



MINUTES

CALGARY PLANNING COMMISSION

**March 27, 2025, 1:00 PM
IN THE COUNCIL CHAMBER**

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

1. CALL TO ORDER

Chair Lee called the meeting to order at 1:04 p.m.

ROLL CALL

Councillor Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Wagner, Director Vanderputten, and Manager Lee

Absent from Roll Call: Commissioner Campbell-Walters, Commissioner Gordon, and Commissioner Small

2. OPENING REMARKS

Chair Lee 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 7.2.8, Policy and Land Use Amendment in Ogden (Ward 9) at 6240 – 18A Street SE, LOC2024-0302, CPC2025-0258, onto the Consent Agenda.

MOTION CARRIED

Moved by Director Vanderputten

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

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Montgomery declared a conflict of interest with respect to Item 7.2.2.

Commissioner Wagner 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, 2025 March 13

Moved by Commissioner Hardwicke

That the Minutes of the 2025 March 13 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 corrected:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3227 Kenmare Crescent SW, LOC2024-0289, CPC2025-0233

7.2.8 Policy and Land Use Amendment in Ogden (Ward 9) at 6240 – 18A Street SE, LOC2024-0302, CPC2025-0258

Revised Attachment 1 was distributed with respect to Report CPC2025-0258.

MOTION CARRIED

5.3 Policy Amendment, Road Closure and Land Use Amendment in Beltline (Ward 8) adjacent to 1121 – 12 Avenue SW, LOC2024-0202, CPC2025-0301

A presentation entitled "LOC2024-0202 / CPC2025-0301 Road Closure, Policy & Land Use Amendment" was distributed with respect to Report CPC2025-0301.

Moved by Commissioner Remtulla

That with respect to Report CPC2025-0301, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed closure of 0.10 hectares \pm (0.25 acres \pm) of road (Plan 2510265) adjacent to 1121 – 12 Avenue SW, with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.25 acres \pm) of closed road (Plan 2510265) from Undesignated Road Right-of-Way to Special Purpose – Community Service (S-CS) District.

For: (8): Director Vanderputten, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, 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 Highland Park (Ward 4) at 4220 Centre Street NE, LOC2024-0307, CPC2025-0291

A presentation entitled "LOC2024-0307 / CPC2025-0291 Land Use Amendment" was distributed with respect to CPC2025-0291.

Carlin Howden (applicant) answered questions of Commission with respect to Report CPC2025-0291.

Moved by Commissioner Remtulla

That with respect to Report CPC2025-0291, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 4220 Centre Street NE (Plan 6482GN, Block 10,

Lot 1) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f4.0h21) District.

For: (8): Director Vanderputten, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED

7.2.2 Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157, CPC2024-0957

Commissioner Montgomery declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0957.

Commissioner Montgomery left the meeting at 1:25 p.m. and returned at 1:37 p.m. after the vote was declared.

A presentation entitled "LOC2024-0157 / CPC2025-0957 Land Use Amendment" was distributed with respect to Report CPC2024-0957.

Moved by Commissioner Damiani

That with respect to Report CPC2024-0957, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 32.92 hectares ± (81.35 acres ±) located at 2828 – 144 Avenue NW, 14800 Symons Valley Road NW and 15333 – 24 Street NW (Portions of Section 6-26-1-5) from 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, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District.

For: (7): Director Vanderputten, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED

7.2.3 Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2024-0177, CPC2025-0319

A presentation entitled "LOC2024-0177 / CPC2025-0319 Land Use Amendment" was distributed with respect to Report CPC2025-0319.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0319, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.22 hectares ± (0.55 acres ±) located at 119, 123, 127 and 131 – 41 Avenue NW (Plan 6482GN, Block 2, Lots 18 to 21) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – High Density Low Rise (M-H1f3.0h23d270) District.

For: (8): Director Vanderputten, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED

7.2.4 Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2024-0126, CPC2025-0320

The following documents were distributed with respect to Report CPC2025-0320:

- Revised Attachment 5; and
- A presentation entitled "LOC2024-0126 / CPC2025-0320 Land Use Amendment".

Alison Timmins (applicant) answered questions of Commission with respect to Report CPC2025-0320.

Moved by Commissioner Damiani

That with respect to Report CPC2025-0320, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.080 hectares ± (0.2 acres ±) located at 122, 124 and 126 – 10 Street NW (Plan 2448O, Block 1, Lots 4, 5 and 6) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District to Mixed Use – Active Frontage (MU-2f7.0h40) District.

For: (8): Director Vanderputten, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED

7.2.5 Land Use Amendment in Fairview Industrial (Ward 11) at 550 – 71 Avenue SE, LOC2024-0285, CPC2025-0313

Commissioner Wagner declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0313.

Commissioner Wagner left the meeting at 2:07 p.m. and returned at 2:17 p.m. after the vote was declared.

A presentation entitled "LOC2024-0285 / CPC2025-0313 Land Use Amendment" was distributed with respect to CPC2025-0313.

Moved by Commissioner Pink

That with respect to Report CPC2025-0313, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 2.04 hectares ± (5.05 acres ±) located at 550 – 71 Avenue SE (Plan 5165JK, Block A) from Industrial – General (I□G) District to Direct Control (DC) District to accommodate additional support commercial uses with guidelines (Attachment 2).

For: (7): Director Vanderputten, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, and Commissioner Remtulla

MOTION CARRIED

7.2.6 Policy and Land Use Amendment in Altadore (Ward 8) at 3926 – 16 Street SW, LOC2023-0025, CPC2024-0524

A presentation entitled "LOC2023-0025 / CPC2024-0524 Land Use Amendment" was distributed with respect to Report CPC2024-0524.

Moved by Commissioner Remtulla

That with respect to Report CPC2024-0524, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 3926 – 16 Street SW (Plan 4890AG, Block A, Lots 12 and 13) from Residential – Grade-Oriented Infill (R-CG) District to Commercial – Neighbourhood 2 (C□N2) District.

For: (8): Director Vanderputten, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED

7.2.7 Land Use Amendment in Currie Barracks (Ward 8) at 110 Bishop Way SW, LOC2024-0224, CPC2025-0330

A presentation entitled "LOC2024-0224 / CPC2025-0330 Land Use Amendment" was distributed with respect to Report CPC2025-0330.

Marcelo Figueira (applicant) answered questions of Commission with respect to Report CPC2025-0330.

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 remainder of the Agenda.

Moved by Commissioner Hawryluk

That Attachment 2 be amended, as follows:

1. Amend Section 22 titled Motor Vehicle Parking Stall Requirements by amending subsection (1)(b) to read as follows:

“(1)(b) for each **Live Work Unit** is 0.1 **visitor parking stalls per unit.**”

2. Amend Section 22 titled Motor Vehicle Parking Stall Requirements by amending subsection (2)(c) to read as follows:

“(2)(c) for each **Dwelling Unit** or **Live Work Unit** is 0.15 **visitor parking stalls per unit.**”

For: (8): Director Vanderputten, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED

Moved by Commissioner Remtulla

That with respect to Report CPC2025-0330, the following be approved, **as amended:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.52 hectares ± (1.28 acres ±) located at 110 Bishop Way SW (Portion of Plan 1612440, Block 5, Lot 3) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional uses of health care service and retail drive through, with guidelines (**Revised** Attachment 2).

For: (8): Director Vanderputten, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED

7.2.8 Policy and Land Use Amendment in Ogden (Ward 9) at 6240 – 18A Street SE, LOC2024-0302, CPC2025-0258

This Item was dealt with at the Consent Agenda.

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 Commissioner Pink

That this meeting adjourn at 3:28 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2025 May 6 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3227 Kenmare Crescent SW, LOC2024-0289, CPC2025-0233
- Policy Amendment, Road Closure and Land Use Amendment in Beltline (Ward 8) adjacent to 1121 – 12 Avenue SW, LOC2024-0202, CPC2025-0301
- Land Use Amendment in Highland Park (Ward 4) at 4220 Centre Street NE, LOC2024-0307, CPC2025-0291
- Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157, CPC2024-0957
- Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2024-0177, CPC2025-0319
- Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2024-0126, CPC2025-0320
- Land Use Amendment in Fairview Industrial (Ward 11) at 550 – 71 Avenue SE, LOC2024-0285, CPC2025-0313
- Policy and Land Use Amendment in Altadore (Ward 8) at 3926 – 16 Street SW, LOC2023-0025, CPC2024-0524

- Land Use Amendment in Currie Barracks (Ward 8) at 110 Bishop Way SW, LOC2024-0224, CPC2025-0330
- Policy and Land Use Amendment in Ogden (Ward 9) at 6240 – 18A Street SE, LOC2024-0302, CPC2025-0258

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 April 10 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK

UNCONFIRMED