



MINUTES

CALGARY PLANNING COMMISSION

**June 19, 2025, 1:00 PM
IN THE COUNCIL CHAMBER**

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

1. CALL TO ORDER

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

ROLL CALL

Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, Director Mahler, and Manager Lee

Absent from Roll Call: Commissioner Damiani, Commissioner Hardwicke, Commissioner Pink, and Commissioner Wagner.

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 June 19 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

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

Commissioner Small 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 June 5

Moved by Commissioner Campbell-Walters

That the Minutes of the 2025 June 5 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Gordon

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.3 Land Use Amendment in Varsity (Ward 1) at 4607 Valiant Drive NW, LOC2025-0017, CPC2025-0608

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

MOTION CARRIED

5.2 Land Use Amendment in Carrington (Ward 3) at 272 and 276 Carrington Way NW, LOC2025-0069, CPC2025-0577

A presentation entitled "LOC2025-0069 /CPC2025-0577 Land Use Amendment" was distributed with respect to Report CPC2025-0577.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0577, 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 (0.13 acres \pm) located at 272 and 276 Carrington Way NW (Plan 1911103, Block 9, Lots 65 and 66) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, 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 Haysboro (Ward 11) at 9504 Horton Road SW, LOC2025-0027, CPC2025-0581

A presentation entitled "LOC2025-0027 \ CPC2025-0581 Land Use Amendment" was distributed with respect to Report CPC2025-0581.

Moved by Commissioner Gordon

That with respect to Report CPC2025-0581, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 9504 Horton Road SW (Plan 9311963, Block 9, Lot 6) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

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

MOTION CARRIED

7.2.2 Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2024-0265, CPC2025-0553

Commissioner Gordon declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0553.

Commissioner Gordon left the meeting at 1:18 p.m. and returned at 1:45 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2025-0553:

- Revised Attachment 2; and
- A presentation entitled "LOC2024-0265 Land Use Amendment".

Dave White (applicant) answered questions of Commission with respect to Report CPC2025-0553.

Moved by Commissioner Montgomery

That with respect to Report CPC2025-0553, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0553) to the 2025 July 15 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 0.71 hectares ± (1.76 acres ±) located at 2101, 2123 and 2127 – 33 Avenue SW (Plan 4479P, Block 70, Lots 1 to 14) from Mixed Use – Active Frontage District (MU-2f3.0h23) to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (**Revised Attachment 2**).

For: (6): Director Mahler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, and Commissioner Small

MOTION CARRIED

7.2.3 Policy and Land Use Amendment in Shepard Industrial (Ward 12) at 11519 – 29 Street SE, LOC2024-0256, CPC2025-0584

A presentation entitled "LOC2024-0256 / CPC2025-0584 Land Use Amendment" was distributed with respect to Report CPC2025-0584.

Moved by Commissioner Gordon

That with respect to Report CPC2025-0584, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Southeast Industrial Area Structure Plan (Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 1.75 hectares \pm (4.32 acres \pm) located at 11519 – 29 Street SE (Plan 0813806, Block 24, portion of Lot 4) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h46) District.

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

MOTION CARRIED

- 7.2.4 Outline Plan and Land Use Amendment in Belvedere (Ward 9) at 2313 and 2313R - 84 Street SE, LOC2024-0321, CPC2025-0559

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0559.

Commissioner Small left the meeting at 2:00 p.m. and returned at 2:15 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2025-0559:

- Revised Attachment 3; and
- A presentation entitled "LOC2024-0321 / CPC2025-0559 Land Use Amendment & Outline Plan".

Alex Braun and Sydney Bailey (applicants) answered questions of Commission with respect to Report CPC2025-0559.

Moved by Commissioner Remtulla

That with respect to Report CPC2025-0559, the following be approved, **after amendment**.

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2313 and 2313R – 84 Street SE (portion of NE1/4 Section 12-24-29-4; Plan 8511085, Block OT) to subdivide 16.79 hectares \pm (41.49 acres \pm) with conditions (Attachment 2); and
2. Forward this report (CPC2025-0559) to the 2025 July 15 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 8.00 hectares \pm (19.77 acres \pm) located at 2313 and 2313R – 84 Street SE (portion of NE1/4 Section 12-24-29-4; Plan 8511085, Block OT) from Residential – Low Density Mixed Housing (R-G)

District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) 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, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Direct Control (DC) District to accommodate residential development, with guidelines (**Revised Attachment 3**).

For: (6): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, and Commissioner Remtulla

MOTION CARRIED

7.2.5 Policy Amendment in Crescent Heights (Ward 7) at 420 and 422 Meredith Road NE, LOC2025-0006, CPC2025-0592

A presentation entitled "LOC2025-0006 / CPC2025-0592 Policy Amendment" was distributed with respect to Report CPC2025-0592.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0592, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

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

MOTION CARRIED

7.2.6 Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 8604 – 38 Street NE, LOC2024-0288, CPC2025-0263

A presentation entitled "LOC2024-0288 / CPC2025-0263 Land Use Amendment" was distributed with respect to Report CPC2025-0263.

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 Agenda.

Grant Mihalcheon and Aaron Macdonald (applicants) answered questions of Commission with respect to Report CPC2025-0263.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2025-0263, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0263) to the 2025 July 15 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Saddle Ridge Area Structure Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 8.24 hectares \pm (20.36 acres \pm) at 8604 – 38 Street NE (Plan 1612881, Block 2, Lot 7) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate regional commercial development, with guidelines (Attachment 3).

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

MOTION CARRIED

7.2.7 Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at 4515 – 84 Avenue NE, LOC2024-0267, CPC2025-0349

A presentation entitled "LOC2024-0267 / CPC2025-0349 Outline Plan and Land Use Amendment" was distributed with respect to Report CPC2025-0349.

Moved by Commissioner Small

That with respect to Report CPC2025-0349, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 4515 – 84 Avenue NE (Plan 6778AW, Block 17) to subdivide 1.36 hectares \pm (3.35 acres \pm) with conditions (Attachment 2);
2. Forward this report (CPC2025-0349) to the 2025 July 15 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 1.36 hectares \pm (3.35 acres \pm) located at 4515 – 84 Avenue NE (Plan 6778AW, Block 17) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing District (R-G) District, Residential – Low Density Mixed Housing District (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

For: (6): Director Mahler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, and Commissioner Small

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Montgomery

That pursuant to Section 29 (Advice from officials) of the *Access to Information Act*, the Calgary Planning Commission move into Closed Meeting at 3:25 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1, Saatootsi (WMRL) ASP Project Update, CPC2025-0475.

For: (6): Director Mahler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, and Commissioner Small

MOTION CARRIED

Commission reconvened in public meeting at 4:44 p.m. with Manager Lee in the Chair.

ROLL CALL

Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Small, Director Mahler, and Manager Lee

Absent from Roll Call: Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

Moved by Commissioner Hawryluk

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Saatootsi (WMRL) ASP Project Update, CPC2025-0475

The following documents were distributed with respect to Confidential Report CPC2025-0475:

- Confidential Supplementary Document 1; and
- A confidential presentation.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2025-0475:

Clerks: J. Palaschuk and A. Oloko. Advice: L. Ganczar, R. Siddhartha, S. Thompson, B. Montero, F. Elahi, M. Sydenham, K. Aroyewun-Adekoma, D. Mahlek, S. Gardiner, K. Van der Poorten, J. Cardiff, J. Bell, N. Pham R. D'souza, and K. Mielke.

Moved by Commissioner Campbell-Walters

That with respect to Confidential Report CPC2025-0475, the following be approved, **after amendment**:

That the Calgary Planning Commission direct that the Closed Meeting discussions, supplementary handouts, **confidential supplementary document**, and presentation be held confidential pursuant to **Section 29 (Advice from officials) of the Access to Information Act**, to be reviewed by 2025 December 31.

For: (6): Manager Lee, Director Mahler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Montgomery, and Commissioner Small

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Campbell-Walters

That this meeting adjourn at 4:46 p.m.

MOTION CARRIED

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

- Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2024-0265, CPC2025-0553
- Outline Plan and Land Use Amendment in Belvedere (Ward 9) at 2313 and 2313R - 84 Street SE, LOC2024-0321, CPC2025-0559

- Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 8604 – 38 Street NE, LOC2024-0288, CPC2025-0263
- Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at 4515 – 84 Avenue NE, LOC2024-0267, CPC2025-0349

The following Items have been forwarded to the 2025 September 9 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Carrington (Ward 3) at 272 and 276 Carrington Way NW, LOC2025-0069, CPC2025-0577
- Land Use Amendment in Varsity (Ward 1) at 4607 Valiant Drive NW, LOC2025-0017, CPC2025-0608
- Land Use Amendment in Haysboro (Ward 11) at 9504 Horton Road SW, LOC2025-0027, CPC2025-0581
- Policy and Land Use Amendment in Shepard Industrial (Ward 12) at 11519 – 29 Street SE, LOC2024-0256, CPC2025-0584
- Policy Amendment in Crescent Heights (Ward 7) at 420 and 422 Meredith Road NE, LOC2025-0006, CPC2025-0592

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 July 3 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK