



MINUTES

CALGARY PLANNING COMMISSION

**August 15, 2024, 1:00 PM
ENGINEERING TRADITIONS COMMITTEE ROOM**

PRESENT: Director T. Mahler, Chair
Director S. Fleming, Vice-Chair
Councillor R. Dhaliwal (Remote Participation)
Commissioner L. Campbell-Walters
Commissioner J. Gordon (Remote Participation)
Commissioner N. Hawryluk
Commissioner C. Pollen
Commissioner J. Weber

ABSENT: Councillor G-C. Carra (Personal)
Commissioner S. Small

ALSO PRESENT: A/Principal Planner S. Jones
Senior Legislative Advisor J. Palaschuk
Legislative Advisor B. Dufault

1. CALL TO ORDER

Director Mahler called the meeting to order at 1:00 p.m.

ROLL CALL

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

Absent from Roll Call: Councillor Carra and Commissioner Small

2. OPENING REMARKS

Director Mahler provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Fleming

That the Agenda for the 2024 August 15 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

Moved by Commissioner Pollen

That the following sets of Minutes be confirmed in an omnibus motion.

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 July 25
- 4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 August 1

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Campbell-Walters

That the Consent Agenda be approved, as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

- 5.2 Land Use Amendment in Parkdale (Ward 7) at 3528 – 3 Avenue NW, LOC2024-0136, CPC2024-0905

MOTION CARRIED

- 5.3 Land Use Amendment in Monterey Park (Ward 10) at 254 Saratoga Close NE, LOC2024-0122, CPC2024-0845

The following documents were distributed with respect to Report CPC2024-0845:

- A presentation entitled "LOC2024-0122 / CPC2024-0845 Land Use Amendment"; and
- Revised Attachment 1.

Moved by Commissioner Weber

That with respect to Report CPC2024-0845, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.04 hectares ± (0.10 acres ±) located at 254 Saratoga Close NE (Plan 9411515, Block 15, Lot 30) from

Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

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

MOTION CARRIED

5.4 Policy and Land Use Amendment in Richmond (Ward 8) at 2102 – 21 Avenue SW, LOC2024-0088, CPC2024-0780

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2024-0780, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2102 – 21 Avenue SW (Plan 8997GC, Block 11, Lot 1) from Residential – Grade Oriented (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

Against: (1): 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 1405 – 4 Street SW, DP2021-7019, CPC2024-0861

A presentation entitled "DP2021-7019 / CPC2024-0861 Development Proposal" was distributed with respect to Report CPC2024-0861.

Gavin Murphy and Geoff Heu (applicants) answered questions of Commission with respect to Report CPC2024-0861.

Moved by Commissioner Weber

That with respect to Report CPC2024-0861, that the following be approved:

That Calgary Planning Commission approve Development Permit (DP2021-7019) for a New: Dwelling Unit, Retail and Consumer Service (1 building) at 1405 – 4 Street SW (Plan A1, Block 106, Lots 16 to 23), with conditions (Attachment 2).

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

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses, LOC2024-0097, CPC2024-0934

A presentation entitled "LOC2024-0097 / CPC2024-0934 Land Use Amendment" was distributed with respect to Report CPC2024-0934.

Moved by Commissioner Gordon

That with respect to Report CPC2024-0934, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.71 acres ±) located at 123 and 151 – 4 Street NE and 455 – 1 Avenue NE (Condominium Plan 2410034, Units 1 to 3; Condominium Plan 2311203, Units 1 to 180; Condominium Plan 2311205, Units 1 to 40) from Direct Control (DC) District to Direct Control (DC) District to accommodate a liquor store within 300 metres of another liquor store (Attachment 2).

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

MOTION CARRIED

7.2.2 Land Use Amendment in Highland Park (Ward 4) at 3820 and 3824 Centre A Street NE, LOC2023-0259, CPC2024-0918

A presentation entitled "LOC2023-0259 / CPC2024-0918 Land Use Amendment" was distributed with respect to Report CPC2024-0918.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0918, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 3820 and 3824 Centre A Street NE (Plan 7330HA, Block 17, Lots 10 and 11) from Residential – Grade-Oriented

Infill (R-CG) District to Multi-Residential – Contextual Low Profile (M-C1) District.

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

MOTION CARRIED

7.2.3 Land Use Amendment in Tuxedo Park (Ward 7) at 121 and 125 – 32 Avenue NE, LOC2024-0026, CPC2024-0659

The following documents were distributed with respect to Report CPC2024-0659:

- A presentation entitled "LOC2024-0026 / CPC2024-0659 Land Use Amendment";
- Revised Cover Report;
- Revised Attachment 1; and
- Revised Attachment 4.

Moved by Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-0659, the following be approved:

That Calgary Planning Commission receive Attachment 4, Community Association Response, for the Corporate Record.

For: (4): Director Fleming, Councillor Dhaliwal, Commissioner Hawryluk, and Commissioner Weber

Against: (3): Commissioner Campbell-Walters, Commissioner Gordon, and Commissioner Pollen

MOTION CARRIED

Moved by Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-0659, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.13 hectares ± (0.32 acres ±) located at 121 and 125 – 32 Avenue NE (Plan 2617AG, Block 65, Lots 32 to 35) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd78) District.

For: (7): Director Fleming, 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 Commissioner Hawryluk

That this meeting adjourn at 2:54 p.m.

MOTION CARRIED

The following items have been forwarded to the 2024 October 8 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Parkdale (Ward 7) at 3528 – 3 Avenue NW, LOC2024-0136, CPC2024-0905
- Land Use Amendment in Monterey Park (Ward 10) at 254 Saratoga Close NE, LOC2024-0122, CPC2024-0845
- Policy and Land Use Amendment in Richmond (Ward 8) at 2102 – 21 Avenue SW, LOC2024-0088, CPC2024-0780
- Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses, LOC2024-0097, CPC2024-0934

- Land Use Amendment in Highland Park (Ward 4) at 3820 and 3824 Centre A Street NE, LOC2023-0259, CPC2024-0918
- Land Use Amendment in Tuxedo Park (Ward 7) at 121 and 125 – 32 Avenue NE, LOC2024-0026, CPC2024-0659

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 September 5 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED