



MINUTES

CALGARY PLANNING COMMISSION

**June 20, 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 (Partial Remote Participation)
Commissioner L. Campbell-Walters
Commissioner J. Gordon
Commissioner N. Hawryluk
Commissioner C. Pollen
Commissioner S. Small
Councillor T. Wong (Remote Participation)

ABSENT: Commissioner J. Weber

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

1. CALL TO ORDER

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

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

Absent from Roll Call: Commissioner Weber

2. OPENING REMARKS

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for the 2024 June 20 Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 **DECLARATIONS - CONFLICT OF INTEREST**

Commissioner Gordon declared a conflict of interest with respect to Item 7.2.2.

Commissioner Small declared a conflict of interest with respect to Item 7.2.5.

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 June 6

Moved by Commissioner Hawryluk

That the Minutes of the 2024 June 06 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. **CONSENT AGENDA**

Moved by Commissioner Campbell-Walters

That the Consent Agenda be approved, as follows, **as corrected**:

5.1 **DEFERRALS AND PROCEDURAL REQUESTS**

5.1.1 Procedural Request - Change the location of the 2024 August 01 and 2024 August 15 Calgary Planning Commission Meetings from Council Chambers to the Engineering Traditions Committee Room, CPC2024-0759

5.2 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3003 – 27 Street SW, LOC2024-0060, CPC2024-0662

5.3 Land Use Amendment in Glenbrook (Ward 6) at 2712 – 45 Street SW, LOC2024-0087, CPC2024-0705

Revised Attachment 1 was distributed with respect to Report CPC2024-0705.

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

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 Amendment, Land Use Amendment and Outline Plan in Alpine Park (Ward 13) at multiple addresses, LOC2022-0225, CPC2024-0683

A presentation entitled "LOC2022-0225 / CPC2024-0683 Outline Plan, Policy Amendment, and Land Use Amendment" was distributed with respect to Report CPC2024-0683.

David Symes, Ian Meredith, and Tara Steell (applicants) addressed Commission with respect to Report CPC2024-0683.

Moved by Commissioner Small

That with respect to Report CPC2024-0683, the following be approved:

That Calgary Planning Commission amend Attachment 2 by deleting conditions of approval #1 and #52 and renumbering the remaining conditions accordingly.

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

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

MOTION DEFEATED

Moved by Commissioner Gordon

That with respect to Report CPC2024-0683, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0683) to the 2024 July 16 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 15350, 15620, 15717 and 16028 – 37 Street SW (Portion of NW1/4 Section 31-22-1-5; Legal Subdivision 5, Section 31-22-1-5; Portion of SE1/4 Section 36-22-2-5; Legal Subdivision 3,4, and 6, Section 31-22-1-5) to subdivide 62.47 hectares ± (154.37 acres ±) with conditions (Attachment 2);

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Providence Area Structure Plan (Attachment 8); and
4. Give three readings to the proposed bylaw for the redesignation of 22.30 hectares ± (55.10 acres ±) located at 15350, 15620, 15717 and 16028 – 37 Street SW (Portion of NW1/4 Section 31-22-1-5;

Legal Subdivision 5, Section 31-22-1-5; Portion of SE1/4 Section 36-22-2-5; Legal Subdivision 3,4, and 6, Section 31-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District to Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 9).

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

MOTION CARRIED

7.2.2 Land Use Amendment in Acadia (Ward 11) at 8330 Macleod Trail SE, LOC2023-0163, CPC2024-0639

Commissioner Gordon declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0639.

Commissioner Gordon left the meeting at 2:21 p.m. and returned at 2:38 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2024-0639:

- Revised Attachment 1; and
- A presentation entitled “LOC2023-0163 Land Use Amendment”.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0639, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0639) to the 2024 July 16 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.80 hectares ± (4.45 acres ±) located at 8330 Macleod Trail SE (Plan 8311110, Lot A) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Mixed Used – General (MU-1f6.0h95) District and Mixed Used – General (MU-1f4.0h36) District.

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

MOTION CARRIED

7.2.3 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2440 – 37 Street SW, LOC2023-0391, CPC2024-0456

A presentation entitled “LOC2023-0391 / CPC2024-0456 Land Use Amendment” was distributed with respect to Report CPC2024-0456.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0456, 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 2440 – 37 Street SW (Plan 4367X, Block 11E, Lots 39 and 40) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial – Neighbourhood 1 (C-N1) District.

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

MOTION CARRIED

7.2.4 Land Use Amendment in Capitol Hill (Ward 7) at 1134 – 20 Avenue NW, LOC2024-0032, CPC2024-0664

A presentation entitled “LOC2024-0032 / CPC2024-0664 Land Use Amendment” was distributed with respect to Report CPC2024-0664.

Councillor Wong (Remote Member) joined the meeting at 2:49 p.m.

Mark Greenhalgh (applicant) addressed Commission with respect to Report CPC2024-0664.

By General Consent, Commission modified the afternoon recess to begin following the conclusion of Item 7.2.4.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0664, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0664) to the 2024 July 16 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 1134 – 20 Avenue NW (Plan 3150P, Block 22, Lot 17) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate limited commercial uses, with guidelines (Attachment 2).

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

Against: (1): **Councillor Carra**

MOTION CARRIED

By General Consent, pursuant to Section 121 of the Procedure Bylaw 35M2017, Commission granted Councillor Carra's request to change his vote from "For" to "Against".

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0651.

Commissioner Small left the meeting at 3:20 p.m. and did not return.

Commission recessed at 3:20 p.m. and reconvened at 3:49 p.m. with Vice-Chair Mahler in the Chair.

ROLL CALL

Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Councillor Wong, and Director Mahler

Absent from Roll Call: Councillor Carra, Commissioner Small, Commissioner Weber, and A/Director Goldstein

7.2.5 Policy and Land Use Amendment in Sunnyside (Ward 7) at 1020 – 2 Avenue NW, LOC2024-0030, CPC2024-0651

A presentation entitled "LOC2024-0030 / CPC2024-0651 Land Use Amendment" was distributed with respect to Report CPC2024-0651.

Brian Horton and Jaydan Tait (applicants) addressed Commission with respect to Report CPC2024-0651.

Councillor Dhaliwal (Remote Member) left the meeting at 4:09 p.m.

Councillor Dhaliwal (Remote Member) joined the meeting at 4:10 p.m.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0651, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0651) to the 2024 July 16 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares \pm (0.89 acres \pm) located at 1020 – 2 Avenue NW (Plan 8610964, Block 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

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

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 Hawryluk

That this meeting adjourn at 4:27 p.m.

MOTION CARRIED

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

- Policy Amendment, Land Use Amendment and Outline Plan in Alpine Park (Ward 13) at multiple addresses, LOC2022-0225, CPC2024-0683
- Land Use Amendment in Acadia (Ward 11) at 8330 Macleod Trail SE, LOC2023-0163, CPC2024-0639
- Land Use Amendment in Capitol Hill (Ward 7) at 1134 – 20 Avenue NW, LOC2024-0032, CPC2024-0664
- Policy and Land Use Amendment in Sunnyside (Ward 7) at 1020 – 2 Avenue NW, LOC2024-0030, CPC2024-0651

The following Items have been forwarded to the 2024 September 10 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3003 – 27 Street SW, LOC2024-0060, CPC2024-0662
- Land Use Amendment in Glenbrook (Ward 6) at 2712 – 45 Street SW, LOC2024-0087, CPC2024-0705
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2440 – 37 Street SW, LOC2023-0391, CPC2024-0456

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 July 4 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY