



## MINUTES

### CALGARY PLANNING COMMISSION

**September 7, 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

**ABSENT:** Commissioner J. Tiedemann  
Commissioner J. Weber

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

#### 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, and Director Hamilton

Absent from Roll Call: Commissioner Tiedemann and Commissioner Weber

#### 2. OPENING REMARKS

Director Hamilton provided opening remarks and a traditional land acknowledgment.

#### 3. CONFIRMATION OF AGENDA

**Moved by** Councillor Chabot

That the Agenda for the 2023 September 7 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, by adding the following Confidential Item of Urgent Business:**

- **9.2.1 Verbal Update on LOC2022-0227, CPC2023-1062**

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Small declared a conflict of interest with respect to Items 7.1.1 and 7.2.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 August 17

**Moved by** Commissioner Hawryluk

That the Minutes of the 2023 September 7 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Mortezaee

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 438 – 30 Avenue NW, LOC2023-0049, CPC2023-0926

5.3 Land Use Amendment in Winston Heights/Mountview (Ward 4) at 460 – 18 Avenue NE, LOC2023-0133, CPC2023-0932

5.4 Land Use Amendment in Capitol Hill (Ward 7) at 1540 – 18 Avenue NW, LOC2023-0137, CPC2023-0920

5.5 Land Use Amendment in Bridlewood (Ward 13) at 288 Bridlewood Avenue SW, LOC2023-0121, CPC2023-0849

5.6 Land Use Amendment in Inglewood (Ward 9) at 1419 – 16 Street SE, LOC2023-0144, CPC2023-0850

5.8 Policy and Land Use Amendment in Altadore (Ward 8) at multiple addresses, LOC2023-0155, CPC2023-0874

**MOTION CARRIED**

5.7 Land Use Amendment in Windsor Park (Ward 11) at 637 and 702 – 53 Avenue SW, LOC2023-0139, CPC2023-0905

Dave White (applicant) answered questions of Commission with respect to Report CPC2023-0905.

**Moved by** Commissioner Small

That with respect to Report CPC2023-0905, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.17 hectares ± (0.41 acres ±) located at 637 and 702 – 53 Avenue SW (Plan 1693AF, Block 18, Lots 18 to 20; Plan 1693AF, Block 14, Lots 38 to 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

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

**MOTION CARRIED**

5.9 Policy and Land Use Amendment in Richmond (Ward 8) at 2103 – 30 Avenue SW, LOC2022-0173, CPC2023-0922

**Moved by** Councillor Chabot

That with respect to Report CPC2023-0922, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for an amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2103 – 30 Avenue SW (Plan 4479P, Block 39, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

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

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Springbank Hill (Ward 6) at 1880 – 85 Street SW, DP2022-02654, CPC2023-0915

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0915 and CPC2023-0944.

Commissioner Small left the meeting at 1:29 p.m. and returned at 3:47 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2023-0915:

- A presentation entitled "DP2022-02654 Development Permit"; and
- A revised Attachment 4

Hans Koppe and Peter Paauw (applicants) answered questions of Commission with respect to Report CPC2023-0915.

**Moved by Commissioner Mortezaee**

That with respect to Report CPC2023-0915, the following be approved:

That Calgary Planning Commission approve Development Permit DP2022-02654 for New: Dwelling Unit, Office, Retail and Consumer Service (4 buildings, 4 phases) at 1880 – 85 Street SW (Plan 2110726, Block 1, Lot 2), with conditions (Attachment 2).

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

**Moved by Commissioner Pollen**

That with respect to Report CPC2023-0915, the following be approved:

That the Calgary Planning Commission refer Item CPC2023-0915 (DP2022-02654) to Administration for further review on mobility and accessibility, for Administration and the Applicant to improve the internal site accessibility for pedestrians, and to report back to the Calgary Planning Commission no later than 2023 December 21.

For: (4): Director Fromherz, Councillor Mian, Commissioner Mortezaee, and Commissioner Pollen

Against: (2): Councillor Chabot, and Commissioner Hawryluk

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

### 7.2.1 Policy and Land Use Amendment in Hillhurst (Ward 7) at 427 – 10 Street NW and 1107 Gladstone Road NW, LOC2023-0057, CPC2023-0944

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0944 and CPC2023-0915.

Commissioner Small left the meeting at 1:29 p.m. and returned at 3:47 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2023-0944:

- A presentation entitled "LOC2023-0057 Land Use Amendment and Policy Amendment";

- A corrected Cover Report; and
- A revised Attachment 6.

By General Consent, Commission modified the afternoon recess to begin following the conclusion of Item 7.2.1.

**Moved by** Commissioner Mortezaee

That with respect to **corrected** Report CPC2023-0944, the following be approved:

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 0.23 hectares  $\pm$  (0.57 acres  $\pm$ ) located at 427 – 10 Street NW and 1107 Gladstone Road NW (Plan 2110644, Block 1, Lot 11; and Plan 2211091, Block 1, Lot 11) from Direct Control (DC) District to Direct Control (DC) District with guidelines (Attachment 3).

For: (6): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, and Commissioner Pollen

**MOTION CARRIED**

Commission recessed at 3:17 and reconvened at 3:47 with Director Hamilton in the Chair.

ROLL CALL

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

Absent from Roll Call: Commissioner Weber and Commissioner Tiedemann

7.2.2 Land Use Amendment in Springbank Hill (Ward 6) at 7107 – 26 Avenue SW, LOC2023-0101, CPC2023-0902

A presentation entitled "LOC2023-0101 Land Use Amendment" was distributed with respect to Report CPC2023-0902.

**Moved by** Commissioner Pollen

That with respect to Report CPC2023-0902, Attachment 2 be amended, as follows:

(1) Delete Section 4 entitled "Permitted Uses" of the Direct Control Bylaw, and replace with the following:

**"Permitted Uses**

**4** The **permitted uses** of the Residential – One Dwelling (R-1s) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

(a) **Child Care Service.**”

(2) Delete Section 5 entitled “Discretionary Uses” of the Direct Control Bylaw, and replace with the following:

**“Discretionary Uses**

**5** The **discretionary uses** of the Residential – One Dwelling (R-1s) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.”

For: (6): Director Fromherz, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Small

Against: (1): Councillor Chabot

**MOTION CARRIED**

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2023-0902, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.39 hectares ± (0.95 acres ±) located at 7107 – 26 Avenue SW (Plan 0210427, Block 2, Lot 20) from Residential – One Dwelling (R-1s) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (**amended** Attachment 2).

For: (6): Director Fromherz, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Small

Against: (1): Councillor Chabot

**MOTION CARRIED**

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

A presentation entitled "LOC2022-0231 Land Use Amendment" was distributed with respect to Report CPC2023-0888.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2023-0888, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0888) to the 2023 October 3 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the West Springs Area Structure Plan (Attachment 2); and

3. Give three readings to the proposed bylaw for the redesignation of 0.23 hectares  $\pm$  (0.57 acres  $\pm$ ) located at 781 – 77 Street SW (Portion of Plan 4740AK, Block 49) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a neighbourhood commercial hub, with guidelines (Attachment 3).

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

**MOTION CARRIED**

### 7.3 MISCELLANEOUS ITEMS

None

### 8. URGENT BUSINESS

None

### 9. CONFIDENTIAL ITEMS

**Moved by** Councillor Chabot

That pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission move into Closed Meeting, at 4:16 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.2.1 Verbal Update on LOC2022-0227, CPC2023-1062.

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

**MOTION CARRIED**

Commission reconvened into public meeting at 5:19 p.m. with Director Hamilton in the Chair.

### ROLL CALL

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

Absent from Roll Call: Commissioner Tiedemann and Commissioner Weber

**Moved by** Commissioner Small

That Commission rise and report.

**MOTION CARRIED**

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

9.2.1 Discussion on LOC2022-0227 (Verbal Report), CPC2023-1026

A Confidential Presentation entitled "LOC2022-0227 Land Use Amendment Discussion" was distributed with respect to Confidential Verbal Report CPC2023-1026.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2023-1026:

Clerks: J. Palaschuk and J. Booth. Law: T. Wobeser. Advice: M. Sklar, J. Bitar, D. Down, F. McLeod, C. Wolfe, S. Jones, and C. Auld.

**Moved by** Commissioner Small

That with respect to Confidential Verbal Report CPC2023-1026, the following be approved.

That the Calgary Planning Commission direct that the Closed Meeting discussions and presentation remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, and review by 2025 September 07.

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

**MOTION CARRIED**

10. BRIEFINGS

None

11. ADJOURNMENT

**Moved by** Councillor Mian

That this meeting adjourn at 5:21 p.m.

**MOTION CARRIED**

The following Item has been forwarded to the 2023 October 3 Public Hearing Meeting of Council:

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



The following Items have been forwarded to the 2023 November 14 Public Hearing Meeting of Council:

- Land Use Amendment in Mount Pleasant (Ward 7) at 438 – 30 Avenue NW, LOC2023-0049, CPC2023-0926
- Land Use Amendment in Winston Heights/Mountview (Ward 4) at 460 – 18 Avenue NE, LOC2023-0133, CPC2023-0932
- Land Use Amendment in Capitol Hill (Ward 7) at 1540 – 18 Avenue NW, LOC2023-0137, CPC2023-0920
- Land Use Amendment in Bridlewood (Ward 13) at 288 Bridlewood Avenue SW, LOC2023-0121, CPC2023-0849
- Land Use Amendment in Inglewood (Ward 9) at 1419 – 16 Street SE, LOC2023-0144, CPC2023-0850
- Land Use Amendment in Windsor Park (Ward 11) at 637 and 702 – 53 Avenue SW, LOC2023-0139, CPC2023-0905
- Policy and Land Use Amendment in Altadore (Ward 8) at multiple addresses, LOC2023-0155, CPC2023-0874
- Policy and Land Use Amendment in Richmond (Ward 8) at 2103 – 30 Avenue SW, LOC2022-0173, CPC2023-0922
- Policy and Land Use Amendment in Hillhurst (Ward 7) at 427 – 10 Street NW and 1107 Gladstone Road NW, LOC2023-0057, CPC2023-0944
- Land Use Amendment in Springbank Hill (Ward 6) at 7107 – 26 Avenue SW, LOC2023-0101, CPC2023-0902

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2023 September 21 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY