



MINUTES

CALGARY PLANNING COMMISSION

**August 17, 2023, 1:00 PM
ENGINEERING TRADITIONS COMMITTEE ROOM**

PRESENT: Director K. Fromherz, A/Chair
Director J. White, A/Vice-Chair
Councillor J. Mian (Remote Participation)
Commissioner N. Hawryluk
Commissioner F. Mortezaee (Remote Participation)
Commissioner C. Pollen
Commissioner J. Tiedemann
Commissioner J. Weber

ABSENT: Councillor A. Chabot (Personal)
Commissioner S. Small

ALSO PRESENT: A/ Principal Planner D. Pomreinke
CPC Secretary J. Palaschuk
Legislative Advisor B. Robinson

1. **CALL TO ORDER**

Director Fromherz called the meeting to order at 1:01 p.m.

ROLL CALL

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

Absent from Roll Call: Commissioner Small and Councillor Chabot

2. **OPENING REMARKS**

Director Fromherz provided opening remarks and a traditional land acknowledgment.

3. **CONFIRMATION OF AGENDA**

Moved by Director White

That the Agenda for the 2023 August 17 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, as follows:**

1. **Deleting the following item:**

- **7.2.10 Land Use Amendment in West Springs (Ward 6) at 781 – 77 Street SW, LOC2022-0231, CPC2023-0888; and**

2. Adding the following as an Item of Urgent Business:

- **8.1 Land Use Amendment in Glendale (Ward 6) at 1904 Glenwood Drive SW, LOC2023-0062, CPC2023-0848**

For: (10): Director Fromherz, Director White, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Tiedemann declared a conflict of interest with respect to Item 7.1.1.

Commissioner Mortezaee declared a conflict of interest with respect to Items 7.2.6 and 7.2.7.

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 August 3

Moved by Commissioner Weber

That the Minutes of the 2023 August 3 Regular Meeting of the Calgary Planning Commission be confirmed.

5. CONSENT AGENDA

Moved by Commissioner Pollen

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

- 5.2 Land Use Amendment in Mount Pleasant (Ward 7) at 902 – 21 Avenue NW, LOC2023-0146, CPC2023-0842

- 5.3 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4911 – 19 Avenue NW, LOC2023-0129, CPC2023-0820

- 5.4 Land Use Amendment in Renfrew (Ward 9) at 539 – 10 Avenue NE, LOC2023-0145, CPC2023-0879

- 5.5 Land Use Amendment in Capitol Hill (Ward 7) at 1539 — 22 Avenue NW, LOC2023-0032, CPC2023-0892

- 5.6 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2822 and 2828 – 11 Avenue SE, LOC2023-0135, CPC2023-0881

- 5.7 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 28 Street SW, LOC2023-0084, CPC2023-0476
- 5.8 Policy and Land Use Amendment in Altadore (Ward 8) at 3719 – 14A Street SW, LOC2023-0138, CPC2023-0845
- 5.9 Policy and Land Use Amendment in Richmond (Ward 8) at 2208 – 26 Avenue SW and 2645 – 21 Street SW, LOC2023-0142, CPC2023-0721
- 5.10 Policy and Land Use Amendment in South Calgary (Ward 8) at 2008 – 28 Avenue SW, LOC2023-0023, CPC2023-0775
- 5.11 Community Boundary Change in Crestmont, SN2023-0006, CPC2023-0883
- 5.12 Street Name Change in Panorama (Ward 2) from Panorama Road NW to 24 Street NW, SN2023-0008, CPC2023-0865

For: (7): Director White, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, 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 Sunnyside (Ward 7) at Multiple Addresses, DP2022-05308, CPC2023-0771

Commissioner Tiedemann declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2023-0771.

Commissioner Tiedemann left the meeting at 1:06 p.m. and returned at 1:56 p.m. after the vote was declared.

A presentation entitled "DP2022-5308 Development Permit" was distributed with respect to Report CPC2023-0771.

Tom Dvorak (applicant) answered questions of Commission with respect to Report CPC2023-0771.

Moved by Commissioner Pollen

That with respect to Report CPC2023-0771, the following be approved:

That Calgary Planning Commission approve Development Permit DP2022-5308 for New: Multi-Residential Development (1 Building) located at 613, 617, 619 and 621 – 9A Street NW (Plan 24480, Block 4, Lots 30 to 34), with conditions (Attachment 2).

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

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Tuxedo Park (Ward 7) at 252 – 19 Avenue NE, LOC2023-0119, CPC2023-0694

The following documents were distributed with respect to Report CPC2023-0694:

- A revised Cover Report;
- A revised Attachment 1; and
- A presentation entitled "LOC2023-0119 Land Use Amendment".

Moved by Commissioner Hawryluk

That with respect to **Revised Report CPC2023-0694**, 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 ± (0.12 acres ±) located at 252 – 19 Avenue NE (Plan 13670, Block 2, Lot 26 and a portion of Lot 27) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd85) District.

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

MOTION CARRIED

7.2.2 Land Use Amendment in Banff Trail (Ward 7) at 2804 Capitol Hill Crescent NW, LOC2023-0117, CPC2023-0809

The following documents were distributed with respect to Report CPC2023-0809:

- A revised Attachment 3; and
- A presentation entitled "LOC2023-0117 Land Use Amendment".

Paul Needham (applicant) answered questions of Commission with respect to Report CPC2023-0809.

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0809, the following be approved:

That Calgary Planning Commission recommends that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.18 acres ±) located at 2804 Capitol Hill Crescent NW (Plan 2846GW, Block 4, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

7.2.3 Land Use Amendment in Richmond (Ward 8) at 2012 – 26 Avenue SW, LOC2023-0061, CPC2023-0829

A presentation entitled "LOC2023-0061 / CPC2023-0829 Land Use Amendment" was distributed with respect to Report CPC2023-0829.

Gilbert Bong (applicant) answered questions of Commission with respect to Report CPC2023-0829.

Moved by Commissioner Weber

That with respect to Report CPC2023-0829, 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 ± (0.15 acres ±) located at 2012 – 26 Avenue SW (Plan 8997GC, Block 17, Lot 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.4 Land Use Amendment in Walden (Ward 14) at 969 Walden Drive SE, LOC2023-0017, CPC2023-0788

A presentation entitled "LOC2023-0017 Land Use Amendment" was distributed with respect to Report CPC2023-0788.

Moved by Commissioner Pollen

That with respect to Report CPC2023-0788, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.79 hectares ± (1.95 acres ±) located at 969 Walden Drive SE (Plan 1912127, Block 12, Lot 52) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Community Service (S-CS) District.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Acadia (Ward 11) at 8390 and 8500 Macleod Trail S, LOC2022-0226, CPC2023-0812

A presentation entitled "LOC2022-0226 Land Use Amendment" was distributed with respect to Report CPC2023-0812.

Jack Moddle (applicant) and Sunny Walia (landowner) answered questions of Commission with respect to Report CPC2023-0812.

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0812, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.84 hectares \pm (4.55 acres \pm) located at 8390 and 8500 Macleod Trail S (Plan 8311110, Lot B; Plan 1233LK, Block B, Lot 4) from Commercial – Corridor 3 f1.54h19 (C-COR3f1.54h19) District to Commercial – Corridor 1 f2.0h19 (C-COR1f2.0h19) District.

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

MOTION CARRIED

7.2.6 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3206 – 29 Street SW, LOC2023-0042, CPC2023-0802

Commissioner Mortezaee declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0802 and CPC2023-0804.

Commissioner Mortezaee left the meeting at 3:01 p.m. and returned at 3:24 p.m. after the vote was declared.

A presentation entitled "LOC2023-0042 Land Use Amendment" was distributed with respect to Report CPC2023-0802.

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0802, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to for the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 3206 – 29 Street SW (Plan 5661O, Block 53, Lots 37 and 38) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

By General Consent, Commission modified their afternoon recess to begin following Item 7.2.7 and shorten the break from 30 minutes to 15 minutes.

7.2.7 Land Use Amendment in Killarney-Glengarry (Ward 8) at 3207 – 29 Street SW, LOC2023-0044, CPC2023-0804

Commissioner Mortezaee declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0804 and CPC2023-0802.

Commissioner Mortezaee left the meeting at 3:01 p.m. and returned at 3:24 p.m. after the vote was declared.

A presentation entitled "LOC2023-0044 Land Use Amendment" was distributed with respect to Report CPC2023-0804.

Moved by Commissioner Weber

That with respect to Report CPC2023-0804, the following be approved:

That Calgary Planning Commission recommend that Council give three readings for the proposed bylaw for the redesignation of 0.06 hectares ± (0.17 acres ±) located at 3207 – 29 Street SW (Plan 5435AV, Block 3C, Lots 3 and 4) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

Commission recessed at 3:24 p.m. and reconvened at 3:41 p.m. with Director Fromherz in the Chair.

ROLL CALL

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

Absent from Roll Call: Commissioner Small and Councillor Chabot

7.2.8 Policy and Land Use Amendment in Lower Mount Royal (Ward 8) at 1815 – 8 Street SW, LOC2022-0104, CPC2023-0806

A presentation entitled "LOC2022-0104 / CPC2023-0806 Land Use Amendment" was distributed with respect to Report CPC2023-0806.

William Anifowose (applicant) answered questions of Commission with respect to Report CPC2023-0806.

Moved by Commissioner Weber

That with respect to Report CPC2023-0806, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Lower Mount Royal Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.01 hectares \pm (0.03 acres \pm) located at 1815 – 8 Street SW (Plan 4453L, Block 14, a portion of Lot 11) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate a Tattoo Studio, with guidelines. (Attachment 3).

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

MOTION CARRIED

7.2.9 Land Use Amendment in Glendale (Ward 6) at multiple addresses, LOC2022-0117, CPC2023-0878

A presentation entitled "LOC2022-0117 Land Use Amendment" was distributed with respect to Report CPC2023-0878.

Joanna Patton (applicant) answered questions of Commission with respect to Report CPC2023-0878.

Moved by Commissioner Pollen

That with respect to Report CPC2023-0878, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for redesignation of 0.32 hectares \pm (0.79 acres \pm) located at 4919, 4923, 4927, 4931 and 4935 – 17 Avenue SW (Plan 6182HM, Block 5, Lots 43 to 47) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

7.2.10 Land Use Amendment in West Springs (Ward 6) at 781 – 77 Street SW, LOC2022-0231, CPC2023-0888

This Item was deleted during Confirmation of Agenda.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

8.1 Land Use Amendment in Glendale (Ward 6) at 1904 Glenwood Drive SW, LOC2023-0062, CPC2023-0848

The following documents were distributed with respect to Report CPC2023-0848:

- A Cover Report;
- An Attachment 1;
- An Attachment 2
- An Attachment 3; and
- A presentation entitled "LOC2023-0062 Land Use Amendment".

Pawan Gill (applicant) answered questions of Commission with respect to Report CPC2023-0848.

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0848, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 0.07 hectares ± (0.17 acres ±) located at 1904 Glenwood Drive SW (Plan 1365GT, Block 8, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

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 Weber

That this meeting adjourn at 4:51 p.m.

MOTION CARRIED

The following items have been forwarded to the 2023 October 3 Public Hearing Meeting of Council:

CONSENT

- Community Boundary Change in Crestmont, SN2023-0006, CPC2023-0883
- Street Name Change in Panorama (Ward 2) from Panorama Road NW to 24 Street NW, SN2023-0008, CPC2023-0865

PLANNING MATTERS FOR PUBLIC HEARING

- Land Use Amendment in Mount Pleasant (Ward 7) at 902 – 21 Avenue NW, LOC2023-0146, CPC2023-0842
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4911 – 19 Avenue NW, LOC2023-0129, CPC2023-0820
- Land Use Amendment in Renfrew (Ward 9) at 539 – 10 Avenue NE, LOC2023-0145, CPC2023-0879
- Land Use Amendment in Capitol Hill (Ward 7) at 1539 – 22 Avenue NW, LOC2023-0032, CPC2023-0892
- Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2822 and 2828 – 11 Avenue SE, LOC2023-0135, CPC2023-0881
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 28 Street SW, LOC2023-0084, CPC2023-0476
- Policy and Land Use Amendment in Altadore (Ward 8) at 3719 – 14A Street SW, LOC2023-0138, CPC2023-0845
- Policy and Land Use Amendment in Richmond (Ward 8) at 2208 – 26 Avenue SW and 2645 – 21 Street SW, LOC2023-0142, CPC2023-0721
- Policy and Land Use Amendment in South Calgary (Ward 8) at 2008 – 28 Avenue SW, LOC2023-0023, CPC2023-0775
- Land Use Amendment in Tuxedo Park (Ward 7) at 252 – 19 Avenue NE, LOC2023-0119, CPC2023-0694
- Land Use Amendment in Banff Trail (Ward 7) at 2804 Capitol Hill Crescent NW, LOC2023-0117, CPC2023-0809
- Land Use Amendment in Richmond (Ward 8) at 2012 – 26 Avenue SW, LOC2023-0061, CPC2023-0829
- Land Use Amendment in Walden (Ward 14) at 969 Walden Drive SE, LOC2023-0017, CPC2023-0788

- Land Use Amendment in Acadia (Ward 11) at 8390 and 8500 Macleod Trail S, LOC2022-0226, CPC2023-0812
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3206 – 29 Street SW, LOC2023-0042, CPC2023-0802
- Land Use Amendment in Killarney-Glengarry (Ward 8) at 3207 – 29 Street SW, LOC2023-0044, CPC2023-0804
- Policy and Land Use Amendment in Lower Mount Royal (Ward 8) at 1815 – 8 Street SW, LOC2022-0104, CPC2023-0806
- Land Use Amendment in Glendale (Ward 6) at multiple addresses, LOC2022-0117, CPC2023-0878
- Land Use Amendment in Glendale (Ward 6) at 1904 Glenwood Drive SW, LOC2023-0062, CPC2023-0848

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2023 September 7 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY