



MINUTES

CALGARY PLANNING COMMISSION

May 9, 2024, 1:00 PM
ENGINEERING TRADITIONS COMMITTEE ROOM

PRESENT:

Manager T. Goldstein, Chair
Director T. Mahler, Vice-Chair (Remote Participation)
Councillor G-C. Carra (Remote Participation)
Councillor R. Dhaliwal (Remote Participation)
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 C. Doi
Legislative Advisor B. Dufault

1. CALL TO ORDER

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

ROLL CALL

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

Absent from Roll Call: Councillor Dhaliwal

2. OPENING REMARKS

Manager Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Hawryluk

That the Agenda for today's meeting be amended by moving the following Items onto the Consent Agenda:

- 7.2.4 Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW, LOC2023-0385, CPC2024-0406

- 7.2.5 Land Use Amendment in Westwinds (Ward 5) at #400 – 4774 Westwinds Drive NE, LOC2023-0371, CPC2024-0355

MOTION CARRIED

Moved by Director Mahler

That the Agenda for the 2024 May 9 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 7.2.3.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 April 25

Moved by Commissioner Pollen

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

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Small

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral Request for CPC2024-0055 to return to Calgary Planning Commission by 2024 June 06, CPC2024-0555

5.2 Land Use Amendment in Rosscarrock (Ward 8) at 4 Rossburn Crescent SW, LOC2024-0058, CPC2024-0495

5.4 Land Use Amendment in Kingsland (Ward 11) at 8004 – 5 Street SW, LOC2023-0411, CPC2024-0548

5.6 Policy and Land Use Amendment in Montgomery (Ward 7) at 4840 – 20 Avenue NW, LOC2023-0353, CPC2024-0556

5.7 Land Use Amendment in West Hillhurst (Ward 7) at 2002 Broadview Road NW, LOC2024-0039, CPC2024-0553

7.2.4 Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW, LOC2023-0385, CPC2024-0406

7.2.5 Land Use Amendment in Westwinds (Ward 5) at #400 – 4774 Westwinds Drive NE, LOC2023-0371, CPC2024-0355

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

Against: (1): Commissioner Pollen

MOTION CARRIED

Councillor Dhaliwal (Remote Member) joined the meeting at 1:09 p.m.

5.3 Land Use Amendment in Windsor Park (Ward 11) at 504 – 51 Avenue SW, LOC2023-0396, CPC2024-0122

The following documents were distributed with respect to Revised Report CPC2024-0122:

- Revised Cover Report; and
- A document entitled "Community Association Response".

Moved by Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-0122, the following be approved:

That the Calgary Planning Commission receive the late letter from the Community Association for the Corporate Record.

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

Against: (2): Commissioner Gordon, and Commissioner Pollen

MOTION CARRIED

Moved by Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-0122, 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 504 – 51 Avenue SW (Plan 693GJ, Block 2, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (RCG) 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

5.5 Land Use Amendment in Bowness (Ward 1) at 6435 – 33 Avenue NW, LOC2024-0015, CPC2024-0508

The following documents were distributed with respect to Revised Report CPC2024-0508:

- Revised Cover Report; and
- A document entitled "Community Association Response".

Moved by Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-0508, the following be approved:

That the Calgary Planning Commission receive the late letter from the Community Association for the Corporate Record.

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

Against: (2): Commissioner Gordon, and Commissioner Pollen

MOTION CARRIED

Moved by Commissioner Campbell-Walters

That with respect to **Revised** Report CPC2024-0508, 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 \pm (0.14 acres \pm) located at 6435 – 33 Avenue NW (Plan 5368FV, Block 12, Lot 21) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) 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

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Policy and Land Use Amendment in Beltline (Ward 8) 215 – 14 Avenue SW, LOC2023-0392, CPC2024-0431

A presentation entitled "LOC2023-0392 / CPC2024-0431 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0431.

Moved by Commissioner Small

That with respect to Report CPC2024-0431, the following be approved:

That Calgary Planning Commission:

1. Forward this report CPC2024-0431 to the 2024 June 4 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 215 – 14 Avenue SW (Condominium Plan 8110899, Units 1 to 55) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Performing Arts Centre, with guidelines (Attachment 3).

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 Land Use Amendment in Inglewood (Ward 9) at Multiple Addresses, LOC2023-0198, CPC2024-0560

A presentation entitled "LOC2023-0198 / CPC2024-0560 Land Use Amendment" was distributed with respect to Report CPC2024-0560.

Phillip Dack (applicant) answered questions of Commission with respect to Report CPC2024-0560.

Moved by Commissioner Gordon

That with respect to Report CPC2024-0560, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.39 hectares \pm (0.96 acres \pm) located at 1003, 1005, 1007, 1009 and 1013 – 11 Street SE (Plan A2, Block 13, Lots 8 to 15) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f6.3h38) 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 Downtown West End (Ward 7) 1215 – 9 Avenue SW, LOC2022-0228, CPC2024-0494

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0494.

Commissioner Small left the meeting at 2:02 p.m. and returned at 3:06 p.m. after the vote was declared.

A presentation entitled "LOC2022-0228 / CPC2024-0494 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0494.

Jack Moddle and Patrick Briscoe (applicants) answered questions of Commission with respect to Report CPC2024-0494.

Moved by Commissioner Weber

That with respect to Report CPC2024-0494, the following be approved:

That the Calgary Planning Commission recommend that Council amend Attachment 3, under Section 16(1)(a)(ii), by deleting "1.5 stalls per unit where the total number of units equals or exceeds 20; and" and replacing with "0.5 stalls per unit where the total number of units equals or exceeds 20; and".

For: (4): Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Weber

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

MOTION DEFEATED

Moved by Commissioner Pollen

That with respect to Report CPC2024-0494, the following be approved:

That Calgary Planning Commission:

1. Forward this report CPC2024-0494 to the 2024 June 4 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 West Village Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.74 hectares \pm (1.83 acres \pm) located at 1215 – 9 Avenue SW (Plan 1423LK, Block 43) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

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

MOTION CARRIED

- 7.2.4 Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW, LOC2023-0385, CPC2024-0406

This Item was dealt with at the Consent Agenda.

- 7.2.5 Land Use Amendment in Westwinds (Ward 5) at #400 – 4774 Westwinds Drive NE, LOC2023-0371, CPC2024-0355

This Item was dealt with at the Consent Agenda.

- 7.2.6 Land Use Amendment in Winston Heights/Mountview (Ward 4) at 407 and 413 – 27 Avenue NE, LOC2023-0377, CPC2024-0493

A presentation entitled "LOC2023-0377 / CPC2024-0493 Land Use Amendment" was distributed with respect to Report CPC2024-0493.

Moved by Commissioner Weber

That with respect to Report CPC2024-0493, 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 \pm (0.54 acres \pm) located at 407 and 413 – 27 Avenue NE (Plan 3430JK, Block 7A, Lots 1 and 2; Plan 0410076, Block 7A, Lot 23) from Multi-Residential – Contextual Low Profile (MC1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) 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

Moved by Director Mahler

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 3:10 p.m. in the Engineering Traditions Committee Room, to discuss confidential matters with respect to Item 9.1.1 Closed Session - Calgary Event Centre (Verbal), CPC2024-0571.

MOTION CARRIED

Commission reconvened in public meeting at 3:11 p.m. with Manager Goldstein in the Chair.

ROLL CALL

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

Councillor Dhaliwal (Remote Member) left the meeting at 3:11 p.m.

By General Consent, Commission suspended Section 78(2)(b) of Procedure Bylaw 35M2017 to the Call of the Chair.

Moved by Director Mahler

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 3:13 p.m. in the Engineering Traditions Committee Room, to discuss confidential matters with respect to Item 9.1.1 Closed Session - Calgary Event Centre (Verbal), CPC2024-0571.

MOTION CARRIED

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

Councillor Carra (Remote Member) left the meeting at 3:56 p.m.

Councillor Dhaliwal (Remote Member) left the meeting at 4:13 p.m.

Councillor Dhaliwal (Remote Member) joined the meeting at 4:33 p.m.

Commission reconvened in public meeting at 4:47 p.m. with Manager Goldstein in the Chair.

ROLL CALL

Director Mahler, Councillor Dhaliwal, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Weber, and Manager Goldstein

Absent for Roll Call: Councillor Carra and Commissioner Campbell-Walters

Moved by Councillor Dhaliwal

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Calgary Event Centre (Verbal), CPC2024-0571

A confidential presentation was distributed with respect to Confidential Verbal Report CPC2024-0571.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report CPC2024-0571:

Clerks: C. Doi, B. Dufault, and J. Booth. Advice: D. Hamilton, G. Webster, S. LeBoutillier, M. Sydenham, D. Down, M. Bishoff, R. McMahon, S. Jones, and S. Lockwood.

Moved by Commissioner Weber

That with respect to Confidential Verbal Report CPC2024-0571, 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 2024 November 14.

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Gordon

That this meeting adjourn at 4:49 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

- Policy and Land Use Amendment in Beltline (Ward 8) 215 – 14 Avenue SW, LOC2023-0392, CPC2024-0431

- Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9 Avenue SW, LOC2022-0228, CPC2024-0494

The following Items have been forwarded to the 2024 July 16 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Rosscarrock (Ward 8) at 4 Rossburn Crescent SW, LOC2024-0058, CPC2024-0495
- Land Use Amendment in Windsor Park (Ward 11) at 504 – 51 Avenue SW, LOC2023-0396, CPC2024-0122
- Land Use Amendment in Kingsland (Ward 11) at 8004 – 5 Street SW, LOC2023-0411, CPC2024-0548
- Land Use Amendment in Bowness (Ward 1) at 6435 – 33 Avenue NW, LOC2024-0015, CPC2024-0508
- Policy and Land Use Amendment in Montgomery (Ward 7) at 4840 – 20 Avenue NW, LOC2023-0353, CPC2024-0556
- Land Use Amendment in West Hillhurst (Ward 7) at 2002 Broadview Road NW, LOC2024-0039, CPC2024-0553
- Land Use Amendment in Inglewood (Ward 9) at Multiple Addresses, LOC2023-0198, CPC2024-0560
- Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW, LOC2023-0385, CPC2024-0406
- Land Use Amendment in Westwinds (Ward 5) at #400 – 4774 Westwinds Drive NE, LOC2023-0371, CPC2024-0355
- Land Use Amendment in Winston Heights/Mountview (Ward 4) at 407 and 413 – 27 Avenue NE, LOC2023-0377, CPC2024-0493

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 May 23 at 7:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY