



MINUTES

CALGARY PLANNING COMMISSION

**May 23, 2024, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Manager T. Goldstein, Chair
Director T. Mahler, Vice-Chair
Councillor G-C. Carra (Remote Participation)
Councillor R. Dhaliwal
Commissioner L. Campbell-Walters
Commissioner J. Gordon
Commissioner N. Hawryluk
Commissioner C. Pollen
Commissioner J. Weber
Councillor K. Penner (Remote Participation)

ABSENT: Commissioner S. Small

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

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 Pollen, Commissioner Weber, and Manager Goldstein

Absent from Roll Call: 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 today's meeting be amended by moving Item 7.2.8 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1301 and 1305 – 37 Street SE, LOC2024-0025, CPC2024-0530, onto the Consent Agenda.

MOTION CARRIED

Moved by Director Mahler

That the Agenda for the 2024 May 23 Calgary Planning Commission be confirmed, **as amended.**

MOTION CARRIED

3.1 **DECLARATIONS - CONFLICT OF INTEREST**

Commissioner Weber declared a conflict of interest with respect to Items 7.1.1, 7.2.1 and 7.2.2.

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 May 09

Moved by Commissioner Campbell-Walters

That the Minutes of the 2024 May 09 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 Richmond (Ward 8) at 3211 – 25 Street SW, LOC2024-0035, CPC2024-0600

5.3 Land Use Amendment in Glendale (Ward 6) at 2627 Granville Street SW, LOC2024-0036, CPC2024-0547

5.4 Land Use Amendment in Capitol Hill (Ward 7) at 1436 – 22 Avenue NW, LOC2024-0065, CPC2024-0609

5.5 Land Use Amendment in Mount Pleasant (Ward 7) at 502 – 21 Avenue NW, LOC2024-0068, CPC2024-0632

5.6 Policy and Land Use Amendment in Montgomery (Ward 7) at 4603 – 22 Avenue NW, LOC2023-0267, CPC2024-0597

7.2.8 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1301 and 1305 – 37 Street SE, LOC2024-0025, CPC2024-0530

For: (8): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, 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 Beltline (Ward 8) at 1108 – 4 Street SW, DP2023-05777, CPC2024-0332

Commissioner Weber declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0332.

Commissioner Weber left the Council Chamber at 1:07 p.m. and returned at 1:53 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2024-0332:

- Revised Attachment 1; and
- A presentation entitled "DP2023-05777 / CPC2024-0332 Development Permit Application".

Jacob Lackman, Dave White, and Zach Hoefs (applicants) answered questions of Commission with respect to Report CPC2024-0332.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0332, the following be approved:

That Calgary Planning Commission APPROVE Development Permit DP2023-05777 for a New: Multi-Residential Development and Retail and Consumer Service (1 building) at 1108 – 4 Street SW (Plan C, Block 84, Lots 1 to 7), with conditions (Attachment 2).

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

MOTION CARRIED

Commission returned to this Item following Item 7.1.2 to note the following clerical correction:

A clerical correction was noted on page 3 of Revised Attachment 1 of Report CPC2024-0332, in the Land Use Section, third paragraph, first sentence, by deleting the words "The FAR of the proposed development

is 9.85” and replacing with the words “The FAR of the proposed Development is 9.81.”

Commission then dealt with Item 7.2.1.

7.1.2 Development Permit in Hillhurst (Ward 7) at 321 – 10 Street NW, DP2023-05567, CPC2024-0486

The following documents were distributed with respect to Report CPC2024-0486:

- Revised Attachment 1; and
- A presentation entitled "DP2023-05567 Development Proposal".

Councillor Carra (Remote Member) left the meeting at 2:09 p.m.

Daren Blair and Bruce McKenzie (applicants) answered questions of Commission with respect to Report CPC2024-0486.

Moved by Commissioner Weber

That with respect to Report CPC2024-0486, the following be approved:

That Calgary Planning Commission approve Development Permit DP2023-05567 for a New Dwelling Unit, Retail and Consumer Service (1 building), Sign - Class B (Fascia Sign - 3) at 321 – 10 Street NW (Plan 5609J, Block J, Lots 21 to 24), with conditions (Attachment 2).

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

MOTION CARRIED

Commission then returned to Item 7.1.1. to note a clerical correction.

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Walden (Ward 14) at 20200 Walden Boulevard SE, LOC2024-0007, CPC2024-0613

This Item was dealt with following the clerical correction to Item 7.1.1.

Commissioner Weber declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2024-0613 and CPC2024-0578.

Commissioner Weber left the Council Chamber at 2:00 p.m. and returned at 3:09 p.m. after the vote was declared.

A presentation entitled "LOC2024-0007 Land Use Amendment" was distributed with respect to Report CPC2024-0613.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0613, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 2.06 hectares ± (5.09 acres ±) located at 20200 Walden Boulevard SE (Plan 1911279, Block 1, Lot 14) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

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

MOTION CARRIED

7.2.2 Policy and Land Use Amendment in Rangeview (Ward 12) at 19019 – 88 Street SE, LOC2023-0205, CPC2024-0578

Commissioner Weber declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2024-0613 and CPC2024-0578.

Commissioner Weber left the Council Chamber at 2:00 p.m. and returned at 3:09 p.m. after the vote was declared.

A presentation entitled "LOC2023-0205 Policy & Land Use Amendment" was distributed with respect to Report CPC2024-0578.

Moved by Commissioner Gordon

That with respect to Report CPC2024-0578, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Rangeview Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 2.06 hectares ± (5.06 acres ±) located at 19019 – 88 Street SE (Portion of the S1/2 Section 23-22-29-4) from Mixed Use – Active Frontage (MU-2) District and Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District, Multi-Residential – Medium Profile (M-2) District and Multi-Residential – Low Profile (M-1) District.

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

MOTION CARRIED

7.2.3 Policy and Land Use Amendment in Riverbend (Ward 11) at multiple addresses, LOC2023-0379, CPC2024-0392

By General Consent, Commission modified the afternoon recess to begin following the conclusion of Item 7.2.3.

A presentation entitled "LOC2023-0379 / CPC2024-0392 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0392.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0392, the following be approved:

That Calgary Planning Commission Recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Barlow Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 7.00 hectares \pm (17.30 acres \pm) located at 2445 – 96 Avenue SE and 9577 – 23 Street SE (Plan 1312735, Block 39, Lot 9; Plan 1413203, Block 39, Lot 15) from Direct Control (DC) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

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

MOTION CARRIED

Commission recessed at 3:25 p.m. and reconvened at 3:45 p.m. with Manager Goldstein in the Chair.

ROLL CALL

Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Weber, Manager Goldstein, and Councillor Penner

Absent from Roll Call: Director Mahler, Councillor Carra, and Commissioner Small

7.2.4 Outline Plan, Policy Amendment, Road Closure and Land Use Amendment in Riverbend (Ward 11) at multiple addresses, LOC2023-0031, CPC2024-0545

The following documents were distributed with respect to Report CPC2024-0545:

- Revised Cover Report; and
- A presentation entitled "LOC2023-0031 / CPC2024-0545 Outline Plan, Road Closure, Land Use Amendment & Policy Amendment".

Moved by Commissioner Gordon

That with respect to **Revised** Report CPC2024-0545, the following be approved:

1. That Attachment 3 be amended to delete Condition of Approval 33 and renumber the subsequent conditions accordingly.

2. That Attachment 7 be amended to remove the annotation "Transit and Emergency Access Only".

For: (4): Director Mahler, Commissioner Gordon, Commissioner Pollen, and Commissioner Weber

Against: (3): Councillor Dhaliwal, Commissioner Campbell-Walters, and Commissioner Hawryluk

MOTION CARRIED

Moved by Commissioner Campbell-Walters

That with respect to **Revised** Report CPC2024-0545, the following be approved, **as amended**:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 156 Rivercrest Crescent SE, 2437, 2505, 2509, 2513, 2517, 2521, 2525, 2529, and 2533 – 83 Avenue SE, 2508, 2512, 2516, 2520, 2524, 2528 and 2532 – 84 Avenue SE, 2501, 2502, 2509, 2513, 2517, 2521, 2525, 2529 and 2533 – 84 Avenue SE, 2506, 2510, 2514, 2518, 2522 and 2534 – 85 Avenue SE, 2515 and 2527 – 85 Avenue SE, 2612, 2620 and 2636 – 86 Avenue SE, 8301, 8307, 8309, 8311, 8315 and 8319 – 24 Street SE, 8401, 8411, 8417, 8841 and 8993 – 24 Street SE, Plan 7700AN, Block 25, Lots 23 and 24; Plan 7700AN, Block 25, Lots 19 to 22; Plan 375AM, Block 28, Lots 29 to 46; Plan 375AM, Block 28, Lots 11 to 28; Plan 375AM, Block 33, Lots 29 to 46; Plan 375AM, Block 33, Lots 11 to 28; Plan 375AM, Block 34, Lots 29 to 42; Plan 375AM, Block 34, Lots 11 to 28; Plan 375AM, Block 28, Lots 1 to 10; Plan 375AM, Block 33, Lots 1 to 10; Plan 9112315, Block 3, Lot 29PUL; Plan 9111367, Block 1, Lot 41PUL) to subdivide 5.66 hectares \pm (14.01 acres \pm), with conditions (**Amended** Attachment 3).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the proposed closure of 2.26 hectares \pm (5.60 acres \pm) of road (Plan 2311773, Area 'A' and Area 'B') west of 24 Street SE and south of Glenmore Trail SE, with conditions (Attachment 4);

3. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 5); and

4. Give three readings to the proposed bylaw for the redesignation of **5.66 hectares \pm (13.99 acres \pm)** located at 156 Rivercrest Crescent SE, 2437, 2505, 2509, 2513, 2517, 2521, 2525, 2529 and 2533 – 83 Avenue SE, 2508, 2512, 2516, 2520, 2524, 2528 and 2532 – 84 Avenue SE, 2501, 2502, 2509, 2513, 2517, 2521, 2525, 2529 and 2533 – 84 Avenue SE, 2506, 2510, 2514, 2518, 2522 and 2534 – 85 Avenue SE, 2515 and 2527 – 85 Avenue SE, 2612, 2620 and 2636 – 86 Avenue SE, 8301, 8307, 8309, 8311, 8315 and 8319 – 24 Street SE, 8401, 8411, 8417, 8841 and

8993 – 24 Street SE and the closed road (Plan 7700AN, Block 25, Lots 23 and 24; Plan 7700AN, Block 25, Lots 19 to 22; Plan 375AM, Block 28, Lots 29 to 46; Plan 375AM, Block 28, Lots 11 to 28; Plan 375AM, Block 33, Lots 29 to 46; Plan 375AM, Block 33, Lots 11 to 28; Plan 375AM, Block 34, Lots 29 to 42; Plan 375AM, Block 34, Lots 11 to 28; Plan 375AM, Block 28, Lots 1 to 10; Plan 375AM, Block 33, Lots 1 to 10; Plan 9112315, Block 3, Lot 29PUL; Plan 9111367, Block 1, Lot 41PUL; Plan 2311773, Area 'A' and Area 'B') from Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Multi-Residential – Contextual Grade-Oriented (M-CGd44) District, Multi-Residential – Contextual Grade-Oriented (M-CGd50) District and Undesignated Road Right-of-Way to Residential – Grade-Oriented Infill (R-CG) District, Mixed Use – General (MU-1f2.0h16) District, Mixed Use – General (MU-1f2.0h22) District, Mixed Use – General (MU-1f2.5h22) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

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

MOTION CARRIED

Councillor Penner (Remote Member) left the meeting at 4:37 p.m.

- 7.2.5 Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 4717 and 5005 – 144 Avenue NE, LOC2022-0229, CPC2024-0356

A presentation entitled "LOC2022-0229 Land Use Amendment" was distributed with respect to Report CPC2024-0356.

Moved by Councillor Dhaliwal

That with respect to Report CPC2024-0356, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 16.30 hectares ± (40.27 acres ±) located at 4717 and 5005 – 144 Avenue NE (Plan 7610456, Blocks A and B) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Outdoor (IO) District.

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

MOTION CARRIED

- 7.2.6 Policy and Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2024-0033, CPC2024-0583

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0583, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 2352, 2356 and 2364 Capitol Hill Crescent NW (Plan 9110GI, Block 3, Lots 13 to 16) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to accommodate a mixed use development, with guidelines (Attachment 3).

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

MOTION CARRIED

- 7.2.7 Land Use Amendment in Saddle Ridge (Ward 5) at 1000, 4715 – 88 Avenue NE, LOC2023-0397, CPC2024-0523

Moved by Commissioner Gordon

That with respect to Report CPC2024-0523, 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 (0.95 acres \pm) located at #1000, 4715 – 88 Avenue NE (Condominium Plan 2312116, Units 3 to 38) from Commercial – Neighbourhood 1 (C-N1) District to Commercial – Community 1 (C-C1) District.

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

MOTION CARRIED

- 7.2.8 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1301 and 1305 – 37 Street SE, LOC2024-0025, CPC2024-0530

This Item was dealt with at the Consent Agenda.

- 7.2.9 Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 3413 – 84 Street NE, LOC2023-0060, CPC2024-0628

A Revised Attachment 3 was distributed with respect to Report CPC2024-0628.

Moved by Commissioner Weber

That with respect to Report CPC2024-0628, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 11.33 hectares ± (27.99 acres ±) at 3413 – 84 Street NE (Plan 9110390, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, 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 4:54 p.m.

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 Richmond (Ward 8) at 3211 – 25 Street SW, LOC2024-0035, CPC2024-0600
- Land Use Amendment in Glendale (Ward 6) at 2627 Granville Street SW, LOC2024-0036, CPC2024-0547
- Land Use Amendment in Capitol Hill (Ward 7) at 1436 – 22 Avenue NW, LOC2024-0065, CPC2024-0609

- Land Use Amendment in Mount Pleasant (Ward 7) at 502 – 21 Avenue NW, LOC2024-0068, CPC2024-0632
- Policy and Land Use Amendment in Montgomery (Ward 7) at 4603 – 22 Avenue NW, LOC2023-0267, CPC2024-0597
- Land Use Amendment in Walden (Ward 14) at 20200 Walden Boulevard SE, LOC2024-0007, CPC2024-0613
- Policy and Land Use Amendment in Rangeview (Ward 12) at 19019 – 88 Street SE, LOC2023-0205, CPC2024-0578
- Policy and Land Use Amendment in Riverbend (Ward 11) at multiple addresses, LOC2023-0379, CPC2024-0392
- Outline Plan, Policy Amendment, Road Closure and Land Use Amendment in Riverbend (Ward 11) at multiple addresses, LOC2023-0031, CPC2024-0545
- Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 4717 and 5005 – 144 Avenue NE, LOC2022-0229, CPC2024-0356
- Policy and Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2024-0033, CPC2024-0583
- Land Use Amendment in Saddle Ridge (Ward 5) at 1000, 4715 – 88 Avenue NE, LOC2023-0397, CPC2024-0523
- Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1301 and 1305 – 37 Street SE, LOC2024-0025, CPC2024-0530
- Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 3413 – 84 Street NE, LOC2023-0060, CPC2024-0628

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 June 06 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY