



MINUTES

CALGARY PLANNING COMMISSION

**February 23, 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 J. Tiedemann
Commissioner J. Weber

ABSENT: Commissioner C. Pollen
Commissioner S. Small

ALSO PRESENT: A/ Principal Planner L. Ganczar
Legislative Advisor A. de Grood
Legislative Advisor C. Nelson

1. CALL TO ORDER

Director Hamilton called the meeting to order at 1:06 p.m.

ROLL CALL

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

Absent from Roll Call: Commissioner Pollen and Commissioner Small.

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 2023 February 23 Regular Meeting of the Calgary Planning Commission be confirmed

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Hawryluk declared a conflict of interest with respect to Item 7.2.4.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 February 9

Moved by Commissioner Hawryluk

That the Minutes of the 2023 February 9 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 Castleridge (Ward 5) at 23 Castlebrook Mews NE, LOC2022-0192, CPC2023-0159

5.4 Land Use Amendment in Bowness (Ward 1) at 7803 Bowcliffe Crescent NW, LOC2021-0186, CPC2023-0186

MOTION CARRIED

5.3 Policy and Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses, LOC2022-0172, CPC2023-0155

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0155, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.23 hectares (0.57 acres ±) located at 1128, 1132, 1136 and 1140 – 38 Street SE (Plan 1902HI, Block 27, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (5): Director Fromherz, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, and Commissioner Tiedemann

Against: (2): Councillor Chabot, and Commissioner Weber

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Mahogany (Ward 12) at 17979 – 72 Street SE, DP2022-02506, CPC2022-0841

A presentation entitled "DP2022-02506 Development Permit" was distributed with respect to Report CPC2022-0841.

A clerical correction was noted on page 1 of 3 of the cover report, under the heading "Recommendation", in the last sentence, by adding the words "for the reasons outlined in the report" after the words "(Portion of NE1/4 Section 22-22-29-4)".

The following speakers addressed Commission with respect to Report CPC2022-0841:

1. Kathy Oberg, B&A Planning Group
2. Alan Sylvestre, Hopewell

Moved by Councillor Chabot

That with respect to Report CPC2022-0841, the following be approved, **after amendment**:

That Calgary Planning Commission REFUSE Development Permit (DP2022-02506) for a New: Community Entrance Feature (Access Gates) at 17979 – 72 Street SE (Portion of NE1/4 Section 22-22-29-4), **for the reasons outlined in the report**.

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

Moved by Commissioner Tiedemann

That with respect to Report CPC2022-0841, the following be approved:

That Calgary Planning Commission approve Development Permit (DP2022-02506) for a New: Community Entrance Feature (Access Gates) at 17979 – 72 Street SE (Portion of NE1/4 Section 22-22-29-4), with conditions (Attachment 5).

For: (5): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Tiedemann, and Commissioner Weber

Against: (2): Commissioner Hawryluk, and Commissioner Mortezaee

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Franklin (Ward 10) at 1411 – 33 Street NE, LOC2022-0184, CPC2023-0107

A presentation entitled "LOC2022-0184 Land Use Amendment" was distributed with respect to Report CPC2023-0107.

Moved by Commissioner Weber

That with respect to Report CPC2023-0107, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.35 hectares ± (3.33 acres ±) located at 1411 – 33 Street NE (Condominium Plan 2111508, Units 1 to 12) from Industrial – Commercial (I-C) District to Direct Control (DC) District to accommodate Place of Worship – Medium, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.2 Policy and Land Use Amendment in Sunnyside (Ward 7) at 528 and 628 – 10 Street NW, LOC2022-0116, CPC2023-0185

Commissioner Mortezaee declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0185 and CPC2023-0202.

Commissioner Mortezaee left the Council Chamber at 1:43 p.m. and returned at 3:33 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2023-0185

- A revised Attachment 3; and
- A presentation entitled "LOC2022-0116 Policy and Land Use Amendment".

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0185, the following be approved:

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 ± (0.27 acres ±) located at 528 and 628 – 10 Street NW (Plan 2448O, Block 4, Lots 7, 8, 13 and 14) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3).

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

MOTION CARRIED

Commission recessed at 1:54 p.m. to the Call of the Chair and reconvened at 2:04 p.m. with Director Hamilton in the Chair.

Commission recessed at 2:05 p.m. to the Call of the Chair and reconvened at 2:17 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Absent from Roll Call: Commissioner Pollen and Commissioner Small.

Commission then dealt with Item 9.

7.23 Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at multiple addresses, LOC2022-0153, CPC2023-0202

This Item was dealt with following Item 9.1.1.

Commissioner Mortezaee declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0185 and CPC2023-0202.

Commissioner Mortezaee left the Council Chamber at 3:24 p.m. and returned at 3:33 p.m. after the vote was declared.

A presentation entitled "LOC2022-0153 Policy and Land Use Amendment" was distributed with respect to Report CPC2023-0202.

The following clerical corrections to Report CPC2023-0202 were noted:

- On page 2 of 4 of the Cover Report, under the heading "City-Led Outreach", in the third paragraph, by deleting the words "'Withheld' on 2022 September 27" and replacing with the words "'Positive on Balance' on 2023 January 20"; and

- On page 4 of 5 of Attachment 1, in the last paragraph under the heading "Transportation", in the first sentence, by deleting the word "Street" following the words "and 19" and replacing with the words "Avenue".

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0202, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1901, 1905, 1913, 1915 – 5 Street SW (Plan 1913X, Block 2, Lots 1 to 4) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – High Density Low Rise (M-H1f3.0h24) District.

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

MOTION CARRIED

7.2.4 Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses, LOC2022-0082, CPC2022-1302

Commissioner Hawryluk declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-1302.

Commissioner Hawryluk left the Council Chamber at 3:33 p.m. and returned at 3:52 p.m. after the vote was declared.

A presentation entitled "LOC2022-0082 / CPC2022-1302 Land Use Amendment" was distributed with respect to Report CPC2022-1302.

The following speakers addressed Commission with respect to Report CPC2022-1302:

1. Gregg Ferguson, Placeworks
2. Michael Piersons, Pierson's Funeral Service Ltd.

Moved by Councillor Chabot

That with respect to Report CPC2022-1302, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.27 hectares \pm (0.66 acres \pm) located at 1809 – 41 Street SE, and 4101 and 4117 – 17 Avenue SE (Plan 2425AC, Block P, Lots 15 and 16; Plan 2011055, Block P, Lot 41; Plan 7510805, Block A), from Mixed Use – Active Frontage

(MU-2f4.5h20) District to Direct Control (DC) District to accommodate the additional use of Funeral Home, with guidelines (Attachment 2).

For: (6): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Mortezaee, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.5 Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 806 – 14 Street SE, LOC2022-0114, CPC2023-0069

A presentation entitled "LOC2022-0114 Policy and Land Use Amendment" was distributed with respect to Report CPC2023-0069.

Moved by Commissioner Hawryluk

That with respect to Report CPC2023-0069, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give first reading to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
2. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place;
3. Give first reading to the proposed bylaw for the redesignation of 0.09 hectares ± (0.23 acres ±) located at 806 – 14 Street SE (Plan A3, Block 14, Lots 28 to 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate preservation of the Stewart Livery Stable (White Barn) and low-density residential development, with guidelines (Attachment 3); and
4. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place.

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

MOTION CARRIED

Commission then dealt with Item 11.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

This Item was dealt with following Item 7.2.2.

Moved by Commissioner Weber

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 2:18 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following item:

- 9.1.1 Climate Action through the Land Use Bylaw (Verbal), CPC2023-0195

MOTION CARRIED

Commission reconvened into public meeting at 3:18 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Absent from Roll Call: Commissioner Small and Commissioner Pollen.

Moved by Councillor Chabot

That Commission rise and report.

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

MOTION CARRIED

Moved by Councillor Chabot

That pursuant to Section 6(1) of Procedure Bylaw 35M2017, Calgary Planning Commission suspend Section 78(2)(b) to forego the afternoon recess to complete the Agenda.

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

Against: (1): Councillor Chabot

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1 Climate Action through the Land Use Bylaw (Verbal), CPC2023-0195

A confidential presentation entitled "Climate Action through the Land Use Bylaw" was distributed with respect to Confidential Verbal Report CPC2023-0195.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2023-0195:

Clerks: C. Nelson and C. Doi. Law: T. Wobeser. Advice: M. Beck, C. Ferguson, S. Patel, and L. Ganczar.

Moved by Councillor Chabot

That with respect to Confidential Verbal Report CPC2023-0195, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, supplementary handout, and presentation be held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection Act*, to be reviewed by 2023 May 3.

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

MOTION CARRIED

Commission then dealt with Item 7.2.3.

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

This Item was dealt with following Item 7.2.5.

Moved by Councillor Mian

That this meeting adjourn at 4:00 p.m.

MOTION CARRIED

The following items have been forwarded to the 2023 April 4 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Castleridge (Ward 5) at 23 Castlebrook Mews NE, LOC2022-0192, CPC2023-0159

- Policy and Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses, LOC2022-0172, CPC2023-0155
- Land Use Amendment in Bowness (Ward 1) at 7803 Bowcliffe Crescent NW, LOC2021-0186, CPC2023-0186
- Land Use Amendment in Franklin (Ward 10) at 1411 – 33 Street NE, LOC2022-0184, CPC2023-0107
- Policy and Land Use Amendment in Sunnyside (Ward 7) at 528 and 628 – 10 Street NW, LOC2022-0116, CPC2023-0185
- Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at multiple addresses, LOC2022-0153, CPC2023-0202
- Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses, LOC2022-0082, CPC2022-1302
- Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 806 – 14 Street SE, LOC2022-0114, CPC2023-0069

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

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY