



MINUTES

CALGARY PLANNING COMMISSION

**November 16, 2023, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: A/General Manager D. Hamilton, Chair
Director T. Mahler, A/Vice-Chair
Councillor R. Dhaliwal (Remote Participation)
Commissioner L. Campbell-Walters
Commissioner J. Gordon (Remote Participation)
Commissioner N. Hawryluk
Commissioner C. Pollen
Commissioner S. Small

ABSENT: Councillor G-C. Carra (Council Business)
Commissioner J. Weber

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

1. CALL TO ORDER

A/General Manager Hamilton called the meeting to order at 1:04 p.m.

ROLL CALL

Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and A/General Manager Hamilton

Absent from Roll Call: Councillor Carra and Commissioner Weber

2. OPENING REMARKS

A/General Manager Hamilton provided opening remarks and a traditional land acknowledgment.

A/General Manager Hamilton recognized Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, and Commissioner Gordon for their first meeting as the newest members of the Calgary Planning Commission.

A/General Manager Hamilton introduced a group of students from The Immigrant Education Society.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for the 2023 November 16 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 7.2.2.

Commissioner Gordon declared a conflict of interest with respect to Item 7.2.3.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 November 2

Moved by Commissioner Hawryluk

That the Minutes of the 2023 November 2 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Campbell-Walters

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Glamorgan (Ward 6) at 91 Gloucester Crescent SW, LOC2023-0226, CPC2023-1160

5.3 Policy and Land Use Amendment in South Calgary (Ward 8) at 1931 – 26 Avenue SW, LOC2023-0224, CPC2023-1182

5.4 Land Use Amendment in Bowness (Ward 1) at 7903 – 36 Avenue NW, LOC2023-0231, CPC2023-1144

5.6 Street Name in Rangeview (Ward 12), SN2023-0010, CPC2023-1201

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

5.5 Land Use Amendment in Winston Heights/Mountview (Ward 4) at 820 – 17 Avenue NE, LOC2023-0265, CPC2023-1184

A Revised Attachment 1 was distributed with respect to Report CPC2023-1184.

Moved by Commissioner Hawryluk

That with respect to Report CPC2023-1184, 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 820 – 17 Avenue NE (Plan 4930GV, Block 6, Lot 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

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 Killarney (Ward 8) at multiple addresses, LOC2023-0157, CPC2023-0868

A presentation entitled "LOC2023-0157 Land Use Amendment" was distributed with respect to Report CPC2023-0868.

Moved by Commissioner Hawryluk

That with respect to Report CPC2023-0868, 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 \pm (0.43 acres \pm) located at 2228 and 2236 – 29 Street SW (Plan 5661O, Block 24, Lots 23-28) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and Commercial – Neighbourhood 1 (C-N1) District to Mixed Use – General (MU-1f1.5h16) District.

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

Commission returned to this Item following Item 7.2.3 to note the following:

A clerical correction was noted on page 1 of the Cover Report of Report CPC2023-0868, in the Discussion section, second paragraph, last sentence, by deleting "DP2023-02521" and by substituting with "DP2023-04032".

Commission then dealt with Item 7.2.4.

7.2.2 Land Use Amendment in Glenbrook (Ward 6) at 3119 – 45 Street SW, LOC2023-0233, CPC2023-1077

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2023-1077.

Commissioner Small left the meeting at 1:31 p.m. and returned at 1:35 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2023-1077:

- A Revised Attachment 2; and
- A presentation entitled "LOC2023-0233 Land Use Amendment".

Moved by Commissioner Pollen

That with respect to Report CPC2023-1077, 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 3119 – 45 Street SW (Plan 5709HL, Block 41, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

For: (6): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, and Commissioner Pollen

MOTION CARRIED

7.2.3 Land Use Amendment in Manchester Industrial (Ward 9) at multiple addresses, LOC2022-0210, CPC2023-0997

Commissioner Gordon declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2023-0997.

Commissioner Gordon left the meeting at 1:36 p.m. and returned at 1:54 p.m. after the vote was declared.

A presentation entitled "LOC2022-0210 Land Use Amendment" was distributed with respect to Report CPC2023-0997.

Kevin Pritchard (applicant) answered questions of Commission with respect to Report CPC2023-0997.

Moved by Commissioner Small

That with respect to Report CPC2023-0997, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.68 hectares ± (4.16 acres ±) located at 210 – 61 Avenue SW and 6110, 6120 and 6130 – 1A Street SW (Plan 8811604, Lots 3 to 5; Plan 7995HD, Parcel 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).

For: (6): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

Commission then returned to Item 7.2.1 to note a Clerical Correction.

- 7.2.4 Land Use Amendment in East Shepard Industrial (Ward 12) at 11211 and 11235 – 52 Street SE, LOC2023-0191, CPC2023-1137

This Item was dealt with following the Clerical Correction to Item 7.2.1.

A presentation entitled "LOC2023-0191 Land Use Amendment" was distributed with respect to Report CPC2023-1137.

Moved by Commissioner Hawryluk

That with respect to Report CPC2023-1137, the following be approved:

That Calgary Planning Commission recommend that Council

Give three readings to the proposed bylaw for the redesignation of 15.66 hectares ± (38.70 acres ±) located at 11211 and 11235 – 52 Street SE (Portion of SE 1/4 Section 15-23-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

- 7.2.5 Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2023-0071, CPC2023-1131

A presentation entitled "LOC2023-0071 Land Use Amendment" was distributed with respect to Report CPC2023-1131.

Joanna Patton (applicant) answered questions of Commission with respect to Report CPC2023-1131.

Moved by Director Mahler

That with respect to Report CPC2023-1131, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 1750 and 1750Q – 29 Street SW and 2940 – 17 Avenue SW (Plan 2312030, Block 1, Lots 7 and 8; Plan 1712166, Block 1, Lot 6) from Direct Control (DC) District to Direct Control (DC) District to accommodate a small format digital sign, with guidelines (Attachment 2).

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.6 Land Use Amendment in Highfield (Ward 9) at 1010 – 42 Avenue SE, LOC2023-0220, CPC2023-1181

A presentation entitled "LOC2023-0220 / CPC2023-1181 Land Use Amendment" was distributed with respect to Report CPC2023-1181.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2023-1181, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.99 hectares \pm (4.91 acres \pm) located at 1010 – 42 Avenue SE (Plan 2310194, Block 1, Lot 1) from Direct Control (DC) District and Industrial – General (I-G) District to Direct Control (DC) District to accommodate the discretionary use of Gaming Establishment – Casino, with guidelines (Attachment 2).

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.7 Land Use Amendment in Parkdale (Ward 7) at 5, 6 and 7 Parkdale Crescent NW, LOC2022-0080, CPC2023-1149

The following documents were distributed with respect to Report CPC2023-1149:

- A Revised Cover Report;
- A Revised Attachment 4; and
- A presentation entitled "LOC2022-0080 Land Use Amendment".

Moved by Commissioner Pollen

That with respect to Report CPC2023-1149, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.30 hectares ± (0.73 acres ±) located at 5, 6 and 7 Parkdale Crescent NW (Plan 2262GJ, Block X, Lot 7 and Condominium Plan 0811532, Suites 1 to 6) from Multi-Residential – Contextual Medium Profile (M-C2) District and Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.8 Land Use Amendment in Mount Pleasant (Ward 7) at 836 and 912 – 16 Avenue NW, LOC2023-0099, CPC2023-1051

The following documents were distributed with respect to Report CPC2023-1051:

- A Revised Attachment 1; and
- A presentation entitled "LOC2023-0099 Land Use Amendment".

Jason Curtis (applicant) answered questions of Commission with respect to Report CPC2023-1051.

Councillor Dhaliwal (Remote Member) left the meeting at 3:02 p.m.

Moved by Commissioner Small

That with respect to Report CPC2023-1051, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.30 hectares ± (0.74 acres ±) located at 836 and 912 – 16 Avenue NW (Plan 1213510, Block 4, Lot 41; Plan 1513006, Block 5, Lot 27) from Commercial – Corridor 1 f5.0h32 (C-COR1f5.0h32) District to Mixed Use – Active Frontage (MU-2f7.0h44) District.

For: (6): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.9 Policy Amendment in Bridgeland/Riverside (Ward 9) at 69 – 6A Street NE, LOC2023-0264, CPC2023-1173

A presentation entitled "LOC2023-0264 Policy Amendment" was distributed with respect to Report CPC2023-1173.

Alex Dobrin (applicant) answered questions of Commission with respect to Report CPC2023-1173.

Councillor Dhaliwal (Remote Member) joined the meeting at 3:16 p.m.

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Commission suspended Section 78(2)(b) of the Procedure Bylaw to forego the afternoon recess

Moved by Commissioner Hawryluk

That with respect to Report CPC2023-1173, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.10 Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 14010 – 52 Street NE, LOC2023-0113, CPC2023-1125

The following documents were distributed with respect to Report CPC2023-1125:

- A Revised Cover Report; and
- A presentation entitled "LOC2023-0113 Land Use Amendment".

Dan Zembal (applicant) answered questions of Commission with respect to Report CPC2023-1125.

Moved by Commissioner Gordon

That with respect to Report CPC2023-1125, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.00 hectares ± (4.94 acres ±) located at 14010 – 52 Street NE (Portion of Plan 0211280, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a waste storage site, with guidelines (Attachment 2).

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

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

Commissioner Hawryluk recognized Deborah Hamilton for her final meeting as Chair of the Calgary Planning Commission and thanked her for her service.

Moved by Commissioner Campbell-Walters

That this meeting adjourn at 3:45 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2024 January 16 Public Hearing Meeting of Council:

CONSENT

- Street Name in Rangeview (Ward 12), SN2023-0010, CPC2023-1201

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Glamorgan (Ward 6) at 91 Gloucester Crescent SW, LOC2023-0226, CPC2023-1160
- Policy and Land Use Amendment in South Calgary (Ward 8) at 1931 – 26 Avenue SW, LOC2023-0224, CPC2023-1182
- Land Use Amendment in Bowness (Ward 1) at 7903 – 36 Avenue NW, LOC2023-0231, CPC2023-1144
- Land Use Amendment in Winston Heights/Mountview (Ward 4) at 820 – 17 Avenue NE, LOC2023-0265, CPC2023-1184
- Land Use Amendment in Killarney (Ward 8) at multiple addresses, LOC2023-0157, CPC2023-0868
- Land Use Amendment in Glenbrook (Ward 6) at 3119 – 45 Street SW, LOC2023-0233, CPC2023-1077
- Land Use Amendment in Manchester Industrial (Ward 9) at multiple addresses, LOC2022-0210, CPC2023-0997

- Land Use Amendment in East Shepard Industrial (Ward 12) at 11211 and 11235 – 52 Street SE, LOC2023-0191, CPC2023-1137
- Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2023-0071, CPC2023-1131
- Land Use Amendment in Highfield (Ward 9) at 1010 – 42 Avenue SE, LOC2023-0220, CPC2023-1181
- Land Use Amendment in Parkdale (Ward 7) at 5, 6 and 7 Parkdale Crescent NW, LOC2022-0080, CPC2023-1149
- Land Use Amendment in Mount Pleasant (Ward 7) at 836 and 912 – 16 Avenue NW, LOC2023-0099, CPC2023-1051
- Policy Amendment in Bridgeland/Riverside (Ward 9) at 69 – 6A Street NE, LOC2023-0264, CPC2023-1173
- Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 14010 – 52 Street NE, LOC2023-0113, CPC2023-1125

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

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY