



**MINUTES**

**CALGARY PLANNING COMMISSION**

**March 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 (Remote Participation)  
Commissioner N. Hawryluk (Remote Participation)  
Commissioner F. Mortezaee (Remote Participation)  
Commissioner C. Pollen (Remote Participation)  
Commissioner S. Small  
Commissioner J. Tiedemann  
Commissioner J. Weber

**ALSO PRESENT:** A/ Principal Planner S. Jones  
GPC Secretary A. de Groot  
Legislative Advisor C. Doi

1. CALL TO ORDER

Director Hamilton called the meeting to order at 1:01 p.m.

ROLL CALL

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

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 March 23 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, 2023 March 9

**Moved by** Commissioner Weber

That the Minutes of the 2023 March 9 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Tiedemann

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.3 Land Use Amendment in Renfrew (Ward 9) at 540 – 9 Avenue NE, LOC2021-0213, CPC2023-0225

5.4 Land Use Amendment in Glendale (Ward 6) at 4519 – 19 Avenue SW - LOC2023-0006, CPC2023-0192

5.5 Land Use Amendment in Rosscarrock (Ward 8) at 4104 – 10 Avenue SW, LOC2023-0009, CPC2023-0193

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

**MOTION CARRIED**

5.2 Land Use Amendment in Crescent Heights (Ward 7) at 201 – 7 Avenue NE, LOC2022-0205, CPC2023-0180

The following documents were distributed with respect to Report CPC2023-0180:

- A revised Attachment 3; and
- A presentation entitled "LOC2022-0205 / CPC2023-0180 Land Use Amendment".

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2023-0180, the following be approved:

That the Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) at 201 – 7 Avenue NE (Plan 1332N, Block 17, Lots 1 and 2) 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 Land Use Amendment in South Airways (Ward 10) at 3025 – 12 Street NE, LOC2022-0175, CPC2023-0213

A presentation entitled "LOC2022-0172 Land Use Amendment" was distributed with respect to Report CPC2023-0213.

**Moved by Councillor Chabot**

That with respect to Report CPC2023-0213, the following be approved:

That the Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.44 hectares ± (1.09 acres ±) located at 3025 – 12 Street NE (Plan 7811365, Block 13, Lot 5) from Industrial – Business (I-Bf1.0) District to Industrial – General (I-G) District.

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

**MOTION CARRIED**

7.2.2 Road Closure and Land Use Amendment in Greenview Industrial Park (Ward 4) at 4508 – 6 Street NE, LOC2021-0142, CPC2023-0259

A presentation entitled "LOC2021-0142 / CPC023-0259 Road Closure and Land Use Amendment" was distributed with respect to Report CPC2023-0259.

**Moved by** Commissioner Tiedemann

That with respect to Report CPC2023-0259, the following be approved:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) of road (Plan 2211643, Area A), adjacent to 4508 – 6 Street NE and 716 – 41 Avenue NE, with conditions (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 4508 – 6 Street NE and the closed road (Plan 453AD, Block 1, Lots 7 and 8; Plan 2211643, Area A) from Industrial – General (I-G) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 3).

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 Shaganappi (Ward 8) at 3119 – 12 Avenue SW, LOC2022-0207, CPC2023-0288

A presentation entitled "LOC2022-0207 / CPC2023-0288 Land Use Amendment" was distributed with respect to Report CPC2023-0288.

**Moved by** Commissioner Small

That with respect to Report CPC2023-0288, the following be approved:

That the 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 3119 – 12 Avenue SW (Plan 8033FW, Lot 1) 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 Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2022-0042, CPC2023-0263

A clerical correction was noted on page 3 of attachment 1 of Report CPC2023-0263, in the second paragraph, under the heading "Land Use",

in the last sentence, by deleting the words "per hectare" following the words "maximum density of 37 units".

A presentation entitled "LOC2022-0042 Land Use Amendment" was distributed with respect to Report CPC2023-0263.

Barry Sullivan, Kumlin Sullivan Architecture Studio, addressed Commission with respect to Report CPC2023-0263.

**Moved by** Commissioner Small

That with respect to Report CPC2023-0263, the following be approved:

That the Calgary Planning Commission recommend that Council:

1. Adopt, by resolution, the proposed amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.24 hectares  $\pm$  (3.0 acres  $\pm$ ) located at 1186 Prominence Way SW (Plan 2038GH, a portion of Block O) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CGd30) 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 Bankview (Ward 8) at 1625 – 23 Avenue SW, LOC2022-0188, CPC2023-0147

A presentation entitled "LOC2022-0188 Land Use Amendment" was distributed with respect to Report CPC2023-0147.

**Moved by** Commissioner Tiedemann

That with respect to Report CPC2023-0147, the following be approved:

That the 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 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 1625 – 23 Avenue SW (Plan 2714P, Block 2, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-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**

7.3 MISCELLANEOUS ITEMS

7.3.1 16 Avenue NW at 29 Street NW Pedestrian Overpass (Ward 07), CPC2023-0200

A presentation entitled "CPC2023-0200 16 Avenue NW and 29 Street NW Pedestrian Overpass" was distributed with respect to Report CPC2023-0200.

**Moved by** Director Fromherz

That with respect to Report CPC2023-0200, the following be approved:

That the Calgary Planning Commission receive this report for the Corporate Record.

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

**MOTION CARRIED**

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

**Moved by** Commissioner Pollen

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 2:49 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1, Direct Control Heritage Area Bylaw (Verbal Report), CPC2023-0235.

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

**MOTION CARRIED**

Councillor Mian (Remote Member) left the meeting at 2:53 p.m.

Commissioner Mortezaee (Remote Member) left the meeting at 4:38 p.m.

Committee reconvened into public meeting at 4:58 p.m. with Director Hamilton in the Chair.

#### ROLL CALL

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

Absent from Roll Call: Councillor Mian and Commissioner Mortezaee.

**Moved by** Director Fromherz

That Committee rise and report.

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

**MOTION CARRIED**

#### 9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

##### 9.1.1 Direct Control Heritage Area Bylaw (Verbal Report), CPC2023-0235

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2023-0235:

Clerks: A. de Groot, J. Booth, and C Nelson. Law: N. Barss. Advice: I. Harper, A. Pollock, G. Webster, C. Ferguson, and S. Jones.

The following documents were distributed with respect to Confidential Verbal Report CPC2023-0235:

- A Confidential presentation entitled "CPC2023-0235 - Direct Control Heritage Area Bylaw (Verbal Report)"; and
- A Confidential document entitled "CPC2023-0235 - Workshop Discussion".

**Moved by** Director Fromherz

That with respect to Confidential Verbal Report CPC2023-0235, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, supplementary handout, presentation, and distribution be held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2023 November 1.

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

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

**Moved by** Councillor Chabot

That this meeting adjourn at 5:01 p.m.

**MOTION CARRIED**

The following items have been forwarded to the 2023 May 16 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Crescent Heights (Ward 7) at 201 – 7 Avenue NE, LOC2022-0205, CPC2023-0180
- Land Use Amendment in Renfrew (Ward 9) at 540 – 9 Avenue NE, LOC2021-0213, CPC2023-0225
- Land Use Amendment in Glendale (Ward 6) at 4519 – 19 Avenue SW - LOC2023-0006, CPC2023-0192
- Land Use Amendment in Rosscarrock (Ward 8) at 4104 – 10 Avenue SW, LOC2023-0009, CPC2023-0193
- Land Use Amendment in South Airways (Ward 10) at 3025 – 12 Street NE, LOC2022-0175, CPC2023-0213
- Road Closure and Land Use Amendment in Greenview Industrial Park (Ward 4) at 4508 – 6 Street NE, LOC2021-0142, CPC2023-0259
- Land Use Amendment in Shaganappi (Ward 8) at 3119 – 12 Avenue SW, LOC2022-0207, CPC2023-0288
- Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2022-0042, CPC2023-0263
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1625 – 23 Avenue SW, LOC2022-0188, CPC2023-0147



The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2023 April 6 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CPC SECRETARY

UNCONFIRMED