



**MINUTES**

**CALGARY PLANNING COMMISSION**

**April 25, 2024, 1:00 PM  
ENGINEERING TRADITIONS COMMITTEE ROOM**

**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 C. Pollen  
Commissioner S. Small  
Commissioner J. Weber

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

1. CALL TO ORDER

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

ROLL CALL

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

Absent from Roll Call: Councillor Carra

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 April 25 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

**Moved by** Commissioner Pollen

That the following sets of Minutes be confirmed in an omnibus motion:

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 April 04
- 4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 April 11

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Hawryluk

That the Consent Agenda be approved as follows:

- 5.1 DEFERRALS AND PROCEDURAL REQUESTS
  - 5.1.1 Deferral Request for CPC2023-1263 to return to Calgary Planning Commission by 2024 June 06, CPC2024-0478
- 5.2 Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0409, CPC2024-0465
- 5.3 Land Use Amendment in Mount Pleasant (Ward 7) at 1016 – 19 Avenue NW, LOC2023-0374, CPC2024-0484
- 5.4 Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue NW, LOC2023-0373, CPC2024-0483

For: (8): Director Mahler, 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

- 7.1.1 Development Permit in Medicine Hill (Ward 6) at 1201 Na'a Drive SW, DP2022-07470, CPC2024-0435

A presentation entitled "DP2022-07470 Development Proposal" was distributed with respect to Report CPC2024-0435.

Julie Brache (applicant) answered questions of Commission with respect to Report CPC2024-0435.

**Moved by** Commissioner Pollen

That with respect to Report CPC2024-0435, the following be approved:

That Calgary Planning Commission approve Development Permit DP2022-07470 for New: Multi-Residential Development (42 phases, 20 buildings), Accessory Residential Building (vehicle parking canopy - 4) at 1201 Na'a Drive SW (Plan 1612946, Block 3, Lot 5) with conditions (Attachment 2).

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

Against: (1): Councillor Carra

**MOTION CARRIED**

7.1.2 Development Permit in Medicine Hill (Ward 6) at 1550 Na'a Drive SW, DP2023-06487, CPC2024-0434

A presentation entitled "DP2023-06487 Development Proposal" was distributed with respect to Report CPC2024-0434.

Sameer Remtulla (applicant) answered questions of Commission with respect to Report CPC2024-0434.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0434, the following be approved:

That Calgary Planning Commission approve Development Permit DP2023-06487 for New: Multi-Residential Development (3 phases, 2 buildings), Accessory Residential Building (clubhouse) at 1550 Na'a Drive SW (Plan 2110351, Block 2, Lot 9) with conditions (Attachment 2).

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

Against: (1): Councillor Carra

**MOTION CARRIED**

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Bowness (Ward 1) at multiple addresses, LOC2023-0348, CPC2024-0496

A presentation entitled "LOC2023-0348 Land Use Amendment" was distributed with respect to Report CPC2024-0496.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0496, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 6412, 6416, 6420, 6424 and 6428 Bowwood Drive NW (Plan 4610AJ, Block 21, Lots 3 to 7) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, 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 Bankview (Ward 8) at 1612 – 25 Avenue SW, LOC2024-0004, CPC2024-0306

**Moved by** Commissioner Small

That with respect to Report CPC2024-0306, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares ± (0.06 acres ±) located at 1612 – 25 Avenue SW (a portion of Plan 2714P, Block 2, Lots 11 and 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

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

**MOTION CARRIED**

7.2.3 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2201 – 46 Street SE, LOC2024-0023, CPC2024-0510

A presentation entitled "LOC2024-0023 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0510.

**Moved by** Commissioner Weber

That with respect to Report CPC2024-0510, 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  $\pm$  (0.15 acres  $\pm$ ) located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (HGO) District.

For: (9): Director Mahler, 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 Skyview Ranch (Ward 5) at 6086 Country Hills Blvd NE, LOC2023-0370, CPC2024-0400

A presentation entitled "LOC2023-0370 Land Use Amendment" was distributed with respect to Report CPC2024-0400.

**Moved by** Commissioner Gordon

That with respect to Report CPC2024-0400, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.91 hectares  $\pm$  (4.72 acres  $\pm$ ) located at 6086 Country Hills Boulevard NE (Portion of Plan 1610366, Block 41, Lot 5) from the Commercial – Community 2 f3.0h26 (C-C2f3.0h26) District to Multi-Residential – High Density Medium Rise (M-H2) District.

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

Against: (1): Councillor Dhaliwal

**MOTION CARRIED**

7.2.5 Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505 Symons Valley Road NW, LOC2023-0383, CPC2024-0491

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0491, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) to subdivide 4.53 hectares ± (11.20 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares ± (1.42 acres ±) located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – Urban Nature (S-UM) District.

For: (9): Director Mahler, 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

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

**Moved by** Director Mahler

That this meeting adjourn at 3:25 p.m.

**MOTION CARRIED**

The following Items have been forwarded to the 2024 June 04 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0409, CPC2024-0465
- Land Use Amendment in Mount Pleasant (Ward 7) at 1016 – 19 Avenue NW, LOC2023-0374, CPC2024-0484
- Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue NW, LOC2023-0373, CPC2024-0483
- Land Use Amendment in Bowness (Ward 1) at multiple addresses, LOC2023-0348, CPC2024-0496
- Policy and Land Use Amendment in Bankview (Ward 8) at 1612 – 25 Avenue SW, LOC2024-0004, CPC2024-0306
- Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2201 – 46 Street SE, LOC2024-0023, CPC2024-0510
- Land Use Amendment in Skyview Ranch (Ward 5) at 6086 Country Hills Blvd NE, LOC2023-0370, CPC2024-0400
- Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505 Symons Valley Road NW, LOC2023-0383, CPC2024-0491

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 May 09 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CPC SECRETARY