



MINUTES

CALGARY PLANNING COMMISSION

**January 26, 2023, 1:00 PM
IN THE COUNCIL CHAMBER**

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

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

1. **CALL TO ORDER**

Director Hamilton called the meeting to order at 1:08 p.m.

ROLL CALL

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

2. **OPENING REMARKS**

Director Hamilton provided opening remarks and a traditional land acknowledgement.

3. **CONFIRMATION OF AGENDA**

Moved by Director Fromherz

That the Agenda for the 2023 January 26 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Small declared a conflict of interest with respect to Items 7.2.6, 7.2.7, and 7.2.8.

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

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of Calgary Planning Commission, 2023 January 12

Moved by Commissioner Mortezaee

That the Minutes of the 2023 January 12 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 North Glenmore Park (Ward 11) at 2131 – 50 Avenue SW, LOC2022-0156, CPC2023-0052

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0052, 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 ± (0.16 acres ±) located at 2131 – 50 Avenue SW Street (Plan 8620AH, Block 17, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

5.3 Land Use Amendment in Rosscarrock (Ward 8) at 1445 – 42 Street SW, LOC2022-0181, CPC2023-0040

A revised Attachment 1 was distributed with respect to Report CPC2023-0040.

Moved by Councillor Mian

That with respect to Report CPC2023-0040, 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 1445 – 42 Street SW (Plan 5177GE, Block 22, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, 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 Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 3810 and 4040 – 144 Avenue NW, LOC2022-0075, CPC2023-0034

Commissioner Weber declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2023-0034.

Commissioner Weber left the Council Chamber at 1:14 p.m. and returned at 1:23 p.m. after the vote was declared.

A presentation entitled "LOC2022-0075 –CPC2023-0034 Land Use Amendment and Outline Plan" was distributed with respect to Report CPC2023-0034.

Moved by Councillor Chabot

That with respect to Report CPC2023-0034, the following be approved:

That the Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) to subdivide 2.42 hectares ± (6.00 acres ±) with conditions (Attachment 2); and
2. Recommend that Council give three readings to the proposed bylaw for the redesignation of 1.76 hectares ± (4.35 acres ±) located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District to Commercial – Community 1 (C-

C1) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

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

MOTION CARRIED

7.2.2 Land Use Amendment in Highland Park (Ward 4) at 453 and 457 – 35 Avenue NW, LOC2022-0112, CPC2023-0044

A presentation entitled "LOC2022-0112 Land Use Amendment" was distributed with respect to Report CPC2023-0044.

Paul Needham, CivicWorks, addressed Commission with respect to Report CPC2023-0044.

Moved by Commissioner Pollen

That with respect to Report CPC2023-0044, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.31 acres \pm) located at 453 and 457 – 35 Avenue NW (Plan 3674S, Block 9, Lots 55 to 58) from Residential – One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.3 Land Use Amendment in Mount Pleasant (Ward 7) at 501 and 507 – 22 Avenue NW, LOC2022-0113, CPC2023-0055

A presentation entitled "LOC2022-0113 Land Use Amendment" was distributed with respect to Report CPC2023-0055.

Moved by Commissioner Mortezaee

That with respect to report CPC2023-0055, 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 501 and 507 – 22 Avenue NW (Plan 2934O, Block 30, Lots 37, 38, 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.4 Land Use Amendment in Mount Pleasant (Ward 7) at 527 and 531 – 17 Avenue NW, LOC2022-0155, CPC2023-0017

A presentation entitled "LOC2022-0155 / CPC2023-0017 Land Use Amendment" was distributed with respect to Report CPC2023-0017.

Moved by Commissioner Small

That with respect to Report CPC2023-0017, 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 ± (0.27 acres ±) located at 527 and 531 – 17 Avenue NW (Plan 2934O, Block 1, Lots 25 to 28) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1h20) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.5 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 35 Creston Crescent NW, LOC2022-0146, CPC2023-0026

A presentation entitled "LOC2022-0146 Policy and Land Use Amendment" was distributed with respect to Report CPC2023-0026.

Councillor Wong (Remote Member) joined the meeting at 2:19 p.m.

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0026, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 35 Creston Crescent NW (Plan 2846GW, Block 5, Lot 26) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.6 Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2022-0178, CPC2023-0066

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0066, CPC2023-0023, and CPC2023-0041.

Commissioner Small left the Council Chamber at 2:20 p.m. and returned at 7:24 p.m. after the vote was declared.

A presentation entitled "LOC2022-0178 / CPC2023-0066 Land Use Amendment" was distributed with respect to Report CPC2023-0066.

Brian Horton, O2 Planning + Design, addressed Commission with respect to Report CPC2023-0066.

Moved by Councillor Mian

That with respect to Report CPC2023-0066, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 120 – 17 Avenue NW (Plan 1511375, Block 9, Lot 39) from Mixed Use – General (MU-1f4.5h24) District to Mixed Use – General (MU-1f7.0h45) District.S

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

MOTION CARRIED

7.2.7 Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2022-0086, CPC2023-0023

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0066, CPC2023-0023, and CPC2023-0041.

Commissioner Small left the Council Chamber at 2:20 p.m. and returned at 7:24 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2023-0023:

- A presentation entitled "LOC2022-0086 Police and Land Use Amendment"
- A presentation entitled "Density Bonusing Rate - Validation".

The following speakers addressed Commission with respect to Report CPC2023-0023:

1. Brian Horton, O2 Planning and Design
2. Edan Lindenback, JEMM Properties
3. Mike Broadfoot, Creative Destruction Lab

By General Consent, Commission modified their afternoon recess from 30 minutes to 15 minutes.

Councillor Wong rose on a Point of Order.

The Chair ruled on the Point of Order.

Commission recessed at 3:16 p.m. and reconvened at 3:34 p.m. with Director Hamilton in the Chair.

ROLL CALL

Director Hamilton, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Tiedemann, Commissioner Weber, Commissioner Pollen, Director Fromherz, and Councillor Wong

Absent from Roll Call: Commissioner Small

Commission recessed at 5:05 p.m. to the Call of the Chair and reconvened at 5:32 p.m. with Director Hamilton in the Chair.

ROLL CALL

Director Hamilton, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Tiedemann, Commissioner Weber, Commissioner Pollen, Director Fromherz, and Councillor Wong

Absent from Roll Call: Commissioner Small

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0023, Attachment 3 be amended, as follows:

In Section 11 entitled "Motor Vehicle Parking Stall Reduction" of the Direct Control Bylaw, in subsection (1)(a) delete the words "0.5 bicycle parking stalls" and replace with the words "1.0 bicycle parking stalls".

For: (7): Director Fromherz, Councillor Chabot, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Tiedemann, and Commissioner Weber

Against: (1): Councillor Mian

MOTION CARRIED

Moved by Commissioner Weber

That with respect to Report CPC2023-0023, Attachment 3 be amended, as follows:

Delete Section 9 entitled "Density Bonus" of the Direct Control Bylaw and replace with the following:

Density Bonus

- 9 (1)** The maximum floor area ratio may be increased from 2.5 to 9.0 in accordance with the following:
- (a) For the purposes of this section, "cash contribution rate" means: \$19.77 per square metre for the year 2023. The cash contribution rate will be adjusted annually on January 1 by the Development Authority, based on the Statistics Canada Consumer Price Index for Calgary.
 - (b) A density bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:
cash contribution amount = cash contribution rate x total floor area in square metres above the floor area ratio of 2.5.

For: (5): Director Fromherz, Commissioner Hawryluk, Commissioner Pollen, Commissioner Tiedemann, and Commissioner Weber

Against: (3): Councillor Chabot, Councillor Mian, and Commissioner Mortezaee

MOTION CARRIED

Moved by Commissioner Pollen

That with respect to Report CPC2023-0023, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council:

1. **Give three readings to** the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and

2. **Give three readings to** the proposed bylaw for the redesignation of 0.11 hectares ± (0.28 acres ±) located at 1001 – 3 Avenue NW and 335 – 9A Street NW (Plan 2448O, Block 2, Lots 21 to 24) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (**Amended** Attachment 3).

For: (6): Director Fromherz, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Tiedemann, and Commissioner Weber

Against: (2): Councillor Chabot, and Councillor Mian

MOTION CARRIED

By General Consent, Commission modified the dinner recess from 60 minutes to 50 minutes.

Commission recessed at 6:08 p.m. and reconvened at 7:03 p.m. with Director Hamilton in the Chair.

ROLL CALL

Councillor Chabot, Councillor Mian, Director Hamilton, Commissioner Hawryluk, Commissioner Weber, and Commissioner Tiedemann

Absent from Roll Call: Director Fromherz, Commissioner Pollen, Commissioner Small, and Commissioner Mortezaee

- 7.2.8 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2203 – 17A Street SW, LOC2022-0194, CPC2023-0041

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0066, CPC2023-0023, and CPC2023-0041.

Commissioner Small left the Council Chamber at 2:20 p.m. and returned at 7:24 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2023-0041:

- A revised Cover Report;
- A revised Attachment 5; and
- A presentation entitled "LOC2022-0194 Land Use and Policy Amendment".

Moved by Commissioner Hawryluk

That with respect to **Revised** Report CPC2023-0041, the following be approved:

That Calgary Planning Commission recommend 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 0.11 hectares \pm (0.26 acres \pm) located at 2203 and 2207 – 17A Street SW (Plan 8997GC, Block 22, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (6): Director Hamilton, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.9 Land Use Amendment in Seton (Ward 12) at 19651 – 56 Street SE, LOC2022-0136, CPC2023-0076

A presentation entitled "LOC2022-0136 Land Use Amendment" was distributed with respect to Report CPC2023-0076.

Bryan Romanesky, CITYTREND, addressed Commission with respect to Report CPC2023-0076.

Moved by Councillor Chabot

That with respect to Report CPC2023-0076, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.37 hectares \pm (3.39 acres \pm) located at 19651 – 56 Street SE (Portion of NE1/4 Section 16-22-29-4) from Direct Control (DC) District to Direct Control (DC) District to accommodate the use of self storage facility, with guidelines (Attachment 4).

For: (6): Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.10 Land Use Amendment in Mayfair (Ward 11) at 6503 Elbow Drive SW, LOC2022-0083, CPC2022-1313

The following documents were distributed with respect to Report CPC2022-1313:

- A revised Cover Report;
- A revised Attachment 5; and
- A presentation entitled "LOC2022-0083 Land Use Amendment".

Moved by Commissioner Tiedemann

That with respect to **Revised** Report CPC2022-1313, 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 ± (0.17 acres ±) located at 6503 Elbow Drive SW (Plan 8375HF, Block 2, portion of Lot 39) from Direct Control (DC) District to Direct Control (DC) District to accommodate commercial uses, with guidelines (Attachment 2).

For: (6): Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

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 Commissioner Small

That this meeting adjourn at 7:47 p.m.

MOTION CARRIED

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

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in North Glenmore Park (Ward 11) at 2131 – 50 Avenue SW, LOC2022-0156, CPC2023-0052

- Land Use Amendment in Rosscarrock (Ward 8) at 1445 – 42 Street SW, LOC2022-0181, CPC2023-0040
- Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 3810 and 4040 – 144 Avenue NW, LOC2022-0075, CPC2023-0034
- Land Use Amendment in Highland Park (Ward 4) at 453 and 457 – 35 Avenue NW, LOC2022-0112, CPC2023-0044
- Land Use Amendment in Mount Pleasant (Ward 7) at 501 and 507 – 22 Avenue NW, LOC2022-0113, CPC2023-0055
- Land Use Amendment in Mount Pleasant (Ward 7) at 527 and 531 – 17 Avenue NW, LOC2022-0155, CPC2023-0017
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 35 Creston Crescent NW, LOC2022-0146, CPC2023-0026
- Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2022-0178, CPC2023-0066
- Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2022-0086, CPC2023-0023
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2203 – 17A Street SW, LOC2022-0194, CPC2023-0041
- Land Use Amendment in Seton (Ward 12) at 19651 – 56 Street SE, LOC2022-0136, CPC2023-0076
- Land Use Amendment in Mayfair (Ward 11) at 6503 Elbow Drive SW, LOC2022-0083, CPC2022-1313

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2023 February 9 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY