



**MINUTES**  
**CALGARY PLANNING COMMISSION**

**April 20, 2023, 1:00 PM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:** Director K. Fromherz, Acting 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

**ABSENT:** Director D. Hamilton

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

**1. CALL TO ORDER**

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

**ROLL CALL**

Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, Commissioner Weber, 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** Commissioner Small

That the Agenda for the 2023 April 20 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 Item 7.2.2.

Commissioner Weber 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 April 6

**Moved by** Commissioner Tiedemann

That the Minutes of the 2023 April 6 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 Glenbrook (Ward 6) at 3703 – 40 Street SW, LOC2023-0010, CPC2023-0297

For: (8): 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 Lower Mount Royal (Ward 8) at 823 – 17 Avenue SW, DP2022-06848, CPC2023-0411

A clerical correction was noted in Attachment 2 of Report CPC2023-0411, in Section 29, first paragraph, "determined by Urban Forestry. The owner" should be "determined by Urban Forestry, the owner".

The following documents were distributed with respect to Report CPC2023-0411:

- A presentation entitled "LOC2022-06848/CPC2023-0411 Development Proposal";

- A revised Attachment 1;
- A revised Attachment 2; and
- A revised Attachment 3

The following speakers addressed Commission with respect to Report CPC2023-0411:

1. Ben Barrington, DAAS Architecture
2. Ralph Benson

Commission recessed at 2:11 p.m. to the Call of the Chair and reconvened at 2:29 p.m. with Director Fromherz in the Chair.

#### ROLL CALL

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

Absent from Roll Call: Director Hamilton

**Moved by** Commissioner Pollen

That with respect to Report CPC2023-0411, the following be approved:

That Revised Attachment 2 be amended to add the following in Condition 1:

Should the landowner wish to defer the payment of the Heritage Incentive Reserve Fund to Development Completion Permit (DCP), an Agreement will be required prior to release of the Development Permit.

For: (3): Commissioner Pollen, Commissioner Small, and Commissioner Tiedemann

Against: (5): Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, and Commissioner Weber

**MOTION DEFEATED**

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2023-0411, the following be approved:

That Revised Attachment 2 be amended to insert a new Condition of Approval 3 as follows:

“3. Ensure the plans align with relevant building and safety codes as reviewed by Building Inspections and Safety Codes Officers and approval of the sleeping rooms configuration not having exterior glazing.”

and renumber the subsequent conditions accordingly.

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

Against: (6): Councillor Chabot, Councillor Mian, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

**MOTION DEFEATED**

**Moved by** Commissioner Tiedemann

That with respect to Report CPC2023-0411, the following be approved, **after amendment**:

That Calgary Planning Commission approve Development Permit DP2022-06848 for a New: Dwelling Unit, Retail and Consumer Service, Restaurant: Licensed at 823 – 17 Avenue SW (Plan 4453L, Block 11, Lots 4 and 5 and a portion of Lot 3), with conditions (**Revised** Attachment 2).

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

Against: (1): Commissioner Mortezaee

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

### 7.2.1 Land Use Amendment in Southview (Ward 09) at 3413 – 19 Avenue SE, LOC2022-0041, CPC2023-0037

A presentation entitled "LOC2022-0041 / CPC2023-0037 Land Use Amendment" was distributed with respect to Report CPC2023-0037.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2023-0037, 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 ± (0.18 acres ±) located at 3413 – 19 Avenue SE (Plan 1392JK, Block 1, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to allow for the additional discretionary use of Child Care Service, with guidelines (Attachment 5).

For: (8): 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 Altadore (Ward 08) at Multiple Addresses, LOC2022-0056, CPC2023-0406

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2023-0406.

Commissioner Small left the meeting at 3:06 p.m. and returned at 3:28 p.m. after the vote was declared.

A presentation entitled "LOC2022-0056 Land Use Amendment" was distributed with respect to Report CPC2023-0406.

Brian Horton, O2 Planning and Design, addressed Commission with respect to Report CPC2023-0406.

**Moved by** Commissioner Weber

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

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

Against: (1): Councillor Chabot

**MOTION CARRIED**

**Moved by** Commissioner Tiedemann

That with respect to Report CPC2023-0406, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.28 hectares  $\pm$  (0.70 acres  $\pm$ ) located at 2116, 2120 and 2124 – 36 Avenue SW and 2121 and 2127 – 35 Avenue SW (Plan 5730AJ, Block 1, portion of Lots 1 and 2; Plan 5730AJ, Block 1, Lots 3 to 8) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

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

Conflict (1): Commissioner Small

**MOTION CARRIED**

- 7.2.3 Disposition of Reserve and Land Use Amendment in Canyon Meadows (Ward 13) at 490 Canyon Meadows Drive SW, SB2023-0018 and LOC2023-0007, CPC2023-0428

A clerical correction was noted in the Cover Report of Report CPC2023-0428, in the section titled "Recommendations", in the second paragraph by adding the words "in the amount of \$660,000.00" prior to the words "in accordance with Administration's recommendations".

The following documents were distributed with respect to Report CPC2023-0428:

- A presentation entitled "SB2023-0018 and LOC2023-0007 Disposition of Reserve and Land Use Amendment";
- A presentation entitled "Projects Review – Lessons Learned Fish Creek West Sanitary Sub Trunk";
- A document entitled "Fish Creek West Sanitary Upgrade";
- A document entitled "Architectural Building Elevation"; and
- A document entitled "Pedestrian Detour".

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2023-0428, the following be approved, **after amendment:**

That Calgary Planning Commission:

1. Forward this report (CPC2023-0428) to the 2023 May 16 Public Hearing Meeting of Council.

That Calgary Planning Commission recommend that Council:

2. Adopt, by resolution, the proposed disposition of 0.19 hectares  $\pm$  (0.46 acres  $\pm$ ) located at 490 Canyon Meadows Drive SW (Plan 1105LK; Block R3) with compensation to the Joint Use Coordinating Committee (JUCC) Reserve Fund **in the amount of \$660,000.00** in accordance with Administration's recommendation;
3. Direct a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal Reserve designation; and
4. Give three readings to the proposed bylaw for the redesignation of 0.19 hectares  $\pm$  (0.46 acres  $\pm$ ) located at 490 Canyon Meadows Drive SW (Plan 1105LK, Block R3) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District.

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

**MOTION CARRIED**

7.2.4 Land Use Amendment in Panorama Hills (Ward 3) at 5 and 9 Panamount Crescent NW, LOC2023-0001, CPC2023-0343

Commissioner Weber declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2023-0343.

Commissioner Weber left the meeting at 3:42 p.m. and returned at 4:00 p.m. after the vote was declared.

A presentation entitled "LOC2023-0001 Land Use Amendment" was distributed with respect to Report CPC2023-0343.

Bing Liu, Inner Garden Bilingual Day Home Agency, addressed Commission with respect to Report CPC2023-0343.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2023-0343, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 5 and 9 Panamount Crescent NW (Plan 0110609, Block 2, Lots 1 and 2) from Residential – One Dwelling (R-1) District to Direct Control (DC) District to accommodate Child Care Service, with guidelines (Attachment 2).

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

Conflict (1): Commissioner Weber

**MOTION CARRIED**

7.2.5 Land Use Amendment in Tuxedo Park (Ward 7) at 137 – 32 Avenue NE, LOC2022-0220, CPC2023-0412

A presentation entitled "LOC2022-0220 Land Use Amendment" was distributed with respect to Report CPC2023-0412.

**Moved by** Commissioner Weber

That with respect to Report CPC2023-0412, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 137 – 32 Avenue NE (Plan 2617AG, Block 65, Lots 38, 39 and a portion of Lot 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd50) District.

For: (8): 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 Sunnyside (Ward 7) at 510 – 10 Street NW,  
LOC2022-0037, CPC2023-0361

A presentation entitled "LOC2022-0037 Land Use Amendment" was distributed with respect to Report CPC2023-0361.

The following speakers addressed Commission with respect to Report CPC2023-0361:

1. Srimal Ranasinghe, Hive Developments
2. Chris Storey, Jackson McCormick

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2023-0361, 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  $\pm$  (0.14 acres  $\pm$ ) located at 510 – 10 Street NW (Plan 24480, Block 4, Lots 5 and 6) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).

For: (8): Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, 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** Councillor Chabot



That this meeting adjourn at 4:53 p.m.

**MOTION CARRIED**

The following item has been forwarded to the 2023 May 16 Public Hearing Meeting of Council:

**PLANNING MATTERS FOR PUBLIC HEARING**

- Disposition of Reserve and Land Use Amendment in Canyon Meadows (Ward 13) at 490 Canyon Meadows Drive SW, SB2023-0018 and LOC2023-0007, CPC2023-0428

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

**PLANNING MATTERS FOR PUBLIC HEARING**

- Land Use Amendment in Glenbrook (Ward 6) at 3703 – 40 Street SW, LOC2023-0010, CPC2023-0297
- Land Use Amendment in Southview (Ward 09) at 3413 – 19 Avenue SE, LOC2022-0041, CPC2023-0037
- Policy and Land Use Amendment in Altadore (Ward 08) at Multiple Addresses, LOC2022-0056, CPC2023-0406
- Land Use Amendment in Panorama Hills (Ward 3) at 5 and 9 Panamount Crescent NW, LOC2023-0001, CPC2023-0343
- Land Use Amendment in Tuxedo Park (Ward 7) at 137 – 32 Avenue NE, LOC2022-0220, CPC2023-0412
- Land Use Amendment in Sunnyside (Ward 7) at 510 – 10 Street NW, LOC2022-0037, CPC2023-0361

The next Regular Meeting of the Calgary Planning Committee is scheduled to be held on 2023 May 4 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CPC SECRETARY