



MINUTES

CALGARY PLANNING COMMISSION

**July 18, 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 J. Gordon
Commissioner C. Pollen
Commissioner S. Small (Remote Participation)

ABSENT: Commissioner N. Hawryluk
Commissioner J. Weber

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

1. CALL TO ORDER

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

ROLL CALL

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

Absent from Roll Call: Commissioner Hawryluk, Commissioner Small, and Commissioner Weber

2. OPENING REMARKS

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Pollen

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

- 7.2.2 Land Use Amendment in Marlborough (Ward 10) at 5255 Marlborough Drive NE, LOC2023-0273, CPC2024-0795
- 7.2.3 Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13 Avenue SW, LOC2024-0050, CPC2024-0802

MOTION CARRIED

Moved by Director Mahler

That the Agenda for the 2024 July 18 Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 July 4

Moved by Commissioner Gordon

That the Minutes of the 2024 July 4 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 corrected**:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Policy Amendment in Montgomery (Ward 7) at 2108 Home Road NW, LOC2023-0327, CPC2024-0811

5.3 Policy Amendment in Montgomery (Ward 7) at 4932 – 21 Avenue NW, LOC2024-0090, CPC2024-0777

5.4 Policy Amendment in Montgomery (Ward 7) at 4423 – 22 Avenue NW, LOC2023-0325, CPC2024-0810

5.5 Road Closure and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) adjacent to 1002 – 17 Street NW, LOC2024-0022, CPC2024-0798

- 5.6 Land Use Amendment in Highland Park (Ward 4) at multiple properties, LOC2024-0099, CPC2024-0830
- 5.7 Road Closure in Beltline (Ward 8) at multiple addresses, LOC2024-0081, CPC2024-0775
- 5.8 Road Closure in Beltline (Ward 8) at 519 – 12 Avenue SE, LOC2024-0085, CPC2024-0796
- 5.9 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3207 – 29 Street SW, LOC2024-0101, CPC2024-0684
- 5.10 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3216 – 30 Street SW, LOC2023-0078, CPC2024-0709
- 5.11 Street Names in Alpine Park (Ward 13), SN2024-0002, CPC2024-0834
- 7.2.2 Land Use Amendment in Marlborough (Ward 10) at 5255 Marlborough Drive NE, LOC2023-0273, CPC2024-0795
- 7.2.3 Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13 Avenue SW, LOC2024-0050, CPC2024-0802, **as corrected**

A clerical correction was noted in the Recommendation box in Report CPC2024-0802, in Recommendation 2, by deleting the word "Street" and by substituting with the word "Avenue".

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

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 Bridgeland/Riverside (Ward 9) at 35 – 11A Street NE, LOC2024-0074, CPC2024-0738

A presentation entitled "LOC2024-0074 Land Use Amendment" was distributed with respect to Report CPC2024-0738.

Chair Goldstein introduced the Ghanaian-Canadian Association of Calgary.

Moved by Councillor Carra

That with respect to Report CPC2024-0738, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.4 acres \pm) located at 35 – 11A Street NE (Plan 2411141, Block 3, Lot 1) from Mixed Use – General (MU-1f4.0h50) District to Mixed Use – General (MU-1f4.6h52) District.

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

MOTION CARRIED

7.2.2 Land Use Amendment in Marlborough (Ward 10) at 5255 Marlborough Drive NE, LOC2023-0273, CPC2024-0795

This Item was dealt with at the Consent Agenda.

7.2.3 Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13 Avenue SW, LOC2024-0050, CPC2024-0802

This Item was dealt with at the Consent Agenda.

7.2.4 Policy and Land Use Amendment in Mission (Ward 8) at 206 – 26 Avenue SW, LOC2024-0094, CPC2024-0829

A presentation entitled "LOC2024-0094 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0829.

Boris Karn (applicant) answered questions of Commission with respect to Report CPC2024-0829.

Moved by Director Mahler

That with respect to Report CPC2024-0829, the following be approved, **after amendment.**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 206 – 26 Avenue **SW** (Plan B1, Block 51, Lot 22 and a portion of Lot 21) from Multi-Residential – High Density Medium Rise (M-H2) District to Multi-Residential – High Density High Rise (M-H3f8.5h56) District.

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

MOTION CARRIED

7.2.5 Policy and Land Use Amendment in Parkhill (Ward 8) at multiple addresses, LOC2023-0394, CPC2024-0774

A presentation entitled "LOC2023-0394 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0774.

Commissioner Small (Remote Member) joined the meeting at 1:54 p.m.

Hans Koppe (applicant) answered questions of Commission with respect to Report CPC2024-0774.

Moved by Director Mahler

That with respect to Report CPC2024-0774, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Parkhill/Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.24 hectares ± (0.59 acres ±) located at 3615, 3623 and 3627 Erlton Court SW (Plan 5793U, Block 7, Lots 42 to 49;) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

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

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 Campbell-Walters

That this meeting adjourn at 2:35 p.m.

MOTION CARRIED

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

CONSENT AGENDA

- Street Names in Alpine Park (Ward 13), SN2024-0002, CPC2024-0834

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment in Montgomery (Ward 7) at 2108 Home Road NW, LOC2023-0327, CPC2024-0811
- Policy Amendment in Montgomery (Ward 7) at 4932 – 21 Avenue NW, LOC2024-0090, CPC2024-0777
- Policy Amendment in Montgomery (Ward 7) at 4423 – 22 Avenue NW, LOC2023-0325, CPC2024-0810
- Road Closure and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) adjacent to 1002 – 17 Street NW, LOC2024-0022, CPC2024-0798
- Land Use Amendment in Highland Park (Ward 4) at multiple properties, LOC2024-0099, CPC2024-0830
- Road Closure in Beltline (Ward 8) at multiple addresses, LOC2024-0081, CPC2024-0775
- Road Closure in Beltline (Ward 8) at 519 – 12 Avenue SE, LOC2024-0085, CPC2024-0796
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3207 – 29 Street SW, LOC2024-0101, CPC2024-0684
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3216 – 30 Street SW, LOC2023-0078, CPC2024-0709
- Land Use Amendment in Bridgeland/Riverside (Ward 9) at 35 – 11A Street NE, LOC2024-0074, CPC2024-0738
- Land Use Amendment in Marlborough (Ward 10) at 5255 Marlborough Drive NE, LOC2023-0273, CPC2024-0795
- Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13 Avenue SW, LOC2024-0050, CPC2024-0802
- Policy and Land Use Amendment in Mission (Ward 8) at 206 – 26 Avenue SW, LOC2024-0094, CPC2024-0829

- Policy and Land Use Amendment in Parkhill (Ward 8) at multiple addresses, LOC2023-0394, CPC2024-0774

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 July 25 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED