



MINUTES

CALGARY PLANNING COMMISSION

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

PRESENT: A/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
Commissioner J. Weber

ABSENT: Commissioner N. Hawryluk
Commissioner C. Pollen
Commissioner S. Small

ALSO PRESENT: A/Principal Planner S. Jones
Legislative Advisor C. Doi
Legislative Advisor J. Phillips

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 Weber, and A/Director Goldstein

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

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 August 1 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

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 July 18

Moved by Commissioner Weber

That the Minutes of the 2024 July 18 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Gordon

That the Consent Agenda be approved, as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Banff Trail (Ward 7) at 2808 Capitol Hill Crescent, LOC2024-0129, CPC2024-0862

5.3 Policy Amendment in Bankview (Ward 8) at 2604 – 18 Street SW, LOC2024-0110, CPC2024-0882

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 Horizon (Ward 10) at 3505 – 35 Street NE and 3510 – 34 Street NE, LOC2024-0100, CPC2024-0771

A presentation entitled "LOC2024-0100 / CPC2024-0771 Land Use Amendment" was distributed with respect to Report CPC2024-0771.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2024-0771, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0771) to the 2024 September 10 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 1.85 hectares \pm (4.57 acres \pm) located at 3505 – 35 Street NE and 3510 – 34 Street NE (Plan 8011265, Block 13, Lots 6 and 7) from Industrial – Business f1.0 (I-B f1.0) District to Multi-Residential – Contextual Medium Profile (M-C2) District and Special Purpose – Community Institution (S-CI) District.

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

MOTION CARRIED

7.2.2 Policy and Land Use Amendment in Altadore (Ward 8) at 1643 Altadore Avenue SW, LOC2024-0021, CPC2024-0875

A presentation entitled "LOC2024-0021 / CPC2024-0021 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0875.

Moved by Commissioner Gordon

That with respect to Report CPC2024-0875, the following be approved:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.26 acres \pm) located at 1643 Altadore Avenue SW (Plan 5301GP, Block 22, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd77) District.

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

MOTION CARRIED

7.2.3 Outline Plan, Policy Amendment, Road Closure and Land Use Amendment in Ricardo Ranch (Ward 12) at multiple addresses, LOC2023-0207, CPC2024-0835

The following documents were distributed with respect to Report CPC2024-0835:

- Revised Attachment 1;
- Revised Attachment 2;
- Revised Attachment 5;
- Revised Attachment 7;
- Revised Attachment 8;
- Revised Attachment 9;
- A presentation entitled "LOC2023-0207 / CPC2024-0835 Road Closure, Policy Amendment, Land Use Amendment & Outline Plan"; and
- A presentation entitled "Concept Plan".

Chris Andrew and Cam Hart (applicants) answered questions of Commission with respect to Report CPC2024-0835.

Moved by Commissioner Weber

That with respect to Report CPC2024-0835, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 21209, 21210, 21230, 21909 and 21910 – 72 Street SE, and the closed road adjacent to 21209, 21210, 21909 and 21901 – 72 Street SE (Plan 1910908, Block 6, Lot 1; Plan 1910908, Block 7, Lot 1; Plan 1910908, Block 8, Lot 1; Plan 1910908, Block 9, Lot 1; NE1/4 Section 10-22-29-4; Plan 2411427, Area 'A') to subdivide 217.62 hectares \pm (537.75 acres \pm) with conditions (**Revised** Attachment 2); and
2. Forward this report (CPC2024-0835) to the 2024 September 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendments to the Ricardo Ranch Area Structure Plan (Attachment 6);
4. Give three readings to the proposed closure of 1.80 hectares \pm (4.44 acres \pm) of road (Plan 2411427, Area 'A'), adjacent to 21209, 21210, 21909 and 21910 – 72 Street SE, with conditions (Attachment 3);
5. Give three readings to the proposed bylaw for the redesignation of 171.07 hectares \pm (422.72 acres \pm) located at 21209, 21210,

21230, 21909 and 21910 – 72 Street SE, and the closed road (Portion of Plan 1910908, Block 6, Lot 1; portion of Plan 1910908, Block 7, Lot 1; portion of Plan 1910908, Block 8, Lot 1; portion of Plan 1910908, Block 9, Lot 1; portion of NE1/4 Section 10-22-29-4; portion of Plan 2411427, Area 'A') from Agricultural and Natural Resource Industry (ANRI) District, Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way 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 – Low Profile (M-1) District, Multi-Residential – High Density Medium Rise (M-H2) District, Multi-Residential – High Density High Rise (M-H3) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District and Special Purpose – Community Institution (S-CI) District and Special Purpose – Urban Nature (S-UN) District;

6. Give three readings to the proposed bylaw for the redesignation of 32.74 hectares \pm (80.9 acres \pm) located at 21209, 21210, 21230 and 21910 – 72 Street SE (Portion of Plan 1910908, Block 7, Lot 1; portion of Plan 1910908, Block 8, Lot 1; portion of Plan 1910908, Block 9, Lot 1; portion of NE1/4 Section 10-22-29-4) from Agricultural and Natural Resource Industry (ANRI) District and Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate low-density residential development, with guidelines (**Revised** Attachment 7);
7. Give three readings to the proposed bylaw for the redesignation of 2.57 hectares \pm (6.36 acres \pm) located at 21909 – 72 Street SE (Portion of Plan 1910908, Block 6, Lot 1) from Agricultural and Natural Resource Industry (ANRI) District and Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (**Revised** Attachment 8); and
8. Give three readings to the proposed bylaw for the redesignation of 11.24 hectares \pm (27.78 acres \pm) located at 21909 – 72 Street SE, and the closed road (Portion of Plan 1910908, Block 6, Lot 1; portion of Plan 2411427, Area 'A') from Agricultural and Natural Resource Industry (ANRI) District, Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate mixed-use development, with guidelines (**Revised** Attachment 9).

For: (6): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, 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 2:22 p.m.

MOTION CARRIED

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 Horizon (Ward 10) at 3505 – 35 Street NE and 3510 – 34 Street NE, LOC2024-0100, CPC2024-0771
- Outline Plan, Policy Amendment, Road Closure and Land Use Amendment in Ricardo Ranch (Ward 12) at multiple addresses, LOC2023-0207, CPC2024-0835

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 Banff Trail (Ward 7) at 2808 Capitol Hill Crescent, LOC2024-0129, CPC2024-0862
- Policy Amendment in Bankview (Ward 8) at 2604 – 18 Street SW, LOC2024-0119, CPC2024-0882

- Policy and Land Use Amendment in Altadore (Ward 8) at 1643 Altadore Avenue SW, LOC2024-0021, CPC2024-0875

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 August 15 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED