



MINUTES

CALGARY PLANNING COMMISSION

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

PRESENT: Manager C. Lee, Chair
Director T. Mahler, Vice-Chair
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
Senior Legislative Specialist J. Booth
Legislative Specialist K. Picketts

1. CALL TO ORDER

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

ROLL CALL

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

2. OPENING REMARKS

Chair Lee provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for the 2025 March 13 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, by deleting Item 5.4, Policy Amendment in Montgomery (Ward 7) at 4908 Bowness Road NW, LOC2024-0305, CPC2025-0235.**

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

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

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 February 27

Moved by Commissioner Damiani

That the Minutes of the 2025 February 27 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Hardwicke

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Springbank Hill (Ward 6) at 217 Springbluff Boulevard SW and 7545 Elton Drive SW, LOC2024-0219, CPC2025-0222

5.3 Land Use Amendment in West Springs (Ward 6) at 870 – 81 Street SW, LOC2024-0218, CPC2025-0218

5.5 Land Use Amendment in Evergreen (Ward 13) at 321 Everridge Drive SW, LOC2024-0263, CPC2025-0175

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

- 5.4 Policy Amendment in Montgomery (Ward 7) at 4908 Bowness Road NW, LOC2024-0305, CPC2025-0235

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

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Downtown Commercial Core (Ward 7) at 631 – 4 Avenue SW, DP2024-05672, CPC2025-0242

Director Mahler declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0242.

Director Mahler left the meeting at 1:06 p.m. and returned at 1:56 p.m. after the vote was declared.

A presentation entitled "DP2024-05672 / CPC2025-0242 Development Proposal" was distributed with respect to Report CPC2025-0242.

Adrian Benoit (applicant) answered questions of Commission with respect to Report CPC2025-0242.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0242, the following be approved:

That Calgary Planning Commission approve Development Permit DP2024-05672 for a New: Dwelling Units, Retail and Consumer Service (1 building) at 631 – 4 Avenue SW (Plan 2412260, Block 17, Lot 43), with conditions (Attachment 2).

For: (11): Manager Lee, 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 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Residual Sub Area 12J (Ward 12) at 16311 – 104 Street SE, LOC2024-0113, CPC2025-0267

The following documents were distributed with respect to Report CPC2025-0267:

- A presentation entitled "LOC2024-0113 / CPC2025-0267 Land Use Amendment";
- A document entitled "South Calgary Campus"; and
- A document entitled "First Assembly Church - South Calgary Campus".

Kathy Oberg, Jennifer Duff, Luke Yakielashek, and Derek Dawson (applicants) answered questions of Commission with respect to Report CPC2025-0267.

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

Moved by Commissioner Gordon

That with respect to Report CPC2025-0267, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0267) to the 2025 April 08 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 8.09 hectares \pm (20.00 acres \pm) located at 16311 – 104 Street SE (Plan 0712234, Block 8, Lot 1) from Direct Control District (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

For: (8): Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, and Commissioner Remtulla

Against: (3): Director Mahler, Commissioner Small, and Commissioner Wagner

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 Commissioner Damiani

That this meeting adjourn at 3:32 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

- Land Use Amendment in Springbank Hill (Ward 6) at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW, LOC2024-0219, CPC2025-0222
- Land Use Amendment in West Springs (Ward 6) at 870 – 81 Street SW, LOC2024-0218, CPC2025-0218
- Land Use Amendment in Residual Sub Area 12J (Ward 12) at 16311 – 104 Street SE, LOC2024-0113, CPC2025-0267

The following Item has 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 Evergreen (Ward 13) at 321 Everridge Drive SW, LOC2024-0263, CPC2025-0175

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

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK

UNCONFIRMED