



MINUTES

CALGARY PLANNING COMMISSION

**February 22, 2024, 1:00 PM
IN THE COUNCIL CHAMBER**

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

ALSO PRESENT: A/ Principal Planner D. Pomreinke
CPC Secretary C. Doi
Legislative Advisor K. Picketts

1. CALL TO ORDER

Manager Goldstein called the meeting to order at 1:01 p.m.

ROLL CALL

Acting General Manager Hamilton, 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 Gordon

That the Agenda for today's meeting be amended by moving Item 7.2.4 Land Use Amendment in Killarney/Glengarry at 3438 – 37 Street SW, LOC2023-0363, CPC2024-0108, onto the Consent Agenda.

MOTION CARRIED

Moved by Acting General Manager Hamilton

That the Agenda for the 2024 February 22 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 7.2.5.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission 2024 February 8

Moved by Commissioner Hawryluk

That the Minutes of the 2024 February 8 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:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Highland Park (Ward 4) at 212 – 32 Avenue NE, LOC2023-0352, CPC2024-0190

5.3 Land Use Amendment in Mount Pleasant (Ward 7) at 839 – 22 Avenue NW, LOC2023-0381, CPC2024-0205

5.4 Land Use Amendment in Bowness (Ward 1) at 8916 – 33 Avenue NW, LOC2023-0361, CPC2024-0201

5.5 Policy and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 2304 Juniper Road NW, LOC2023-0366, CPC2024-0217

5.6 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2037 – 28 Street SW, LOC2023-0362, CPC2024-0107

5.7 Land Use Amendment in Bowness (Ward 1) at 8304 – 46 Avenue NW, LOC2022-0218, CPC2024-0198

5.8 Land Use Amendment in Glenbrook (Ward 6) at 3916 – 30 Avenue SW, LOC2023-0351, CPC2024-0214

5.9 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2240 – 26 Street SW, LOC2022-0061, CPC2024-0207

5.10 Policy and Land Use Amendment in Ogden (Ward 9) at 7425 – 20 Street SE, LOC2023-0305, CPC2024-0163

- 5.11 Land Use Amendment in Bowness (Ward 1) at 8148 – 46 Avenue NW, LOC2022-0206, CPC2024-0185
- 5.12 Street Name Change in Aspen Woods, West Springs and Residual Sub-Area 6A (Ward 6), for 12 Avenue SW, SN2024-0001, CPC2024-0235
- 7.2.4 Land Use Amendment in Killarney/Glengarry at 3438 – 37 Street SW, LOC2023-0363, CPC2024-0108

For: (9): Acting General Manager Hamilton, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

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 Banff Trail (Ward 7) at 2221 – 23 Avenue NW, LOC2023-0287, CPC2024-0162

A presentation entitled "LOC2023-0287 / CPC2024-0162 Land Use Amendment" was distributed with respect to Report CPC2024-0162.

Jessica Karpal (applicant) answered questions of Commission with respect to Report CPC2024-0162.

Councillor Dhaliwal (Remote Member) left the meeting at 1:17 p.m.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0162, 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 2221 – 23 Avenue NW (Plan 9110GI, Block 13, Lot 16) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse development, with guidelines (Attachment 2).

For: (8): Acting General Manager Hamilton, Councillor Carra, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.2 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1306 – 36 Street SE, LOC2023-0401, CPC2024-0206

A presentation entitled "LOC2023-0401 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0206.

Moved by Councillor Carra

That with respect to Report CPC2024-0206, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1306 – 36 Street SE (Plan 2700AH, Block 24, Lots 17 and 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (8): Acting General Manager Hamilton, Councillor Carra, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.3 Land Use Amendment in Bankview (Ward 8) at multiple properties, LOC2023-0311, CPC2024-0120

The following documents were distributed with respect to Report CPC2024-0120:

- A presentation entitled "LOC2023-0311 / CPC2024-0120 Land Use Amendment"; and
- A revised Attachment 2.

Ian Harper (applicant) answered questions of Commission with respect to Report CPC2024-0120.

Councillor Dhaliwal (Remote Member) joined the meeting at 1:39 p.m.

Moved by Commissioner Weber

That with respect to Report CPC2024-0120, the following be approved, **after amendment**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1501, 1505, 1507, 1509, 1511, 1513 and 1515 – 25 Avenue SW (Plan 3910R, Block 2, Lots 2 to 6 and 23 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate retention of existing historic houses

and allow for opportunities for additional development, with guidelines (**Revised** Attachment 2).

For: (9): Acting General Manager Hamilton, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.4 Land Use Amendment in Killarney/Glengarry at 3438 – 37 Street SW, LOC2023-0363, CPC2024-0108

This Item was dealt with at the Consent Agenda.

7.2.5 Outline Plan and Land Use Amendment in West Springs (Ward 6) at 850 and 870 – 81 Street SW, LOC2023-0254, CPC2024-0226

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report GPC2024-0226.

Commissioner Small left the meeting at 2:34 p.m. and returned at 2:59 p.m. after the vote was declared.

A presentation entitled "LOC2023-0254 Outline Plan and Land Use Amendment" was distributed with respect to Report CPC2024-0226.

Moved by Commissioner Gordon

That with respect to Report CPC2024-0226, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 850 and 870 – 81 Street SW (Plan 9811875, Block 42, Lot 1; Plan 4740AK, Block 42) to subdivide 1.91 hectares ± (4.73 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.91 hectares ± (4.73 acres ±) located at 850 and 870 – 81 Street SW (Plan 9811875, Block 42, Lot 1; Plan 4740AK, Block 42) from Direct Control (DC) District to Residential – One Dwelling (R-1s), Multi-Residential – At Grade Housing (M-G) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District

For: (8): Acting General Manager Hamilton, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Weber

Conflict (1): Commissioner Small

MOTION CARRIED

7.2.6 Policy and Land Use Amendment in Bankview (Ward 8) at 2131 and 2135 – 16A Street SW, LOC2023-0350, CPC2024-0073

A presentation entitled "LOC2023-0350 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0073.

By General Consent, Commission modified the afternoon recess to commence at the Call of the Chair.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0073, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0073) to the 2024 May 7 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 2131 and 2135 – 16A Street SW (Plan 261L, Block 9, Lots 15 to 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (9): Acting General Manager Hamilton, 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 Sunalta (Ward 8) at 1540 and 1602 – 10 Avenue SW, LOC2023-0308, CPC2024-0194

A presentation entitled "LOC2023-0308 Land Use Amendment" was distributed with respect to Report CPC2024-0194.

Moved by Councillor Carra

That with respect to Report CPC2024-0194, the following be approved:

That the Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 1540 and 1602 – 10 Avenue SW (Plan 5380V, Block 208, Lots 22 and 23) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development with a relaxation clause, with guidelines (Attachment 2).

For: (9): Acting General Manager Hamilton, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

By General Consent, Commission modified the afternoon recess to commence at the Call of the Chair.

Moved by Commissioner Gordon

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 3:23 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1 Prairie Gateway Area Structure (Verbal Report), CPC2024-0202.

And further, Amy Zaluski and Kaitlyn Luster (Rocky View County), be authorized to attend the Closed Meeting with respect to Item 9.1.1 Prairie Gateway Area Structure (Verbal Report), CPC2024-0202.

For: (9): Acting General Manager Hamilton, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

Commission recessed at 3:24 p.m. and reconvened at 3:43 p.m. in Closed Meeting.

Commissioner Campbell-Walters (Remote Member) left the meeting at 3:44 p.m.

Councillor Spencer (Remote Member) joined the meeting at 3:47 p.m.

Commissioner Campbell-Walters (Remote Member) joined the meeting at 4:00 p.m.

Councillor Spencer (Remote Member) left the meeting at 4:21 p.m.

Commission reconvened in public meeting at 5:47 p.m. with Manager Goldstein in the Chair.

ROLL CALL

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

Absent from Roll Call: Director Hamilton and Commissioner Gordon

Moved by Commissioner Weber

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Prairie Gateway Area Structure Plan (Verbal Report), CPC2024-0202

A confidential presentation was distributed with respect to Confidential Verbal Report CPC2024-0202.

People in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2024-0202:

Clerks: C. Doi and A. Lennox. Advice: O. Shyllon, J. White, M. Choi, F. Elahi, S. MacLean, C. Le Pichouron, N. Younger, K. Froese, D. Pomreinke, O. Abramovich, D. Mahalek. External: A. Zaluski and K. Luster.

Moved by Commissioner Pollen

That with respect to Confidential Verbal Report CPC2024-0202, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, supplementary handouts, 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 2025 February 24.

For: (8): Manager Goldstein, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Campbell-Walters

That this meeting adjourn at 5:50 p.m.

MOTION CARRIED

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

CONSENT AGENDA

- Street Name Change in Aspen Woods, West Springs and Residual Sub-Area 6A (Ward 6), for 12 Avenue SW, SN2024-0001, CPC2024-0235

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Highland Park (Ward 4) at 212 – 32 Avenue NE, LOC2023-0352, CPC2024-0190
- Land Use Amendment in Mount Pleasant (Ward 7) at 839 – 22 Avenue NW, LOC2023-0381, CPC2024-0205
- Land Use Amendment in Bowness (Ward 1) at 8916 – 33 Avenue NW, LOC2023-0361, CPC2024-0201
- Policy and Land Use Amendment in Hounsfeld Heights/Briar Hill (Ward 7) at 2304 Juniper Road NW, LOC2023-0366, CPC2024-0217
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2037 – 28 Street SW, LOC2023-0362, CPC2024-0107
- Land Use Amendment in Bowness (Ward 1) at 8304 – 46 Avenue NW, LOC2022-0218, CPC2024-0198
- Land Use Amendment in Glenbrook (Ward 6) at 3916 – 30 Avenue SW, LOC2023-0351, CPC2024-0214
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2240 – 26 Street SW, LOC2022-0061, CPC2024-0207
- Policy and Land Use Amendment in Ogden (Ward 9) at 7425 – 20 Street SE, LOC2023-0305, CPC2024-0163
- Land Use Amendment in Bowness (Ward 1) at 8148 – 46 Avenue NW, LOC2022-0206, CPC2024-0185
- Land Use Amendment in Banff Trail (Ward 7) at 2221 – 23 Avenue NW, LOC2023-0287, CPC2024-0162
- Land Use Amendment in Bankview (Ward 8) at multiple properties, LOC2023-0311, CPC2024-0120
- Outline Plan and Land Use Amendment in West Springs (Ward 6) at 850 and 870 – 81 Street SW, LOC2023-0254, CPC2024-0226
- Land Use Amendment in Sunalta (Ward 8) at 1540 and 1602 – 10 Avenue SW, LOC2023-0308, CPC2024-0194

The following Items have been forwarded to the 2024 May 7 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1306 – 36 Street SE, LOC2023-0401, CPC2024-0206
- Land Use Amendment in Killarney/Glengarry at 3438 – 37 Street SW, LOC2023-0363, CPC2024-0108
- Policy and Land Use Amendment in Bankview (Ward 8) at 2131 and 2135 – 16A Street SW, LOC2023-0350, CPC2024-0073

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 March 7 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED