



MINUTES

CALGARY PLANNING COMMISSION

**September 19, 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 J. Gordon (Remote Participation)
Commissioner N. Hawryluk
Commissioner C. Pollen (Remote Participation)
Commissioner S. Small
Commissioner J. Weber

ALSO PRESENT: A/Principal Planner S. Jones
Legislative Advisor C. Nelson
Legislative Advisor K. Picketts

1. CALL TO ORDER

Vice-Chair Mahler called the meeting to order at 1:00 p.m.

ROLL CALL

Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Weber, and Director Mahler.

Absent from Roll Call: Director Goldstein

2. OPENING REMARKS

Vice-Chair Mahler provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Campbell-Walters

That the Agenda for the 2024 September 19 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 September 05

Moved by Commissioner Small

That the Minutes of the 2024 September 5 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. **CONSENT AGENDA**

Moved by Councillor Dhaliwal

That the Consent Agenda be approved, as follows:

5.1 **DEFERRALS AND PROCEDURAL REQUESTS**

5.1.1 Deferral Request for CPC2023-1263 (LOC2017-0382) to return to Calgary Planning Commission by the end of Q2 2025, CPC2024-1032

5.2 Land Use Amendment in Capitol Hill (Ward 7) at multiple properties, LOC2024-0057, CPC2024-0981

5.3 Land Use Amendment in Haysboro (Ward 11) at 727 Heritage Drive SW, LOC2023-0280, CPC2024-0867

5.4 Policy Amendment in Richmond (Ward 8) at 2104 – 29 Avenue SW, LOC2023-0271, CPC2024-0946

5.5 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2824 – 31 Street SW, LOC2024-0118, CPC2024-0952

5.6 Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 43 New Street SE, LOC2024-0114, CPC2024-0951

For: (8): Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and 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 Medicine Hill (Ward 6) at 1878 Na'a Drive SW, DP2023-06646, CPC2024-0953

The following documents were distributed with respect to Report CPC2024-0953:

- Revised Cover Report;
- Revised Attachment 2; and
- A presentation entitled "DP2023-06646 / CPC2024-0953 Development Proposal".

Director Goldstein assumed the Chair at 1:17 p.m.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0953, the following be approved:

That Calgary Planning Commission approve Development Permit DP2023-06646 for a New: Multi-Residential Development (1 building) at 1878 Na'a Drive SW (Plan 1612946, Block 2, Lot 2) with conditions (Attachment 2).

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Saddle Ridge Industrial (Ward 5) at multiple addresses, LOC2024-0116, CPC2024-0983

The following documents were distributed with respect to Report CPC2024-0983:

- Revised Attachment 1; and
- A presentation entitled "LOC2024-0116 / CPC2024-0983 Land Use Amendment".

Moved by Councillor Dhaliwal

That with respect to Report CPC2024-0983, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 25.45 hectares ± (62.89 acres ±) located at 9220 and 9220R – 36 Street NE and 8239 and 8616 – 40 Street NE (Portion of Plan 1112510, Block 1, Lot 1; Plan 5390AM, Block 6, Lots 7 and 8; Portion of Plan 1612878, Block 2, Lot 2; Plan 1612881, Block 2, Lot 8) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Industrial – General (I-G) District to Industrial – General (I-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Commercial – Corridor 3 f1.0h18 (CCOR3 f1.0h18) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.2 Land Use Amendment in Residual Sub-Area 2C (Ward 2) at 318 Nolanridge Crescent NW, LOC2024-0154, CPC2024-0988

A presentation entitled "LOC2024-0154 / CPC2024-0988 Land Use Amendment" was distributed with respect to Report CPC2024-0988.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2024-0988, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.09 hectares ± (2.71 acres ±) located at 318 Nolanridge Crescent NW (Condominium Plan 2211785, Units 15, 16 and 17) from Industrial – Commercial (I-C) District to Direct Control (DC) to accommodate the additional use of Kennel, with guidelines (Attachment 2).

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.3 Land Use Amendment in South Airways (Ward 10) at 2341 – 20 Avenue NE, LOC2024-0038, CPC2024-0937

A presentation entitled "LOC2024-0038 / CPC2024-0937 Land Use Amendment" was distributed with respect to Report CPC2024-0937.

Moved by Commissioner Gordon

That with respect to Report CPC2024-0937, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.40 hectares ± (0.99 acres ±) at 2341 – 20 Avenue NE (Plan 9611716, Block 10, Lot 12) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate Vehicle Rental – Major and Vehicle Sales – Major, with guidelines (Attachment 2).

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.4 Land Use Amendment in Westwinds (Ward 5) at 3690 Westwinds Drive NE, LOC2024-0092, CPC2024-1027

A presentation entitled "LOC2024-0092 / CPC2024-1027 Land Use Amendment" was distributed with respect to Report CPC2024-1027.

Moved by Councillor Dhaliwal

That with respect to Report CPC2024-1027, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.38 hectares ± (3.41 acres ±) located at 3690 Westwinds Drive NE (Plan 0410759, Block 5, Lot 2) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.5 Land Use Amendment in East Shepard Industrial (Ward 12) at 12787 – 40 Street SE, LOC2024-0145, CPC2024-0717

A presentation entitled "LOC2024-0145 / CPC2024-0717 Land Use Amendment" was distributed with respect to Report CPC2024-0717.

Moved by Commissioner Weber

That with respect to Report CPC2024-0717, the following be approved:

That Calgary Planning Commission Recommend that Council give three readings to the proposed bylaw for the redesignation of 1.43 hectares ±

(3.53 acres ±) located at 12787 – 40 Street SE (Portion of Plan 0513118, Block 7, Lot 2) from Industrial – Business f0.86h28 (I-B f0.86h28) District to Industrial – Commercial (I-C) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

7.3.1 Housekeeping Amendments to the Land Use Bylaw, CPC2024-1028

A presentation entitled "Housekeeping Amendments to the Land Use Bylaw CPC2024-1028" was distributed with respect to Report CPC2024-1028.

Moved by Commissioner Weber

That with respect to Report CPC2024-1028, the following be approved:

That Calgary Planning Commission:

- 1. Forward this report (CPC2024-1028) 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 amendments to the Land Use Bylaw 1P2007 (Attachment 2).

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

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 2:51 p.m.

MOTION CARRIED

The following Item has been forwarded to the 2024 October 8 Public Hearing Meeting of Council:

ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- Housekeeping Amendments to the Land Use Bylaw, CPC2024-1028

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

ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- Land Use Amendment in Capitol Hill (Ward 7) at multiple properties, LOC2024-0057, CPC2024-0981
- Land Use Amendment in Haysboro (Ward 11) at 727 Heritage Drive SW, LOC2023-0280, CPC2024-0867
- Policy Amendment in Richmond (Ward 8) at 2104 – 29 Avenue SW, LOC2023-0271, CPC2024-0946
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2824 – 31 Street SW, LOC2024-0118, CPC2024-0952
- Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 43 New Street SE, LOC2024-0114, CPC2024-0951
- Land Use Amendment in Saddle Ridge Industrial (Ward 5) at multiple addresses, LOC2024-0116, CPC2024-0983
- Land Use Amendment in Residual Sub-Area 2C (Ward 2) at 318 Nolanridge Crescent NW, LOC2024-0154, CPC2024-0988
- Land Use Amendment in South Airways (Ward 10) at 2341 – 20 Avenue NE, LOC2024-0038, CPC2024-0937
- Land Use Amendment in Westwinds (Ward 5) at 3690 Westwinds Drive NE, LOC2024-0092, CPC2024-1027
- Land Use Amendment in East Shepard Industrial (Ward 12) at 12787 – 40 Street SE, LOC2024-0145, CPC2024-0717

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 October 3 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED