



MINUTES

CALGARY PLANNING COMMISSION

**April 11, 2024, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: A/Director T. Goldstein, Chair
Director T. Mahler, Vice-Chair
Councillor G-C. Carra
Councillor R. Dhaliwal (Remote Participation)
Commissioner L. Campbell-Walters
Commissioner C. Pollen
Commissioner S. Small
Councillor T. Wong (Remote Participation)

ABSENT: Commissioner J. Gordon
Commissioner N. Hawryluk
Commissioner J. Weber

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

1. CALL TO ORDER

A/Director Goldstein called the meeting to order at 1:01 p.m.

ROLL CALL

Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Pollen, Commissioner Small, and A/Director Goldstein

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

2. OPENING REMARKS

A/Director Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for today's meeting be amended by adding Item 8.1 Procedural Request - Change the location of the 2024 April 25 Calgary Planning Commission Meeting from Council Chambers to the Engineering Traditions Committee Room,

CPC2024-0520, as an Item of Urgent Business to be dealt with following the Consent Agenda.

MOTION CARRIED

Moved by Councillor Carra

That the Agenda for today's meeting be amended by setting Item 7.2.10 Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 3300 – 88 Street SE LOC2024-0003, CPC2024-0452 to be dealt with following Item 7.2.1 Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2023-0309, CPC2024-0439.

MOTION CARRIED

Moved by Commissioner Small

That the Agenda for today's meeting be amended by moving Item 7.2.6 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1336 – 40 Street SE, LOC2024-0024, CPC2024-0443, onto the Consent Agenda.

MOTION CARRIED

Moved by Director Mahler

That the Agenda for the 2024 April 11 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 7.1.1.

Councillor Dhaliwal declared a conflict of interest with respect to Item 7.2.10.

4. CONFIRMATION OF MINUTES

None

5. CONSENT AGENDA

Moved by Commissioner Small

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Policy and Land Use Amendment in Altadore (Ward 8) at 4104 – 20 Street SW, LOC2023-0407, CPC2024-0328

5.3 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2401 – 47 Street SE, LOC2023-0272, CPC2024-0410

- 5.4 Land Use Amendment in Greenview (Ward 4) at 4819 – 3 Street NE, LOC2023-0347, CPC2024-0450
- 5.5 Land Use Amendment in Capitol Hill (Ward 7) at 1538 – 22 Avenue NW, LOC2023-0413, CPC2024-0421
- 5.6 Land Use Amendment in Bowness (Ward 1) at 3708 Bow Anne Road NW, LOC2023-0402, CPC2024-0330
- 5.7 Land Use Amendment in Bowness (Ward 1) at 4535 – 70 Street NW, LOC2024-0009, CPC2024-0393

7.2.6 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1336 – 40 Street SE, LOC2024-0024, CPC2024-0443

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

MOTION CARRIED

Commission then dealt with Item 8.1.

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Sunnyside (Ward 7) at 1015 – 3 Avenue NW, DP2023-05573, CPC2024-0395

This Item was dealt with following Item 8.1.

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0395.

Commissioner Small left the Council Chamber at 1:11 p.m. and returned at 2:05 p.m. after the vote was declared.

Councillor Wong (Remote Member) joined the meeting at 1:14 p.m.

A presentation entitled "DP2023-05573 / CPC2024-0395 Development Proposal" was distributed with respect to Report CPC2024-0395.

Rob Gairns and Edan Lindenbach (applicants) answered questions of Commission with respect to Report CPC2024-0395.

Councillor Wong (Remote Member) left the meeting at 2:03 p.m.

Moved by Commissioner Pollen

That the Calgary Planning Commission recommends that Report CPC2024-0395 (DP2023-05573) be referred back to Administration to:

- Address the building frontage on 3rd Avenue NW to establish an activated street interface by exploring the addition of commercial retail or residential units or architectural design solutions.

to the satisfaction of Administration, and to report back to the Calgary Planning Commission no later than 2024 July 4.

For: (1): Commissioner Pollen

Against: (5): A/Director Goldstein, Director Mahler, Councillor Carra, Councillor Dhaliwal, and Commissioner Campbell-Walters

MOTION DEFEATED

Moved by Director Mahler

That with respect to Report CPC2024-0395, the following be approved, **after amendment**:

That Calgary Planning Commission approve Development Permit DP2023-05573 for a New: **Dwelling Unit** (1 building) at 1015 – 3 Avenue NW (Plan 2311712, Block 2, Lot 41), with conditions (Attachment 2).

For: (5): A/Director Goldstein, Director Mahler, Councillor Carra, Councillor Dhaliwal, and Commissioner Campbell-Walters

Against: (1): Commissioner Pollen

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2023-0309, CPC2024-0439

A presentation entitled "LOC2023-0309 Outline Plan and Land Use Amendment" was distributed with respect to Report CPC2024-0439.

Kathy Oberg and Oliver Prcic (applicants) answered questions of Commission with respect to Report CPC2024-0439.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0439, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 19515 Sheriff King Street SW (Portions of E1/2 Section 16-22-1-5) to subdivide 9.43 hectares ± (23.31 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 3.07 hectares ± (7.60 acres ±) located at 19515 Sheriff King Street SW (Portions of E1/2 Section 16-22-1-5) from Direct Control (DC) District, Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density

Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 3).

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

MOTION CARRIED

Commission then dealt with Item 7.2.10.

7.2.2 Policy and Land Use Amendment in Bowness (Ward 1) at 6307 – 35 Avenue NW, LOC2023-0349, CPC2024-0422

This Item was dealt with following Item 7.2.10.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0422, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bowness Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 6307 – 35 Avenue NW (Plan 4610AJ, Block 29, Lot 13) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (6): A/Director Goldstein, Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.3 Policy and Land Use Amendment in Altadore (Ward 8) at 3701 – 14 Street SW, LOC2024-0027, CPC2024-0319

The following documents were distributed with respect to Report CPC2024-0319:

- Revised Cover Report; and
- Revised Attachment 1.

Moved by Commissioner Small

That with respect to Revised Report CPC2024-0319, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares (0.14 acres) located at 3701 – 14 Street SW (Plan 1965P, Block A, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (6): A/Director Goldstein, Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.4 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2023-0222, CPC2024-0343

The following documents were distributed with respect to Report CPC2024-0343:

- Revised Attachment 1; and
- A presentation entitled "LOC2023-0222 Policy and Land Use Amendment"

Max Parish (applicant) answered questions of Commission with respect to Report CPC2024-0343.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0343, the following be approved:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 1505, 1509, 1515, 1519, and 1523 – 33 Avenue SW (Plan 4479P, Block 64, Lots 29 to 38) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Mixed Use – General (MU-1f3.6h24) District.

For: (6): A/Director Goldstein, Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.5 Land Use Amendment in Manchester (Ward 9) at 107 – 42 Avenue SW, LOC2023-0400, CPC2024-0409

A presentation entitled "LOC2023-0400 Land Use Amendment" was distributed with respect to Report CPC2024-0409.

Moved by Commissioner Small

That with respect to Report CPC2024-0409, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.58 hectares \pm (1.44 acres \pm) located at 107 – 42 Avenue SW (Plan 5360AM, Block 1, Lots 1 to 14) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

For: (6): A/Director Goldstein, Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

- 7.2.6 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1336 – 40 Street SE, LOC2024-0024, CPC2024-0443

This Item was dealt with at the Consent Agenda.

- 7.2.7 Land Use Amendment in Mayland (Ward 10) at multiple addresses, LOC2023-0307, CPC2024-0384

A presentation entitled "LOC2023-0307 Land Use Amendment" was distributed with respect to Report CPC2024-0384.

Moved by Commissioner Small

That with respect to Report CPC2024-0384, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 7.57 hectares \pm (18.71 acres \pm) located at 1790 – 3 Avenue SE, 215 and 315 – 16 Street SE (Plan 7841505, Block 3, Lots 1, 2, and 3) from Industrial – Business f1.0 (I-B f1.0) District to Industrial – Commercial (I-C) District.

For: (6): A/Director Goldstein, Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

- 7.2.8 Land Use Amendment in Capitol Hill (Ward 7) at 1431 and 1435 – 23 Avenue NW, LOC2023-0132, CPC2024-0441

A presentation entitled "LOC2023-0132, CPC2024-0441 Land Use Amendment" was distributed with respect to Report CPC2024-0441.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0441, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm

(0.27 acres ±) located at 1431 and 1435 – 23 Avenue NW (Plan 3150P, Block 35, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

For: (6): A/Director Goldstein, Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.9 Land Use Amendment in Capitol Hill (Ward 7) at multiple addresses, LOC2023-0405, CPC2024-0445

A presentation entitled "LOC2023-0405 Land Use Amendment" was distributed with respect to Report CPC2024-0445.

Moved by Director Mahler

That with respect to Report CPC2024-0445, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.22 hectares ± (0.54 acres ±) located at 1820, 1824, 1828 and 1832 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 9 to 16) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District.

For: (6): A/Director Goldstein, Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

Commission then dealt with Item 11.

7.2.10 Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 3300 – 88 Street SE LOC2024-0003, CPC2024-0452

This Item was dealt with following Item 7.2.1.

Councillor Dhaliwal declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0452.

Councillor Dhaliwal left the Council Chamber at 2:35 p.m. and returned at 3:46 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2024-0452:

- A presentation entitled "LOC2024-0003/CPC2024-0452 Land Use Amendment"; and
- A collection of site plans.

Kathy Oberg and Jennifer Duff (applicants) answered questions of Commission with respect to Report CPC2024-0452.

Moved by Councillor Carra

That with respect to Report CPC2024-0452, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.22 hectares \pm (3.01 acres \pm) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

For: (2): Councillor Carra, and Commissioner Campbell-Walters

Against: (4): A/Director Goldstein, Director Mahler, Commissioner Pollen, and Commissioner Small

MOTION DEFEATED

By General Consent, Commission modified the afternoon recess to begin following the conclusion of Item 7.2.10.

Moved by Commissioner Small

That with respect to Report CPC2024-0452, the following be approved:

That Calgary Planning Commission recommend that Council refuse the proposed bylaw for the redesignation of 1.22 hectares \pm (3.01 acres \pm) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

For: (5): A/Director Goldstein, Director Mahler, Commissioner Campbell-Walters, Commissioner Pollen, and Commissioner Small

Against: (1): Councillor Carra

MOTION CARRIED

Commission recessed at 3:16 p.m. and reconvened at 3:46 p.m. with A/Director Goldstein in the chair.

ROLL CALL

Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Pollen, Commissioner Small, and A/Director Goldstein

Absent from Roll Call: Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, and Commissioner Weber

Commission then dealt with Item 7.2.2.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

- 8.1 Procedural Request - Change the location of the 2024 April 25 Calgary Planning Commission Meeting from Council Chambers to the Engineering Traditions Committee Room, CPC2024-0520

This Item was dealt with following the Consent Agenda.

Moved by Director Mahler

That the Calgary Planning Commission change the location of the 2024 April 25 Calgary Planning Commission Meeting from Council Chamber to the Engineering Traditions Committee Room.

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

MOTION CARRIED

Commission then dealt with Item 7.1.1.

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

This Item was dealt with following Item 7.2.9

Moved by Commissioner Pollen

That this meeting adjourn at 4:32 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2024 June 4 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy and Land Use Amendment in Altadore (Ward 8) at 4104 – 20 Street SW, LOC2023-0407, CPC2024-0328
- Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2401 – 47 Street SE, LOC2023-0272, CPC2024-0410
- Land Use Amendment in Greenview (Ward 4) at 4819 – 3 Street NE, LOC2023-0347, CPC2024-0450

- Land Use Amendment in Capitol Hill (Ward 7) at 1538 – 22 Avenue NW, LOC2023-0413, CPC2024-0421
- Land Use Amendment in Bowness (Ward 1) at 3708 Bow Anne Road NW, LOC2023-0402, CPC2024-0330
- Land Use Amendment in Bowness (Ward 1) at 4535 – 70 Street NW, LOC2024-0009, CPC2024-0393
- Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2023-0309, CPC2024-0439
- Policy and Land Use Amendment in Bowness (Ward 1) at 6307 – 35 Avenue NW, LOC2023-0349, CPC2024-0422
- Policy and Land Use Amendment in Altadore (Ward 8) at 3701 – 14 Street SW, LOC2024-0027, CPC2024-0319
- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2023-0222, CPC2024-0343
- Land Use Amendment in Manchester (Ward 9) at 107 – 42 Avenue SW, LOC2023-0400, CPC2024-0409
- Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1336 – 40 Street SE, LOC2024-0024, CPC2024-0443
- Land Use Amendment in Mayland (Ward 10) at multiple addresses, LOC2023-0307, CPC2024-0384
- Land Use Amendment in Capitol Hill (Ward 7) at 1431 and 1435 – 23 Avenue NW, LOC2023-0132, CPC2024-0441
- Land Use Amendment in Capitol Hill (Ward 7) at multiple addresses, LOC2023-0405, CPC2024-0445
- Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 3300 – 88 Street SE LOC2024-0003, CPC2024-0452

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 April 25 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY