



MINUTES

CALGARY PLANNING COMMISSION

**November 28, 2024, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT:

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

ALSO PRESENT:

A/Principal Planner S. Jones
Senior Legislative Advisor J. Palaschuk
Legislative Advisor A. Lennox

1. CALL TO ORDER

Chair Goldstein called the meeting to order at 1:00 p.m.

ROLL CALL

Councillor Carra, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Small, Commissioner Weber, Director Mahler, and Director Goldstein

Absent from Roll Call: Councillor Dhaliwal 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 today's meeting be amended by removing Item 7.2.7, Land Use Amendment in Highland Park (Ward 4) at 338 and 340 – 34 Avenue NE, LOC2024-0204, CPC2024-1214.

MOTION CARRIED

Moved by Director Mahler

That the Agenda for the 2024 November 28 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Weber declared a conflict of interest with respect to Items 7.1.1 and 7.2.1.

4. CONFIRMATION OF MINUTES

Moved by Commissioner Campbell-Walters

That the following sets of Minutes be confirmed in an omnibus motion:

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 November 7
- 4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 November 14

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Small

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

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

- 5.3 Policy Amendment in Montgomery (Ward 1) at 4636 – 20 Avenue NW, LOC2024-0237, CPC2024-1242

A revised Cover Report was distributed with respect to Report CPC2024-1242.

- 5.4 Land Use Amendment in Bridlewood (Ward 13) at 260 Bridlewood Avenue SW, LOC2024-0242, CPC2024-1264

- 5.5 Road Closure and Land Use Amendment in Starfield (Ward 9) adjacent to multiple addresses, LOC2024-0117, CPC2024-0891

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

MOTION CARRIED

- 5.2 Policy Amendment in Banff Trail (Ward 7) at 2015 – 28 Avenue NW, LOC2024-0205, CPC2024-1249

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-1249, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2).

For: (7): Director Mahler, Councillor Carra, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, 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 Beltline (Ward 8) at 1121 – 2 Street SW, DP2024-04809, CPC2024-1247

Commissioner Weber declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2024-1247 and CPC2024-1154.

Commissioner Weber left the meeting at 1:12 p.m. and returned at 1:51 p.m. after the vote was declared.

A presentation entitled "DP2024-04809 / CPC2024-1247 Development Permit" was distributed with respect to Report CPC2024-1247.

Councillor Dhaliwal (Remote Member) joined the meeting at 1:14 p.m.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2024-1247, the following be approved:

That Calgary Planning Commission approve Development Permit DP2024-04809 for a New: Multi-Residential Development, Retail and Consumer Service (1 building) at 1121 – 2 Street SW (Plan 1510432, Block 84, Lot 57), with conditions (Attachment 2).

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

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Policy Amendment, Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 45 New Street SE, LOC2024-0194, CPC2024-1154

Commissioner Weber declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2024-1247 and CPC2024-1154.

Commissioner Weber left the meeting at 1:12 p.m. and returned at 1:51 p.m. after the vote was declared.

Commissioner Pollen (Remote Member) joined the meeting at 1:35 p.m.

A presentation entitled "LOC2024-0194 / CPC2024-1154 Road Closure, Policy Amendment and Land Use Amendment" was distributed with respect to Report CPC2024-1154.

Moved by Commissioner Pollen

That with respect to Report CPC2024-1154, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1154) to the 2025 January 14 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 Inglewood Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed closure of 0.02 hectares \pm (0.04 acres \pm) of road (all that portion of St. Mary Avenue on Plan A3 (municipally known as St. Monica Avenue S.E. lying within Area A on Plan 241___) adjacent to 45 New Street SE, with conditions (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.25 acres \pm) located at 45 New Street SE and the closed road (Plan A3, Block 17, Lot 30; municipally known as St. Monica Avenue S.E. lying within Area A on Plan 241___) Residential – Grade-Oriented Infill (R-CG) District and Undesignated Road Right-of-Way 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

7.2.2 Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW, LOC2024-0213, CPC2024-1152

A presentation entitled "LOC2024-0213 / CPC2024-1152 Land Use Amendment" was distributed with respect to Report CPC2024-1152.

Moved by Commissioner Gordon

That with respect to Report CPC2024-1152, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the resignation of 0.41 hectares ± (1.03 acres ±) located at 627 Heritage Drive SW (Plan 161JK, Block 1, portion of Lot D) from Special Purpose – Recreation (S-R) District to Mixed Use – General (MU-1f3.0h25) 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

7.2.3 Land Use Amendment in Inglewood (Ward 9) at 914 – 11 Street SE, LOC2024-0095, CPC2024-1056

A presentation entitled "LOC2024-0095 / CPC2024-1056 Land Use Amendment" was distributed with respect to Report CPC2024-1056.

Max Tayefi (applicant) answered questions of Commission with respect to Report CPC2024-1056.

Moved by Commissioner Weber

That with respect to Report CPC2024-1056, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.31 hectares ± (0.77 acres ±) located at 914 – 11 Street SE (Plan 0813035, Block 1, Lot 37) from Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District to Direct Control (DC) District to accommodate General Industrial – Light, 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 Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 608 – 22 Avenue SW, LOC2024-0220, CPC2024-1160

The following documents were distributed with respect to Report CPC2024-1160:

- A letter from the Cliff Bungalow-Mission Community Association; and
- A presentation entitled "LOC2024-0220 / CPC2024-1160 Policy and Land Use Amendment".

Councillor Carra (Remote Member) left the meeting at 2:27 p.m.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-1160, the following be approved:

That Calgary Planning Commission receive the additional letter from the Cliff Bungalow-Mission Community Association for the Corporate Record.

For: (5): Director Mahler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Small, and Commissioner Weber

Against: (3): Councillor Dhaliwal, Commissioner Gordon, and Commissioner Pollen

MOTION CARRIED

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-1160, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for amendments to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares (0.06 acres) located at 608 – 22 Avenue SW (Plan 2112AC, Block K, Lot 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

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

MOTION CARRIED

7.2.5 Policy Amendment, Road Closure and Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2022-0058, CPC2024-1178

A presentation entitled "LOC2022-0058 / CPC2024-1178) Road Closure, Policy & Land Use Amendment" was distributed with respect to Report CPC2024-1178.

David Capper and Elton Ma (applicants) answered questions of Commission with respect to Report CPC2024-1178.

By General Consent, Commission modified the afternoon recess to begin following the conclusion of Item 7.2.5.

Councillor Dhaliwal (Remote Member) left the meeting at 3:10 p.m.

Moved by Commissioner Small

That with respect to Report CPC2024-1178, the following be approved:

That Attachment 3 be amended to delete Road Closure Condition of Approval 4 in its entirety.

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

Moved by Commissioner Small

That with respect to Report CPC2024-1178, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Southeast Centre Area Structure Plan (Attachment 2);
2. Give three readings to the proposed closure of 0.21 hectares \pm (0.53 acres \pm) of road (Plan 2311851, Area 'A'), adjacent to Main Street SE, with conditions (**Revised** Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 6.65 hectares \pm (16.43 acres \pm) located at 19600, 19651 and 19699 – 56 Street SE and the closed road (Portion of NW1/4 Section 15-22-29-4; Portion of NE1/4 Section 16-22-29-4; Plan 1810328, Area A; Plan 2311851, Area 'A') from Direct Control (DC) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, Multi-Residential – Medium Profile (M-2) District and Undesignated Road Right-of-Way to Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) and Mixed Use – General (MU-1h24) District.

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

Commission recessed at 3:14 p.m. and reconvened at 3:30 p.m. with Director Goldstein in the Chair.

ROLL CALL

Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Weber, Director Mahler, and Director Goldstein

Absent from Roll Call: Councillor Carra, Councillor Dhaliwal, and Commissioner Campbell-Walters

7.2.6 Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2024-0183, CPC2024-1211

A presentation entitled "LOC2024-0183 / CPC2024-1211 Land Use Amendment" was distributed with respect to Report CPC2024-1211

Zach Hoefs and Nathan Stelfox (applicants) answered questions of Commission with respect to Report CPC2024-1211

Councillor Dhaliwal (Remote Member) joined the meeting at 3:31 p.m.

Moved by Commissioner Gordon

That with respect to Report CPC2024-1211, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1211) to the 2025 January 14 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 0.23 hectares ± (0.56 acres ±) located at 206, 210, 214 and 218 – 19 Street NW (Plan 8942GB, Block 19, Lots 4 to 7) from Mixed Use – General (MU-1f3.3h19) District to Mixed Use – General (MU-1f3.9h24) District.

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.7 Land Use Amendment in Highland Park (Ward 4) at 338 and 340 – 34 Avenue NE, LOC2024-0204, CPC2024-1214

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

7.2.8 Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 8600 – 34 Avenue SE, LOC2024-0131, CPC2024-1104

A presentation entitled "LOC2024-0131 / CPC2024-1104 Land Use Amendment" was distributed with respect to Report CPC2024-1104.

Scott Kruse (applicant) answered questions of Commission with respect to Report CPC2024-1104.

Moved by Commissioner Gordon

That with respect to Report CPC2024-1104, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.24 hectares ± (3.05 acres ±) located at 8600 – 34 Avenue SE (Plan 0814364, Block 31, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to accommodate an existing woodworking shop, with guidelines (Attachment 2).

For: (7): Director Mahler, Councillor Dhaliwal, Commissioner Gordon, 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 Director Mahler

That this meeting adjourn at 4:10 p.m.

MOTION CARRIED

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

- Policy Amendment, Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 45 New Street SE, LOC2024-0194, CPC2024-1154
- Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2024-0183, CPC2024-1211

The following Items have been forwarded to the 2025 February 11 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment in Banff Trail (Ward 7) at 2015 – 28 Avenue NW, LOC2024-0205, CPC2024-1249
- Policy Amendment in Montgomery (Ward 1) at 4636 – 20 Avenue NW, LOC2024-0237, CPC2024-1242
- Land Use Amendment in Bridlewood (Ward 13) at 260 Bridlewood Avenue SW, LOC2024-0242, CPC2024-1264
- Road Closure and Land Use Amendment in Starfield (Ward 9) adjacent to multiple addresses, LOC2024-0117, CPC2024-0891
- Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW, LOC2024-0213, CPC2024-1152
- Land Use Amendment in Inglewood (Ward 9) at 914 – 11 Street SE, LOC2024-0095, CPC2024-1056
- Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 608 – 22 Avenue SW, LOC2024-0220, CPC2024-1169
- Policy Amendment, Road Closure and Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2022-0058, CPC2024-1178
- Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 8600 – 34 Avenue SE, LOC2024-0131, CPC2024-1104

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 December 12 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK