



**MINUTES**

**CALGARY PLANNING COMMISSION**

**March 7, 2024, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Manager T. Goldstein, Chair  
Director T. Mahler, Vice-Chair  
Councillor G-C. Carra  
Councillor R. Dhaliwal  
Commissioner L. Campbell-Walters  
Commissioner J. Gordon  
Commissioner N. Hawryluk  
Commissioner J. Weber  
Mayor J. Gondek  
Councillor T. Wong (Partial Remote Participation)

**ABSENT:** Commissioner C. Pollen  
Commissioner S. Small

**ALSO PRESENT:** A/Principal Planner S. Jones  
CPC Secretary M. A. Cario  
Legislative Advisor A. Lennox  
Legislative Advisor J. Phillips

1. CALL TO ORDER

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

ROLL CALL

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

Absent for Roll Call: Commissioner Pollen and Commissioner Small.

2. OPENING REMARKS

Manager Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

**Moved by** Director Mahler

That the Agenda for the 2024 March 07 Regular Meeting of the Calgary Planning Commission be confirmed.

**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, 2024 February 22

**Moved by** Commissioner Weber

That the Minutes of the 2024 February 22 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Hawryluk

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Bowness (Ward 1) at 6427 – 33 Avenue NW, LOC2023-0387, CPC2024-0231

5.3 Land Use Amendment in West Hillhurst (Ward 7) at 2511 – 3 Avenue NW, LOC2023-0384, CPC2024-0260

5.4 Land Use Amendment in Capitol Hill (Ward 7) at 1239 – 18 Avenue NW, LOC2023-0365, CPC2024-0280

5.5 Road Closure and Land Use Amendment adjacent to 67 Panatella Square NW, LOC2023-0107, CPC2024-0290

5.6 Land Use Amendment in Parkdale (Ward 7) at 739 – 32 Street NW, LOC2023-0368, CPC2024-0189

5.7 Land Use Amendment in Winston Heights/Mountview (Ward 4) at 632 – 26 Avenue NE, LOC2023-0399, CPC2024-0286

5.8 Land Use Amendment in Springbank Hill (Ward 6) at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW, LOC2023-0310, CPC2024-0254

5.9 Community Name and Street Names in Residual Sub-Area 02L (Ward 2), SN2022-0001, CPC2024-0277

For: (7): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, 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 Cliff Bungalow (Ward 8) at 615 – 17 Avenue SW, DP2023-03797, CPC2024-0222

A presentation entitled "DP2023-03797 Development Permit" was distributed with respect to Report CPC2024-0222.

Ben Barrington (applicant) answered questions of Commission with respect to Report CPC2024-0222.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0222, the following be approved:

That Calgary Planning Commission approve Development Permit DP2023-03797 for a New Dwelling Unit, Retail and Consumer Service (1 building) at 615 – 17 Avenue SW (Plan 2311327, Block 1, Lot 23), with conditions (Attachment 2).

For: (8): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Weber, and Mayor Gondek

**MOTION CARRIED**

7.2 PLANNING ITEMS

7.2.1 Policy and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at multiple addresses, LOC2023-0275, CPC2024-0095

A clerical correction was noted on page 2 of 4 of the Cover Report for CPC2024-0095, in the "Discussion" section, in the second paragraph, by deleting the year "2018" and by substituting with the year "2008".

A presentation entitled "LOC2023-0275/CPC2023-0095 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0095.

Jaydan Tait (applicant) answered questions of Commission with respect to Report CPC2024-0095.

**Moved by** Commissioner Campbell-Walters

That with respect to Report CPC2024-0095, the following be approved:

That Calgary Planning Commission:

1. Forward this report CPC2024-0095 to the 2024 April 09 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Albert Park/ Radisson Heights Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 3.22 hectares  $\pm$  (7.95 acres  $\pm$ ) located at 3345 – 12 Avenue SE (Plan 2870JK, Block 4, Lot B), 3416 – 16 Avenue SE (Plan 2870JK, Block 4, Lot B) and 1511 – 34 Street SE (Plan 4649GL, Lot B) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Residential – Contextual One Dwelling (R-C1) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate grade-oriented residential development with guidelines (Attachment 3)

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

**MOTION CARRIED**

7.2.2 Policy and Land Use Amendment in Erlton (Ward 8) at multiple addresses, LOC2023-0415, CPC2024-0237

A presentation entitled "LOC2023-0415 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0237.

**Moved by** Commissioner Gordon

That with respect to Report CPC2024-0237, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0237) to the 2024 April 09 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.34 hectares  $\pm$  (0.84 acres  $\pm$ ) located at 24, 26 and 38 – 28 Avenue SW (Plan 2865AC, Block 2, Lots 29 to 40) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District and

Special Purpose – Community Service (S-CS) 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 Weber

**MOTION CARRIED**

7.2.3 Policy and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 10 – 11A Street NE, LOC2023-0408, CPC2024-0279

A presentation entitled "LOC2023-0408 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0279.

Dave Symons, Christall Beaudry, Craig Peterson (applicants) answered questions of Commission with respect to Report CPC2024-0279.

**Moved by** Councillor Carra

That with respect to Report CPC2024-0279, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0279) to the 2024 April 09 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed bylaw for the redesignation of 1.93 hectares ± (4.77 acres ±) located at 10 – 11A Street NE (Plan 766JK, Lot 2) from Special Purpose – Community Institution (S-CI) District to Mixed Use – General (MU-1f4.5h40) District, Mixed Use – General (MU-1f4.5h55) District, Mixed Use – General (MU-1f4.5h86) District, and Special Purpose – Community Service (S-CS) District; and
4. **Have any Major Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.**

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

**MOTION CARRIED**

By General Consent, Commission modified the afternoon recess to begin at 3:10 p.m.

Commission recessed at 3:10 p.m. and reconvened at 3:47 p.m. with Manager Goldstein in the Chair.

ROLL CALL

Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Weber, Councillor Wong, and Manager Goldstein.

Absent for Roll Call: Commissioner Pollen and Commissioner Small.

7.2.4 Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments, CPC2024-0213

The following documents were distributed with respect to Report CPC2024-0213:

- Revised Attachment 1;
- Revised Attachment 3;
- A presentation entitled "Land Use Amendment City Wide, LOC2024-0017 - Calgary's Housing Strategy 2024-2030 - Rezoning for Housing";
- A presentation entitled "Neighbourhood Growth"; and
- A presentation entitled "Rate of Change".

By General Consent, Commission modified the dinner recess from 60 minutes to 45 minutes.

Commission recessed at 6:01 p.m. and reconvened at 6:46 p.m. with Manager Goldstein in the Chair.

ROLL CALL

Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Gordon, Commissioner Hawryluk, Commissioner Weber, Mayor Gondek, and Manager Goldstein.

Absent for Roll Call: Commissioner Campbell-Walters, Commissioner Pollen, and Commissioner Small.

Councillor Wong (Remote Member) joined the meeting at 6:55 p.m.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0213, the following be approved:

That Administration Recommendation be amended to include a new Recommendation 3, as follows:

3. That following first reading, Council amend the proposed bylaw by deleting subsections 1(d), 1(i), 1(k) and 1(l) and renumber the subsections accordingly.

For: (2): Councillor Carra, and Commissioner Hawryluk

Against: (5): Director Mahler, Councillor Dhaliwal, Commissioner Gordon, Commissioner Weber, and Mayor Gondek

### MOTION DEFEATED

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0213, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0213) to the 2024 April 22 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed amendments to the Land Use Bylaw 1P2007 (**Revised Attachment 3**), including:
  - a. Textual amendments (Section 1 and 3, **Revised Attachment 3**);
  - b. Redesignation (Section 2 and Schedule A, **Revised Attachment 3**) of parcels *located at* various addresses from the:
    - i. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) to Residential – Grade Oriented Infill (R-CG) District.
    - ii. Residential One Dwelling (R-1(s)), Residential – Narrow Parcel One Dwelling (R-1N), and Residential – One/Two Dwelling (R-2) to Residential – Low Density Mixed Housing (R-G) District.
    - iii. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, **Residential – Grade-Oriented Infill (R-CG) District**, and Residential – Grade Oriented Infill (R-CGex) Districts to Housing – Grade Oriented (H-GO) District; and
  - c. Procedural amendments to delete redundant districts from the Land Use Bylaw (Section 4, **Revised Attachment 3**).

