dhaliwal
Councillor T. Wong
Commissioner N. Hawryluk
Commissioner F. Mortezaee
Commissioner C. Pollen (Remote Participation)
Commissioner J. Tiedemann

ABSENT: Commissioner Y. Navagrah
Commissioner A. Palmiere

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

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

Absent from Roll Call: Commissioner Palmiere and Commissioner Navagrah.

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 October 20 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
October 6

Moved by Commissioner Mortezaee

That the Minutes of the 2022 October 6 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Hawryluk

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.3 Land Use Amendment in Glenbrook (Ward 6) at 3303 – 42 Street SW, LOC2022-0152, CPC2022-1050

5.4 Land Use Amendment in Glenbrook (Ward 6) located at multiple properties, LOC2022-0137, CPC2022-1026

5.5 Land Use Amendment in Glendale (Ward 6) at 2711 – 40 Street SW, LOC2022-0145, CPC2022-1131

5.6 Land Use Amendment in Rosscarrock (Ward 8) at 4316 – 10 Avenue SW, LOC2022-0134, CPC2022-1027

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

MOTION CARRIED

5.2 Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 2402 – 41 Street SE, LOC2022-0141, CPC2022-1029

The following documents were distributed with respect to Report CPC2022-1029:

- A revised Cover Report;
- A revised Attachment 1; and

- A revised Attachment 2.

Moved by Commissioner Tiedemann

That with respect to **Revised** Report CPC2022-1029, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Forest Lawn - Forest Heights / Hubalta Area Redevelopment Plan (**Revised** 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 2402 – 41 Street SE (Plan 7629GO, Block L, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

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

MOTION CARRIED

5.7 Land Use Amendment in Shaganappi (Ward 8) at 1427 – 29 Street SW, LOC2021-0211, CPC2022-1119

The following documents were distributed with respect to Report CPC2022-1119:

- A revised Cover Report; and
- A revised Attachment 1.

Moved by Commissioner Tiedemann

That with respect to **Revised** Report CPC2022-1119, 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 \pm (0.14 acres \pm) located at 1427 – 29 Street SW (Plan 7031GN, Block 7, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (7): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, 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 Coventry Hills (Ward 3) at 7 Covepark Rise NE, LOC2022-0043, CPC2022-1113

A presentation entitled "LOC2022-0043 / CPC2022-1113 Land Use Amendment" was distributed with respect to Report CPC2022-1113.

Abbas Momin addressed Commission with respect to Report CPC2022-1113.

Moved by Councillor Wong

That with respect to Report CPC2022-1113, the following be approved:

That Calgary Planning Commission recommend that Council refuse the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 7 Covepark Rise NE (Plan 0710281, Block 9, Lot 18) from Residential – Narrow Parcel One Dwelling (R-1N) District to Direct Control (DC) District to accommodate a child care service, with guidelines (Attachment 2).

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, the motion was withdrawn by General Consent.

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

Commission returned to this Item following Item 7.2.3.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-1113, the following be adopted:

That Calgary Planning Commission recommend that Council:

1. Give first reading to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 7 Covepark Rise NE (Plan 0710281, Block 9, Lot 18) from Residential – Narrow Parcel One Dwelling (R-1N) District to Direct Control (DC) District to accommodate a child care service, with guidelines (Attachment 2); and
2. Withhold second and third readings until a Development Permit is at the point of approval.

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.

7.2.2 Land Use Amendment in Highwood (Ward 4) at 516 – 40 Avenue NW, LOC2022-0154, CPC2022-1114

A presentation entitled "LOC2022-0154 / CPC2022-1114" was distributed with respect to Report CPC2022-1114.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-1114, 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 516 – 40 Avenue NW (Plan 8647GT, Block 1, Lot 20) from Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Contextual Grade-Oriented (MCGd75) District.

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

MOTION CARRIED

7.2.3 Land Use Amendment in Highland Park (Ward 4) at 342 – 32 Avenue NE, LOC2022-0111, CPC2022-1108

A presentation entitled "LOC2022-0111 / CPC2022-1108" was distributed with respect to Report CPC2022-1108.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-1108, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 342 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 4 and 5) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

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

MOTION CARRIED

Commission then returned to Item 7.2.1.

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 7.2.1.

Moved by Commissioner Hawryluk

That this meeting adjourn at 2:19 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2022 December 6 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 2402 – 41 Street SE, LOC2022-0141, CPC2022-1029
- Land Use Amendment in Glenbrook (Ward 6) at 3303 – 42 Street SW, LOC2022-0152, CPC2022-1050
- Land Use Amendment in Glenbrook (Ward 6) located at multiple properties, LOC2022-0137, CPC2022-1026
- Land Use Amendment in Glendale (Ward 6) at 2711 – 40 Street SW, LOC2022-0145, CPC2022-1131
- Land Use Amendment in Rosscarrock (Ward 8) at 4316 – 10 Avenue SW, LOC2022-0134, CPC2022-1027
- Land Use Amendment in Shaganappi (Ward 8) at 1427 – 29 Street SW, LOC2021-0211, CPC2022-1119
- Land Use Amendment in Coventry Hills (Ward 3) at 7 Covepark Rise NE, LOC2022-0043, CPC2022-1113
- Land Use Amendment in Highwood (Ward 4) at 516 – 40 Avenue NW, LOC2022-0154, CPC2022-1114
- Land Use Amendment in Highland Park (Ward 4) at 342 – 32 Avenue NE, LOC2022-0111, CPC2022-1108

The next Regular Meeting of the Calgary Planning is scheduled to be held on 2022
November 3 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED