



MINUTES
CALGARY PLANNING COMMISSION

December 1, 2022, 1:00 PM
IN THE COUNCIL CHAMBER

PRESENT: Director D. Hamilton, Chair
Director K. Fromherz, Vice-Chair
Councillor A. Chabot
Councillor J. Mian
Commissioner N. Hawryluk
Commissioner C. Pollen
Commissioner S. Small
Commissioner Tiedemann

ALSO PRESENT: A/City Solicitor Trudy Wobeser
A/ Principal Planner S. Jones
CPC Secretary J. Palaschuk
Legislative Advisor D. Williams

1. CALL TO ORDER

Director Hamilton called the meeting to order at 1:02 p.m.

ROLL CALL

Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, Councillor Chabot, Councillor Mian, Director Fromherz, and Director Hamilton.

Absent from Roll Call: Commissioner Mortezaee and Commissioner Weber.

2. OPENING REMARKS

Director Hamilton provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Tiedemann

That the Agenda for the 2022 December 1 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Tiedemann declared a conflict of interest with respect to Item 7.2.1.

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2022 November 17

Moved by Commissioner Hawryluk

That the Minutes of the 2022 November 17 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

- 5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

- 5.2 Land Use Amendment in Tuxedo Park (Ward 7) at 257 – 22 Avenue NW, LOC2022-0168, CPC2022-1236

A revised Attachment 1 was distributed with respect to Report CPC2022-1236.

Moved by Commissioner Small

That with respect to Report CPC2022-1236, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 257 – 22 Avenue NW (Plan 21290, Block 25, Lots 30 and 31) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (7): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Tiedemann

MOTION CARRIED

- 5.3 Street Name Change in Haskayne (Ward 1) for Morton Ridge NW, SN2022-0006, CPC2022-1223

Moved by Councillor Chabot

That with respect to Report CPC2022-1223, the following be approved:

That Calgary Planning Commission recommend that Council adopt, by resolution, the proposed street name change from Morton Ridge NW to Crimson Ridge NW.

For: (7): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Tiedemann

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Medicine Hill (Ward 6) at 8620 Canada Olympic Drive SW, DP2022-02607, CPC2022-1161

A presentation entitled "DP202-02607 Development Permit" was distributed with respect to Report CPC2022-1161

Sameer Remtulla, Devraux Developments, addressed Commission with respect to Report CPC2022-1161.

Moved by Commissioner Pollen

That with respect to Report CPC2022-1161, the following be approved:

That Calgary Planning Commission APPROVE Development Permit DP2022-02607 for New: Multi-Residential Development (6 buildings), Indoor Recreation Facility (1 building), Restaurant: Food Service Only, Retail and Consumer Service at 8620 Canada Olympic Drive SW (Plan 1910730, Block 1, Lot 1) with conditions (Attachment 2).

For: (7): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Tiedemann

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Starfield East (Ward 9) at 4920 – 68 Street SE, LOC2022-0087, CPC2022-1271

Commissioner Tiedemann declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-1271.

Commissioner Tiedemann left the Council Chamber at 1:58 p.m. and returned at 2:18 p.m. after the vote was declared.

A presentation entitled "LOC2022-0087 Land Use Amendment" was distributed with respect to Report CPC2022-1271.

A clerical correction was noted on page 2 of Attachment 2 of Report CPC2022-1271, in the Purpose section, subsection (a), by deleting the word "facilite" and substituting with the word "facilitate".

Chris Ollenberger, QuantumPlace Developments, addressed Commission with respect to Report CPC2022-1271.

Moved by Councillor Chabot

That with respect to Report CPC2022-1271, the following be approved, **after correction:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 20.18 hectares \pm (49.87 acres \pm) located at 4920 – 68 Street SE (SE1/4 Section 1-24-29-4) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate a bioethanol plant and cogeneration facility, with guidelines (**Corrected** Attachment 2).

For: (6): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.2 Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2021-0177, CPC2022-1151

A presentation entitled "LOC2021-0117 Land Use Amendment" was distributed with respect to Report CPC2022-1151.

The following speakers addressed Commission with respect to Report CPC2022-1151:

1. Jane Power, Urban Systems; and
2. Elton Mah, Brookfield.

Moved by Commissioner Tiedemann

That with respect to Report CPC2022-1151, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 4.40 hectares \pm (10.87 acres \pm) located at 17770R – 56 Street SE, 18150 – 56 Street SE and 19050 – 40 Street SE (Plan 0411571; Block A; portion of SW1/4 Section 22-22-29-4; portion of SE1/4 Section 21-22-29-4) from Direct Control District to Mixed Use - General (MU-1h24) District and Direct Control (DC) District to accommodate a food and drink hall and to provide custom regulations for mixed-use developments, with guidelines (Attachment 2).

For: (7): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Tiedemann

MOTION CARRIED

7.2.3 Land Use Amendment in Shaganappi (Ward 8) at 3115 – 12 Avenue SW, LOC2022-0079, CPC2022-1156

The following documents were distributed with respect to Report CPC2022-1156:

- A revised Attachment 2; and
- A presentation entitled "LOC2022-0079 Land Use Amendment".

Liam Murphy, CivicWorks, addressed Commission with respect to Report CPC2022-1156.

Moved by Councillor Mian

That with respect to Report CPC2022-1156, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3115 – 12 Avenue SW (Plan 8033FW, Lot 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (7): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Tiedemann

MOTION CARRIED

Moved by Director Fromherz

That Commission modify the afternoon recess from 30 minutes to 15 minutes.

MOTION CARRIED

Commission recessed at 3:14 p.m. and reconvened at 3:30 p.m. with Director Hamilton in the Chair.

ROLL CALL

Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, Councillor Chabot, Councillor Mian, Director Fromherz, and Director Hamilton.

Absent from Roll Call: Commissioner Mortezaee and Commissioner Weber.

7.2.4 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at multiple properties, LOC2022-0130, CPC2022-1227

A presentation entitled "LOC2022-0130 Land Use Amendment" was distributed with respect to Report CPC2022-1227.

Moved by Commissioner Tiedemann

That with respect to Report CPC2022-1227, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 3714, 3718, 3722 and 3726 – 14A Street SW (Plan 1965P, Block A, Lots 16 to 22) from Residential – Contextual One / Two Dwelling (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

For: (7): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Tiedemann

MOTION CARRIED

7.2.5 Policy and Land use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2022-0129, CPC2022-1242

A presentation entitled "LOC2022-0129 Policy and Land Use Amendment" was distributed with respect to Report CPC2022-1242.

The following speakers addressed Commission with respect to Report CPC2022-1242:

1. Dave White, CivicWorks; and
2. Amrit Uppal, Bunt and Associates.

Moved by Commissioner Small

That with respect to Report CPC2022-1242, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.27 hectares \pm (0.66 acres \pm) located at 1204, 1210, 1212 and 1216 – 11 Avenue SE (Plan A3, Block 21, Lots 11 to 16) from Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District to Mixed Use – General (MU-1f6.5h45) District.

For: (7): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Tiedemann

MOTION CARRIED

7.2.6 Policy and Land Use Amendment in Valleyfield (Ward 9) at multiple properties, LOC2022-0115, CPC2022-1203

A presentation entitled "LOC2022-0115 Land Use Amendment" was distributed with respect to Report CPC2022-1203.

Moved by Councillor Chabot

That with respect to Report CPC2022-1203, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings of the proposed bylaw for amendments to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.22 hectares \pm (3.02 acres \pm) located at 2526 and 2502 – 50 Avenue SE, 2539 – 49 Avenue SE, 5002 – 24 Street SE, 4990 and 5020 Barlow Trail SE (Plan 4724R, Block A, Lots 1 to 44; Plan 4724R, Block A, OT) from Direct Control (DC) District to Industrial – General (I-G) District.

For: (7): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Tiedemann

MOTION CARRIED

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

Moved by Director Fromherz

That this meeting adjourn at 4:13 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2023 January 17 Public Hearing Council Meeting:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Tuxedo Park (Ward 7) at 257 – 22 Avenue NW, LOC2022-0168, CPC2022-1236
- Land Use Amendment in Starfield East (Ward 9) at 4920 – 68 Street SE, LOC2022-0087, CPC2022-1271
- Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2021-0177, CPC2022-1151
- Land Use Amendment in Shaganappi (Ward 8) at 3115 – 12 Avenue SW, LOC2022-0079, CPC2022-1156
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at multiple properties, LOC2022-0130, CPC2022-1227
- Policy and Land use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2022-0129, CPC2022-1242
- Policy and Land Use Amendment in Valleyfield (Ward 9) at multiple properties, LOC2022-0115, CPC2022-1203

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Street Name Change in Haskayne (Ward 1) for Morton Ridge NW, SN2022-0006, CPC2022-1223

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

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY