

FINAL
MINUTES OF THE CALGARY PLANNING COMMISSION
HELD ON THURSDAY, 2018 JANUARY 11, AT 1:00 P.M.
COUNCIL CHAMBERS, CITY HALL

PRESENT:

Mr. Ryan Vanderputten	Acting General Manager, Transportation
Mr. Matthias Tita (Chairman)	Acting General Manager, Planning & Development
Ms. Jyoti Gondek	Councillor, Ward 3
Mr. Evan Woolley	Councillor, Ward 8
Mr. Colin Friesen	Citizen Representative
Mr. Melvin Foht	Citizen Representative
Mr. Andrew Palmiere	Citizen Representative
Ms. Lourdes Juan	Citizen Representative
Mr. James Scott	Citizen Representative

ABSENT:

Mr. Doug Leighton	Citizen Representative
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CONFIRMATION OF AGENDA:

The 2018 January 11 Calgary Planning Commission Agenda was adopted.

Moved by: M. Foht

Carried: 8 – 0

CONFIRMATION OF MINUTES:

AMENDMENT:

In Mr. Foht's comments on Item 3.01 (LOC2017-0299), first bullet, after "suite because it fit" and before "my criteria; a back lane" insert "the City of Calgary requirements for Secondary Suites and".

AMENDMENT:

In Mr. Leighton's comments on Item 5.12 (LOC2017-0146), first bullet after "Direct Control District" insert ", however".

AMENDMENT:

In Mr. Leighton's comments on Item 5.12 (LOC2017-0146), bullet (b), after "not appear to be" and before "to other City" delete "comparative" and insert "comparable".

AMENDMENT: In Mr. Leighton's comments on Item 5.12 (LOC2017-0146), bullet (c), after "could be perceived" and before "an attempt to buy" delete "and" and insert "as".

AMENDMENT: Item 5.21 (LOC2016-0243(OP)) after "Carried:" delete "8 – 1" and insert "7 – 2".

AMENDMENT: Item 5.21 (LOC2016-0243(OP)) after "Opposed: D. Leighton" insert "and A. Palmiere".

The minutes of the meeting held on 2017 December 14 were approved, as amended.

Moved by: L. Juan

Carried: 8 – 0

ADJOURNMENT:

The meeting was adjourned at 2:47 p.m.

Moved by: E. Woolley

Carried: 8 – 0

Minutes prepared by: **Kimberly Holberton**

The minutes of the Calgary Planning Commission, held 2018 January 11, will be confirmed on 2018 January 25.

ITEM NO.: 3.01

Calvin Chan

COMMUNITY:

WILDWOOD (WARD 8)

FILE NUMBER:

LOC2017-0302

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS:

47 Wellington Place SW

APPLICANT:

Andrea Marie Kennedy

OWNER:

Andrea Marie Kennedy

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.14 acres \pm) located at 47 Wellington Place SW (Plan 7986GW, Block 8, Lot 42) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 8 – 0

ITEM NO.: 3.02

Jyde Heaven

COMMUNITY:

GLENDALE (WARD 6)

FILE NUMBER:

LOC2017-0320

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS:

2615 - 38 Street SW

APPLICANT:

Todd Nielsen

OWNER:

Todd Nielsen

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 2615 - 38 Street SW (Plan 814GT, Block 13, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 8 – 0

ITEM NO.: 3.03

Felix Ochieng

COMMUNITY:

BOWNESS (WARD 1)

FILE NUMBER:

LOC2017-0315

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1)
District

To: Residential – Contextual One Dwelling (R-C1s)
District

MUNICIPAL ADDRESS:

6403 – 31 Avenue NW

APPLICANT:

Robert Pashuk Architecture

OWNER:

Hyun Joo Kim

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 6403 – 31 Avenue NW (Plan 3239GR, Block 4, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 8 – 0

ITEM NO.: 3.04

Fazeel Elahi

COMMUNITY:

BOWNESS (WARD 1)

FILE NUMBER:

LOC2017-0312

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS:

4304 - 81 Street NW

APPLICANT:

Stephen Drummond

OWNER:

Stephen Drummond

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 4304 - 81 Street NW (Plan 2074HB, Block 5, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 8 – 0

ITEM NO.: 3.05

Giyana Brenkman

COMMUNITY:

BRENTWOOD (WARD 4)

FILE NUMBER:

LOC2017-0319

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS:

4720 Benson Road NW

APPLICANT:

Logan Murdoch

OWNER:

Logan Murdoch
Alena Saprykina

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4720 Benson Road NW (Plan1285JK, Block 3, Lot 35) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 8 – 0

ITEM NO.: 3.06

Giyana Brenkman

COMMUNITY:

CAMBRIAN HEIGHTS (WARD 4)

FILE NUMBER:

LOC2017-0314

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS:

40 Cadogan Road NW

APPLICANT:

Brian M Haley

OWNER:

Brian M Haley
Yoko Yamamoto-Haley

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 40 Cadogan Road NW (Plan 9043HA, Block 7, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 8 – 0

ITEM NO.: 3.07

Mona Ha

COMMUNITY:

DOVER (WARD 9)

FILE NUMBER:

LOC2017-0334

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS:

50 Dovercliffe Close SE

APPLICANT:

Louise Aroche

OWNER:

Louise Aroche
Rene Aroche

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 50 Dovercliffe Close SE (Plan 7382JK, Block 7, Lot 69) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 8 – 0

ITEM NO.: 3.08

Giyan Brenkman

COMMUNITY:

RUNDLE (WARD 10)

FILE NUMBER:

LOC2017-0316

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS:

91 Rundleson Way NE

APPLICANT:

1742705 Alberta Ltd (Bhagwant Singh)

OWNER:

1742705 Alberta Ltd (Bhagwant Singh)

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.11 acres ±) located at 91 Rundleson Way NE (Plan 7611294, Block 26, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 8 – 0

ITEM NO.: 3.09

Giyan Brenkman

COMMUNITY:

CORAL SPRINGS (WARD 10)

FILE NUMBER:

LOC2017-0318

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS:

421 Coral Springs Place NE

APPLICANT:

Charan Saini

OWNER:

Balwinder K Sani

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.16 acres ±) located at 421 Coral Springs Place NE (Plan 9411564, Block 1, Lot 208) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 7 – 1

Opposed: M. Foht

Reasons for Opposition from Mr. Foht:

- I did not support the application for the secondary suite in the property for the following reasons:
 - The location at the end of a cul-de-sac reduces the frontage available for on-street parking.
 - No rear lane to allow for access to potential parking.
 - A short cul-de-sac will lessen parking for the homes on the cul-de-sac.

ITEM NO.: 3.10

Jihad Bitar

COMMUNITY:

ACADIA (WARD 11)

FILE NUMBER:

LOC2017-0304

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS:

9012 Fairmount Drive SE

APPLICANT:

Maryann Murzello

OWNER:

Maryann Murzello
Ransom Murzello

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.16 acres ±) located at 9012 Fairmount Drive SE (Plan 7174HS, Block 9, Lot 26) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 8 – 0

ITEM NO.: 5.01

Joseph Silot

COMMUNITY:

VARSIY (WARD 1)

FILE NUMBER:

LOC2017-0114

PROPOSED REDESIGNATION:

From: Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District

To: DC Direct Control District to accommodate a maximum use size increase

MUNICIPAL ADDRESS:

3412 – 49 Street NW

APPLICANT:

Dialog

OWNER:

Les Galeries D’Anjou Limitee

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 1.56 hectares ± (3.85 acres ±) located at 3412 – 49 Street NW (Plan 7004JK, Block D) from Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District **to** DC Direct Control District to accommodate maximum use size increase, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: A. Palmiere

Carried: 8 – 0

ITEM NO.: 5.02
COMMUNITY: Brendyn Seymour
FILE NUMBER: BANKVIEW (WARD 8)
PROPOSED DEVELOPMENT: DP2016-3080
MUNICIPAL ADDRESS: New: Multi-Residential Development (1 Building, 4 Units)
APPLICANT: 2516 – 15 Street SW
OWNER: Homes By Us
ADMINISTRATION RECOMMENDATION: Homes By Us Ltd
PLANNING COMMISSION DECISION: APPROVAL
2018 January 11

The Calgary Planning Commission **APPROVED** the proposed New: Multi-Residential Development (1 Building, 4 Units) at 2516 – 15 Street SW, in accordance with Administration’s recommendation.

Moved by: R. Vanderputten Carried: 5 – 3

Opposed: C. Friesen, L. Juan and A. Palmiere

Reasons for Opposition from Mr. Friesen:

- I did not support this application since I did not think the quality of the design was good enough to warrant support. CPC requested this application to return specifically to ensure that design quality was at an acceptable level. Much good work has been done regarding the design but improvements could still be made. It is not clear, for example, that a design with a single parking entrance was ever considered and assuming other goals were also achieved by the design this would certainly have been an improvement.
- The end unit on the project presented has some articulation but still does not really address 15th Street as a frontage. The only way to do this effectively is to design end units with unique interior plans that allow reoriented front elevations at the end rather than slightly adjusted end elevations.
- The north elevation facing the adjacent building is very plain and although it is the least visible face it would still be seen from 15th and certainly from the other building. Overall the style of the building is inconsistent and includes elements from various traditions and architectural vocabularies that may not combine in a pleasing way. This is difficult to determine since no perspective images have been provided.

ITEM NO.: 5.03

Chris Wolfe

COMMUNITY:

RESIDUAL SUB-AREA 12C (WARD 12)

FILE NUMBER:

LOC2017-0163

PROPOSED REDESIGNATION:

From: Special Purpose – Future Urban Development (S-FUD) District

To: Multi-Residential – Low Profile (M-1) District

MUNICIPAL ADDRESS:

8585 - 146 Avenue SE

APPLICANT:

CIMA+

OWNER:

The Pentecostal Assemblies of Canada

ADMINISTRATION RECOMMENDATION:

REFUSAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **REFUSE** the proposed redesignation of located at 1.62 hectares ± (4.10 acres ±) located at 8585 - 146 Avenue SE (Plan 0214343, Block 2, Lot 2) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Low Profile (M-1) District, in accordance with Administration's recommendation; and
2. **ABANDON** the proposed Bylaw.

Moved by: A. Palmiere **LOST: 3 - 5**

Opposed: C. Friesen, L. Juan, J. Scott, M. Foht and J. Gondek

MOTION:

The Calgary Planning Commission **FILED** Administration's recommendation of **REFUSAL** and recommends that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 1.62 hectares ± (4.10 acres ±) located at 8585 - 146 Avenue SE (Plan 0214343, Block 2, Lot 2) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Low Profile (M-1) District; and
2. Give three readings to the proposed Bylaw.

Moved by: M. Foht **Carried: 5 – 3**

Opposed: A. Palmiere, R. Vanderputten and E. Woolley

Reasons for Support of the Adoption recommendation from Mr. Foht:

- I supported the Approval recommendation and favoured the overturning of Administration's Refusal recommendation. My support of the application is for the following reasons:
 - The M-1 land use is an appropriate land use considering the potential future land use of the adjacent lands.
 - The use is a good interim to long term use for the lands.
 - Being adjacent to Stoney Trail SE, a place of worship is a good use to transition to residential uses.
 - The detailed review triggered by a development permit will deal with the technical issues such as water, fire protection, etc.

Reasons for Support of the Adoption recommendation from Mr. Scott:

- The applicant's proposed use of a Place of Worship is contextually appropriate given its location near the existing Shepard settlement, within the area identified as the "Shepard Residential Area" in the *South Shepard ASP (SSASP)*. The proposed use supports the provision of community-oriented institutional uses, and is of a relatively small scale.
- The challenges with respect to leading infrastructure raised by Administration are significant, and it is acknowledged subdivision and development within this area of the SSASP beyond single-detached dwellings is discouraged, however allowing an opportunity for the applicant to respond to technical and operational issues in greater detail at the Development Permit application stage permits a more comprehensive evaluation of infrastructure and servicing solutions.

Reasons for Support of the Adoption recommendation from Mr. Friesen:

- I did not support the administration recommendation for refusal and voted for approval of the land use. Although much planning needs to be done in the area and there are reasonable concerns regarding fit the applicant is offering a valuable amenity to the area which will have many further approvals to achieve before anything is built. There is ample opportunity for adjustment if the vision of the applicant is not perfect for that location.
- In some cases a community is planned with an empty green field as the starting point. In other cases communities are developed around existing conditions. A blank slate does not always lead to the best result. The facility the applicant is proposing is far better located in a residential area than the industrial or commercial areas they seem to end up in.

Reasons for Support of the Adoption recommendation from Ms. Juan:

- I did not support the refusal for land use. Many of the technical concerns of administration can be considered and flushed out at the development permit stage. I believe the proposed use, which intended is to be a community hub and place of worship within a future community, is an appropriate use for the area.

Reasons for Opposition for the Adoption recommendation from Mr. Palmiere:

- In the absence of an Outline Plan there is no way to determine the appropriateness of M-1 on this site. New communities benefit from comprehensive planning and re-designating a single irregular shaped parcel to M-1 may encumber logical development and use placement.
- While the applicant has expressed a desire to build a 'Place of Worship - Medium', M-1 provides an array of uses that could happen should development plans change. A DC based on S-FUD with the added discretionary use of 'Place of Worship - Medium' is more appropriate.
- The direction of the Growth Management overlay is clear and the interim servicing solutions are unacceptable to Administration. As such S-FUD or an S-FUD variant remains the most appropriate designation as the uses reflect current servicing constraints.
- While I am sympathetic to the position of Applicant, there is no Planning Rationale to support the land use amendment.

ITEM NO.: 5.04

Jennifer Cardiff

COMMUNITY:

ALBERT PARK/RADISSON HEIGHTS (WARD 9)

FILE NUMBER:

LOC2017-0349

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1) District

To: Multi-Residential – Contextual Grade-Oriented (M-CGd79) District

MUNICIPAL ADDRESS:

3412 - 12 Avenue SE

APPLICANT:

Form 3 Design 2004

OWNER:

Surinderpal Singh Brar

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 January 11

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3412 - 12 Avenue SE (Plan 3049JK, Block 5, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd79) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: A. Palmiere

Carried: 8 – 0