



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 \pm (1.41 acres \pm) located at 423 – 58 Avenue SE (Plan 4494HB, a portion of Block 2) from Commercial – Corridor 3 f1.0h12 (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 \pm (0.48 acres \pm) 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

CHAIR

CITY CLERK

