



MINUTES

CALGARY PLANNING COMMISSION

**February 8, 2024, 1:00 PM
IN THE COUNCIL CHAMBER**

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

ABSENT: Commissioner C. Pollen
Commissioner J. Weber

ALSO PRESENT: A/Principal Planner S. Jones
CPC Secretary J. Palaschuk
Legislative Advisor J. Booth

1. CALL TO ORDER

Manager Goldstein called the meeting to order at 1:00 p.m.

ROLL CALL

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

Absent from Roll Call: Commissioner Pollen and Commissioner Weber

2. OPENING REMARKS

Manager Goldstein provided opening remarks.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Campbell-Walters

That the Agenda for today's meeting be amended by moving Item 7.2.6, Policy and Land Use Amendment in Banff Trail (Ward 7) at 3432 Cascade Road NW, LOC2023-0331, CPC2024-0143, onto the Consent Agenda.

MOTION CARRIED

Moved by Director Mahler

That the Agenda for the 2024 February 8 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 9.1.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission 2024 January 25

Moved by Commissioner Hawryluk

That the Minutes of the 2024 January 25 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Gordon

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Capitol Hill (Ward 7) at 1732 – 22 Avenue NW, LOC2023-0235, CPC2024-0006

5.3 Policy and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1239 – 18A Street NW, LOC2023-0318, CPC2024-0025

5.4 Policy and Land Use Amendment in Montgomery (Ward 7) at 1804 – 51 Street NW, LOC2023-0274, CPC2024-0125

5.5 Land Use Amendment in Southview (Ward 9) at 2029 – 28 Street SE, LOC2023-0306, CPC2024-0097

5.6 Land Use Amendment in Bowness (Ward 1) at 8532 – 46 Avenue NW, LOC2023-0238, CPC2024-0133

5.7 Land Use Amendment in Springbank Hill (Ward 6) at 3371 – 77 Street SW, LOC2023-0319, CPC2024-0019

5.8 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3017 and 3019 – 27 Street SW, LOC2023-0326, CPC2024-0046

7.2.6 Policy and Land Use Amendment in Banff Trail (Ward 7) at 3432 Cascade Road NW, LOC2023-0331, CPC2024-0143

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

MOTION CARRIED

6. POSTPONED REPORTS

6.1 Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2017-0382, CPC2023-1263

Moved by Councillor Dhaliwal

That with respect to Report CPC2023-1263, the following be approved:

That the Calgary Planning Commission refer Report CPC2023-1263 (LOC2017-0382) back to Administration to:

- Add a public road connection from Saddlehaven Drive NE through Block 29 to Block 30 to provide a secondary full fire and public access connection to Block 30;
- Amend condition of approval 40 to include the words “and Block 30” after the words Block 29;
- Review the commercial land uses in terms of access and connectivity, and alignment with the policies of the ASP; and
- Review the street standards to provide for a greater variety of housing types and limit the front drive garage housing;

to the satisfaction of Administration, and to report back to the Calgary Planning Commission no later than 2024 April 25.

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

MOTION CARRIED

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Carrington (Ward 3) at 13717R Centre Street NW, LOC2022-0078, CPC2024-0134

A presentation entitled "LOC2022-0078 Land Use Amendment" was distributed with respect to Report CPC2024-0134.

Patrick Wetter (applicant) answered questions of Commission with respect to Report CPC2024-0134.

Moved by Commissioner Small

That with respect to Report CPC2024-0134 the following be approved:

That Calgary Planning Commission recommends that Council give three readings to the proposed bylaw for the redesignation of 3.49 hectares ± (8.64 acres ±) located at 13717R Centre Street NW (portion of NE1/4 Section 33-25-1-5) from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One / Two Dwelling (R-2) District and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.

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

MOTION CARRIED

7.2.2 Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses, LOC2023-0289, CPC2024-0050

A presentation entitled "LOC2023-0289 Land Use Amendment" was distributed with respect to Report CPC2024-0050.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0050, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.13 hectares ± (0.33 acres ±) at 339, 341 and 347 – 3 Avenue NE (Plan 1332N, Block 6, Lots 49 to 52 and a portion of Lot 48) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Low Profile (M-C1) District.

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

MOTION CARRIED

7.2.3 Land Use Amendment in Residual Sub-Area 1B (Ward 1) at 9852 and 10010 Bears paw Dam Road NW, LOC2023-0345, CPC2024-0137

A presentation entitled "LOC2023-0345 Land Use Amendment" was distributed with respect to Report CPC2024-0137.

Moved by Commissioner Gordon

That with respect to Report CPC2024-0137, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 17.85 hectares ± (44.11 acres ±) located at 9852 and 10010 Bearspaw Dam Road NW (Plan 0011353, Block 2; Plan 288LK, Parcels B and C) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – City and Regional Infrastructure (S-CRI) District.

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

MOTION CARRIED

7.2.4 Land Use Amendment in Mount Pleasant (Ward 7) at 501 – 29 Avenue NW, LOC2023-0356, CPC2024-0121

A revised Cover Report was distributed with respect to Report CPC2024-0121.

Moved by Commissioner Hawryluk

That with respect to Revised Report CPC2024-0121, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0121) to the 2024 March 5 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 501– 29 Avenue NW (Plan 3955R, Block 13, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Tuxedo Park (Ward 7) at 201 and 203 – 17 Avenue NE, LOC2023-0134, CPC2024-0129

A presentation entitled "LOC2023-0134 Land Use Amendment" was distributed with respect to Report CPC2024-0129.

Moved by Commissioner Small

That with respect to Report CPC2024-0129, the following be approved:

That Calgary Planning Commission recommends that Council give three readings to the proposed bylaw for the redesignation of 0.12 hectares ± (0.29 acres ±) located at 201 and 203 – 17 Avenue NE (Plan 4804N, Block A, Lots 31 and 32) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

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

MOTION CARRIED

7.2.6 Policy and Land Use Amendment in Banff Trail (Ward 7) at 3432 Cascade Road NW, LOC2023-0331, CPC2024-0143

This Item was dealt with at the Consent Agenda.

7.2.7 Land Use Amendment in East Shepard Industrial (Ward 12) at #300,5126 – 126 Avenue SE, LOC2023-0335, CPC2024-0033

A presentation entitled "LOC2023-0335 Land Use Amendment" was distributed with respect to Report CPC2024-0033.

Moved by Commissioner Gordon

That with respect to Report CPC2024-0033, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.07 hectares ± (2.64 acres ±) located at #300,5126 – 126 Avenue SE (Plan 2211713, Block 9, Lot 8) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

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

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Confidential Report CPC2024-0203.

Commissioner Small left the meeting at 2:09 p.m.

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 2:10 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1 Closed Session – City Building Program Update, CPC2024-0203.

And further, that Shawn Small and Andrew Palmiere, O2 Planning, be authorized to attend the Closed Meeting.

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

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

MOTION CARRIED

Councillor Dhaliwal (Remote Member) joined the meeting at 3:49 p.m.

Commission reconvened in public meeting at 5:00 p.m. with Manager Goldstein in the Chair.

ROLL CALL

Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, and Manager Goldstein

Absent from Roll Call: Director Mahler, Commissioner Pollen, Commissioner Small, and Commissioner Weber

Moved by Commissioner Gordon

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session – City Building Program Update, CPC2024-0203

A confidential presentation was distributed with respect to Confidential Report CPC2024-0203.

People in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2024-0203:

Clerks: J. Palaschuk and J. Phillips. Advice: D. Hamilton, L. Graham, L. Kahn, S. Pearce, D. Calkins, C. Ferguson, P. Saunders, and S. Jones.
External: S. Small and A. Palmiere.

Moved by Commissioner Hawryluk

That with respect to Confidential Report CPC2024-0203, the following be approved:

That 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 April 30.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Councillor Carra

That this meeting adjourn at 5:02 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2024 March 5 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Springbank Hill (Ward 6) at 3371 – 77 Street SW, LOC2023-0319, CPC2024-0019
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3017 and 3019 – 27 Street SW, LOC2023-0326, CPC2024-0046
- Land Use Amendment in Mount Pleasant (Ward 7) at 501 – 29 Avenue NW, LOC2023-0356, CPC2024-0121

The following Items have been forwarded to the 2024 April 9 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Capitol Hill (Ward 7) at 1732 – 22 Avenue NW, LOC2023-0235, CPC2024-0006
- Policy and Land Use Amendment in Hounsfeld Heights/Briar Hill (Ward 7) at 1239 – 18A Street NW, LOC2023-0318, CPC2024-0025
- Policy and Land Use Amendment in Montgomery (Ward 7) at 1804 – 51 Street NW, LOC2023-0274, CPC2024-0125
- Land Use Amendment in Southview (Ward 9) at 2029 – 28 Street SE, LOC2023-0306, CPC2024-0097

- Land Use Amendment in Bowness (Ward 1) at 8532 – 46 Avenue NW, LOC2023-0238, CPC2024-0133
- Land Use Amendment in Carrington (Ward 3) at 13717R Centre Street NW, LOC2022-0078, CPC2024-0134
- Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses, LOC2023-0289, CPC2024-0050
- Land Use Amendment in Residual Sub-Area 1B (Ward 1) at 9852 and 10010 Bears paw Dam Road NW, LOC2023-0345, CPC2024-0137
- Land Use Amendment in Tuxedo Park (Ward 7) at 201 and 203 – 17 Avenue NE, LOC2023-0134, CPC2024-0129
- Policy and Land Use Amendment in Banff Trail (Ward 7) at 3432 Cascade Road NW, LOC2023-0331, CPC2024-0143
- Land Use Amendment in East Shepard Industrial (Ward 12) at #300 5126 – 126 Avenue SE, LOC2023-0335, CPC2024-0033

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 February 22 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY