



**MINUTES**

**CALGARY PLANNING COMMISSION**

**February 13, 2025, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director T. Goldstein, Chair  
Director T. Mahler, Vice-Chair  
Commissioner R-M. Damiani  
Commissioner J. Gordon (Remote Participation)  
Commissioner N. Hawryluk  
Commissioner M. Pink  
Commissioner S. Remtulla  
Commissioner S. Small  
Councillor J. Mian

**ABSENT:** Commissioner L. Campbell-Walters  
Commissioner C. Hardwicke  
Commissioner B. Montgomery  
Commissioner K. Wagner

**ALSO PRESENT:** A/Principal Planner S. Jones  
Senior Legislative Advisor J. Palaschuk  
Legislative Specialist A. Gagliardi

1. CALL TO ORDER

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

ROLL CALL

Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, Commissioner Small, Director Mahler, and Director Goldstein

Absent from Roll Call: Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Montgomery, and Commissioner Wagner

2. OPENING REMARKS

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

**Moved by Commissioner Damiani**

That the Agenda for today's meeting be amended by moving Item 7.2.1, Land Use Amendment in Parkdale (Ward 7) at 503 – 35 Street NW, LOC2024-0246, CPC2025-0079, onto the Consent Agenda.

**MOTION CARRIED**

**Moved by** Director Mahler

That the Agenda for today's meeting be amended by deleting Item 7.2.6, Land Use Amendment in Starfield (Ward 9) at 4601 – 68 Street SE, LOC2022-0169, CPC2025-0057.

**MOTION CARRIED**

**Moved by** Director Mahler

That the Agenda for the 2025 February 13 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 January 23

**Moved by** Commissioner Pink

That the Minutes of the 2025 January 23 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Hawryluk

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

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Policy Amendment in Crescent Heights (Ward 7) at 411 and 413 – 2 Avenue NE, LOC2024-0281, CPC2025-0116

A Revised Attachment 1 was distributed with respect to Report CPC2025-0116.

5.3 Land Use Amendment in Forest Lawn (Ward 9) at 1509 – 37 Street SE, LOC2024-0266, CPC2025-0143

7.2.1 Land Use Amendment in Parkdale (Ward 7) at 503 - 35 Street NW, LOC2024-0246, CPC2025-0079

For: (7): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

**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 Parkdale (Ward 7) at 503 – 35 Street NW, LOC2024-0246, CPC2025-0079

This Item was dealt with at the Consent Agenda.

7.2.2 Land Use Amendment in Banff Trail (Ward 7) at 2364 – 23 Street NW, LOC2024-0279, CPC2025-0179

The following documents were distributed with respect to Report CPC2025-0179:

- Revised Attachment 1; and
- A presentation, entitled "LOC2024-0279 / CPC2025-0179 Land Use Amendment".

**Moved by Commissioner Small**

That with respect to Report CPC2025-0179, 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 2364 – 23 Street NW (Plan 91110GI, Block 6, Lot 16) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

For: (7): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

**MOTION CARRIED**

7.2.3 Land Use Amendment in Southview (Ward 9) at 1804 – 34 Street SE, LOC2024-0269, CPC2025-0144

A presentation entitled "LOC2024-0269 / CPC2025-0144 Land Use Amendment" was distributed with respect to Report CPC2025-0144.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2025-0144, 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  $\pm$  (0.14 acres  $\pm$ ) located at 1804 – 34 Street SE (Plan 5682GL, Block 2, Lot 19) from Commercial – Corridor 1 (C-COR1f2.5h16) District to Mixed Use – General (MU-1f4.5h23) District.

For: (7): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

**MOTION CARRIED**

7.2.4 Outline Plan and Land Use Amendment in Alpine Park (Ward 13) at multiple addresses, LOC2024-0248, CPC2025-0176

The following documents were distributed with respect to Report CPC2025-0176:

- A presentation entitled "LOC2024-0248 / CPC2025-0176 Outline Plan and Land Use Amendment", and
- Revised Attachment 2.

Ian Meredith and Nathan Arthur (applicants) answered questions of Commission with respect to Report CPC2025-0176.

**Moved by** Commissioner Remtulla

That with respect to Report CPC2025-0176, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15717 and 16028 – 37 Street SW (Portion of SE1/4 Section 36-22-2-5; Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) to subdivide 14.21 hectares  $\pm$  (35.11 acres  $\pm$ ) with conditions (**Revised** Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 5.14 hectares  $\pm$  (12.71 acres  $\pm$ ) located at 16028 – 37 Street SW (Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – City and Regional Infrastructure (S-CRI) District, Residential – Low Density Mixed Housing (R-G) District

and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 8); and

3. Give three readings to the proposed bylaw for the redesignation of 6.70 hectares  $\pm$  (16.55 acres  $\pm$ ) located at 16028 – 37 Street SW (Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) from Special Purpose – Future Urban Development (S-FUD) to Direct Control (DC) District to accommodate commercial development, with guidelines (Attachment 9).

For: (7): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

**MOTION CARRIED**

7.2.5 Policy and Land Use Amendment in Mission (Ward 8) at 101 – 25 Avenue SW, LOC2024-0176, CPC2025-0070

A presentation entitled "LOC2024-0176 / CPC2025-0070 Policy and Land Use Amendment" was distributed with respect to Report CPC2025-0070.

Brenden Kidd (applicant) answered questions of Commission with respect to Report CPC2025-0070.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2025-0070, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.16 hectares  $\pm$  (0.39 acres  $\pm$ ) located at 101 – 25 Avenue SW (Plan B1, Block 49, Lots 32 and 33, OT) from Multi-Residential – High Density Medium Rise (M-H2d160) District to Multi-Residential – High Density Medium Rise (M-H2) District.

For: (7): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

**MOTION CARRIED**

7.2.6 Land Use Amendment in Starfield (Ward 9) at 4601 – 68 Street SE, LOC2022-0169, CPC2025-0057

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

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

**Moved by** Director Mahler

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 2:18 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1, Closed Session - Aurora Area Structure Plan, CPC2025-0129.

And further, that pursuant to Section 6(1) of Procedure Bylaw 35M2017, the Calgary Planning Commission suspend Section 78(2)(b) to forego the afternoon recess to complete the Agenda.

For: (7): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

**MOTION CARRIED**

Commission reconvened in public meeting at 4:37 p.m. with Director Goldstein in the Chair.

ROLL CALL

Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, Commissioner Small, Director Mahler, and Director Goldstein

Absent from Roll Call: Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Montgomery, and Commissioner Wagner

**Moved by** Commissioner Small

That Commission rise and report.

**MOTION CARRIED**

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Aurora Area Structure Plan, CPC2025-0129

A Confidential Presentation was distributed with respect to Confidential Report CPC2025-0129.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2025-0129:

Clerks: J. Palaschuk, J. Booth, and F. Oloko. Advice: S. Jones, C. Le Pichouron, A. Parks, K. Froese, M. Sydenham, K. Aroyewun-Adekoma, B. Montero, J. Laforest, G. Douglas, K. van der Poorten, T. Blakemore, D. Eng, X. Zhang, X. S. Chen, C. Lee, and L. Bryant.

**Moved by** Commissioner Pink

That with respect to Confidential Report CPC2025-0129, the following be approved, **after amendment**:

**That the Calgary Planning Commission** direct that the Closed Meeting discussions, **Report, Supplementary Handouts, and Confidential Presentation** 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 April 30.**

For: (7): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

**Moved by** Commissioner Remtulla

That this meeting adjourn at 4:39 p.m.

**MOTION CARRIED**

The following Items have been forwarded to the 2025 April 8 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment in Crescent Heights (Ward 7) at 411 and 413 – 2 Avenue NE, LOC2024-0281, CPC2025-0116
- Land Use Amendment in Forest Lawn (Ward 9) at 1509 – 37 Street SE, LOC2024-0266, CPC2025-0143
- Land Use Amendment in Parkdale (Ward 7) at 503 – 35 Street NW, LOC2024-0246, CPC2025-0079
- Land Use Amendment in Banff Trail (Ward 7) at 2364 – 23 Street NW, LOC2024-0279, CPC2025-0179
- Land Use Amendment in Southview (Ward 9) at 1804 – 34 Street SE, LOC2024-0269, CPC2025-0144
- Outline Plan and Land Use Amendment in Alpine Park (Ward 13) at multiple addresses, LOC2024-0248, CPC2025-0176

- Policy and Land Use Amendment in Mission (Ward 8) at 101 – 25 Avenue SW, LOC2024-0176, CPC2025-0070

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 February 27 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CITY CLERK

UNCONFIRMED