



MINUTES

CALGARY PLANNING COMMISSION

**May 8, 2025, 1:00 PM
ENGINEERING TRADITIONS COMMITTEE ROOM**

PRESENT: Manager C. Lee, Chair
Director T. Mahler, Vice-Chair
Commissioner R-M. Damiani
Commissioner J. Gordon (Remote Participation)
Commissioner N. Hawryluk
Commissioner B. Montgomery
Commissioner S. Remtulla (Remote Participation)
Commissioner S. Small
Commissioner K. Wagner

ABSENT: Commissioner L. Campbell-Walters
Commissioner C. Hardwicke
Commissioner M. Pink

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 1:03 p.m.

ROLL CALL

Commissioner Damiani, Commissioner Gordon, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, Commissioner Wagner, Director Mahler, and Manager Lee

Absent from Roll Call: Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Pink

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 May 8 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, by deleting Item 5.3, Policy Amendment in Richmond (Ward 8) at 2212 - 29 Avenue SW, LOC2025-0034, CPC2025-0440.**

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Small declared a conflict of interest with respect to Items 7.2.4 and 7.2.5.

Commissioner Gordon declared a conflict of interest with respect to Items 7.2.8.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 April 24

Moved by Commissioner Montgomery

That the Minutes of the 2025 April 24 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Damiani

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Policy Amendment in Ramsay (Ward 9) at 1910 Alexander Street SE, LOC2024-0304, CPC2025-0435

5.4 Land Use Amendment in Fairview (Ward 11) at 8003 Fairmount Drive SE, LOC2024-0168, CPC2025-0356

5.5 Additional Street Names in the Community of Huxley SN2025-0003, CPC2025-0399

MOTION CARRIED

5.3 Policy Amendment in Richmond (Ward 8) at 2212 - 29 Avenue SW, LOC2025-0034, CPC2025-0440

This Item was removed 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 East Shepard Industrial (Ward 12) at 12725 – 52 Street SE, DP2025-00162, CPC2025-0449

The following documents were distributed with respect to Revised Report CPC2025-0449:

- Revised Cover Report;
- Revised Attachment 1; and
- A presentation entitled "DP2025-00162 / CPC2025-0449 Development Permit".

Moved by Commissioner Wagner

That with respect to Revised Report CPC2025-0449, the following be approved:

That Calgary Planning Commission approve Development Permit DP2025-00162 for a New: Municipal Works Depot at 12725 – 52 Street SE (Plan 2011417, Block 8, Lot 2), with conditions (Attachment 2).

For: (8): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Aspen Woods (Ward 6) at multiple addresses, LOC2025-0031, CPC2025-0395

A presentation entitled "LOC2025-0031 / CPC2025-0395 Land Use Amendment" was distributed with respect to Report CPC2025-0395.

Moved by Commissioner Damiani

That with respect to Report CPC2025-0395, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0395) to the 2025 June 10 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 7.94 hectares ± (19.62 acres ±) located at 1579 – 93 Street SW and 9744 – 17 Avenue SW (Plan 0110397, Block 2, Lot 1 and

2MR) from Direct Control (DC) District to Special Purpose – School, Park and Community Reserve (S-SPR) District.

For: (8): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.2 Land Use Amendment in Manchester (Ward 9) at 4336 and 4344 Macleod Trail SW, LOC2024-0235, CPC2025-0389

A presentation entitled "LOC2024-0235 / CPC2025-0389 Land Use Amendment" was distributed with respect to Report CPC2025-0389.

Jennifer Duff (applicant) answered questions of Commission with respect to Report CPC2025-0389.

Moved by Commissioner Small

That with respect to Report CPC2025-0389, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.11 hectares \pm (2.74 acres \pm) located at 4336 and 4344 Macleod Trail SW (Plan 9212019, Block 1, Lots 22A and 27A) from Direct Control District (DC) District to Mixed Use – General (MU-1f8.0h90) District.

For: (8): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.3 Policy and Land Use Amendment in Ramsay (Ward 9) at 706 and 710 Burns Avenue SE, LOC2024-0260, CPC2025-0461

The following documents were distributed with respect to Report CPC2025-0461:

- A presentation entitled "LOC2024-0260 / CPC2025-0461 Land Use Amendment"; and
- A site map.

Mike Borkristl (applicant) answered questions of Commission with respect to Report CPC2025-0461.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0461, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.26 acres \pm) located at 706 and 710 Burns Avenue SE (Plan 0711842; Block 9; Lots 42 and 43) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd80) District.

For: (8): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.4 Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2024-0047, CPC2024-0914

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2024-0914 and CPC2024-1279.

Commissioner Small left the meeting at 2:44 p.m. and returned at 3:21 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2024-0914:

- Revised Attachment 2; and
- A presentation entitled "Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2024-0047, CPC2024-0914".

Moved by Commissioner Wagner

That with respect to Report CPC2024-0914, the following be approved, **after amendment**:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (**Revised** Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.35 hectares \pm (0.86 acres \pm) located at 125 – 14 Avenue SW and 1400, 1410 and 1412 – 1 Street SW (Plan 9111729, Block 1, Lots 1 to 4) from the Centre City Commercial Corridor District (CCCOR) and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

For: (7): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED

7.2.5 Outline Plan, Policy and Land Use Amendment in Huxley (Ward 9) at multiple addresses, LOC2024-0133, CPC2024-1279

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2024-0914 and CPC2024-1279.

Commissioner Small left the meeting at 2:44 p.m. and returned at 3:21 p.m. after the vote was declared.

The following documents were distributed with respect to Revised Report CPC2024-1279:

- Revised Cover Report;
- Revised Attachment 1;
- Revised Attachment 2; and
- A presentation entitled "LOC2024-0133 / CPC2024-1279 Outline Plan, Land Use and Policy Amendment".

Jack Modde (applicant) answered questions of Commission with respect to Revised Report CPC2024-1279.

Moved by Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-1279, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 403 – 84 Street NE, 807 – 84 Street SE and 8220 – 9 Avenue SE (portion of SE1/4 24-24-29 W4M; portion of NE1/4 13-24-29 W4M; Plan 5152JK, Block D) to subdivide 53.83 hectares ± (133.01 acres ±) with conditions (**Revised** Attachment 2); and
2. Forward this report (CPC2024-1279) to the 2025 June 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Belvedere Area Structure Plan (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 53.83 hectares ± (133.01 acres ±) located at 403 – 84 Street NE,

807 – 84 Street SE and 8220 – 9 Avenue SE (portion of SE1/4 24-24-29 W4M; portion of NE1/4 13-24-29 W4M; Plan 5152JK, Block D) 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, Multi-Residential – Medium Profile (M-2) District, Mixed Use – General (MU-1f3.5h24) District, Mixed Use – Active Frontage (MU-2f3.5h24) District, Commercial – Community 2 **f0.5h16** (C-C2f0.5h16) 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 Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED

By General Consent, Commission modified the afternoon recess from 30 minutes to 10 minutes and to begin following the conclusion of Item 7.2.5.

Commission recessed at 3:08 p.m. and reconvened at 3:21 p.m. with Manager Lee in the Chair.

ROLL CALL

Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, Commissioner Wagner, Director Mahler, and Manager Lee

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

7.2.6 Outline Plan and Land Use Amendment in Livingston (Ward 3) at 500 – 144 Avenue NE, LOC2024-0234, CPC2025-0411

The following documents were distributed with respect to Revised Report CPC2025-0411:

- Revised Cover Report;
- Revised Attachment 1;
- Revised Attachment 4; and
- A presentation entitled "LOC2024-0234 / CPC2025-0411 Outline Plan and Land Use Amendment".

Patrick Wetter and Kathy Oberg (applicants) answered questions of Commission with respect to Revised Report CPC2025-0411.

Moved by Commissioner Gordon

That with respect to **Revised** Report CPC2025-0411, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 500 – 144 Avenue NE (Portion of N1/2 Section 3-26-1-5) to subdivide 38.59 hectares \pm (95.35 acres \pm) with conditions (Attachment 7);
2. Forward this report (CPC2025-0411) to the 2025 June 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 6.97 hectares \pm (17.23 acres \pm) located at 500 – 144 Avenue NE (Portion of N1/2 Section 3-26-1-5) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Mixed Use – General (MU-1f3.0h20) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

For: (8): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.7 Land Use Amendment in Dover (Ward 9) at 2805 – 28 Avenue SE, LOC2025-0015, CPC2025-0443

Commissioner Remtulla (Remote Member) left the meeting at 3:53 p.m.

A presentation entitled "LOC2025-0015 / CPC2025-0443 Land Use Amendment" was distributed with respect to Report CPC2025-0443.

Moved by Commissioner Small

That with respect to Report CPC2025-0443, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 2805 – 28 Avenue SE (Plan 2411637, Block 1,

Lot 1) from Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to Multi-Residential – Contextual Low Profile (M-C1) District

For: (7): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.8 Land Use Amendment in Stoney 1 (Ward 3) at 11124 – 15 Street NE, LOC2024-0190, CPC2025-0457

Commissioner Gordon declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0457.

Commissioner Gordon left the meeting at 4:01 p.m. and did not return.

A presentation entitled "LOC2024-0190 / CPC2025-0457 Land Use Amendment" was distributed with respect to Report CPC2025-0457.

Manu Chugh and Cameron Wallace (applicants) answered questions of Commission with respect to Report CPC2025-0457.

Moved by Commissioner Wagner

That with respect to Report CPC2025-0457, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0457) to the 2025 June 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings for the proposed bylaw for the redesignation of 1.41 hectares \pm (3.49 acres \pm) located at 11124 – 15 Street NE (Portion of NW1/4 Section 24-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Commercial (I-C) District.

For: (6): Director Mahler, Commissioner Damiani, Commissioner Hawryluk, Commissioner Montgomery, 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 Wagner

That this meeting adjourn at 4:12 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2025 June 10 Public Hearing Meeting of Council:

CONSENT AGENDA

- Additional Street Names in the Community of Huxley, SN2025-0003, CPC2025-0399

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Aspen Woods (Ward 6) at multiple addresses, LOC2025-0031, CPC2025-0395
- Outline Plan, Policy and Land Use Amendment in Huxley (Ward 9) at multiple addresses, LOC2024-0133, CPC2024-1279
- Outline Plan and Land Use Amendment in Livingston (Ward 3) at 500 – 144 Avenue NE, LOC2024-0234, CPC2025-0411
- Land Use Amendment in Stoney 1 (Ward 3) at 11124 – 15 Street NE, LOC2024-0190, CPC2025-0457

The following Items have been forwarded to the 2025 July 15 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment in Ramsay (Ward 8) at 1910 Alexander Street SE, LOC2024-0304, CPC2025-0435
- Land Use Amendment in Fairview (Ward 11) at 8003 Fairmount Drive SE, LOC2024-0168, CPC2025-0356

- Land Use Amendment in Manchester (Ward 9) at 4336 and 4344 Macleod Trail SW, LOC2024-0235, CPC2025-0389
- Policy and Land Use Amendment in Ramsay (Ward 9) at 706 and 710 Burns Avenue SE, LOC2024-0260, CPC2025-0461
- Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2024-0047, CPC2024-0914
- Land Use Amendment in Dover (Ward 9) at 2805 – 28 Avenue SE, LOC2025-0015, CPC2025-0443

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 May 22 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK

UNCONFIRMED