



MINUTES

CALGARY PLANNING COMMISSION

**January 23, 2025, 1:00 PM
IN THE COUNCIL CHAMBER**

- PRESENT:** Director T. Goldstein, Chair
Director T. Mahler, Vice-Chair
Commissioner L. Campbell-Walters
Commissioner R-M. Damiani
Commissioner C. Hardwicke
Commissioner N. Hawryluk
Commissioner B. Montgomery
Commissioner M. Pink
Commissioner S. Remtulla
Commissioner S. Small
- ABSENT:** Commissioner J. Gordon
Commissioner K. Wagner
- ALSO PRESENT:** A/Principal Planner S. Jones
Senior Legislative Advisor J. Palaschuk
Legislative Specialist A. Lennox

1. CALL TO ORDER

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

ROLL CALL

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

Absent from Roll Call: Commissioner Gordon and Commissioner Wagner

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 23 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 **DECLARATIONS - CONFLICT OF INTEREST**

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

Commissioner Small and Commissioner Hardwicke declared a conflict of interest with respect to Item 7.2.7.

Commissioner Damiani and Commissioner Montgomery declared a conflict of interest with respect to Items 7.2.3 and 7.2.8

Commissioner Pink declared a conflict of interest with respect to Item 7.2.4.

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 January 9

Moved by Commissioner Hawryluk

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

MOTION CARRIED

5. **CONSENT AGENDA**

Moved by Commissioner Campbell-Walters

That the Consent Agenda be approved as follows:

5.1 **DEFERRALS AND PROCEDURAL REQUESTS**

None

5.2 Land Use Amendment in Glendale (Ward 6) at 4515 – 17 Avenue SW, LOC2024-0187, CPC2025-0090

5.3 Land Use Amendment in Killarney-Glengarry (Ward 8) at 2608 – 31 Street SW, LOC2024-0247, CPC2025-0089

5.4 Policy and Land Use Amendment in Ramsay (Ward 9) at 2109 – 6 Street SE, LOC2023-0270, CPC2025-0013

For: (9): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, 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 Huntington Hills (Ward 4) at 6600 – 4 Street NE, LOC2024-0249, CPC2025-0084

A presentation entitled "LOC2024-0249 / CPC2025-0084 Land Use Amendment" was distributed with respect to Report CPC2025-0084.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0084, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.40 hectares ± (0.99 acres ±) located at 6600 – 4 Street NE (Plan 8211348, Block 4, Lot 4) from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Community 1 (C-C1) District.

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

MOTION CARRIED

7.2.2 Land Use Amendment in Temple (Ward 10) at 140 Templemont Circle NE, LOC2024-0185, CPC2025-0068

The following documents were distributed with respect to Report CPC2025-0068:

- Revised Attachment 2; and
- A presentation entitled "LOC2024-0185 / CPC2025-0068 Land Use Amendment".

Jamal Ahmed (on behalf of applicant) answered questions of Commission with respect to Report CPC2025-0068.

Moved by Commissioner Small

That with respect to Report CPC2025-0068, Revised Attachment 2 be amended as follows:

Delete Section 8 titled "Development Permit Requirement for Secondary Suite" in its entirety and renumber the subsequent Section accordingly.

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

MOTION CARRIED

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2025-0068, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 140 Templemont Circle NE (Plan 7910737, Block 49, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate two secondary suites within an existing building, with guidelines (**Revised** Attachment 2)

For: (8): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

Against: (1): Commissioner Montgomery

MOTION CARRIED

7.2.3 Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219, CPC2024-1224

Commissioners Damiani and Montgomery declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1224.

Commissioners Damiani and Montgomery left the meeting at 1:41 p.m. and returned at 1:57 p.m. after the vote was declared.

A presentation entitled "LOC2023-0219 / CPC2024-1224 Outline Plan & Land Use Amendment" was distributed with respect to Report CPC2024-1224.

A clerical correction was noted on page 7 of Attachment 1 in Report CPC2024-1224, on page 7, under Environmental Site Considerations, by deleting the words "8.75 hectares" and by substituting with the words "8.71 hectares".

Moved by Commissioner Remtulla

That with respect to Report CPC2024-1224, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 10011 – 68 Street NE and 6221 Country Hills Boulevard NE (portion of SE1/4 Section 23-25-29-4;

portion of NE1/4 Section 23-25-29-4) to subdivide 69.28 hectares \pm (171.19 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 52.23 hectares \pm (129.06 acres \pm) located at 10011 – 68 Street NE and 6221 Country Hills Boulevard NE (portion of SE1/4 Section 23-25-29-4; portion of NE1/4 Section 23-25-29-4) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Commercial – Community 1 (C-C1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

MOTION CARRIED

- 7.2.4 Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 4321 – 15 Street SE, LOC2024-0262, CPC2025-0043

Commissioner Pink declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0043.

Commissioner Pink left the meeting at 1:57 p.m. and returned at 2:03 p.m. after the vote was declared.

A presentation entitled "LOC2024-0262 / CPC2025-0043 Land Use Amendment" was distributed with respect to Report CPC2025-0043.

Moved by Commissioner Small

That with respect to Report CPC2025-0043, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.4 hectares \pm (3.4 acres \pm) located at 4321 – 15 Street SE (Portion of Plan 7710607, Block C) from Industrial – Heavy (I-H) District to the Special Purpose – City and Regional Infrastructure (S-CRI) District.

For: (8): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, and Commissioner Small

MOTION CARRIED

7.2.5 Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149, CPC2025-0077

Commissioner Remtulla declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0077.

Commissioner Remtulla left the meeting at 2:03 p.m. and returned at 2:28 p.m. after the vote was declared.

A presentation entitled "LOC2024-0149 / CPC2025-0077 Land Use Amendment" was distributed with respect to Report CPC2025-0077.

Jennifer Duff (applicant) answered questions of Commission with respect to Report CPC2025-0077.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2025-0077, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.87 hectares \pm (4.62 acres \pm) located at 8306 Horton Road SW (Plan 2904HQ, Blocks 1, 2 and 5) from Direct Control (DC) District to Multi-Residential – High Density Medium Rise (M-H2) District.

For: (8): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, and Commissioner Small

MOTION CARRIED

7.2.6 Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223, CPC2025-0074

The following documents were distributed with respect to Report CPC2025-0074:

- A presentation entitled "LOC2024-0223 / CPC2025-0074 Land Use Amendment"; and
- A document entitled "New opportunities for residential development".

Lei Wang (applicant) answered questions of Commission with respect to Report CPC2025-0074.

Moved by Commissioner Pink

That with respect to Report CPC2025-0074, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1511 – 8 Avenue SE (Plan A3, Block 14, Lot 33 and a portion of Lot 32) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (8): Director Mahler, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

Against: (1): Commissioner Damiani

MOTION CARRIED

7.2.7 Land Use Amendment in Mission (Ward 8) at 121 – 17 Avenue SE, LOC2024-0212, CPC2025-0081

Commissioners Hardwicke and Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0081.

Commissioners Hardwicke and Small left the meeting at 2:53 p.m. and returned at 3:00 p.m. after the vote was declared.

A presentation entitled "LOC2024-0212 / CPC2025-0081 Land Use Amendment" was distributed with respect to Report CPC2025-0081.

Moved by Commissioner Remtulla

That with respect to Report CPC2025-0081, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 121 – 17 Avenue SE (Plan 2011170, Block 7, Lot 42) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, and Commissioner Remtulla

MOTION CARRIED

7.2.8 Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2024-0104, CPC2025-0053

Commissioners Damiani and Montgomery declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0053.

Commissioners Damiani and Montgomery left the meeting at 3:00 p.m. and did not return.

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Commission suspended Section 78(2)(b) to forego the afternoon recess to complete the Agenda.

The following documents were distributed with respect to Report CPC2025-0053:

- A presentation entitled "LOC2024-0104 (CPC2025-0053) Outline Plan, Policy Amendment & Land Use Amendment"; and
- A collection of photos.

Moved by Commissioner Pink

That with respect to Report CPC2025-0053, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) to subdivide 55.73 hectares \pm (137.72 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the West Macleod Area Structure Plan (Attachment 8); and
3. Give three readings to the proposed bylaw for the redesignation of 25.97 hectares (64.18 acres) located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1) District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Corridor 3 (C-COR3f0.5h12) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 7).

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

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 3:21 p.m.

MOTION CARRIED

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 Glendale (Ward 6) at 4515 – 17 Avenue SW, LOC2024-0187, CPC2025-0090
- Land Use Amendment in Killarney-Glengarry (Ward 8) at 2608 – 31 Street SW, LOC2024-0247, CPC2025-0089
- Policy and Land Use Amendment in Ramsay (Ward 9) at 2109 – 6 Street SE, LOC2023-0270, CPC2025-0013
- Land Use Amendment in Huntington Hills (Ward 4) at 6600 – 4 Street NE, LOC2024-0249, CPC2025-0084
- Land Use Amendment in Temple (Ward 10) at 140 Templemont Circle NE, LOC2024-0185, CPC2025-0068
- Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219, CPC2024-1224
- Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 4321 – 15 Street SE, LOC2024-0262, CPC2025-0043
- Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149, CPC2025-0077
- Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223, CPC2025-0074

- Land Use Amendment in Mission (Ward 8) at 121 – 17 Avenue SE, LOC2024-0212, CPC2025-0081
- Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2024-0104, CPC2025-0053

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 February 13 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK

UNCONFIRMED