



MINUTES

CALGARY PLANNING COMMISSION

**December 7, 2023, 1:00 PM
ENGINEERING TRADITIONS COMMITTEE ROOM**

PRESENT: Manager T. Goldstein, Chair
 Director K. Fromherz, Vice-Chair
 Councillor G-C. Carra
 Councillor R. Dhaliwal (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
 Senior Legislative Advisor A. de Groot

1. CALL TO ORDER

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

ROLL CALL

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

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 today's meeting be amended by bringing forward Item 7.2.6 Policy and Land Use Amendment in Hillhurst (Ward 7) at 201 – 10 Street NW, LOC2022-0227, CPC2023-1268 to be dealt with immediately following Item 7.2.1 Land Use Amendment in Inglewood (Ward 9) at 1336 – 10 Avenue SE, LOC2023-0236, CPC2023-1278.

MOTION CARRIED

Moved by Director Fromherz

That the Agenda for the 2023 December 7 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

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 November 16

Moved by Commissioner Pollen

That the Minutes of the 2023 November 16 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Commission recessed at 1:10 p.m. to the Call of the Chair and reconvened at 1:19 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 Councillor Carra

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Windsor Park (Ward 11) at 540 – 54 Avenue SW, LOC2023-0186, CPC2023-1204

5.3 Land Use Amendment in Bowness (Ward 1) at 8908 – 47 Avenue NW, LOC2023-0227, CPC2023-1202

5.4 Land Use Amendment in Windsor Park (Ward 11) at 619 – 50 Avenue SW, LOC2023-0252, CPC2023-1230

5.5 Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 11451 – 87 Street SE, LOC2023-0185, CPC2023-1222

- 5.6 Land Use Amendment in Shaganappi (Ward 8) at 1446 – 26A Street SW, LOC2021-0198, CPC2023-1282
- 5.7 Land Use Amendment in Bowness (Ward 1) at 6623 Bow Crescent NW, LOC2023-0243, CPC2023-1250
- 5.8 Land Use Amendment in Penbrooke Meadows (Ward 9) at 124 Penbrooke Close SE, LOC2023-0229, CPC2023-1198
- 5.9 Land Use Amendment in Capitol Hill (Ward 7) at 1602 — 19 Ave NW, LOC2023-0253, CPC2023-1200
- 5.10 Land Use Amendment in Tuscany (Ward 1) at 65 Tuscany Ridge Way NW, LOC2023-0194, CPC2023-1277
- 5.11 Land Use Amendment in Parkdale (Ward 7) at 704 – 33 Street NW, LOC2023-0211, CPC2023-1266
- 5.13 Street Names in Rangeview (Ward 12), SN2023-0007, CPC2023-1280

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

MOTION CARRIED

- 5.12 Land Use Amendment in Greenview (Ward 4) at 339 Greenfield Road NE, LOC2023-0074, CPC2023-1226

Moved by Commissioner Hawryluk

That with respect to Report CPC2023-1226, 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 ± (0.14 acres ±) located at 339 Greenfield Road NE (Plan 6514HW, Block 6, Lot 27) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) 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

Commission recessed at 1:30 p.m. to the Call of the Chair and reconvened at 1:32 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

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 1336 – 10 Avenue SE, LOC2023-0236, CPC2023-1278

The following documents were distributed with respect to Report CPC2023-1278:

- A presentation entitled "LOC2023-0236 Land Use Amendment"; and
- Revised Attachment 1.

Moved by Commissioner Weber

That with respect to Report CPC2023-1278, 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 ± (0.14 acres ±) located at 1336 – 10 Avenue SE (Plan A3, Block 6, Lot 33 and a portion of Lot 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) 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

Commission then dealt with Item 7.2.6.

7.2.2 Policy and Land Use Amendment in Ogden (Ward 9) at Multiple Addresses – LOC2023-0196, CPC2023-0947

This Item was dealt with following Item 7.2.6.

By General Consent, Commission modified the afternoon recess to begin following the conclusion of Item 7.2.2 and shortened the break from 30 minutes to 15 minutes.

A presentation entitled "LOC2023-0196 Land Use Amendment" was distributed with respect to Report CPC2023-0947.

Jessica Karpat (applicant) answered questions of Commission with respect to Report CPC2023-0947.

Councillor Dhaliwal (Remote Member) left the meeting at 3:23 p.m.

Moved by Councillor Carra

That with respect to Report CPC2023-0947, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.68 acres \pm) located at 7014, 7018, 7020, 7026, 7028, 7030 and 7032 Ogden Road SE (Plan 375AM, Block 1, Lots 12 to 19 and a portion of Lot 11; Plan 0914633, Block 1, Lots 34 and 35) from Direct Control (DC) District to Mixed Use – Active Frontage (MU2f7h40) District.

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

MOTION CARRIED

Commission recessed at 3:32 p.m. and reconvened at 3:47 p.m. with Manager Goldstein in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Dhaliwal and Commissioner Weber

7.2.3 Policy and Land Use Amendment in Ogden (Ward 9) at 7820 – 24 Street SE - LOC2023-0197, CPC2023-0949

A presentation entitled "LOC2023-0197 Land Use and Policy Amendment" was distributed with respect to Report CPC2023-0949.

Moved by Commissioner Pollen

That with respect to Report CPC2023-0949, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.30 hectares \pm (0.75 acres \pm) located at 7820 – 24 Street SE (Plan 0110196, Block 29) from Direct Control (DC) District to Multi-Residential – High Density Low Rise (M-H1) District.

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

MOTION CARRIED

7.2.4 Land Use Amendment in Kingsland (Ward 11) at 7820 Elbow Drive SW, LOC2023-0246, CPC2023-1223

A presentation entitled "LOC2023-0246 / CPC2023-1223 Land Use Amendment" was distributed with respect to Report CPC2023-1223.

Councillor Dhaliwal (Remote Member) joined the meeting at 3:57 p.m.

Moved by Commissioner Pollen

That with respect to Report CPC2023-1223, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.09 hectares ± (0.21 acres ±) located at 7820 Elbow Drive SW (Plan 3215HG, Block 8, Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd50) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Lower Mount Royal (Ward 8) at 1023 Cameron Avenue SW, LOC2022-0122, CPC2023-1231

A presentation entitled "LOC2022-0122 Land Use Amendment" was distributed with respect to Report CPC2023-1231.

Moved by Commissioner Gordon

That with respect to Report CPC2023-1231, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 1023 Cameron Avenue SW (Plan 179R, Block 31, Lot 6) from Direct Control (DC) District to Direct Control (DC) District to accommodate slope-adaptive multi-residential development with flexible building setbacks, with guidelines (Attachment 2).

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

MOTION CARRIED

Commission then dealt with Item 7.2.7.

7.2.6 Policy and Land Use Amendment in Hillhurst (Ward 7) at 201 – 10 Street NW, LOC2022-0227, CPC2023-1268

This Item was dealt with following Item 7.2.1.

The following documents were distributed with respect to Report CPC2023-1268:

- A presentation entitled "LOC2022-0227/CPC2023-1268 Policy and Land Use Amendment";
- Revised Attachment 3; and
- A presentation entitled "Application Context".

Jessica Karpat (applicant) answered questions of Commission with respect to Report CPC2023-1268.

Moved by Commissioner Small

That with respect to Report CPC2023-1268, the following be approved, **after amendment**:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares ± (0.31 acres ±) located at 201 – 10 Street NW (Plan 5609J, Block E, Lots 7 to 10) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (**Revised** Attachment 3).

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

MOTION CARRIED

Commission then dealt with Item 7.2.2.

7.2.7 Land Use Amendment in Stoney 3 (Ward 5) at 4117 – 109 Avenue NE, LOC2022-0217, CPC2023-1271

This Item was dealt with following Item 7.2.5.

A presentation entitled "Land Use Amendment" was distributed with respect to Report CPC2023-1271.

Moved by Councillor Dhaliwal

That with respect to Report CPC2023-1271, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.78 hectares ±

(1.92 acres ±) located at 4117 – 109 Avenue NE (Plan 1811550, Block 6, Lot 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.8 Land Use Amendment in Banff Trail (Ward 7) at 1914 – 17 Avenue NW, LOC2023-0234, CPC2023-1257

A presentation entitled "LOC2023-0234 / CPC2023-1257 Land Use Amendment" was distributed with respect to Report CPC2023-1257.

Moved by Commissioner Pollen

That with respect to Report CPC2023-1257, 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 ± (0.14 acres ±) located at 1914 – 17 Avenue NW (Plan 8100AF, Block 34, Lots 6 and 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

7.2.9 Land Use Amendment in Tuxedo Park (Ward 7) at 110 – 31 Avenue NW, LOC2023-0079, CPC2023-1246

A presentation entitled "LOC2023-0079 / CPC2023-1246 Land Use Amendment" was distributed with respect to Report CPC2023-1246.

Moved by Commissioner Small

That with respect to Report CPC2023-1246, 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 ± (0.14 acres ±) located at 110 – 31 Avenue NW (Plan 2617AG, Block 64, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

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

MOTION CARRIED

Commission recessed at 4:43 p.m. to the Call of the Chair and reconvened at 4:48 p.m. with Manager Goldstein in the Chair.

ROLL CALL

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

Absent from Roll Call: Commissioner Weber, Commissioner Gordon, and Councillor Dhaliwal

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Small

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 4:50 p.m. in the Engineering Traditions Committee Room, to discuss confidential matters with respect to Item 9.1.1 Greater Forest Lawn Communities Local Area Plan, CPC2023-1242.

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 remainder of the Agenda.

MOTION CARRIED

Councillor Dhaliwal (Remote Member) joined the meeting at 4:55 p.m.

Councillor Dhaliwal (Remote Member) left the meeting at 6:28 p.m.

Councillor Dhaliwal (Remote Member) joined the meeting at 6:33 p.m.

Commission reconvened in public meeting at 6:44 p.m. with Manager Goldstein in the Chair.

ROLL CALL

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

Absent from Roll Call: Commissioner Weber, Commissioner Gordon, and Commissioner Pollen

Moved by Commissioner Hawryluk

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Greater Forest Lawn Communities Local Area Plan, CPC2023-1242

A confidential presentation entitled "Greater Forest Lawn Communities Local Area Planning CPC Closed Session" was distributed with respect to Confidential Report CPC2023-1242.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2023-1242:

Clerks: J. Palaschuk, A. Degrood, and J. Phillips. Advice: Y. Wang, C. Chan, S. Hbeichi, F. Elahi, K. Froese, A. Wolde-Giorgis, L. Greschner, S. LeBouthillier, J. Bell, E. Sabo, D. Mahalek, T. Blakemore, K. Kahan, C. Yap, G. Dycke, S. Jones, and J. Bitar.

Moved by Commissioner Small

That the Calgary Planning Commission direct that the Closed Meeting discussions, supplementary handout, and presentation remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2024 June 3.

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

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Campbell-Walters

That this meeting adjourn at 6:46 p.m.

MOTION CARRIED

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

CONSENT

- Street Names in Rangeview (Ward 12), SN2023-0007, CPC2023-1280

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Windsor Park (Ward 11) at 540 – 54 Avenue SW, LOC2023-0186, CPC2023-1204

- Land Use Amendment in Bowness (Ward 1) at 8908 – 47 Avenue NW, LOC2023-0227, CPC2023-1202
- Land Use Amendment in Windsor Park (Ward 11) at 619 – 50 Avenue SW, LOC2023-0252, CPC2023-1230
- Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 11451 – 87 Street SE, LOC2023-0185, CPC2023-1222
- Land Use Amendment in Shaganappi (Ward 8) at 1446 – 26A Street SW, LOC2021-0198, CPC2023-1282
- Land Use Amendment in Bowness (Ward 1) at 6623 Bow Crescent NW, LOC2023-0243, CPC2023-1250
- Land Use Amendment in Penbrooke Meadows (Ward 9) at 124 Penbrooke Close SE, LOC2023-0229, CPC2023-1198
- Land Use Amendment in Capitol Hill (Ward 7) at 1602 – 19 Ave NW, LOC2023-0253, CPC2023-1200
- Land Use Amendment in Tuscany (Ward 1) at 65 Tuscany Ridge Way NW, LOC2023-0194, CPC2023-1277
- Land Use Amendment in Parkdale (Ward 7) at 704 – 33 Street NW, LOC2023-0211, CPC2023-1266
- Land Use Amendment in Greenview (Ward 4) at 339 Greenfield Road NE, LOC2023-0074, CPC2023-1226
- Land Use Amendment in Inglewood (Ward 9) at 1336 – 10 Avenue SE, LOC2023-0236, CPC2023-1278
- Policy and Land Use Amendment in Ogden (Ward 9) at Multiple Addresses – LOC2023-0196, CPC2023-0947
- Policy and Land Use Amendment in Ogden (Ward 9) at 7820 – 24 Street SE - LOC2023-0197, CPC2023-0949
- Land Use Amendment in Kingsland (Ward 11) at 7820 Elbow Drive SW, LOC2023-0246, CPC2023-1223
- Land Use Amendment in Lower Mount Royal (Ward 8) at 1023 Cameron Avenue SW, LOC2022-0122, CPC2023-1231
- Policy and Land Use Amendment in Hillhurst (Ward 7) at 201 – 10 Street NW, LOC2022-0227, CPC2023-1268
- Land Use Amendment in Stoney 3 (Ward 5) at 4117 – 109 Avenue NE, LOC2022-0217, CPC2023-1271
- Land Use Amendment in Banff Trail (Ward 7) at 1914 – 17 Avenue NW, LOC2023-0234, CPC2023-1257
- Land Use Amendment in Tuxedo Park (Ward 7) at 110 – 31 Avenue NW, LOC2023-0079, CPC2023-1246

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

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED