



MINUTES

CALGARY PLANNING COMMISSION

**March 9, 2023, 1:00 PM
IN THE COUNCIL CHAMBER**

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

ABSENT: Director D. Hamilton

ALSO PRESENT: A/ Principal Planner S. Jones
CPC Secretary S. Lancashire
Legislative Advisor C. Doi

1. **CALL TO ORDER**

Director Fromherz called the meeting to order at 1:03 p.m.

ROLL CALL

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

Absent from Roll Call: Director Hamilton

2. **OPENING REMARKS**

Director Fromherz provided opening remarks and a traditional land acknowledgement.

3. **CONFIRMATION OF AGENDA**

Moved by Director Mahler

That today's Agenda be amended by setting Item 7.2.2 Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2022-0092, CPC2023-0229, to be heard

prior to Item 7.2.1. Land Use Amendment in Currie Barracks (Ward 8) at 4230 Quesnay Wood Drive SW, LOC2022-0151, CPC2023-0214.

MOTION CARRIED

Moved by Director Mahler

That the Agenda for the 2023 March 9 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Small and 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 the Calgary Planning Commission, 2023 February 23

Moved by Commissioner Mortezaee

That the Minutes of the 2023 February 23 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

5.2 Land Use Amendment in North Glenmore Park (Ward 11) at 2403 – 54 Avenue SW, LOC2022-0174, CPC2023-0232

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

MOTION CARRIED

5.3 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3715 – 14 Street SW, LOC2022-0193, CPC2023-0151

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0151, the following be approved:

That Calgary Planning Commission recommend Council:

1. Give three readings to the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3715 – 14 Street SW (Plan 1965P, Block A, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

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

Against: (1): Councillor Chabot

MOTION CARRIED

- 5.4 Policy and Land Use Amendment in Ogden (Ward 9) at 2403 Crestwood Road SE - LOC2022-0211, CPC2023-0171

A presentation entitled "LOC2022-0211 / CPC2023-0171 Land Use and Policy Amendment" was distributed with respect to Report CPC2023-0171.

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0171, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Millican-Ogden 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 2403 Crestwood Road SE (Plan 4465HB, Block 2, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

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

MOTION CARRIED

Commission then dealt with Item 7.2.2.

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 Currie Barracks (Ward 8) at 4230 Quesnay Wood Drive SW, LOC2022-0151, CPC2023-0214

This Item was dealt with following Item 7.2.2.

Commissioners Weber and Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2023-0214.

Commissioner Weber and Commissioner Small left the meeting at 1:33 p.m. and did not return.

The following documents were distributed with respect to Report CPC2023-0214:

- A presentation entitled "LOC2022-0151 Land Use Amendment";
- A revised Attachment 1;
- A document entitled "Proposed Modifications to Quesnay Wood Drive SW"; and
- A document entitled "Quesnay Wood Dr. MUP on West Side".

Brian Horton, O2 Planning and Design, addressed Commission with respect to Report CPC2023-0214.

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0214, Attachment 2 be amended by:

1. Deleting Section 8 titled "Setback Area" in its entirety and renumber the Sections accordingly; and
2. Amending Section 10 titled "Relaxations" by deleting the number "9" and replacing with the number "8".

For: (3): Councillor Mian, Commissioner Mortezaee, and Commissioner Tiedemann

Against: (4): Director Mahler, Councillor Chabot, Commissioner Hawryluk, and Commissioner Pollen

MOTION DEFEATED

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0214, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0214) to the 2023 April 4 **Public Hearing Meeting of Council**; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.18 hectares \pm (0.45 acres \pm) located at 4230 Quesnay Wood Drive SW (Plan 1612317, Block 14, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines (Attachment 2).

For: (7): Director Mahler, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED

Commission then dealt with Item 11.

- 7.2.2 Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2022-0092, CPC2023-0229

This Item was dealt with following Item 5.4.

A presentation entitled "LOC2022-0092/CPC2023-0229 Land Use Amendment" was distributed with respect to Report CPC2023-0229.

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0229, 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-1f3.5h42) District.

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

MOTION CARRIED

Commission then dealt with Item 7.2.1.

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

This Item was dealt with following Item 7.2.1.

Moved by Commissioner Tiedemann

That this meeting adjourn at 2:23 p.m.

MOTION CARRIED

The following item has 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 Currie Barracks (Ward 8) at 4230 Quesnay Wood Drive SW, LOC2022-0151, CPC2023-0214

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 North Glenmore Park (Ward 11) at 2403 – 54 Avenue SW, LOC2022-0174, CPC2023-0232
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3715 – 14 Street SW, LOC2022-0193, CPC2023-0151
- Policy and Land Use Amendment in Ogden (Ward 9) at 2403 Crestwood Road SE - LOC2022-0211, CPC2023-0171
- Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2022-0092, CPC2023-0229

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2023 March 23 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED