



MINUTES

CALGARY PLANNING COMMISSION

**September 5, 2024, 1:00 PM
IN THE COUNCIL CHAMBER**

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

ABSENT: Commissioner J. Weber

ALSO PRESENT: A/Principal Planner S. Jones
Legislative Advisor C. Doi
Senior Legislative Advisor A. de Grood

1. CALL TO ORDER

Chair 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, and Director Goldstein

Absent from Roll Call: Commissioner Small and Commissioner Weber

2. OPENING REMARKS

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

Commissioner Small (Remote Member) joined the meeting at 1:03 p.m.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for the 2024 September 5 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, by deleting Item 7.2.2 Land Use**

Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157, CPC2024-0957.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Small declared a conflict of interest with respect to Items 7.2.1 and 7.2.6.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 August 15

Moved by Commissioner Hawryluk

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

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Small

That the Consent Agenda be approved, as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Alpine Park (Ward 13) at 15717 – 37 Street SW, LOC2024-0142, CPC2024-0950

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

MOTION CARRIED

5.3 Road Closure and Land Use Amendment in Elbow Park (Ward 8) adjacent to 3816 Edison Crescent SW, LOC2023-0165, CPC2024-0902

A presentation entitled "LOC2023-0165 / CPC2024-0902 Road Closure & Land Use Amendment" was distributed with respect to Report CPC2024-0902.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2024-0902, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.02 hectares \pm (0.04 acres \pm) of road (Plan 2410985, Area 'A'), adjacent to 3816 Edison Crescent SW, with conditions (Attachment 3); and

2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares ± (0.04 acres ±) of closed road (Plan 2410985, Area 'A') from Undesignated Road Right-of-Way to Residential – Grade-Oriented Infill (R-CG) District.

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 Land Use Amendment in Bridgeland/Riverside (Ward 9) at 118 – 8 Street NE, LOC2024-0120, CPC2024-0949

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0949.

Commissioner Small left the meeting at 1:16 p.m. and returned at 1:43 p.m. after the vote was declared.

A presentation entitled "LOC2024-0120 (CPC2024-0949) Land Use Amendment" was distributed with respect to Report CPC2024-0949.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0949, 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 ± (0.49 acres ±) located at 118 – 8 Street NE (Condominium Plan 0713392, Units 1 to 69) from Mixed Use – Active Frontage (MU-2f3.0h16) District to Direct Control (DC) District to accommodate Health Care Service and Financial Institution uses at grade, with guidelines (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 7.2.8.

Moved by Director Mahler

That the Calgary Planning Commission reconsider its decision with respect to Report CPC2024-0949.

MOTION CARRIED

Moved by Director Mahler

That with respect to Report CPC2024-0949, the following be approved, **after amendment**:

That the Calgary Planning Commission:

1. **Forward this report (CPC2024-0949) to the 2024 October 8 Public Hearing Meeting of Council; and**

That the Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 118 – 8 Street NE (Condominium Plan 0713392, Units 1 to 69) from Mixed Use – Active Frontage (MU-2f3.0h16) District to Direct Control (DC) District to accommodate Health Care Service and Financial Institution uses at grade, with guidelines (Attachment 2).

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

MOTION CARRIED

Commission then dealt with Item 11.

- 7.2.2 Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157, CPC2024-0957

This Item was deleted from today's Order of Business at Confirmation of the Agenda.

- 7.2.3 Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17 Avenue SE, LOC2022-0064, CPC2024-0963

A presentation entitled "LOC2022-0064 / CPC2024-0963 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0963.

Dave White and Liam Murphy (applicants) answered questions of Commission with respect to Report CPC2024-0963.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0963, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 0.53 hectares \pm (1.31 acres \pm) located at 1401 – 17 Avenue SE (Plan 9210938, Block 1, Lot 1) from Industrial – Edge (I-E) District to Mixed Use – General (MU-1f5.0h45) 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 Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17 Avenue SE, LOC2022-0198, CPC2024-0955

A presentation entitled "LOC2024-0198 / CPC2024-0955 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0955.

Dave White and Liam Murphy (applicants) answered questions of Commission with respect to Report CPC2024-0955.

Moved by Commissioner Small

That with respect to Report CPC2024-0955, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.32 hectares \pm (0.80 acres \pm) located at 1439 – 17 Avenue SE (Plan 9211624, Block 1) from Industrial – Edge (I-E) District to Mixed Use – General (MU-1f4.0h22) District and Mixed Use – General (MU-1f5.0h45) District.

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

MOTION CARRIED

- 7.2.5 Policy and Land Use Amendment in Parkhill (Ward 8) at 43 – 34 Avenue SW, LOC2024-0056, CPC2024-0838

A presentation entitled "LOC2024-0056 / CPC2024-0838 Land Use Amendment" was distributed with respect to Report CPC2024-0838.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0838, 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 0.06 hectares \pm (0.15 acres \pm) located at 43 – 34 Avenue SW (Plan 5793U, Block 7, Lot 35 and a portion of Lot 36) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

7.2.6 Land Use Amendment in Downtown West End (Ward 7) at 1007 – 6 Avenue SW, LOC2024-0146, CPC2024-0922

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0922.

Commissioner Small left the meeting at 2:51 p.m. and returned at 3:08 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2024-0922:

- A presentation entitled "LOC2024-0146 / CPC2024-0922 Land Use Amendment"; and
- Revised Attachment 2.

Jack Modde and Jaydan Tait (applicants) answered questions of Commission with respect to Report CPC2024-0922.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0922, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0922) to the 2024 October 8 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 0.10 hectares \pm (0.24 acres \pm) located at 1007 – 6 Avenue SW (Plan 1110367, Block 36, Lot 41) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-residential housing development, with guidelines (Attachment 2).

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

MOTION CARRIED

Moved by Councillor Carra

Pursuant to Section 6(1) of Procedure Bylaw 35M2017, Calgary Planning Commission suspend Section 78(2)(b) to forego the afternoon recess in order to complete the remainder of the Agenda.

MOTION CARRIED

Commissioner Gordon (Remote Member) left the meeting at 3:07 p.m.

7.2.7 Land Use Amendment in Highfield (Ward 9) at 1212 – 34 Avenue SE, LOC2023-0237, CPC2024-0874

A presentation entitled "LOC2023-0237 (CPC2024-0874) Land Use Amendment" was distributed with respect to Report CPC2024-0874.

Councillor Dhaliwal (Remote Member) left the meeting at 3:17 p.m.

Moved by Director Mahler

That with respect to Report CPC2024-0874, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 3.27 hectares ± (8.08 acres ±) located at 1212 – 34 Avenue SE (Plan 9610253, Block 20) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of retail sales, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.8 Policy Amendment in Bridgeland/Riverside (Ward 9) at 647 – 4 Avenue NE, LOC2024-0076, CPC2024-0945

A presentation entitled "LOC2024-0076 / CPC2024-0945 Land Use Amendment" was distributed with respect to Report CPC024-0945.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0945, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

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

MOTION CARRIED

Commissioner Small (Remote Member) left the meeting at 3:38 p.m.

Commission then returned to Item 7.2.1.

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

Commission dealt with this Item following Item 7.2.1.

Moved by Commissioner Pollen

That this meeting adjourn at 3:43 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 Bridgeland/Riverside (Ward 9) at 118 – 8 Street NE, LOC2024-0120, CPC2024-0949
- Land Use Amendment in Downtown West End (Ward 7) at 1007 – 6 Avenue SW, LOC2024-0146, CPC2024-0922

The following Items have been forwarded to the 2024 November 12 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Alpine Park (Ward 13) at 15717 – 37 Street SW, LOC2024-0142, CPC2024-0950
- Road Closure and Land Use Amendment in Elbow Park (Ward 8) adjacent to 3816 Edison Crescent SW, LOC2023-0165, CPC2024-0902
- Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17 Avenue SE, LOC2022-0064, CPC2024-0963
- Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17 Avenue SE, LOC2022-0198, CPC2024-0955
- Policy and Land Use Amendment in Parkhill (Ward 8) at 43 – 34 Avenue SW, LOC2024-0056, CPC2024-0838
- Land Use Amendment in Highfield (Ward 9) at 1212 – 34 Avenue SE, LOC2023-0237, CPC2024-0874
- Policy Amendment in Bridgeland/Riverside (Ward 9) at 647 – 4 Avenue NE, LOC2024-0076, CPC2024-0945

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 September 19 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY