



## MINUTES

### CALGARY PLANNING COMMISSION

**December 12, 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 (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 C. Doi  
 Senior Legislative Advisor J. Palaschuk

#### 1. CALL TO ORDER

Chair Goldstein called the meeting to order at 1:01 p.m.

#### ROLL CALL

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

Absent from Roll Call: Councillor Carra

#### 2. OPENING REMARKS

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

Chair Goldstein recognized departing members of Calgary Planning Commission, Councillor Carra, Councillor Dhaliwal, Commissioner Pollen, and Commissioner Weber.

#### 3. CONFIRMATION OF AGENDA

**Moved by** Commissioner Hawryluk

That the Agenda for today's meeting be amended by moving the following Items onto the Consent Agenda:

- 7.2.3, Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064, CPC2024-1317
- 7.2.6, Land Use Amendment in Parkdale (Ward 7) at 3407 – 3 Avenue NW, LOC2024-0201, CPC2024-1321

**MOTION CARRIED**

**Moved by** Director Mahler

That the Agenda for the 2024 December 12 Meeting of the Calgary Planning Commission be confirmed, **as amended**.

**MOTION CARRIED**

3.1 **DECLARATIONS - CONFLICT OF INTEREST**

Director Mahler declared a conflict of interest with respect to Item 5.3.

Director Goldstein declared a conflict of interest with respect to Item 7.2.1.

Commission Weber declared a conflict of interest with respect to Item 7.2.7.

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 November 28

**Moved by** Commissioner Gordon

That the Minutes of the 2024 November 28 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. **CONSENT AGENDA**

Director Mahler declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1266.

Director Mahler left the meeting at 1:09 p.m. and returned at 1:11 p.m. after the vote was declared.

**Moved by** Commissioner Weber

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

5.1 **DEFERRALS AND PROCEDURAL REQUESTS**

None

5.2 Policy Amendment in Montgomery (Ward 7) at 2119 Mackay Road NW, LOC2024-0207, CPC2024-1265

5.3 Policy Amendment in Montgomery (Ward 7) at 2823 Mackay Road NW, LOC2024-0208, CPC2024-1266

- 5.4 Policy Amendment in Banff Trail (Ward 7) at 3223 Cochrane Road NW, LOC2024-0233, CPC2024-1297
- 5.5 Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW, LOC2024-0225, CPC2024-1300
- 5.6 Land Use Amendment in Skyview Ranch (Ward 5) at 72 Skyview Shores Manor NE, LOC2024-0044, CPC2024-1286
- 5.7 Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239, CPC2024-1238

A Revised Cover Report was distributed with respect to Report CPC2024-1238.

- 5.8 Policy Amendment in Bridgeland-Riverside (Ward 9) at 528 – 8A Street NE, LOC2024-0230, CPC2024-1261

- 5.9 Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024-0093, CPC2024-1260

7.2.3 Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064, CPC2024-1317

7.2.6 Land Use Amendment in Parkdale (Ward 7) at 3407 – 3 Avenue NW, LOC2024-0201, CPC2024-1321

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

**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 multiple addresses, DP2024-05327, CPC2024-1283

The following documents were distributed with respect to Report CPC2024-1283:

- Revised Cover Report;
- A presentation entitled "DP2024-05327 / CPC2024-1283 Development Permit"; and
- A presentation entitled "Scotia Place Applicant Supplementary Materials".

Dave White, John Bean, Doug Cinnamon, Neel Bavish, Dan Wowryk, Susan Darrington, Scott Ralston, and Jon Sagi (applicants) answered questions of Commission with respect to Report CPC2024-1283.

By General Consent, Commission modified the afternoon recess to begin following the conclusion of Item 7.1.1.

Commission recessed at 3:17 p.m. and reconvened at 3:25 p.m. with Director Goldstein in the Chair.

Commission recessed at 3:26 p.m. and reconvened at 3:47 p.m. with Director Goldstein in the Chair.

#### ROLL CALL

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

Absent from Roll Call: Councillor Dhaliwal

#### **Moved by Councillor Carra**

That with respect to Revised Report ~~CPC2024-1283~~, the following be approved:

That Calgary Planning Commission approve Development Permit DP2024-05327 for a Coliseum, Restaurants – licensed, Drinking establishments, Accessory food services, Entertainment establishments, Retail stores, Outdoor cafes, Offices, Parking areas and parking structures, Athletic and recreational facilities at 1208, 1216, 1296, 1306, 1310 and 1312 – 5 Street SE, 519, 599, 601, 607 and 609 – 12 Avenue SE, 599, 601, 602, 603, 607, 608, 610 and 611 – 13 Avenue SE and 604, 606, 608, 610 and 612 – 14 Avenue SE (Plan C, Block 93, Lots 1 to 6 and Lots 40 to 45; Plan 2410740, Block 93, Lot 46; Plan C, Block 94, Lots 1 to 7 and Lots 38 to 43; Plan 2110110 Block 4, Lot 1; Plan 0711603, Area E; Plan 0711603, Area F) with conditions (Attachment 2).

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

**MOTION CARRIED**

7.1.2 Development Permit in Hillhurst (Ward 7) at 212 – 10A Street NW, DP2024-01613, CPC2024-1139

The following documents were distributed with respect to Report CPC2024-1139:

- Revised Cover Report; and
- A presentation entitled "DP2024-01613 / CPC2024-1139 Development Permit".

**Moved by Commissioner Campbell-Walters**

That with respect to Revised Report CPC2024-1139, the following be approved:

That Calgary Planning Commission approve Development Permit DP2024-01613 for New: Multi-Residential Development (1 building) at 212 – 10A Street NW (Plan 5609J, Block J, Lot 58), with conditions (Attachment 2).

For: (7): Director Mahler, 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 Currie Barracks (Ward 8) at multiple addresses, LOC2024-0184, CPC2024-1290

Director Goldstein declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1290.

Director Goldstein left the meeting at 4:57 p.m. and returned at 5:15 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2024-1290:

- Revised Attachment 4; and
- A presentation entitled "LOC2024-0184 / CPC2024-1290 Land Use Amendment"

**Moved by** Commissioner Small

That with respect to Report CPC2024-1290, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1290) to the 2025 January 14 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.30 hectares ± (3.21 acres ±) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development with interim uses, with guidelines (Attachment 2);
3. Give three readings to the proposed bylaw for the redesignation of 0.42 hectares ± (1.04 acres ±) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3); and

4. Give three readings to the proposed bylaw for the redesignation of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) located at 203 and 208 Calais Drive SW (Plan 2111941, Block 20, Lot 18 and Plan 2111945, Block 23, Lot 9) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (**Revised** Attachment 4).

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

**MOTION CARRIED**

- 7.2.2 Policy and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2023-0257, CPC2024-1311

A presentation entitled "LOC2023-0257 / CPC2024-1311 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-1311.

**Moved by** Commissioner Weber

That with respect to Report CPC2024-1311, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares  $\pm$  (0.54 acres  $\pm$ ) located at 1117, 1121, 1123 and 1125 – 8 Street SE and 1120 Maggie Street SE (Plan A2, Block 17, Lots 15 to 19) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate grade-oriented development, with guidelines (Attachment 3).

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

**MOTION CARRIED**

- 7.2.3 Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064, CPC2024-1317

This Item was dealt with on the Consent Agenda.

- 7.2.4 Land Use Amendment in Deerfoot Business Centre (Ward 5) at 6400 – 11 Street NE, LOC2024-0211, CPC2024-1285

**Moved by** Commissioner Small

That with respect to CPC2024-1285, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.2 hectares  $\pm$

(0.6 acres ±) located at 6400 – 11 Street NE (Plan 9410205, Block C, Lot 5PUL) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

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

**MOTION CARRIED**

- 7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2406 and 2407 – 23 Avenue NW, LOC2024-0165, CPC2024-1304

A Revised Cover Report was distributed with respect to Report CPC2024-1304.

**Moved by** Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-1304, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.27 acres ±) located at **2406 - 23 Avenue and 2407 - 23 Street NW** (Plan 9110GI, Block 4, Lots 37 and 38) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate transit-oriented development, with guidelines (Attachment 2).

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

**MOTION CARRIED**

- 7.2.6 Land Use Amendment in Parkdale (Ward 7) at 3407 – 3 Avenue NW, LOC2024-0201, CPC2024-1321

This Item was dealt with on the Consent Agenda.

- 7.2.7 Land Use Amendment in Saddle Ridge (Ward 5) at #500, 669 Savanna Boulevard NE, LOC2024-0229, CPC2024-1322

Commissioner Weber declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1322.

Commissioner Weber left the meeting at 5:41 p.m. and returned at 5:50 p.m. after the vote was declared.

A presentation entitled "LOC2024-0229 / CPC2024-1322 Land Use Amendment" was distributed with respect to Report CPC2024-1322.

**Moved by** Commissioner Gordon

That with respect to Report CPC2024-1322, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.07 acres ±) located at #500, 669 Savanna Boulevard NE (Condominium Plan 2311176, Units 101 to 104) from Multi-Residential – Low Profile Support Commercial (M-X1d100) District to Commercial – Neighbourhood 2 (C-N2) District.

For: (6): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

**MOTION CARRIED**

7.2.8 Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 4727R – 84 Street NE, LOC2021-0009, CPC2024-1316

**Moved by** Commissioner Weber

That with respect to Report CPC2024-1316, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.98 hectares ± (2.42 acres ±) located at 4727R – 84 Street NE (Plan 1411635, Block 1, Lot 1) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – Future Urban Development (S-FUD) District.

For: (7): Director Mahler, Commissioner Campbell-Walters, 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 5:53 p.m.

**MOTION CARRIED**

The following Item has 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 Currie Barracks (Ward 8) at multiple addresses, LOC2024-0184, CPC2024-1290

The following Items have been forwarded to the 2025 February 4 Public Hearing Meeting of Council:

**PLANNING MATTERS FOR PUBLIC HEARING**

**CALGARY PLANNING COMMISSION REPORTS**

- Policy Amendment in Montgomery (Ward 7) at 2119 Mackay Road NW, LOC2024-0207, CPC2024-1265
- Policy Amendment in Montgomery (Ward 7) at 2823 Mackay Road NW, LOC2024-0208, CPC2024-1266
- Policy Amendment in Banff Trail (Ward 7) at 3223 Cochrane Road NW, LOC2024-0233, CPC2024-1297
- Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW, LOC2024-0225, CPC2024-1300
- Land Use Amendment in Skyview Ranch (Ward 5) at 72 Skyview Shores Manor NE, LOC2024-0044, CPC2024-1286
- Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239, CPC2024-1238
- Policy Amendment in Bridgeland-Riverside (Ward 9) at 528 – 8A Street NE, LOC2024-0230, CPC2024-1261
- Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024-0093, CPC2024-1260
- Policy and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2023-0257, CPC2024-1311
- Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064, CPC2024-1317
- Land Use Amendment in Deerfoot Business Centre (Ward 5) at 6400 – 11 Street NE, LOC2024-0211, CPC2024-1285
- Land Use Amendment in Banff Trail (Ward 7) at 2406 and 2407 – 23 Avenue NW, LOC2024-0165, CPC2024-1304

- Land Use Amendment in Parkdale (Ward 7) at 3407 – 3 Avenue NW, LOC2024-0201, CPC2024-1321
- Land Use Amendment in Saddle Ridge (Ward 5) at #500, 669 Savanna Boulevard NE, LOC2024-0229, CPC2024-1322
- Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 4727R – 84 Street NE, LOC2021-0009, CPC2024-1316

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 January 9 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CITY CLERK

UNCONFIRMED