



**MINUTES**

**CALGARY PLANNING COMMISSION**

**April 6, 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  
Commissioner F. Mortezaee  
Commissioner C. Pollen  
Commissioner S. Small  
Commissioner J. Tiedemann  
Commissioner J. Weber

**ALSO PRESENT:** A/ Principal Planner S. Jones  
Legislative Advisor C. Nelson  
Legislative Advisor S. Lancashire

**1. CALL TO ORDER**

Director Hamilton called the meeting to order at 1:04 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 April 6 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

**3.1 DECLARATIONS - CONFLICT OF INTEREST**

Commissioner Small and Commissioner Pollen declared a conflict of interest with respect to Item 7.1.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2023  
March 23

**Moved by** Commissioner Hawryluk

That the Minutes of the 2023 March 23 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 Banff Trail (Ward 7) at 2025 – 24 Avenue NW,  
LOC2022-0163, CPC2023-0341

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 Community Name and Street Names in Residual Sub-Area 12I (Ward 12),  
SN2023-0005, CPC2023-0349

A presentation entitled "SN2023-0005 / CPC2023-0005 Proposed Community Name & Street Names" was distributed with respect to Report CPC2023-0349.

Kathy Oberg, B&A Studios Inc., addressed Commission with respect to Report CPC2023-0349.

**Moved by** Commissioner Small

That with respect to Report CPC2023-0349, the following be approved, **after amendment:**

**That the Calgary Planning Commission:**

**1. Forward this report (CPC2023-0349) to the 2023 May 16 Public Hearing Meeting of Council;**

That Calgary Planning Commission recommend that Council:

2. Adopt, by resolution, the proposed community name: Ricardo Ranch; and

3. Adopt, by resolution, the proposed street names: Badger, Bobcat, Buffaloberry, Bull Trout, Cattail, Coyote, Chokeycherry, Grizzly, Jack Rabbit, June Grass, Mink, Mule Deer, Muskrat, Nuttall, Oat Grass, Painted Turtle, Porcupine, Prairie Dog, Prairie Smoke, Pronghorn, Rainbow Trout, Ricardo Ranch, River Otter, Snowberry, Spear Grass, Stickleback, Verbena, Walleye, Wheat Grass, Whitetail, Wild Rose and Wolverine.

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

7.1.1 Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2022-06965, CPC2023-0264

Commissioners Small and Pollen declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2023-0264.

Commissioner Weber and Commissioner Small left the meeting at 1:18 p.m. and returned at 2:05 p.m.

The following documents were distributed with respect to Report CPC2023-0264.

- A presentation entitled "DP2022-06965 Development Proposal";
- A revised Attachment 1;
- A revised Attachment 2; and
- A revised Attachment 3.

The following speakers addressed Commission with respect to Report CPC2023-0264:

1. Brian Horton, O2 Planning & Design
2. Jack Moddle, O2 Planning & Design
3. Jeff Shen, JS Architect

**Moved by** Commissioner Tiedemann

That with respect to Report CPC2023-0264, the following be approved:

That the Revised Attachment 2 be amended to add the following as Condition of Approval 4, and renumber the subsequent conditions accordingly.

4. Amend the plans to remove shadowed massing of a potential development concept on the adjacent lands to the west from all drawings and renderings where it is shown.

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

Conflict (2): Commissioner Pollen, and Commissioner Small

**MOTION CARRIED**

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2023-0264, the following be approved, **as amended**:

That Calgary Planning Commission approve Development Permit DP2022-06965 for New: Dwelling Unit (1 building), Exterior Renovation: Retail and Consumer Service (1 building) at 1110, 1114, 1120, 1124 and 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19 to 28), with conditions (**Amended** Attachment 2).

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

Against: (1): Commissioner Weber

Conflict (2): Commissioner Pollen, and Commissioner Small

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

### 7.2.1 Policy and Land Use Amendment in Eau Claire (Ward 7) at Multiple Addresses, LOC2022-0197, CPC2023-0227

A clerical correction was noted in the title of the Cover Report for Report CPC2023-0227, by deleting the words "382 – 2 Avenue SW", and replacing with the words "Multiple Addresses".

The following documents were distributed with respect to Report CPC2023-0227:

- A presentation entitled "LOC2022-0197 Land Use and Policy Amendment"; and
- A revised Attachment 5.

The following speakers addressed Commission with respect to Report CPC2023-0227:

1. Vern Hart, B&A Studios Inc.
2. Scott Macdonald, Harvard Developments

**Moved by Commissioner Tiedemann**

That with respect to Report CPC2023-0227, the following be approved, **after amendment:**

That the Calgary Planning Commission:

1. Forward this **corrected** report (CPC2023-0227) to the 2023 May 16 Public Hearing Meeting of Council; and

That the Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed bylaw for the redesignation of 2.22 hectares  $\pm$  (5.49 acres  $\pm$ ) located at 101, 201 and 208 Barclay Parade SW, 111 – 2 Street SW and 342 and 382 – 2 Avenue SW (Portion of Plan 9410601, Block 1, Lot 8; portion of Plan 9410601, Block 1, Lot 9; portion of Plan 9410601, Block 1, Lot 10; Plan 9410601, Block 1, Lots 11, 13 and 14) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use, transit-oriented development, with guidelines (Attachment 3);
4. Give three readings to the proposed bylaw for the redesignation of 0.65 hectares  $\pm$  (1.61 acres  $\pm$ ) located at 111 – 2 Street SW and 342 – 2 Avenue SW (Portion of Plan 9410601, Block 1, Lot 9; portion of Plan 9410601, Block 1, Lot 10) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use, transit-oriented development, with guidelines (Attachment 4); and
5. Give three readings to the proposed bylaw for the redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 101 Barclay Parade SW and 111 – 2 Street SW (Portion of 9410601, Block 1, Lot 8; portion of Plan 9410601, Block 1, Lot 9) from Direct Control (DC) District to Direct Control (DC) District to accommodate community and public uses, with guidelines (**Revised** Attachment 5).

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 Policy and Land Use Amendment in Eau Claire (Ward 7) at 101 – 3 Street SW, LOC2022-0090, CPC2023-0314

The following clerical corrections were noted for Report CPC2023-0314:

- On page 4 of the Cover Report, in the last sentence of the first paragraph, by deleting the word "could" and replacing with the word "will";
- On page 4 of Attachment 1, in the second sentence of the first paragraph, by deleting the words "Eau Claire Plaza Revitalization Fund" and replacing with the words "Eau Claire Improvement Fund"; and
- On page 4 of Attachment 3, in the last sentence of Section 14(4), by deleting the words "on the ground floor of a *building*".

A presentation entitled "LOC2022-0090 / CPC2023-0314 Land Use Amendment" was distributed with respect to Report CPC2023-0314.

By General Consent, Commission modified the afternoon recess to begin following the conclusion of Item 7.2.2.

The following speakers addressed Commission with respect to Report CPC2023-0314:

1. Bela Syal, Situated Consulting Co.
2. Bob Clark, Situated Consulting Co.
3. Chad Zyla, S2 Architecture

**Moved by** Commissioner Tiedemann

That with respect to Report CPC2023-0314, the following be approved:

That Attachment 3 be amended by removing Sections 9(4) and 10 from the Direct Control District, renumber the subsequent Sections, and amend any cross-references to other sections accordingly.

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

Against: (4): Councillor Chabot, Councillor Mian, Commissioner Pollen, and Commissioner Small

**MOTION CARRIED**

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2023-0314, the following be approved, **as amended**:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.40 hectares ± (0.99 acres ±) located at 101 – 3 Street SW (Plan

8610839, Block 1, Lot 15) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (**Amended** Attachment 3).

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

Against: (1): Commissioner Weber

**MOTION CARRIED**

Commission recessed at 3:53 p.m. and reconvened at 4:10 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

7.2.3 Policy Amendment, Land Use Amendment, Outline Plan and Road Closure in Residual Sub-Area 121 (Ward 12) at Multiple Addresses, LOC2020-0100, CPC2023-0295

The following documents were distributed with respect to Report CPC2023-0295:

- A presentation entitled "LOC2020-0100 Policy Amendment, Outline Plan, Road Closure & Land Use Amendment";
- A map entitled "Key Features"; and
- A photograph.

The following speakers addressed Commission with respect to Report CPC2023-0295:

1. Kathy Oberg, B&A Studios Inc.
2. Brendan McCashin, Genesis Land Development
3. Phil Nottveit, Urban Systems Ltd.

**Moved by** Commissioner Small

That with respect to Report CPC2023-0295, the following be approved:

That Attachment 2 be amended by deleting Condition of Approval 10 and renumbering the subsequent conditions accordingly.

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

Against: (1): Director Fromherz

**MOTION CARRIED**

**Moved by Councillor Chabot**

That with respect to Report CPC2023-0295, the following be approved, **as amended:**

That the Calgary Planning Commission:

**1. Forward this report (CPC2023-0295) to the 2023 May 16 Public Hearing Meeting of Council;**

**2. As the Council-designated approving authority, approve the proposed outline plan located at 21210, 21820, and 22720 – 56 Street SE, and Registered Road Closure Plan 2211489 for portions of 56 Street SE (NW 1/4, Section 10-22-29-4; Plan 1910908, Block 5, Lot 1; Plan 1910908, Block 4, Lot 1; Plan 2211489, Area 'A' and Area 'B'), to subdivide 147.71 hectares ± (365.00 acres ±), with conditions (**Amended Attachment 2**);**

That the Calgary Planning Commission recommend that Council:

**3. Give three readings to the proposed amendment to the Ricardo Ranch Area Structure Plan (Attachment 3);**

**4. Give three readings to the proposed bylaw for the proposed closure of 2.02 hectares ± (4.99 acres ±) of road (Plan 2211489, Area 'A' and Area 'B') west of 21210, 21820, and 22720 – 56 Street SE, with conditions (part of **Amended Attachment 2**); and**

**5. Give three readings to the proposed bylaw for the redesignation of 147.71 hectares ± (365.00 acres ±) located at 21210, 21820, and 22720 – 56 Street SE, and the closed road (NW 1/4, Section 10-22-29-4; Plan 1910908, Block 5, Lot 1; Plan 1910908, Block 4, Lot 1; Plan 2211489, Area 'A' and Area 'B') from Aggregate and Natural Resource Industry (ANRI) District and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – Future Urban Development (S-FUD) District, and Direct Control (DC) District to accommodate street-oriented residential development on small lots, with guidelines (Attachment 5).**

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 Skyview Ranch (Ward 5) at 6011 Country Hills Boulevard NE, LOC2022-0213, CPC2023-0267

A presentation entitled "LOC2022-0213 Land Use Amendment" was distributed with respect to Report CPC2023-0267.

**Moved by** Commissioner Pollen

That with respect to Report CPC2023-0267, the following be approved:

That the Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 2.14 hectares ± (5.29 acres ±) located at 6011 Country Hills Boulevard NE (Portion of NW1/4 Section 4-29-25-23) from Multi-Residential – Medium Profile (M-2) District to Multi-Residential – High Density Low Rise (M-H1) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Niedemann, 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** Councillor Mian

That this meeting adjourn at 5:39 p.m.

**MOTION CARRIED**

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

CONSENT AGENDA

- Community Name and Street Names in Residual Sub-Area 12I (Ward 12), SN2023-0005, CPC2023-0349

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy and Land Use Amendment in Eau Claire (Ward 7) at Multiple Addresses, LOC2022-0197, CPC2023-0227
- Policy Amendment, Land Use Amendment, Outline Plan and Road Closure in Residual Sub-Area 12I (Ward 12) at Multiple Addresses, LOC2020-0100, CPC2023-0295

The following items have been forwarded to the 2023 June 20 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Banff Trail (Ward 7) at 2025 – 24 Avenue NW, LOC2022-0163, CPC2023-0341
- Policy and Land Use Amendment in Eau Claire (Ward 7) at 101 – 3 Street SW, LOC2022-0090, CPC2023-0314
- Land Use Amendment in Skyview Ranch (Ward 5) at 6011 Country Hills Boulevard NE, LOC2022-0213, CPC2023-0267

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2023 April 20 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CPC SECRETARY