



MINUTES

CALGARY PLANNING COMMISSION

**October 3, 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
Commissioner L. Campbell-Walters
Commissioner N. Hawryluk
Commissioner C. Pollen (Remote Participation)
Commissioner J. Weber

ABSENT: Commissioner J. Gordon
Commissioner S. Small

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

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 Hawryluk, Commissioner Pollen, Commissioner Weber, and Director Goldstein

Absent from Roll Call: Commissioner Gordon and Commissioner Small

2. OPENING REMARKS

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Hawryluk

That the Agenda for today's meeting be amended by moving Item 7.2.5, Land Use Amendment in Banff Trail (Ward 7) at 2640 Capitol Hill Crescent NW, LOC2024-0125, CPC2024-1055, onto the Consent Agenda.

MOTION CARRIED

Moved by Director Mahler

That the Agenda for the 2024 October 3 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Pollen declared a conflict of interest with respect to Item 7.2.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 September 19

Moved by Commissioner Campbell-Walters

That the Minutes of the 2024 September 19 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 follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3440 Richmond Road SW, LOC2024-0134, CPC2024-0980

7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2640 Capitol Hill Crescent NW, LOC2024-0125, CPC2024-1055

For: (7): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Pollen, 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 Beltline (Ward 8) at 1310 – 9 Street SW and 1405 – 4 Street SW, LOC2024-0162, CPC2024-1024

Commissioner Pollen declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1024.

Commissioner Pollen left the meeting at 1:08 p.m. and returned at 1:17 p.m. after the vote was declared.

A presentation entitled "LOC2024-0162 Land Use Amendment" was distributed with respect to Report CPC2024-1024.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2024-1024, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1024) to the 2025 January 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 0.28 hectares \pm (0.69 acres \pm) located at 1310 – 9 Street SW and 1405 – 4 Street SW (Plan A1, Block 93, Lots 1 to 3 and a portion of Lot 4; Plan A1, Block 106, Lots 19 to 23 inclusive and a portion of Lot 18) from Direct Control (DC) District and Centre City Commercial Corridor District (CC-COR) to Direct Control (DC) District to accommodate a heritage density transfer, with guidelines (Attachment 2).

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

Conflict (1): Commissioner Pollen

MOTION CARRIED

7.2.2 Land Use Amendment in Lower Mount Royal (Ward 8) at 1155 – 17 Avenue SW, LOC2024-0124, CPC2024-1044

The following documents were distributed with respect to Report CPC2024-1044:

- Revised Attachment 1; and
- A presentation entitled "LOC2024-0124 Land Use Amendment".

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-1044, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 1155 – 17 Avenue SW (Plan 2410054, Block 41, Lot 20) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to Mixed Use – Active Frontage (MU-2f5.0h26) District.

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

MOTION CARRIED

7.2.3 Land Use Amendment in Marlborough (Ward 10) at multiple addresses, LOC2024-0164, CPC2024-0990

A presentation entitled "LOC2024-0164 / CPC2024-0990 Land Use Amendment" was distributed with respect to Report CPC2024-0990.

Moved by Commissioner Weber

That with respect to Report CPC2024-0990, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.41 hectares \pm (1.01 acres \pm) located at 5268 Memorial Drive NE and 211 – 52 Street NE (Plan 5571JK, Block 1, Lots 42 and 07) from Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District.

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

MOTION CARRIED

7.2.4 Policy and Land Use Amendment in Banff Trail (Ward 7) at 2016 and 2020 – 17 Avenue NW, LOC2024-0193, CPC2024-1057

A presentation entitled "LOC2024-0193 / CPC2024-1057 Land Use Amendment" was distributed with respect to Report CPC2024-1057.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-1057, the following be approved:

That Calgary Planning Commission recommend that Council:

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

- 2. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares ± (0.32 acres ±) located at 2016 and 2020 – 17 Avenue NW (Plan 8100AF, Block 47, Lots 7 to 10 and a portion of Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

Against: (1): Commissioner Weber

MOTION CARRIED

- 7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2640 Capitol Hill Crescent NW, LOC2024-0125, CPC2024-1055

This Item was dealt with on the Consent Agenda.

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 1:48 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2024 December 3 Public Hearing Meeting of Council:

- PLANNING MATTERS FOR PUBLIC HEARING
- CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3440 Richmond Road SW, LOC2024-0134, CPC2024-0980
- Land Use Amendment in Lower Mount Royal (Ward 8) at 1155 – 17 Avenue SW, LOC2024-0124, CPC2024-1044
- Land Use Amendment in Marlborough (Ward 10) at multiple addresses, LOC2024-0164, CPC2024-0990
- Policy and Land Use Amendment in Banff Trail (Ward 7) at 2016 and 2020 – 17 Avenue NW, LOC2024-0193, CPC2024-1057
- Land Use Amendment in Banff Trail (Ward 7) at 2640 Capitol Hill Crescent NW, LOC2024-0125, CPC2024-1055

The following Item has been forwarded to the 2025 January Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Beltline (Ward 8) at 1310 – 9 Street SW and 1405 – 4 Street SW, LOC2024-0162, CPC2024-1024

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY