



**MINUTES**

**CALGARY PLANNING COMMISSION**

**October 31, 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 S. Small  
Commissioner J. Weber

**ABSENT:** Commissioner J. Gordon

**ALSO PRESENT:** A/Principal Planner S. Jones  
Senior Legislative Advisor C. Doi  
Legislative Advisor K. Picketts

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 Small, Commissioner Weber, and Director Goldstein

Absent from Roll Call: Commissioner Gordon and Commissioner Pollen

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 October 31 Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICT OF INTEREST

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

Director Mahler and Commissioner Small declared a conflict of interest with respect to Item 7.1.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 October 17

**Moved by** Commissioner Hawryluk

That the Minutes of the 2024 October 17 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Weber

That the Consent Agenda be approved, **as corrected**:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2627 – 31 Street SW, LOC2024-0206, CPC2024-1151

5.3 Land Use Amendment in Taradale (Ward 5) at 31 Tararidge Drive NE, LOC2024-0151, CPC2024-1161

5.4 Land Use Amendment in Highland Park (Ward 4) at 448 – 36 Avenue NW, LOC2024-0216, CPC2024-1177

5.5 Street Names in Ricardo Ranch (Ward 12), SN2024-0003, CPC2024-1186

A Revised Cover Report was distributed with respect to Report CPC2024-1186.

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Downtown Commercial Core (Ward 7) at 222 – 8 Avenue SE, DP2024-02789, CPC2024-1163

Director Mahler and Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1163. Director Mahler and Commissioner Small left the meeting at 1:11 p.m. and returned at 2:07 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2024-1163:

- Revised Attachment 2; and
- A presentation entitled "DP2024-02789 / CPC2024-1163 Development Permit".

Clare LePan, Kelly Coles, and Jesse Hindle (applicants) answered questions of Commission with respect to Report CPC2024-1163.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-1163, the following be approved, **after amendment**:

That Calgary Planning Commission approve Development Permit DP2024-02789 for a New: Performing Arts Centre, Conference and Event Facility and Restaurant. Licensed at 222 – 8 Avenue SE (Plan A, Block 52, Lots 1 to 38), with conditions (**Revised** Attachment 2).

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

**MOTION CARRIED**

7.1.2 Development Permit in Sunnyside (Ward 7) at 810 – 9A Street NW, DP2024-01591, CPC2024-1168

A presentation entitled "DP2024-01591 / CPC2024-1168 Development Permit" was distributed with respect to Report CPC2024-1168.

**Moved by** Commissioner Small

That with respect to Report CPC2024-1168, the following be approved:

That Calgary Planning Commission approve Development Permit DP2024-01591 for a New: Multi-Residential Development (2 buildings) at 810 – 9A Street NW (Plan 2448O, Block 6, Lot 2 and a portion of Lot 3), with conditions (Attachment 2).

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

**MOTION CARRIED**

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Manchester Industrial (Ward 9) at 423 – 58 Avenue SE, LOC2024-0105, CPC2024-1143

A presentation entitled "LOC2024-0105 / CPC2024-1143 Land Use Amendment" was distributed with respect to Report CPC2024-1143.

Chair Goldstein left the Chair at 2:25 p.m. and Vice-Chair Mahler assumed the Chair.

Scott Kruse (applicant) answered questions of Commission with respect to Report CPC2024-1143.

**Moved by** Commissioner Weber

That with respect to Report CPC2024-1143, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.57 hectares ± (1.41 acres ±) located at 423 – 58 Avenue SE (Plan 4494HB, a portion of Block 2) from Commercial – Corridor 3 11.0h12 (C-COR3f1.0h12) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

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

**MOTION CARRIED**

7.2.2 Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 537 – 20 Avenue SW, LOC2024-0041, CPC2024-1108

A presentation entitled "LOC2024-0041 / CPC2024-1108 Policy Amendment & Land Use Amendment" was distributed with respect to Report CPC2024-1108.

Liam Murphy and David White (applicants) answered questions of Commission with respect to Report CPC2024-1108.

**Moved by** Commissioner Weber

That with respect to Report CPC2024-1108, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1108) to the 2024 December 3 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

- 2. Give three readings to the proposed bylaw for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
- 3. Give three readings to the proposed bylaw for the redesignation of 0.19 hectares ± (0.48 acres ±) located at 537 – 20 Avenue SW (Plan 4453L, Block 4, Lots 1 to 3 and a portion of Lot 4) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.3h21) District.

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

**MOTION CARRIED**

7.2.3 Land Use Amendment in Banff Trail (Ward 7) at 2371 – 20 Avenue NW, LOC2024-0188, CPC2024-1158

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Commission suspended Section 78(2)(b) of the Procedure Bylaw to forego the afternoon recess to complete the Agenda.

**Moved by** Commissioner Small

That with respect to Report CPC2024-1158, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2371 – 20 Avenue NW (Plan 9110GI, Block 7, Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse development, with guidelines (Attachment 2)

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

That this meeting adjourn at 3:02 p.m.

**MOTION CARRIED**

The following Item has been forwarded to the 2024 November 12 Public Hearing Meeting of Council:

CONSENT AGENDA

- Street Names in Ricardo Ranch (Ward 12), SN2024-0003, CPC2024-1186

The following Item has been forwarded to the 2024 December 3 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 537 – 20 Avenue SW, LOC2024-0041, CPC2024-1108

The following Items have been forwarded to the 2025 January 14 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2627 - 31 Street SW, LOC2024-0206, CPC2024-1151
- Land Use Amendment in Taradale (Ward 5) at 31 Tararidge Drive NE, LOC2024-0151, CPC2024-1161
- Land Use Amendment in Highland Park (Ward 4) at 448 – 36 Avenue NW, LOC2024-0216, CPC2024-1177
- Land Use Amendment in Manchester Industrial (Ward 9) at 423 – 58 Avenue SE, LOC2024-0105, CPC2024-1143
- Land Use Amendment in Banff Trail (Ward 7) at 2371 – 20 Avenue NW, LOC2024-0188, CPC2024-1158

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 November 7 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CITY CLERK

UNCONFIRMED