



MINUTES

CALGARY PLANNING COMMISSION

**May 4, 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
CPC Secretary C. Nelson
Legislative Advisor C. Doi

1. CALL TO ORDER

Director Hamilton called the meeting to order at 1:03 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 acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Fromherz

That the Agenda for the 2023 May 4 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 9.1.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 April 20

Moved by Commissioner Mortezaee

That the Minutes of the 2023 April 20 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 Killarney/Glengarry (Ward 8) at 2240 – 27 Street SW, LOC2023-0028, CPC2023-0471

5.3 Land Use Amendment in Bowness (Ward 1) 8548 – 33 Avenue NW, LOC2022-0204, CPC2023-0487

5.5 Land Use Amendment in Renfrew (Ward 9) at 1111 – 8 Avenue NE, LOC2022-0171, CPC2022-1172

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

MOTION CARRIED

5.4 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 3432 Cascade Road NW, LOC2022-0176, CPC2023-0462

A revised Attachment 3 was distributed with respect to Report CPC2023-0462.

Moved by Commissioner Weber

That with respect to Report CPC2023-0462, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 3432 Cascade Road NW (Plan 2846GW, Block 4, Lot 20) 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

5.6 Land Use Amendment in Renfrew (Ward 9) at 944 Renfrew Drive NE, LOC2022-0223, CPC2023-0396

The following documents were distributed with respect to Report CPC2023-0396:

- A revised Cover Report; and
- A revised Attachment 4.

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0396, 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 ± (0.17 acres ±) at 944 Renfrew Drive NE (Plan 1838GT, Block 3, Lot 11) 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

7.1.1 Development Permit in Beltline (Ward 8) at 106 – 14 Avenue SE, DP2022-03777, CPC2023-0398

A presentation entitled "DP2022-03777 / CPC2023-0398 Development Proposal" was distributed with respect to Report CPC2023-0398.

The following speakers addressed Commission with respect to Report CPC2023-0398:

1. Bill Chomik, Kasian Architecture Interior Design and Planning
2. Kamil Lalji

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0398, the following be approved:

That Calgary Planning Commission approve Development Permit DP2022-03777 for New: Multi-Residential Development (1 building) at 106 – 14 Avenue SE (Plan C, Block 99, Lots 37 and 38), with conditions (Attachment 2).

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

Against: (1): Councillor Chabot

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in East Shepard Industrial (Ward 12) at 6935 and 7010 – 106 Avenue SE, LOC2023-0029, CPC2023-0468

A presentation entitled "LOC2023-0029 / CPC2023-0468 Land Use Amendment" was distributed with respect to Report CPC2023-0468.

The following speakers addressed Commission with respect to Report CPC2023-0468:

1. David Purcell, City of Calgary, Real Estate & Development Services
2. Jason Rumer, City of Calgary, Real Estate & Development Services

Moved by Commissioner Pollen

That with respect to Report CPC2023-0468, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the designation of 3.51 hectares ± (8.67 acres ±) located at 6935 and 7010 – 106 Avenue SE (Plan 1211094, Block 2, Lot 6; Plan 1812017, Block 3, Lot 16) from Industrial – Commercial (I-C) District to Industrial – General (I-G) District.

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

MOTION CARRIED

7.2.2 Land Use Amendment in Parkhill (Ward 8) at 69 Mission Road SW, LOC2022-0208, CPC2023-0338

A presentation entitled "LOC2022-0208 / CPC2023-0338 Land Use Amendment" was distributed with respect to Report CPC2023-0338.

Jim Mackey, Carlisle Group, addressed Commission with respect to Report CPC2023-0338.

Moved by Commissioner Small

That with respect to Report CPC2023-0338, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.69 acres \pm) located at 69 Mission Road SW (Plan 2210774, Block 5, Lot 46) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines (Attachment 2).

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 Capitol Hill (Ward 7) at 1224 – 20 Avenue NW, LOC2023-0046, CPC2023-0453

A presentation entitled "LOC2023-0046 / CPC2023-0453 Land Use Amendment " was distributed with respect to Report CPC2023-0453.

The following speakers addressed Commission with respect to Report CPC2023-0453:

1. Scott Kruse, CivicWorks
2. Zach Hoefs, CivicWorks

Moved by Commissioner Hawryluk

That with respect to Report CPC2023-0453, 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 1224 – 20 Avenue NW (Plan 3150P, Block 23, Lots 11 and 12) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

7.2.4 Land Use Amendment in Castleridge (Ward 5) at 28 Castlebrook Drive NE, LOC2023-0026, CPC2023-0467

A presentation entitled "LOC2023-0026 / CPC2023-0467 Land Use Amendment" was distributed with respect to Report CPC2023-0467.

Moved by Councillor Mian

That with respect to Report CPC2023-0467, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.049 hectares ± (0.12 acres) located at 28 Castlebrook Drive NE (Plan 7911471, Block 8, Lot 75) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).

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 Land Use Amendment and Outline Plan in Residual Sub-Area 02L (Ward 2) at multiple addresses, LOC2020-0148, CPC2023-0399

A presentation entitled "LOC2020-0148 / CPC2023-0399 Outline Plan and Land Use Amendment" was distributed with respect to Report CPC2023-0399.

By General Consent, Commission modified the afternoon recess to begin following the completion of Item 7.2.5.

Director Hamilton left the Chair at 2:57 p.m. and Director Fromherz assumed the Chair.

Director Hamilton resumed the Chair at 2:58 p.m.

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0399, the following be approved, **after amendment:**

That the Calgary Planning Commission:

1. As the Council-designated Approving Authority, **Refuse** the proposed outline plan located at 2828 – 144 Avenue NW and 15333 Panorama Road NW 14800 Symons Valley Road NW (Portion of SE1/4 Section 6-26-1-5; Portion of W1/2 Section 6-26-1-5; Portion of NE1/4 Section 6-26-1-5), to subdivide 67.31 hectares ± (166.32 acres ±); and
2. Recommend that Council **File and Abandon** the proposed bylaw for the redesignation of 33.02 hectares ± (81.59 acres ±) located at 2828 – 144 Avenue NW and 14800 Symons Valley Road NW (Portion of SE1/4 Section 6-26-1-5; Portion of W1/2 Section 6-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Commercial – Neighbourhood 1 (C-N1) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, Special Purpose – City

and Regional Infrastructure (S-CRI) District, and Special Purpose
– Urban Nature (S-UN) District.

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

Against: (3): Councillor Chabot, Councillor Mian, and Commissioner Small

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

By General Consent, Commission modified the afternoon recess from 30 minutes to 20 minutes.

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Confidential Report CPC2023-0486.

Commissioner Small left the meeting at 4:25 p.m. and did not return.

Moved by Commissioner Mortezaee

That pursuant to Section 24 (Advise from officials) of the *Freedom of Information and Protection of Privacy Act*, Calgary Planning Commission move into Closed Meeting at 4:45 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1 City Building Program, CPC2023-0486.

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

MOTION CARRIED

Commission recessed at 4:25 p.m. and reconvened in Closed Meeting at 4:45 p.m.

Councillor Mian (Remote Member) left the meeting at 4:57 p.m.

Commission reconvened in public meeting at 6:00 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Mian, Commissioner Small, Commissioner Weber, and Commissioner Pollen.

Moved by Councillor Chabot

That Commission rise without reporting.

MOTION CARRIED

Moved by Councillor Chabot

That pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Commission suspend Section 78(2)(c) of the Procedure Bylaw to forego the dinner recess to complete Item 9.1.1.

MOTION CARRIED

Moved by Councillor Chabot

That pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, Calgary Planning Commission move into Closed Meeting at 6:02 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1 City Building Program, CPC2023-0486.

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

MOTION CARRIED

Commission reconvened in public meeting at 7:40 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Mian, Commissioner Small, Commissioner Weber, and Commissioner Pollen.

Moved by Director Fromherz

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 City Building Program, CPC2023-0486

A Confidential presentation entitled "City Building Program–Scoping Workshop" was distributed with respect to Confidential Report CPC2023-0486.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2023-0486:

Clerks: C. Nelson and B. Robinson. Law: T. Wobeser. Advice: S. Pearce, L. Kahn, J. Chapman, S. Khouri, P. Saunders, L. Graham, D. Calkins, and S. Jones.

Moved by Director Fromherz

That with respect to Report CPC2023-0486, 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 of Privacy Act*, to be reviewed by 2023 December 31.

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

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Councillor Chabot

That this meeting adjourn at 7:43 p.m.

MOTION CARRIED

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 Killarney/Glengarry (Ward 8) at 2240 – 27 Street SW, LOC2023-0028, CPC2023-0471
- Land Use Amendment in Bowness (Ward 1) 8548 – 33 Avenue NW, LOC2022-0204, CPC2023-0487
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 3432 Cascade Road NW, LOC2022-0176, CPC2023-0462
- Land Use Amendment in Renfrew (Ward 9) at 1111 – 8 Avenue NE, LOC2022-0171, CPC2022-1172
- Land Use Amendment in Renfrew (Ward 9) at 944 Renfrew Drive NE, LOC2022-0223, CPC2023-0396

- Land Use Amendment in East Shepard Industrial (Ward 12) at 6935 and 7010 – 106 Avenue SE, LOC2023-0029, CPC2023-0468
- Land Use Amendment in Parkhill (Ward 8) at 69 Mission Road SW, LOC2022-0208, CPC2023-0338
- Land Use Amendment in Capitol Hill (Ward 7) at 1224 – 20 Avenue NW, LOC2023-0046, CPC2023-0453
- Land Use Amendment in Castleridge (Ward 5) at 28 Castlebrook Drive NE, LOC2023-0026, CPC2023-0467
- Land Use Amendment and Outline Plan in Residual Sub-Area 02L (Ward 2) at multiple addresses, LOC2020-0148, CPC2023-0399

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2023 May 18 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY