



MINUTES

CALGARY PLANNING COMMISSION

**December 15, 2022, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director K. Fromherz, Vice-Chair
Councillor A. Chabot (Partial Remote Participation)
Councillor J. Mian (Remote Participation)
Commissioner N. Hawryluk
Commissioner F. Mortezaee
Commissioner S. Small
Commissioner J. Tiedemann
Commissioner J. Weber

ABSENT: Commissioner C. Pollen

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

1. CALL TO ORDER

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

ROLL CALL

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

Absent from Roll Call: 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 December 15 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 December 1

Moved by Commissioner Hawryluk

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

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Weber

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Bowness (Ward 1) at 7911 – 48 Avenue NW, LOC2022-0191, CPC2022-1285

5.3 Land Use Amendment in Bowness (Ward 1) 8634 – 47 Avenue NW, LOC2022-0149, CPC2022-1341

5.4 Land Use Amendment in Springbank Hill (Ward 6) at 79 Cortina Way SW, LOC2022-0158, CPC2022-1344

5.5 Land Use Amendment in Glendale (Ward 6) at 2627 – 45 Street SW, LOC2022-0142, CPC2022-1162

5.6 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3104 – 25 Avenue SW, LOC2022-0167, CPC2022-1308

For: (8): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

5.7 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4515 – 22 Avenue NW, LOC2022-0118, CPC2022-1307

Item 5.7, Report CPC2022-1307 was heard in conjunction with Item 5.8, Report CPC2022-1315.

Moved by Commissioner Small

That with respect to Report CPC2022-1307, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Montgomery 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 4515 – 22 Avenue NW (Plan 4994GI, Block 45, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (8): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

5.8 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4919 – 22 Avenue NW, LOC2022-0139, CPC2022-1315

Item 5.8, Report CPC2022-1315 was heard in conjunction with Item 5.7 Report CPC2022-1307.

A presentation entitled “LOC2022-0139 Land Use Amendment” was distributed with respect to Report CPC2022-1315.

Moved by Commissioner Small

That with respect to Report CPC2022-1315, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Montgomery 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 4919 – 22 Avenue NW (Plan 4994GI, Block 49, Lot 16) from Residential – Contextual One Dwelling (R-C1s) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (8): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

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 West Springs (Ward 6) at multiple addresses, LOC2022-0092, CPC2022-1310

The following documents were distributed with respect to CPC2022-1310:

- A presentation entitled "LOC2022-0092 Land Use Amendment"; and
- A document entitled "Future Development Phase - Conceptual Massing" picture.

Dave White, CivicWorks, addressed Commission with respect to Report CPC2022-1310.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-1310, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings for the proposed bylaw for the redesignation of 2.11 hectares \pm (5.21 acres \pm) located at 742 – 85 Street SW and 8490 Broadcast Avenue SW (Plan 4740AK, Block 60; Plan 1612747, Block 53, Lot 2) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h42) District.

For: (8): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.2 Policy and Land Use Amendment in South Calgary (Ward 8) at 1615 and 1619 – 33 Avenue SW LOC2021-0173, CPC2022-1309

A presentation entitled "LOC2021-0173 Land Use Amendment" was distributed with respect to Report CPC2022-1309.

Moved by Commissioner Weber

That with respect to Report CPC2022-1309, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.30 acres \pm) located at 1615 and 1619 – 33 Avenue SW (Plan 4479P, Block 65, Lots 31 to 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (8): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.3 Policy Amendment and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at multiple addresses, LOC2022-0099, CPC2022-1243

A clerical correction was noted on page 4 of 6 in Attachment 1, under the heading "Development and Site Design", in the second paragraph, by deleting the year "1952" and replacing with the year "1989".

A presentation entitled "LOC2022-0099/CPC022-1243 Policy and Land Use Amendment" was distributed with respect to Report CPC2022-1243.

Peter Schulz, Riddell Kurczaba Architecture, addressed Commission with respect to Report CPC2022-1243.

Moved by Commissioner Small

That with respect to Report CPC2022-1243, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.34 hectares ± (0.83 acres ±) located at 1505, 1507, 1509, 1511, 1513, 1515 – 19 Street NW (Plan 1161GJ, Block 1, Lots 2 to 7) from Direct Control (DC) District to Community – Neighbourhood 2 (C-N2) District

For: (7): Director Fromherz, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

Against: (1): Councillor Chabot

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Director Fromherz

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 at 2:19 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1, Closed Session - Bridgeland Riverside Multimodal Ped Bridge (Verbal), CPC2022-1336

And further, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Calgary Planning Commission suspend Section 78(2)(b) to forego the afternoon recess to complete all discussions with respect to verbal Report CPC2022-1336, and to reconvene in public at the Call of the Chair.

MOTION CARRIED

Councillor Mian (Remote Member) left the meeting at 3:20 p.m.

Commission reconvened in public meeting at 3:49 p.m. with Director Hamilton in the Chair.

ROLL CALL

Commissioner Hawryluk, Commissioner Small, Commissioner Tiedemann, Commissioner Mortezaee, Commissioner Weber, Councillor Chabot, Director Fromherz, and Director Hamilton.

Absent from Roll Call: Commissioner Pollen and Councillor Mian.

Moved by Commissioner Tiedemann

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Bridgeland Riverside Multimodal Ped Bridge (Verbal), CPC2022-1336

A confidential document was distributed with respect to Confidential Verbal Report CPC2022-1336.

Administration in attendance with respect to Confidential Verbal Report CPC2022-1336:

Clerks: J. Palaschuk and D. Williams. Law: T. Wobeser. Advice: K. Hikita, P. Phillips, N. Coombes, S. Tomic, D. Down and S. Jones.

Moved by Commissioner Tiedemann

That with respect to Confidential Verbal Report CPC2022-1336, the following be approved:

That Calgary Planning Commission direct that the Closed meeting discussions and distribution remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2023 March 23.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Councillor Chabot

That this meeting adjourn at 3:51 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2023 February 7 Public Hearing Council Meeting:

PLANNING MATTERS FOR PUBLIC HEARING

- Land Use Amendment in Bowness (Ward 1) at 7911 – 48 Avenue NW, LOC2022-0191, CPC2022-1285
- Land Use Amendment in Bowness (Ward 1) 8634 – 47 Avenue NW, LOC2022-0149, CPC2022-1341
- Land Use Amendment in Springbank Hill (Ward 6) at 79 Cortina Way SW, LOC2022-0158, CPC2022-1344
- Land Use Amendment in Glendale (Ward 6) at 2627 – 45 Street SW, LOC2022-0142, CPC2022-1162
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3104 – 25 Avenue SW, LOC2022-0167, CPC2022-1308
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4515 – 22 Avenue NW, LOC2022-0118, CPC2022-1307
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4919 – 22 Avenue NW, LOC2022-0139, CPC2022-1315
- Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2022-0092, CPC2022-1310
- Policy and Land Use Amendment in South Calgary (Ward 8) at 1615 and 1619 – 33 Avenue SW LOC2021-0173, CPC2022-1309
- Policy Amendment and Land Use Amendment in Hounsfeld Heights/Briar Hill (Ward 7) at multiple addresses, LOC2022-0099, CPC2022-1243

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2023 January 12 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED