



MINUTES

CALGARY PLANNING COMMISSION

**June 22, 2023, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director K. Fromherz, Vice-Chair
Councillor A. Chabot
Councillor J. Mian
Commissioner N. Hawryluk
Commissioner F. Mortezaee (Partial Remote Participation)
Commissioner C. Pollen
Commissioner J. Tiedemann
Commissioner J. Weber
Councillor G.C. Carra (Remote Member)

ABSENT: Commissioner S. Small

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

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 Weber, Commissioner Mortezaee, Commissioner Tiedemann, Commissioner Pollen, and Director Hamilton

Absent from Roll Call: Commissioner Small

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 today's meeting be amended by deleting the following Item:

- 9.1.2 Calgary Planning Commission Strategic Session (Verbal), CPC2023-0691

MOTION CARRIED

Moved by Director Fromherz

That the Agenda for today's meeting be amended by adding the following as an Item of Urgent Business:

- 8.1 Reconsideration of Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 1802 and 1808 Westmount Road NW, LOC2023-0024, CPC2023-0611, CPC2023-0742, to be dealt with following Confirmation of Agenda.

MOTION CARRIED

Moved by Commissioner Mortezaee

That the Agenda for the 2023 June 22 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

Commission then dealt with Item 8.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 June 8

This Item was dealt with following Item 8.1.

Moved by Councillor Chabot

That the Minutes of the 2023 June 8 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Outline Plan, Land Use Amendment and Road Closure in South Foothills (Ward 12) at 8919 Barlow Trail SE, LOC2022-0127, CPC2023-0499

The following documents were distributed with respect to Report CPC2023-0499:

- A Revised Attachment 7; and
- A presentation entitled "LOC2022-0127 Outline Plan, Land Use Amendment, and Road Closure".

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0499, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0499) to the 2023 July 25 Public Hearing Meeting of Council; and
2. As the Council-designated approving authority, approve the proposed outline plan located at 8919 Barlow Trail SE (Plan 1211046, Block 2, Lot 2; Plan 2311121, Area 'A'), to subdivide 38.50 hectares \pm (95.13 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the proposed closure of 0.03 hectares \pm (0.07 acres \pm) of road (Plan 2311121, Area 'A') east of 31 Street SE, with conditions (Attachment 3); and
4. Give three readings to the proposed bylaw for the resignation of 38.50 hectares \pm (95.13 acres \pm) located at 8919 Barlow Trail SE, and the closed road (Plan 1211046, Block 2, Lot 2; Plan 2311121, Area 'A') from Industrial – Heavy (I-H) District and Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate industrial developments, with guidelines (Attachment 4).

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

MOTION CARRIED

7.2.2 Outline Plan, Policy Amendment and Land Use Amendment in Belvedere (Ward 9) at 2313 – 84 Street SE, LOC2022-0159, CPC2023-0660

A presentation entitled "LOC2022-0159 Land Use Amendment" was distributed with respect to Report CPC2023-0660.

Becky Soby, Urban Systems, addressed Commission with respect to Report CPC2023-0660.

By General Consent, this Item was postponed to the Call of the Chair.

Commission then dealt with Item 7.2.3.

Commission returned to this Item following Item 7.2.3.

Commission recessed at 2:34 p.m. and reconvened at 2:47 p.m. with Director Hamilton in the Chair.

ROLL CALL

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

Absent from Roll Call: Commissioner Small

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0660, the following be approved:

That the Administration Recommendations be amended in Recommendation 4 by adding the words "Mixed Use – General (MU-1f3.0h18) District" following the words "Multi-Residential – Medium Profile (M-2) District,".

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, the motion was withdrawn by General Consent.

Moved by Commissioner Hawryluk

That with respect to Report CPC2023-0660, the following be approved:

That the Calgary Planning Commission:

1. Forward this report (CPC2023-0660) to the 2023 July 25 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 2313 – 84 Street SE (NE1/4 Section 12-24-29-4) to subdivide 18.53 hectares ± (45.79 acres ±) with conditions (Attachment 6).

That the Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Belvedere Area Structure Plan (Attachment 8); and
4. Give three readings to the proposed bylaw for the redesignation of 18.53 hectares ± (45.79 acres ±) located at 2313 – 84 Street SE (NE1/4 Section 12-24-29-4) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Medium Rise (M-H2h40) District, Special

Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose School, Park and Community Reserve (S-SPR) District.

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

Against: (1): Commissioner Pollen

MOTION CARRIED

Commission then dealt with Item 9.

- 7.2.3 Land Use Amendment in Banff Trail (Ward 7) at 1926 – 17 Avenue NW, LOC2023-0088, CPC2023-0663

A presentation entitled "LOC2023-0088 Land Use Amendment" was distributed with respect to Report CPC2023-0663.

Moved by Commissioner Weber

That with respect to Report CPC2023-0663, 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 ± (0.16 acres ±) located at 1926 – 17 Avenue NW (Plan 8100AF, Block 34, Lots 12 and 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented District (H-GO) District.

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

MOTION CARRIED

Commission then returned to Item 7.2.2.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

- 8.1 Reconsideration of Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 1802 and 1808 Westmount Road NW, LOC2023-0024, CPC2023-0611, CPC2023-0743

This Item was dealt with following Confirmation of Agenda.

Moved by Councillor Mian

That the Calgary Planning Commission reconsider its decision with respect to Report CPC2023-0611.

MOTION CARRIED

Moved by Councillor Mian

That with respect to Report CPC2023-0611, the following be approved, **after amendment:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares ± (0.25 acres ±) located at 1802 and 1808 Westmount Road NW (Plan 51510, Block 3, Lots 1 to 4) from Residential – **Contextual** One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

MOTION CARRIED

Commission then dealt with Item 4.1

9. CONFIDENTIAL ITEMS

This Item was dealt with following Item 7.2.2.

Moved by Director Fromherz

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 2:59 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1 Discussion on the Inglewood Brewery Site Redevelopment Application (Verbal), CPC2023-0693.

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

MOTION CARRIED

Councillor Carra (Remote Member) joined the meeting at 3:00 p.m.

Commissioner Mortezaee (Remote Member) joined the meeting at 3:57 p.m.

Councillor Carra (Remote Member) left the meeting at 4:35 p.m.

Commissioner Mortezaee (Remote Member) left the meeting at 4:35 p.m.

Committee reconvened in public meeting at 4:38 p.m. with Director Hamilton in the Chair.

ROLL CALL

Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Tiedemann, Commissioner Pollen, and Director Hamilton

Absent from Roll Call: Commissioner Mortezaee, Commissioner Small, and Commissioner Weber

Moved by Councillor Chabot

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Discussion on the Inglewood Brewery Site Redevelopment Application (Verbal), CPC2023-0693

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2023-0693:

Clerks: A. de Groot and B. Robinson. Law: T. Wobeser. Advice: C. Wolfe, C. Thompson, R. Cichowlas, S. Lockwood, D. Down, S. LeBouthillier, A. Pollock, D. Calkins, D. Lockhart, and S. Jones.

Moved by Councillor Chabot

That with respect to Confidential Verbal Report CPC2023-0693, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, attachments, 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 2024 June 1.

MOTION CARRIED

9.1.2 Calgary Planning Commission Strategic Session (Verbal), CPC2023-0691

This Item was deleted from today's Order of Business at Confirmation of the Agenda.

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Hawryluk

That this meeting adjourn at 4:39 p.m.

MOTION CARRIED

The following items have been forwarded to the 2023 July 25 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Outline Plan, Land Use Amendment and Road Closure in South Foothills (Ward 12) at 8919 Barlow Trail SE, LOC2022-0127, CPC2023-0499
- Outline Plan, Policy Amendment and Land Use Amendment in Belvedere (Ward 9) at 2313 – 84 Street SE, LOC2022-0159, CPC2023-0660
- Reconsideration of Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 1802 and 1808 Westmount Road NW, LOC2023-0024, CPC2023-0611, CPC2023-0743

The following items have been forwarded to the 2023 September 19 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

Land Use Amendment in Banff Trail (Ward 7) at 1926 – 17 Avenue NW, LOC2023-0088, CPC2023-0663

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

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY