



**MINUTES**

**CALGARY PLANNING COMMISSION**

**January 9, 2025, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:**

Director T. Goldstein, Chair  
Director T. Mahler, Vice-Chair (Remote Participation)  
Commissioner L. Campbell-Walters  
Commissioner R-M. Damiani  
Commissioner J. Gordon  
Commissioner C. Hardwicke  
Commissioner N. Hawryluk  
Commissioner B. Montgomery  
Commissioner M. Pink  
Commissioner S. Remtulla  
Commissioner S. Small  
Commissioner K. Wagner

**ALSO PRESENT:**

A/Principal Planner S. Jones  
Legislative Specialist K. Picketts  
Legislative Specialist A. Lennox

1. **CALL TO ORDER**

Chair Goldstein called the meeting to order at 1:02 p.m.

**ROLL CALL**

Councillor Damiani, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, Commissioner Wagner, Director Mahler, and Director Goldstein

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 2025 January 9 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Pink declared a conflict of interest with respect to Item 7.2.3.

Commissioner Hardwicke declared a conflict of interest with respect to Item 7.2.5.

Commissioner Small declared a conflict of interest with respect to Item 7.2.5.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 December 12

**Moved by** Commissioner Campbell-Walters

That the Minutes of the 2024 December 12 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Small

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in McKenzie Towne (Ward 12) at 15192 Prestwick Boulevard SE, LOC2024-0195, OPC2025-0060

For: (11): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Red Carpet (Ward 9) at 6105 – 16A Avenue SE, LOC2024-0128, CPC2024-1167

A presentation entitled "LOC2024-0128 / CPC2024-1167 Land Use Amendment" was distributed with respect to Report CPC2024-1167.

**Moved by** Commissioner Montgomery

That with respect to Report CPC2024-1167, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.45 hectares ± (1.10 acres ±) located at 6105 – 16A Avenue SE (Plan 0010642, Block 2, Lot 2) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f2.0) District.

For: (11): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

**MOTION CARRIED**

7.2.2 Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130, CPC2025-0049

A presentation entitled "LOC2024-0130 / CPC2025-0049 Land Use Amendment" was distributed with respect to Report CPC2025-0049.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2025-0049, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 16720 – 24 Street SW (Plan 0512405, Block 2, Lot 58) from Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – Low Profile (M-1) District.

For: (11): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

**MOTION CARRIED**

7.2.3 Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2024-0163, CPC2024-1274

Commissioner Pink declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1274.

Commissioner Pink left the meeting at 1:30 p.m. and returned at 1:40 p.m. after the vote was declared.

A presentation entitled "LOC2024-0163 / CPC2024-1274 Land Use Amendment" was distributed with respect to Report CPC2024-1274.

**Moved by** Commissioner Remtulla

That with respect to Report CPC2024-1274, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1274) to the 2025 February 04 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares  $\pm$  (13.33 acres  $\pm$ ) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h32) District.

For: (10): Director Mahler, Commissioner Campbell-Walters, Commissioner Damjani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

**MOTION CARRIED**

7.2.4 Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2024-0147, CPC2024-1275

A presentation entitled "LOC2024-0147 / CPC2024-1275 Land Use Amendment" was distributed with respect to Report CPC2024-1275.

Grant Mihalcheon (applicant) answered questions of Commission with respect to Report CPC2024-1275.

**Moved by** Commissioner Small

That with respect to Report CPC2024-1275, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1275) to the 2025 February 04 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.85 hectares  $\pm$  (2.10 acres  $\pm$ ) located at 1024 Na'a Drive SW

(Plan 1612946, Block 3, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

For: (10): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

Against: (1): Commissioner Wagner

**MOTION CARRIED**

7.2.5 Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2024-0192, CPC2025-0034

Commissioners Hardwicke and Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0034.

Commissioners Hardwicke and Small left the meeting at 2:24 p.m. and returned at 2:47 p.m. after the vote was declared.

A presentation entitled "LOC2024-0192 / CPC2025-0034 Policy and Land Use Amendment" was distributed with respect to Report CPC2025-0034.

Cody Reimer and Brian Horton (applicants) answered questions of Commission with respect to Report CPC2025-0034.

**Moved by Commissioner Gordon**

That with respect to Report CPC2025-0034, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0034) to the 2025 February 04 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 Beltline Area Redevelopment Plan Part 1 (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.87 hectares  $\pm$  (2.16 acres  $\pm$ ) located at 1520 – 4 Street SW and 332, 338 and 340 – 17 Avenue SW (Plan 1910115, Block 120, Lot 51; Plan C, Block 120, Lots 41 to 46) from Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

For: (9): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

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 Campbell-Walters

That pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission now move into Closed Meeting, at 2:49 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1, Closed Session - Connect Calgary's Parks Plan, CPC2024-1179.

For: (11): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

**MOTION CARRIED**

Commission reconvened in public meeting at 5:15 p.m. with Director Goldstein in the Chair.

ROLL CALL

Councillor Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, Commissioner Wagner, Director Mahler, and Director Goldstein

Absent from Roll Call: Commissioner Campbell-Walters

**Moved by** Commissioner Pink

That Commission rise and report.

**MOTION CARRIED**

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Connect Calgary's Parks Plan, CPC2024-1179

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2024-1179:

Clerks: K. Picketts and J. Booth. Law: S. Munkittrick. Advice: D. Mahalek, M. Rac, K. Morelli, K. Parker, A. O'Driscoll, D. Down, A. Theriault, and J. Chapman.

**Moved by** Commissioner Small

That with respect to Confidential Report CPC2024-1179, the following be approved, **after amendment**:

**That the Calgary Planning Commission direct that the Closed Meeting discussions, Supplementary Handouts, and Attachment 1 be held confidential pursuant to Section 24 (Advice from officials) of the Freedom of Information and Protection of Privacy Act, to be reviewed by 2025 February 20.**

For: (10): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

**Moved by** Commissioner Remtulla

That this meeting adjourn at 5:19 p.m.

**MOTION CARRIED**

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

- Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2024-0163, CPC2024-1274
- Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2024-0147, CPC2024-1275

- Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2024-0192, CPC2025-0034

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

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in McKenzie Towne (Ward 12) at 15192 Prestwick Boulevard SE, LOC2024-0195, CPC2025-0060
- Land Use Amendment in Red Carpet (Ward 9) at 6105 – 16A Avenue SE, LOC2024-0128, CPC2024-1167
- Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130, CPC2025-0049

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 January 23 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

---

CHAIR

CITY CLERK

UNCONFIRMED