For: (7): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Gordon, Commissioner Hawryluk, Commissioner Weber, and Mayor Gondek

**MOTION CARRIED**

Councillor Wong (Remote Member) left the meeting at 7:58 p.m.

7.2.5 Outline Plan and Land Use Amendment in Springbank Hill (Ward 6) at 2026 – 81 Street SW, LOC2022-0215, CPC2024-0255

The following documents were distributed with respect to Report CPC2024-0255:

- Revised Attachment 8;
- A presentation entitled "LOC2022-0215 Land Use Amendment".

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0255, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0255) to the 2024 April 09 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 2026 – 81 Street SW (Plan 3056AC, Block 11) to subdivide 1.92 hectares ± (4.75 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 2.25 hectares ± (5.56 acres ±) 2026 – 81 Street SW from Direct Control (DC) District to Mixed Use – General (MU-1f5.0h35) District, Multi-Residential – High Density Low Rise (M-H1h25) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

For: (7): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Gordon, Commissioner Hawryluk, Commissioner Weber, and Mayor Gondek

**MOTION CARRIED**

7.2.6 Outline Plan in Residual Sub-Area 02L (Ward 2) at multiple addresses, LOC2023-0316, CPC2024-0270

A presentation entitled "LOC2023-0316 Outline Plan" was distributed with respect to Report CPC2024-0270.

Manager Goldstein left the Chair at 8:10 p.m. and Vice-Chair Mahler assumed the Chair.

Manager Goldstein resumed the Chair at 8:11 p.m.

**Moved by** Commissioner Gordon

That with respect to Report CPC2024-0270, the following be approved:

That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 2828 – 144 Avenue NW, 14800 Symons Valley Road NW and 15333 – 24 Street NW (portions of Section 6-26-1-5), to subdivide 67.31 hectares ± (166.32 acres ±), with conditions (Attachment 2).

For: (8): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Weber, and Mayor Gondek

**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

**Moved by** Commissioner Campbell-Walters

That this meeting adjourn at 8:18 p.m.

**MOTION CARRIED**

The following Items have been forwarded to the 2024 April 09 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING  
CALGARY PLANNING COMMISSION REPORTS

- Policy and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at multiple addresses, LOC2023-0275, CPC2024-0095
- Policy and Land Use Amendment in Erlton (Ward 8) at multiple addresses, LOC2023-0415, CPC2024-0237

- Policy and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 10 – 11A Street NE, LOC2023-0408, CPC2024-0279
- Outline Plan and Land Use Amendment in Springbank Hill (Ward 6) at 2026 – 81 Street SW, LOC2022-0215, CPC2024-0255

The following Item has been forwarded to the 2024 April 22 Public Hearing Meeting of Council:

#### PLANNING MATTERS FOR PUBLIC HEARING

#### CALGARY PLANNING COMMISSION REPORTS

- Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments, CPC2024-0213

The following Items have been forwarded to the 2024 May 07 Public Hearing Meeting of Council:

#### CONSENT AGENDA

- Community Name and Street Names in Residual Sub-Area 02L (Ward 2), SN2022-0001, CPC2024-0277

#### PLANNING MATTERS FOR PUBLIC HEARING

#### CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Bowness (Ward 1) at 6427 – 33 Avenue NW, LOC2023-0387, CPC2024-0231
- Land Use Amendment in West Hillhurst (Ward 7) at 2511 – 3 Avenue NW, LOC2023-0384, CPC2024-0260
- Land Use Amendment in Capitol Hill (Ward 7) at 1239 – 18 Avenue NW, LOC2023-0365, CPC2024-0280
- Road Closure and Land Use Amendment adjacent to 67 Panatella Square NW, LOC2023-0107, CPC2024-0290
- Land Use Amendment in Parkdale (Ward 7) at 739 – 32 Street NW, LOC2023-0368, CPC2024-0189
- Land Use Amendment in Winston Heights/Mountview (Ward 4) at 632 – 26 Avenue NE, LOC2023-0399, CPC2024-0286
- Land Use Amendment in Springbank Hill (Ward 6) at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW, LOC2023-0310, CPC2024-0254

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 March 21 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CPC SECRETARY

UNCONFIRMED