



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

**July 6, 2023, 1:00 PM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:** Director D. Hamilton, Chair  
Director R. Vanderputten, A/Vice-Chair  
Councillor A. Chabot (Remote Participation)  
Councillor J. Mian  
Commissioner N. Hawryluk  
Commissioner F. Mortezaee (Remote Participation)  
Commissioner C. Pollen (Remote Participation)  
Commissioner S. Small  
Commissioner J. Weber

**ABSENT:** Commissioner J. Tiedemann

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

**1. CALL TO ORDER**

Director Hamilton called the meeting to order at 1:00 p.m.

**ROLL CALL:**

Director Vanderputten, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Weber, and Director Hamilton

Absent from Roll Call: Commissioner Tiedemann

**2. OPENING REMARKS**

Director Hamilton provided opening remarks and a traditional land acknowledgment.

**3. CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for the 2023 July 6 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 June 22

**Moved by** Councillor Chabot

That the Minutes of the 2023 June 22 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Councillor Mian

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Highwood (Ward 4) at 503 – 44 Avenue NW, LOC2023-0080, CPC2023-0714

5.3 Land Use Amendment in Capitol Hill (Ward 7) at 1512 – 21 Avenue NW, LOC2023-0039, CPC2023-0696

5.5 Land Use Amendment in Capitol Hill (Ward 7) at 1740 – 22 Avenue NW, LOC2023-0022, CPC2023-0707

5.6 Land Use Amendment in Crescent Heights (Ward 7) at 202 – 11 Avenue NW, LOC2023-0036, CPC2023-0710

5.7 Land Use Amendment in Crescent Heights (Ward 7) at 240 – 7 Avenue NE, LOC2023-0069, CPC2023-0647

5.8 Land Use Amendment in Highland Park (Ward 4) at 3307 – 2 Street NE, LOC2023-0068, CPC2023-0695

5.9 Land Use Amendment in Inglewood (Ward 9) at 2740 – 16A Street SE, LOC2022-0050, CPC2023-0555

5.10 Policy and Land Use Amendment in Altadore (Ward 8) at 3803 and 3823 – 19 Street SW, LOC2023-0064, CPC2023-0679

5.11 Land Use Amendment in Killarney-Glengarry (Ward 8) at 3418 and 3422 Richmond Road SW, LOC2023-0077, CPC2023-0472

5.12 Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 1324 – 8 Avenue SE, LOC2023-0020, CPC2023-0674

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

**MOTION CARRIED**

5.4 Policy and Land Use Amendment in Montgomery (Ward 7) at 4903 – 20 Avenue NW, LOC2023-0112, CPC2023-0706

A clerical correction was noted on page 1 of Attachment 2 of Report CPC2023-0706, in the (a) paragraph, first sentence, by deleting the duplication of the words "0.06 hectares".

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2023-0706, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (**Corrected** Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) at 4903 – 20 Avenue NW (Plan 5106GE, Block 35, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (RCG) District.

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

**MOTION CARRIED**

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 Inglewood (Ward 9) at 1421 – 8 Avenue SE, LOC2022-0187, CPC2023-0699

A presentation entitled "LOC2022-0187 Land Use Amendment" was distributed with respect to Report CPC2023-0699.

**Moved by** Commissioner Weber

That with respect to Report CPC2023-0699, the following be approved:

That the Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 1421 – 8 Avenue SE (Plan A3, Block 12, Lot 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate the additional use of a School – Private, with guidelines (Attachment 2).

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

**MOTION CARRIED**

**7.2.2 Land Use Amendment in Residual Sub-Area 12K (Ward 12) at 9011 – 84 Street SE, LOC2023-0053, CPC2023-0563**

A presentation entitled "LOC2023-0053 Land Use Amendment" was distributed with respect to Report CPC2023-0563.

**Moved by Commissioner Small**

That with respect to Report CPC2023-0563, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 12.30 hectares  $\pm$  (30.4 acres  $\pm$ ) located at 9011 – 84 Street SE (Plan 9412550, Area G) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).

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

**MOTION CARRIED**

**7.2.3 Land Use Amendment in Residual Sub-Area 12K (Ward 12) at 8400 – 84 Street SE, LOC2023-0085, CPC2023-0478**

A presentation entitled "LOC2023-0085 Land Use Amendment" was distributed with respect to Report CPC2023-0478.

**Moved by Commissioner Small**

That with respect to Report CPC2023-0478, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 8.50 hectares  $\pm$  (21.0 acres  $\pm$ ) located at 8400 – 84 Street SE (Plan 7510318, Block 2) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate an Instructional Facility and Freight Yard, with guidelines (Attachment 2).

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

**MOTION CARRIED**

**7.2.4 Policy and Land Use Amendment in South Calgary (Ward 8) at 1720 – 33 Avenue SW, LOC2023-0037, CPC2023-0713**

A presentation entitled "LOC2023-0037 Policy and Land Use Amendment" was distributed with respect to Report CPC2023-0713.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2023-0713, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/ Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 1720 – 33 Avenue SW (Plan 4479P, Block 61, Lots 9 and 10 and a portion of Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

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

**MOTION CARRIED**

**7.2.5 Land Use Amendment in Westgate (Ward 6) at 2 Westview Drive SW, LOC2023-0097, CPC2023-0717**

A presentation entitled "LOC2023-0097 Land Use Amendment" was distributed with respect to Report CPC2023-0717.

**Moved by** Commissioner Weber

That with respect to Report CPC2023-0717, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.12 acres) located at 2 Westview Drive SW (Plan 2768HH, Block 22, Lot 29) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

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

That this meeting adjourn at 1:50 p.m.

**MOTION CARRIED**

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 Highwood (Ward 4) at 503 – 44 Avenue NW, LOC2023-0080, CPC2023-0714
- Land Use Amendment in Capitol Hill (Ward 7) at 1512 – 21 Avenue NW, LOC2023-0039, CPC2023-0696
- Policy and Land Use Amendment in Montgomery (Ward 7) at 4903 – 20 Avenue NW, LOC2023-0112, CPC2023-0706
- Land Use Amendment in Capitol Hill (Ward 7) at 1740 – 22 Avenue NW, LOC2023-0022, CPC2023-0707
- Land Use Amendment in Crescent Heights (Ward 7) at 202 – 11 Avenue NW, LOC2023-0036, CPC2023-0710

- Land Use Amendment in Crescent Heights (Ward 7) at 240 – 7 Avenue NE, LOC2023-0069, CPC2023-0647
- Land Use Amendment in Highland Park (Ward 4) at 3307 – 2 Street NE, LOC2023-0068, CPC2023-0695
- Land Use Amendment in Inglewood (Ward 9) at 2740 – 16A Street SE, LOC2022-0050, CPC2023-0555
- Policy and Land Use Amendment in Altadore (Ward 8) at 3803 and 3823 – 19 Street SW, LOC2023-0064, CPC2023-0679
- Land Use Amendment in Killarney-Glengarry (Ward 8) at 3418 and 3422 Richmond Road SW, LOC2023-0077, CPC2023-0472
- Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 1324 – 8 Avenue SE, LOC2023-0020, CPC2023-0674
- Land Use Amendment in Inglewood (Ward 9) at 1421 – 8 Avenue SE, LOC2022-0187, CPC2023-0699
- Land Use Amendment in Residual Sub-Area 12K (Ward 12) at 9011 – 84 Street SE, LOC2023-0053, CPC2023-0563
- Land Use Amendment in Residual Sub-Area 12K (Ward 12) at 8400 – 84 Street SE, LOC2023-0085, CPC2023-0478
- Policy and Land Use Amendment in South Calgary (Ward 8) at 1720 – 33 Avenue SW, LOC2023-0037, CPC2023-0713
- Land Use Amendment in Westgate (Ward 6) at 2 Westview Drive SW, LOC2023-0097, CPC2023-0717

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

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY