



MINUTES

CALGARY PLANNING COMMISSION

**February 27, 2025, 1:00 PM
ENGINEERING TRADITIONS COMMITTEE ROOM**

PRESENT: Director T. Mahler, A/Chair
Director K. Fromherz, A/Vice-Chair
Commissioner L. Campbell-Walters
Commissioner R-M. Damiani
Commissioner J. Gordon
Commissioner C. Hardwicke
Commissioner N. Hawryluk
Commissioner S. Small (Remote Participation)

ABSENT: Commissioner B. Montgomery
Commissioner M. Pink
Commissioner S. Remtulla
Commissioner K. Wagner

ALSO PRESENT: A/Principal Planner S. Jones
Senior Legislative Specialist J. Booth
Legislative Specialist A. Gagliardi

1. CALL TO ORDER

Director Mahler called the meeting to order at 1:00 p.m.

ROLL CALL

Director Fromherz, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Small, and Director Mahler

Absent from Roll Call: Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

2. OPENING REMARKS

Director Mahler provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Hawryluk

That the Agenda for today's meeting be amended by moving Item 7.2.3, Land Use Amendment in Banff Trail (Ward 7) at 2636 Capitol Hill Crescent NW, LOC2024-0296, CPC2025-0159, onto the Consent Agenda.

MOTION CARRIED

Moved by Director Fromherz

That the Agenda for the 2025 February 27 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Director Fromherz declared a conflict of interest with respect to Item 7.1.1.

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

Commissioner Small declared a conflict of interest with respect to Item 7.2.8.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 February 13

Moved by Commissioner Hawryluk

That the Minutes of the 2025 February 13 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 Road Closure and Land Use Amendment in Dover (Ward 9) at 3004 and 3020 – 36 Street SE, LOC2024-0245, CPC2025-0164

5.3 Policy Amendment in Ogden (Ward 9) at 7804 – 22 Street SE, LOC2024-0275, CPC2025-0122

7.2.3 Land Use Amendment in Banff Trail (Ward 7) at 2636 Capitol Hill Crescent NW, LOC2024-0296, CPC2025-0159

For: (7): Director Fromherz, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, 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 Belmont (Ward 13) at 305 and 329 Belmont Avenue SW, DP2024-02822, CPC2025-0212

Director Fromherz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0212.

Director Fromherz left the meeting at 1:08 p.m. and returned at 1:54 p.m. after the vote was declared.

A presentation entitled "DP2024-02822 / CPC2025-0212 Development Permit" was distributed with respect to Report CPC2025-0212.

Andrew Tankard (applicant) answered questions of Commission with respect to Report CPC2025-0212.

Moved by Commissioner Small

That with respect to Report CPC2025-0212, the following be approved:
That Attachment 2 be amended as follows:

1. Amend Condition of Approval 8 to read as follows:

"8. Prior To Release and to the satisfaction of the Manager, Development Engineering, amend the plan to provide an appropriate supply and location of class 2 bicycle parking stalls. It is noted the Applicant team and Administration are currently working through resolution of this item."; and

2. Amend Condition of Approval 20 to read as follows:

"20. A lighting system to meet a minimum of 10 LUX with a uniformity ratio of 4:1 on pavement shall be provided."

For: (6): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Small

Against: (1): Commissioner Gordon

MOTION CARRIED

Moved by Commissioner Damiani

That with respect to Report CPC2025-0212, the following be approved, **as amended**:

That Calgary Planning Commission approve Development Permit DP2024-02822 for a New: Indoor Recreation Facility, Library (1 building) at 305 and 329 Belmont Avenue SW (Plan 1810558, Block 34, Lots 2MR and 3MSR) with conditions (**Revised** Attachment 2).

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

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Outline Plan, Policy and Land Use Amendment in Saddle Ridge (Ward 5) at multiple properties, LOC2024-0127, CPC2025-0023

The following documents were distributed with respect to Report CPC2025-0023:

- A presentation entitled "LOC2024-0127 / CPC2025-0023 Outline Plan and Land Use Amendment"; and
- A document entitled "OUTLINE PLAN AND LAND USE REDESIGNATION".

Patrick Wetter (applicant) answered questions of Commission with respect to Report CPC2025-0023.

Moved by Commissioner Small

That with respect to Report CPC2025-0023, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 5029 and 5119 – 84 Avenue NE and 5220 – 80 Avenue NE (Plan 6778AW, Blocks 22, 23 and 25) to subdivide 5.63 hectares \pm (13.91 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Saddle Ridge Area Structure Plan (Attachment 8); and
3. Give three readings to the proposed bylaw for the redesignation of 5.63 hectares \pm (13.91 acres \pm) located at 5029 and 5119 – 84 Avenue NE and 5220 – 80 Avenue NE (Plan 6778AW, Blocks 22, 23 and 25) from Special Purpose – Future Urban Development (S FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing District (R-G) District,

Special Purpose – School, Park and Community Reserve (S- SPR) District and Direct Control (DC) District to accommodate specific setback and height rules for Multi-Residential Development, with guidelines (Attachment 9).

For: (7): Director Fromherz, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Small

MOTION CARRIED

- 7.2.2 Land Use Amendment in Red Carpet (Ward 9) at 901 – 68 Street SE, LOC2024-0152, CPC2025-0199

A presentation entitled "LOC2024-0152 / CPC2025-0199 Land Use Amendment" was distributed with respect to Report CPC2025-0199.

Moved by Commissioner Gordon

That with respect to Report CPC2025-0199, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.71 hectares \pm (1.75 acres \pm) located at 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District and Multi-Residential – Contextual Grade-Oriented (M-CGd60) District to Mixed Use – Active Frontage (MU- 2f4.0h24) District.

For: (7): Director Fromherz, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Small

MOTION CARRIED

- 7.2.3 Land Use Amendment in Banff Trail (Ward 7) at 2636 Capitol Hill Crescent NW, LOC2024-0296, CPC2025-0159

This Item was dealt with at the Consent Agenda.

- 7.2.4 Land Use Amendment in Acadia (Ward 11) at 8900 Macleod Trail SE, LOC2024-0140, CPC2025-0200

Commissioner Gordon declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0200.

Commissioner Gordon left the meeting at 2:38 p.m. and returned at 2:44 p.m. after the vote was declared.

A presentation entitled "LOC2024-0140 / CPC2025-0200 Land Use Amendment" was distributed with respect to Report CPC2025-0200.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0200, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.60 hectares \pm (3.96 acres \pm) located at 8900 Macleod Trail SE (Plan 8211147, Block 119, Lot 2) from Commercial – Corridor 3 f1.75h37 (C-COR3 f1.75h37) District to Commercial – Corridor 2 f1.75h37 (C-COR2 f1.75h37) District.

For: (6): Director Fromherz, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Small

MOTION CARRIED

7.2.5 Land Use Amendment in Starfield (Ward 9) at 5495 – 61 Avenue SE, LOC2024-0323, CPC2025-0204

A presentation entitled "LOC2024-0323 / CPC2025-0204 Land Use Amendment" was distributed with respect to Report CPC2025-0204.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2025-0204, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.91 hectares \pm (2.25 acres \pm) located at 5495 – 61 Avenue SE (Plan 1311314, Block 6, Lot 4) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate a Temporary Shelter, with guidelines (Attachment 2).

For: (7): Director Fromherz, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Small

MOTION CARRIED

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

A presentation entitled "LOC2022-0169 / CPC2025-0057 Land Use Amendment" was distributed with respect to Report CPC2025-0057.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0057, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 2.59 hectares \pm (6.40 acres \pm) located at 4601 – 68 Street SE (Portion of SE1/4 Section 2-24-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

For: (7): Director Fromherz, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Small

MOTION CARRIED

7.2.7 Land Use Amendment in Signal Hill (Ward 6) at 1919 Sirocco Drive SW, LOC2018-0184, CPC2025-0078

A presentation entitled "LOC2018-0184 / CPC2025-0078 Land Use Amendment" was distributed with respect to Report CPC2025-0078.

By General Consent, Commission modified the afternoon recess from 30 minutes to 15 minutes and to begin following the completion of Item 7.2.7.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0078, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.44 hectares ± (1.08 acres ±) located at 1919 Sirocco Drive SW (Plan 9011583, portion of Block 3), from Commercial – Community 1 (C-C1) District to Mixed Use – General (MU-1f3.0h25) District.

For: (7): Director Fromherz, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Small

MOTION CARRIED

Commission recessed at 3:13 p.m. and reconvened at 3:31 p.m. with Director Mahler in the Chair.

ROLL CALL

Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Small, and Director Mahler

Absent from Roll Call: Director Fromherz, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

7.2.8 Outline Plan, Policy and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2023-0359, CPC2025-0098

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0098.

Commissioner Small left the meeting at 3:31 p.m. and returned at 4:39 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2025-0098:

- A presentation entitled "LOC2023-0359 / CPC2025-0098 Outline Plan, Policy and Land Use Amendment";
- Revised Attachment 2; and
- A presentation entitled "NEAR-TERM CONTEXT – VIEW 1"

Kathy Oberg, Jennifer Duff, Tom Dvorak and Alex Braun (applicants) answered questions of Commission with respect to Report CPC2025-0098.

Moved by Commissioner Gordon

That with respect to Report CPC2025-0098, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2505 Richmond Road SW and 2519 Richmond Road SW (Plan 5118FQ, Block A; Plan 8598GF, Block B) to subdivide 4.65 hectares \pm (11.49 acres \pm) with conditions (**Revised** Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Westbrook Communities Local Area Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 4.65 hectares \pm (11.49 acres \pm) located at 2505 Richmond Road SW and 2519 Richmond Road SW (Plan 5118FQ, Block A; Plan 8598GF, Block B) from Residential – Grade-Oriented Infill (R- CG) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a comprehensive transit-oriented development, with guidelines. (Attachment 4).

For: (6): Director Fromherz, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, and Commissioner Hawryluk

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Hardwicke

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 4:40 p.m. in the Engineering Traditions Committee Room, to discuss confidential matters with respect to Item 9.1.1, Land Use Bylaw Housekeeping Amendments to Improve Efficiency and Consistency of Decisions, CPC2025-0202.

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

For: (7): Director Fromherz, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Small

MOTION CARRIED

Commission reconvened in public meeting at 6:01 p.m. with Director Mahler in the Chair.

ROLL CALL

Director Fromherz, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Small, and Director Mahler

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

Moved by Commissioner Hardwicke

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Land Use Bylaw Housekeeping Amendments to Improve Efficiency and Consistency of Decisions, CPC2025-0202

The following documents were distributed with respect to Confidential Report CPC2025-0202:

- A presentation entitled "Land Use Bylaw Housekeeping Amendments to Improve Efficiency and Consistency of Decisions"; and
- Revised Supplementary Handout 2.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2025-0202:

Clerks: J. Booth, A. Gagliardi, K. Picketts, and A. Adegunwa. Advice: S. Jones, C. Lee, D. Morris, K. van Fraassen, S. Whalen, J. Mueller, N. Hallett, S. LeBouthillier, and E. Tan.

Moved by Commissioner Gordon

That with respect to Confidential Report CPC2025-0202, the following be approved, after amendment:

That the Calgary Planning Commission direct that the Closed Meeting discussions, Report, Supplementary Handouts, Revised Supplementary Handout 2, 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 March 19.

For: (6): Director Fromherz, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Small

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Director Fromherz

That this meeting adjourn at 6:10 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

- Road Closure and Land Use Amendment in Dover (Ward 9) at 3004 and 3020 – 36 Street SE, LOC2024-0245, CPC2025-0164
- Policy Amendment in Ogden (Ward 9) at 7804 – 22 Street SE, LOC2024-0275, CPC2025-0122
- Outline Plan, Policy and Land Use Amendment in Saddle Ridge (Ward 5) at multiple properties, LOC2024-0127, CPC2025-0023
- Land Use Amendment in Red Carpet (Ward 9) at 901 – 68 Street SE, LOC2024-0152, CPC2025-0199
- Land Use Amendment in Acadia (Ward 11) at 8900 Macleod Trail SE, LOC2024-0140, CPC2025-0200
- Land Use Amendment in Banff Trail (Ward 7) at 2636 Capitol Hill Crescent NW, LOC2024-0296, CPC2025-0159
- Land Use Amendment in Starfield (Ward 9) at 5495 – 61 Avenue SE, LOC2024-0323, CPC2025-0204
- Land Use Amendment in Starfield (Ward 9) at 4601 – 68 Street SE, LOC2022-0169, CPC2025-0057
- Land Use Amendment in Signal Hill (Ward 6) at 1919 Sirocco Drive SW, LOC2018-0184, CPC2025-0078

- Outline Plan, Policy and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2023-0359, CPC2025-0098

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

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK

UNCONFIRMED