



MINUTES

CALGARY PLANNING COMMISSION

**June 6, 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
Commissioner L. Campbell-Walters
Commissioner N. Hawryluk
Commissioner S. Small
Commissioner J. Weber

ABSENT: Commissioner J. Gordon
Commissioner C. Pollen

ALSO PRESENT: A/Principal Planner S. Jones
CPC Secretary C. Doi
Legislative Advisor K. Ricketts

1. CALL TO ORDER

A/Director Goldstein called the meeting to order at 1:00 p.m.

ROLL CALL

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

Absent from Roll Call: Commissioner Gordon and Commissioner Pollen.

2. OPENING REMARKS

A/Director Goldstein recognized 2024 June 6 as the 80th Anniversary of D-Day.

A/Director Goldstein provided a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for the 2024 June 6 Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Small declared a conflict of interest with respect to Items 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 23

Moved by Commissioner Small

That the Minutes of the 2024 May 23 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Hawryluk

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

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral of CPC2023-1263 to return to Calgary Planning Commission by 2024 September 31, CPC2024-0689

5.1.2 Procedural Request – Schedule a Calgary Planning Commission meeting on 2024 June 13 at 2:00pm, CPC2024-0702

5.2 Land Use Amendment in Glendale (Ward 6) at 4115 – 26 Avenue SW, LOC2024-0079, CPC2024-0676

5.3 Land Use Amendment in North Glenmore Park (Ward 11) at 2139 – 54 Avenue SW, LOC2024-0078, CPC2024-0672

5.4 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 35 Street SW, LOC2024-0055, CPC2024-0604

Revised Attachment 1 was distributed with respect to Report CPC2024-0604.

5.6 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3004 – 28 Street SW, LOC2024-0072, CPC2024-0499

5.7 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 31 Street SW, LOC2022-0062, CPC2023-0769

- 5.8 Land Use Amendment in Bowness (Ward 1) at 7348 – 34 Avenue NW, LOC2024-0053, CPC2024-0586
- 5.9 Land Use Amendment in Bowness (Ward 1) at 4648 and 4652 – 83 Street NW, LOC2024-0059, CPC2024-0656
- 5.10 Land Use Amendment in Highland Park (Ward 4) at 3910 Centre B Street NW, LOC2024-0069, CPC2024-0657
- 5.11 Land Use Amendment in Highland Park (Ward 4) at 440 – 32 Avenue NW, LOC2024-0083, CPC2024-0590
- 5.12 Land Use Amendment in Bowness (Ward 1) at 3313 – 77 Street NW, LOC2024-0073, CPC2024-0627

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

MOTION CARRIED

- 5.5 Land Use Amendment in North Glenmore Park (Ward 11) at 134 Lissington Drive SW, LOC2024-0091, CPC2024-0686

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0686, 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 134 Lissington Drive SW (Plan 3057HP, Block 12, Lot 45) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (7): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Hawryluk, 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 Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2023-0388, CPC2024-0614

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2024-0614 and CPC2024-0616.

Commissioner Small left the meeting at 1:09 p.m. and returned at 1:34 p.m. after the vote was declared.

A presentation entitled "LOC2023-0388 Land Use Amendment" was distributed with respect to Report CPC2024-0614.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2024-0614, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 6.20 hectares ± (15.31 acres ±) at 7955, 8181 and 8259 – 17 Avenue SW (Plan 2747HB, Block 31; Plan 3056AC, Blocks 15 and 16) from Commercial – Community 2 f1.0h20 (C-C2f1.0h20) District and Direct Control (DC) District to Mixed Use – General (MU-1f4.0h45) District and Mixed Use – General (MU-1 f4.0h25) District.

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

MOTION CARRIED

7.2.2 Outline Plan, Policy and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2023-0212, CPC2024-0616

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2024-0614 and CPC2024-0616.

Commissioner Small left the meeting at 1:09 p.m. and returned at 1:34 p.m. after the vote was declared.

A presentation entitled "LOC2023-0212 Outline Plan, Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0616.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0616, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2230 and 2231 – 81 Street SW

(Plan 3056AC, Blocks 7 and 24) to subdivide 3.60 hectares ± (8.89 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Springbank Hill Area Structure Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 3.85 hectares ± (9.52 acres ±) located at 2230 and 2231 – 81 Street SW (Plan 3056AC, Blocks 7 and 24) from Direct Control (DC) District to Multi-Residential – At Grade Housing (M-Gd65) District, Residential – Low Density Multiple Dwelling (R-2M) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

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

MOTION CARRIED

7.2.3 Road Closure and Land Use Amendment in Osprey Hill (Ward 1) at 221 – 101 Street SW, LOC2023-0241, CPC2024-0629

A presentation entitled "LOC2023-0241 Road Closure & Land Use Amendment" was distributed with respect to Report CPC2024-0629.

Moved by Commissioner Small

That with respect to Report CPC2024-0629, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.23 hectares ± (0.57 acres ±) of road (Plan 2410986, Area 'A', 'B', 'C', 'D', 'E', 'F' and 'G'), adjacent to 221 – 101 Street SW, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.82 hectares ± (4.50 acres ±) located at 221 – 101 Street SW and the closed road (Portion of Plan 7911036, Block 1; Plan 2410986, Areas 'A', 'B', 'C', 'D', 'E', 'F' and 'G') from Special Purpose – City and Regional Infrastructure (S-CRI) District, Residential – Low Density Mixed Housing (R-G) District and Undesignated Road Right-of-Way to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District and Multi-Residential – Medium Profile (M-2) District.

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

MOTION CARRIED

7.2.4 Outline Plan and Land Use Amendment in Rangeview (Ward 12) at multiple addresses, LOC2022-0186, CPC2024-0666

The following documents were distributed with respect to Revised Report CPC2024-0666:

- Revised Cover Report;
- Revised Attachment 1; and
- A presentation entitled "LOC2022-0186 Outline Plan and Land Use Amendment".

Moved by Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-0666, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at **19555 and 20405 – 88 Street SE and 19610 and 20706 – 72 Street SE** (Portion of NE1/4 Section 14-22-29-4; Portion of SE1/4 Section 14-22-29-4; **Portion of SW1/4 Section 14-22-29-4; Portion of NW1/4 Section 14-22-29-4**) to subdivide 129.90 ± hectares (320.99 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 129.77 hectares ± (320.68 acres ±) located at **19555 and 20405 – 88 Street SE and 19610 and 20706 – 72 Street SE** (Portion of NE1/4 Section 14-22-29-4; Portion of SE1/4 Section 14-22-29-4; **Portion of SW1/4 Section 14-22-29-4; Portion of NW1/4 Section 14-22-29-4**) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Low Rise (M-H1) District, Commercial – Community 1 (C-C1) District, Mixed Use – General (MU-1f3.0h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2023-0369, CPC2024-0533

A presentation entitled "LOC2023-0369 Land Use Amendment" was distributed with respect to Report CPC2024-0533.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2024-0533, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.24 hectares ± (3.06 acres ±) located at 5112 and 5124 – 85 Avenue NE and 8657 and 8772 – 48 Street NE (Plan 1211515, Block 35, Lots 1, 3 and 4; Plan 121515, Block 36, Lot 1) from Commercial – Corridor 1 f5.0h30 (C-COR1f5.0h30) District and Multi-Residential – High Density Medium Rise (M-H2d321) District to Multi-Residential – Low Profile (M-1) District.

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

Against: (1): Commissioner Small

MOTION CARRIED

7.2.6 Land Use Amendment in Franklin (Ward 10) at 999 – 36 Street NE, LOC2024-0121, CPC2024-0668

A presentation entitled "LOC2024-0121 Land Use Amendment" was distributed with respect to Report CPC2024-0668.

Moved by Commissioner Weber

That with respect to Report CPC2024-0668, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 5.05 hectares ± (12.47 acres ±) located at 999 – 36 Street NE (Plan 7410806, Block 10) from Commercial – Community 2 f0.38h18 (C-C2f0.38h18) District to Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District.

For: (5): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Small, and Commissioner Weber

Against: (2): Councillor Carra, and Commissioner Hawryluk

MOTION CARRIED

7.2.7 Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2023-0244, CPC2024-0621

By General Consent, Committee modified the afternoon recess to begin following the completion of Item 7.2.7.

A presentation entitled "LOC2023-0244 / CPC2024-0621 Land Use Amendment" was distributed with respect to Report CPC2024-0621.

Zach Hoefs (applicant) answered questions of Commission with respect to Report CPC2024-0621.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0621, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 405, 407, 411 and 415 – 19 Street NW (Plan 2554AC, Block 21, Lots 8, 9 and 10; Plan 8942GB, Block 21, Lots 2, 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (6): Director Mahler, Councillor Garra, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Small, and Commissioner Weber

Against: (1): Councillor Dhaliwal

MOTION CARRIED

7.2.8 Land Use Amendment in Westwinds (Ward 5) at 3633 Westwinds Drive NE, LOC2023-0357, CPC2024-0679

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Commission suspended Section 78(2)(b) of the Procedure Bylaw to forego the afternoon recess to complete the Agenda.

A presentation entitled "LOC2023-0357 Land Use Amendment" was distributed with respect to Report CPC2024-0679.

Jim Mackey (applicant) answered questions of Commission with respect to Report CPC2024-0679.

Moved by Commissioner Small

That with respect to Report CPC2024-0679, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.54 hectares \pm (3.83 acres \pm) located at 3633 Westwinds Drive NE (Portion of Plan

0412252, Block 6, Lot 4) from Commercial – Regional 1 f0.2 (C-R1 f0.2) District to Multi-Residential – Medium Profile (M-2) District.

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

Against: (1): Councillor Dhaliwal

MOTION CARRIED

7.2.9 Policy and Land Use Amendment in Montgomery (Ward 7) at 4440 – 20 Avenue NW, LOC2024-0040, CPC2024-0611

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0611, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) at 4440 – 20 Avenue NW (Plan 4994GI, Block 43, Lot 9) from Direct Control (DC) District to Housing – Grade-Oriented (H-GO) District.

For: (7): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Hawryluk, 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 3:54 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

- Land Use Amendment in Glendale (Ward 6) at 4115 – 26 Avenue SW, LOC2024-0079, CPC2024-0676
- Land Use Amendment in North Glenmore Park (Ward 11) at 2139 – 54 Avenue SW, LOC2024-0078, CPC2024-0672
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 35 Street SW, LOC2024-0055, CPC2024-0604
- Land Use Amendment in North Glenmore Park (Ward 11) at 134 Lissington Drive SW, LOC2024-0091, CPC2024-0686
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3004 – 28 Street SW, LOC2024-0072, CPC2024-0499
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 31 Street SW, LOC2022-0062, CPC2023-0769
- Land Use Amendment in Bowness (Ward 1) at 7348 – 34 Avenue NW, LOC2024-0053, CPC2024-0586
- Land Use Amendment in Bowness (Ward 1) at 4648 and 4652 – 83 Street NW, LOC2024-0059, CPC2024-0656
- Land Use Amendment in Highland Park (Ward 4) at 3910 Centre B Street NW, LOC2024-0069, CPC2024-0657
- Land Use Amendment in Highland Park (Ward 4) at 440 – 32 Avenue NW, LOC2024-0083, CPC2024-0590
- Land Use Amendment in Bowness (Ward 1) at 3313 – 77 Street NW, LOC2024-0073, CPC2024-0627
- Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2023-0388, CPC2024-0614
- Outline Plan, Policy and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2023-0212, CPC2024-0616

- Road Closure and Land Use Amendment in Osprey Hill (Ward 1) at 221 – 101 Street SW, LOC2023-0241, CPC2024-0629
- Outline Plan and Land Use Amendment in Rangeview (Ward 12) at multiple addresses, LOC2022-0186, CPC2024-0666
- Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2023-0369, CPC2024-0533
- Land Use Amendment in Franklin (Ward 10) at 999 – 36 Street NE, LOC2024-0121, CPC2024-0668
- Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2023-0244, CPC2024-0621
- Land Use Amendment in Westwinds (Ward 5) at 3633 Westwinds Drive NE, LOC2023-0357, CPC2024-0679
- Policy and Land Use Amendment in Montgomery (Ward 7) at 4440 – 20 Avenue NW, LOC2024-0040, CPC2024-0611

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 June 13 at 2:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY