



MINUTES

CALGARY PLANNING COMMISSION

**December 21, 2023, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Manager T. Goldstein, Chair
 Director K. Fromherz, Vice-Chair
 Councillor G-C. Carra
 Councillor R. Dhaliwal (Partial Remote Participation)
 Commissioner L. Campbell-Walters
 Commissioner J. Gordon
 Commissioner N. Hawryluk
 Commissioner C. Pollen
 Commissioner S. Small
 Commissioner J. Weber

ALSO PRESENT: A/Principal Planner S. Jones
 CPC Secretary J. Rafaschuk
 CPC Secretary J. Booth

1. CALL TO ORDER

Manager Goldstein called the meeting to order at 1:02 p.m.

ROLL CALL

Director Fromherz, Councillor Carra, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Weber, and Manager J. Weber

Absent from Roll Call: Councillor Dhaliwal

2. OPENING REMARKS

Manager Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Weber

That the Agenda for the 2023 December 21 Regular Meeting of the Calgary Planning Commission be amended by moving the following Items onto the Consent Agenda:

- 7.2.2 Land Use Amendment in Inglewood (Ward 9) at 1514 – 10 Avenue SE, LOC2023-0249, CPC2023-1288

- 7.2.3 Land Use Amendment in West Springs (Ward 6) at 9041 – 9 Avenue SW, LOC2023-0171, CPC2023-1301
- 7.2.8 Land Use Amendment in Forest Lawn (Ward 9) at 3816 – 26 Avenue SE, LOC2023-0105, CPC2023-1334
- 7.2.9 Land Use Amendment in Highland Park (Ward 4) at 458 – 33 Avenue NW, LOC2023-0256, CPC2023-1330

MOTION CARRIED

Moved by Commissioner Small

That the Agenda for the 2023 December 21 Regular Meeting of the Calgary Planning Commission be amended by moving Item 7.2.7, Land Use Amendment in West Hillhurst (Ward 7) at 2203 Westmount Road NW, LOC2023-0255, CPC2023-1293, onto the Consent Agenda.

MOTION CARRIED

Moved by Director Fromherz

That the Agenda for the 2023 December 21 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Small declared a conflict of interest with respect to Item 7.2.9.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 December 7

Moved by Commissioner Hawryluk

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

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Weber

That the Consent Agenda be approved as follows, **as amended**:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0124, CPC2023-1337

- 5.3 Land Use Amendment in Windsor Park (Ward 11) at 635 – 50 Avenue SW, LOC2023-0251, CPC2023-1255
- 5.4 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2111 – 15 Street SW, LOC2023-0263, CPC2023-1272
- 5.5 Land Use Amendment in Shaganappi (Ward 8) at 1416 – 29 Street SW, LOC2023-0092, CPC2023-0477
- 5.6 Land Use Amendment in Bowness (Ward 1) at 8831 – 47 Avenue NW, LOC2023-0324, CPC2023-1299
- 5.7 Land Use Amendment in Crescent Heights (Ward 7) at 236 – 11 Avenue NE, LOC2023-0288, CPC2023-1320
- 5.8 Land Use Amendment in Renfrew (Ward 9) at 928 Renfrew Drive NE, LOC2023-0162, CPC2023-1237
- 5.9 Land Use Amendment in Haysboro (Ward 11) at 124 Haysboro Crescent SW, LOC2023-0266, CPC2023-1213
- 5.10 Community Name in Residual Sub-Area 2L (Ward 2), SN2023-0011, CPC2023-1352
- 7.2.2 Land Use Amendment in Inglewood (Ward 9) at 1514 – 10 Avenue SE, LOC2023-0249, CPC2023-1288
- 7.2.3 Land Use Amendment in West Springs (Ward 6) at 9041 – 9 Avenue SW, LOC2023-0171, CPC2023-1301
- 7.2.7 Land Use Amendment in West Hillhurst (Ward 7) at 2203 Westmount Road NW, LOC2023-0255, CPC2023-1293
- 7.2.8 Land Use Amendment in Forest Lawn (Ward 9) at 3816 – 26 Avenue SE, LOC2023-0105, CPC2023-1334

For: (9): Director Fromherz, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2023-1330.

Commissioner Small left the Council Chamber at 1:13 p.m. and returned at 1:15 p.m. after the vote was declared.

Moved by Commissioner Pollen

That the Consent Agenda be approved as follows:

- 7.2.9 Land Use Amendment in Highland Park (Ward 4) at 458 – 33 Avenue NW, LOC2023-0256, CPC2023-1330

For: (8): Director Fromherz, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, 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 Downtown West End (Ward 7) at 855 – 10 Street SW, DP2023-02496, CPC2023-1297

The following documents were distributed with respect to Report CPC2023-1297:

- Revised Attachment 3;
- A presentation entitled "DP2023-02496 Development Proposal"; and
- A document entitled "Reflecting Alberta's Landscape".

Bruce McKenzie (applicant) answered questions of Commission with respect to Report CPC2023-1297.

Moved by Commissioner Small

That with respect to Report CPC2023-1297, the following be approved:

That Calgary Planning Commission approve the Development Permit (DP2023-02496) for New: Multi-Residential Development and Retail and Consumer Service at 855 – 10 Street SW (Plan 1513418, Block 56, Lot 42) with conditions (Attachment 2).

For: (9): Director Fromherz, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Fairview Industrial (Ward 11) at 7211 – 5 Street SE, LOC2023-0013, CPC2023-1291

The following documents were distributed with respect to Report CPC2023-1291:

- Revised Cover Report; and

- A presentation entitled "LOC2023-0013 / CPC2023 1291 Land Use Amendment".

Moved by Commissioner Weber

That with respect to Report CPC2023-1291, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.77 hectares ± (1.90 acres ±) located at 7211 – 5 Street SE (Plan 1012553, Block 2, Lot 2) from Industrial – General (I-G) District to Special Purpose – Community Institution (S-CI) District.

For: (9): Director Fromherz, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

- 7.2.2 Land Use Amendment in Inglewood (Ward 9) at 1514 – 10 Avenue SE, LOC2023-0249, CPC2023-1288

This Item was dealt with at the Consent Agenda.

- 7.2.3 Land Use Amendment in West Springs (Ward 6) at 9041 – 9 Avenue SW, LOC2023-0171, CPC2023-1301

This Item was dealt with at the Consent Agenda.

- 7.2.4 Outline Plan, Road Closure and Land Use Amendment in Ricardo Ranch (Ward 12) at Multiple Addresses, LOC2021-0067, CPC2023-1321

The following documents were distributed with respect to Report CPC2023-1321:

- A presentation entitled "LOC2021-0067 Outline Plan, Road Closure & Land Use Amendment"; and
- A collection of Site Maps.

By General Consent, Commission modified the afternoon recess to begin following the completion of Item 7.2.4 and shortened the break from 30 minutes to 15 minutes.

Kathy Oberg and Jennifer Walker (applicants) answered questions of Commission with respect to Report CPC2023-1321.

Moved by Commissioner Pollen

That with respect to Report CPC2023-1321, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 21410, 21830 and 21850 – 40 Street SE, 20607, 22707 and a portion of 21820 – 56 Street SE,

and Registered Road Closure Plan 2211489 for portions of the original road allowance for 56 Street SE (Plan 2210445, Block 1, Lot 2; Plan 1910908, Block 1, Lot 1; Plan 1910908, Block 2, Lot 1; SE 1/4, Section 16-22-29-4; Plan 1910908, Block 3, Lot 1; a portion of Plan 1910908, Block 5, Lot 1; Plan 2211489, Area 'A' and Area 'B') to subdivide 134.88 hectares \pm (333.29 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed closure of 3.06 hectares \pm (7.56 acres \pm) of road (Plan 2211489, Area 'A' and Area 'B'), adjacent to 21410 and 21850 – 40 Street SE and 22707 and 21820 – 56 Street SE, with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 134.88 hectares \pm (333.29 acres \pm) located at 21410, 21830 and 21850 – 40 Street SE, 20607, 22707 and a portion of 21820 – 56 Street SE, and the closed road (Plan 2210445, Block 1, Lot 2; Plan 1910908, Block 1, Lot 1; Plan 1910908, Block 2, Lot 1; SE 1/4, Section 16-22-29-4; Plan 1910908, Block 3, Lot 1; a portion of Plan 1910908, Block 5, Lot 1; Plan 2211489, Area 'A' and Area 'B') from Agricultural and Natural Resource Industry (ANRI) District, Special Purpose – Future Urban Development (S-FUD) and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – Community Service (S-CS) District.

For: (8): Director Fromherz, Councillor Carra, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

Commission recessed at 3:49 p.m. and reconvened at 4:06 p.m. with Manager Goldstein in the chair.

ROLL CALL

Director Fromherz, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Weber, and Manager Goldstein

- 7.2.5 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1306 – 25 Street SE, LOC2023-0240, CPC2023-1295

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2023-1295, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres) located at 1306 – 25 Street SE (Plan 7016GB, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (MCGd75) District.

For: (9): Director Fromherz, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.6 Land use Amendment in University District (Ward 7) at 104 Smith Street NW, LOC2023-0095, CPC2023-1239

A presentation entitled "LOC2023-0095 (CPC2023-1239) Land Use Amendment" was distributed with respect to Report CPC2023-1239.

Vern Hart and Travis Oberg (applicants) answered questions of Commission with respect to Report CPC2023-1239.

Moved by Commissioner Gordon

That with respect to Report CPC2023-1239, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.40 hectares \pm (1.00 acres \pm) located at 104 Smith Street NW (A portion of Plan 1711979, Block 21, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.39 hectares \pm (0.95 acres \pm) located at 104 Smith Street NW (A portion of Plan 1711979, Block 21, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a self storage facility, with guidelines (Attachment 3).

For: (9): Director Fromherz, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.7 Land Use Amendment in West Hillhurst (Ward 7) at 2203 Westmount Road NW, LOC2023-0255, CPC2023-1293

This Item was dealt with at the Consent Agenda.

7.2.8 Land Use Amendment in Forest Lawn (Ward 9) at 3816 – 26 Avenue SE, LOC2023-0105, CPC2023-1334

This Item was dealt with at the Consent Agenda.

7.2.9 Land Use Amendment in Highland Park (Ward 4) at 458 – 33 Avenue NW, LOC2023-0256, CPC2023-1330

This Item was dealt with at the Consent Agenda.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Campbell-Walters

That pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission now move into Closed Meeting, at 4:41 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1 Home is Here Housing Strategy - Planning Implementation (Verbal), CPC2023-1349.

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

For: (9): Director Fromherz, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

Commission reconvened in public meeting at 6:06 p.m. with Manager Goldstein in the Chair.

ROLL CALL

Director Fromherz, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Weber, and Manager Goldstein

Moved by Commissioner Hawryluk

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Home is Here Housing Strategy - Planning Implementation (Verbal), CPC2023-1349

The following documents were distributed with respect to Confidential Verbal Report CPC2023-1349:

- A confidential revised Supplementary Handout 2; and
- A confidential presentation.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2023-1349:

Clerks: J. Palaschuk and K. Picketts. Advice: S. Whalen, A. Lalach, L. Kahn, C. Ferguson, F. Elahi, S. Jones, T. Ward, and J. Mueller.

Moved by Commissioner Campbell-Walters

That with respect to Confidential Verbal Report CPC2023-1349, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, supplementary handout, 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 February 29.

For: (9): Director Fromherz, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Gordon

That this meeting adjourn at 6:09 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2024 February 6 Public Hearing Meeting of Council:

CONSENT AGENDA

- Community Name in Residual Sub-Area 2L (Ward 2), SN2023-0011, CPC2023-1352

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0124, CPC2023-1337
- Land Use Amendment in Windsor Park (Ward 11) at 635 – 50 Avenue SW, LOC2023-0251, CPC2023-1255
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2111 – 15 Street SW, LOC2023-0263, CPC2023-1272
- Land Use Amendment in Shaganappi (Ward 8) at 1416 – 29 Street SW, LOC2023-0092, CPC2023-0477
- Land Use Amendment in Bowness (Ward 1) at 8831 – 47 Avenue NW, LOC2023-0324, CPC2023-1299
- Land Use Amendment in Crescent Heights (Ward 7) at 236 – 11 Avenue NE, LOC2023-0288, CPC2023-1320
- Land Use Amendment in Renfrew (Ward 9) at 928 Renfrew Drive NE, LOC2023-0162, CPC2023-1237
- Land Use Amendment in Haysboro (Ward 11) at 124 Haysboro Crescent SW, LOC2023-0266, CPC2023-1213
- Land Use Amendment in Fairview Industrial (Ward 11) at 7211 – 5 Street SE, LOC2023-0013, CPC2023-1291
- Land Use Amendment in Inglewood (Ward 9) at 1514 – 10 Avenue SE, LOC2023-0249, CPC2023-1288
- Land Use Amendment in West Springs (Ward 6) at 9041 – 9 Avenue SW, LOC2023-0171, CPC2023-1301
- Outline Plan, Road Closure and Land Use Amendment in Ricardo Ranch (Ward 12) at Multiple Addresses, LOC2021-0067, CPC2023-1321
- Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1306 – 25 Street SE, LOC2023-0240, CPC2023-1295
- Land use Amendment in University District (Ward 7) at 104 Smith Street NW, LOC2023-0095, CPC2023-1239
- Land Use Amendment in West Hillhurst (Ward 7) at 2203 Westmount Road NW, LOC2023-0255, CPC2023-1293
- Land Use Amendment in Forest Lawn (Ward 9) at 3816 – 26 Avenue SE, LOC2023-0105, CPC2023-1334
- Land Use Amendment in Highland Park (Ward 4) at 458 – 33 Avenue NW, LOC2023-0256, CPC2023-1330

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 January 11 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED