

AMENDMENT:

In Mr. Foht's Reasons for Approval on Item 5.09
(LOC2017-0266/CPC2018-0295) insert new reason "4)"
to read:

"4) This operation specifically will retain of 500 jobs
in Calgary.";
and renumber the reasons accordingly.

The minutes of the meeting held on 2018 April 05 were approved, as amended.

Moved by: M. Foht

Carried: 8 – 0

RECESS

The meeting recessed at 3:03 p.m. to reconvene at 3:17 p.m.

The meeting reconvened at 3:20 p.m.

ADJOURNMENT:

The meeting was adjourned at 6:46 p.m.

Moved by: J. Scott

Carried: 6 – 0

Absent: A. Palmiere and L. Juan

Minutes prepared by: **Kimberly Holberton**

The minutes of the Calgary Planning Commission, held 2018 April 19, will be confirmed on 2018 May 03.

ITEM NO.: 3.01

David Mulholland

COMMUNITY:

Whitehorn (Ward 10)

FILE NUMBER:

LOC2017-0408 (CPC2018-0298)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

59 Whiteman Crescent NE

APPLICANT:

Neha Chaudhary

OWNER:

Neha Chaudhary
Mohit Rahuja

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 59 Whitman Crescent NE (Plan 7711574, Block 3, Lot 25) 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: A. Palmiere

Carried: 8 – 0

ITEM NO.: 3.02

Breanne Harder

COMMUNITY:

Dover (Ward 9)

FILE NUMBER:

LOC2018-0034 (CPC2018-0393)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

3716 Doverthorn Way SE

APPLICANT:

Sergey Smadych

OWNER:

Sergey Smadych

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 3716 Doverthorn Way SE (Plan 117LK, Block 4, Lot 40) 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: A. Palmiere

Carried: 8 – 0

ITEM NO.: 3.03

Sabrina Brar

COMMUNITY:

MacEwan Glen (Ward 4)

FILE NUMBER:

LOC2018-0020 (CPC2018-0342)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

39 MacEwan Meadow Crescent NW

APPLICANT:

Marieta Demong

OWNER:

Joel Thomas Demong
Marieta Demong

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 39 MacEwan Meadow Crescent NW (Plan 8111911, Block 11, Lot 33) 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: A. Palmiere

Carried: 8 – 0

ITEM NO.: 3.04

David Mulholland

COMMUNITY:

Huntington Hills (Ward 4)

FILE NUMBER:

LOC2017-0409 (CPC2018-0446)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

7834 Hunterview Drive NW

APPLICANT:

Darlene Lourenco

OWNER:

Darlene Lourenco
Trevor Lourenco
Leslie Franandes

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 7834 Hunterview Drive NW (Plan 7486JK, Block 29, Lot 81) 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: A. Palmiere

Carried: 8 – 0

ITEM NO.: 3.05

David Mulholland

COMMUNITY:

Sandstone Valley (Ward 4)

FILE NUMBER:

LOC2018-0023 (CPC2018-0447)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

115 Sandstone Road NW

APPLICANT:

Shawn Patrick Unrau

OWNER:

Shawn Patrick Unrau
Jun Li

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares ± (0.07 acres ±) located at 115 Sandstone Road NW (Plan 8210358, Block 6, Lot 36) 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: A. Palmiere

Carried: 8 – 0

ITEM NO.: 3.06

David Mulholland

COMMUNITY:

MacEwan (Ward 4)

FILE NUMBER:

LOC2018-0040 (CPC2018-0448)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

104 MacEwan Meadow Crescent NW

APPLICANT:

Oliver Baezner

OWNER:

Oliver Baezner

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 104 MacEwan Meadow Crescent NW (Plan 8111911, Block 12, Lot 24) 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: A. Palmiere

Carried: 8 – 0

ITEM NO.: 3.07

Ezra Wasser

COMMUNITY:

McKenzie Lake (Ward 14)

FILE NUMBER:

LOC2018-0043 (CPC2018-0392)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

937 McKenzie Lake Bay SE

APPLICANT:

Trent C A Brolund

OWNER:

Trent C A Brolund
Beverly A Brolund

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 937 McKenzie Lake Bay SE (Plan 9212457, Block 12, Lot 13) 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: A. Palmiere

Carried: 8 – 0

ITEM NO.: 3.08

Sabrina Brar

COMMUNITY:

Montgomery (Ward 7)

FILE NUMBER:

LOC2017-0397 (CPC2018-0334)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

5007 - 22 Avenue NW

APPLICANT:

Alex Kurteev

OWNER:

Christopher Graca

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 5007 - 22 Avenue NW (Plan 4994G1, Block 50, Lot 19) 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: A. Palmiere

Carried: 8 – 0

ITEM NO.: 3.09

Michael Davis

COMMUNITY:

Stoney 3 (Ward 5)

FILE NUMBER:

LOC2017-0162 (CPC2018-0397)

PROPOSED REDESIGNATION:

From: Commercial – Corridor 3 (C-COR 3f0.25h16)
District

To: Commercial – Corridor 3 (C-COR 3f0.4h16)
District

MUNICIPAL ADDRESS:

10580 – 42 Street NE

APPLICANT:

FAAS Architecture

OWNER:

1998285 Alberta Ltd (Harsimer Rattan (Eagle Crest
Construction))

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that
Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 3.37 hectares ± (8.32 acres ±) located at 10580 – 42 Street NE (Plan 1610922, Block 5, Lot 1) from Commercial – Corridor 3 (C-COR3 f0.25h16) District **to** Commercial – Corridor 3 (C-COR3 f0.4h16) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: M. Foht

Carried: 8 – 0

ITEM NO.: 4.01

Steve Jones
(Referred back to Administration 2017 August 24)
(Related to Item 4.02)

COMMUNITY:

Parkdale (Ward 7)

FILE NUMBER:

LOC2016-0313 (CPC2018-0466)

PROPOSED POLICY AMENDMENT:

Amendment to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Low Profile (M-C1) District

To: Multi-Residential – Contextual Medium Profile (M-C2) District

MUNICIPAL ADDRESS:

3431 and 3435 – 5 Avenue NW

APPLICANT:

Seika Architecture

OWNER:

Ranjit K Wadh
Paramount Homes Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

- A. 1. **ADOPT**, by bylaw, the proposed amendment to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: L. Juan

Carried: 6 – 2

Opposed: D. Leighton and C. Friesen

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 3431 and 3435 – 5 Avenue NW (Plan 2262GJ, Block X, Lots 14 and 15) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw.

Moved by: L. Juan

Carried: 6 – 2

Opposed: D. Leighton and C. Friesen

Reasons for Opposition from Mr. Leighton:

- I did not support this land use amendment and related development permit because:
 1. At the August 24 Calgary Planning Commission meeting, the CPC referred this file back to Administration asking that it be reviewed by the Urban Design Review Panel. This did not occur.
 2. I found the Parkdale Community Association submission to be reasonable, well written and constructive. I did not see evidence of corresponding engagement or response from the Applicant.
 3. The application proposes a high site coverage and percent of impermeable surfaces. This will create drainage issues, yet there is no existing nor proposed stormwater system in place. Provincial legislation Land Stewardship Act and the South Saskatchewan Regional Plan requires the cumulative effects (especially stormwater/flooding) be considered. This has not occurred.

ITEM NO.: 4.02

Steve Jones
(Related to Item 4.01)

COMMUNITY:

Parkdale (Ward 7)

FILE NUMBER:

DP2017-2596 (CPC2018-0472)

PROPOSED DEVELOPMENT:

New: Multi-Residential Development (1 building)

MUNICIPAL ADDRESS:

3431 and 3435 – 5 Avenue NW

APPLICANT:

Seika Architecture

OWNER:

Ranjit K Wadh
Paramount Homes Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission:

1. **RECEIVED AND ACCEPTED FOR INFORMATION** the proposed New: Multi-Residential Development (1 building) located at 3431 and 3435 – 5 Avenue NW; and
2. Recommended that the Development Authority, without having to return to Calgary Planning Commission, **APPROVE**, the Development Permit DP2017-2596, subject to the approval of the bylaw amendment associated with LOC2016-0313 by Council, in accordance with Administration's recommendation.

Moved by: L. Juan

Carried: 8 – 0

RECONSIDERATION:

Motion to reconsider the vote on the Development Permit.

Moved by: C. Friesen

Carried: 8 – 0

MOTION:

The Calgary Planning Commission:

1. **RECEIVED AND ACCEPTED FOR INFORMATION** the proposed New: Multi-Residential Development (1 building) located at 3431 and 3435 – 5 Avenue NW; and
2. Recommended that the Development Authority, without having to return to Calgary Planning Commission, **APPROVE**, the Development Permit DP2017-2596, subject to the approval of the bylaw amendment associated with LOC2016-0313 by Council, in accordance with Administration's recommendation.

Moved by: L. Juan

Carried: 6 – 2

Opposed: D. Leighton and C. Friesen

Reasons for Opposition from Mr. Leighton:

- I did not support this land use amendment and related development permit because:
 4. At the August 24 Calgary Planning Commission meeting, the CPC referred this file back to Administration asking that it be reviewed by the Urban Design Review Panel. This did not occur.
 5. I found the Parkdale Community Association submission to be reasonable, well written and constructive. I did not see evidence of corresponding engagement or response from the Applicant.
 6. The application proposes a high site coverage and percent of impermeable surfaces. This will create drainage issues, yet there is no existing nor proposed stormwater system in place. Provincial legislation Land Stewardship Act and the South Saskatchewan Regional Plan requires the cumulative effects (especially stormwater/flooding) be considered. This has not occurred.

Reasons for Opposition from Mr. Friesen:

- Although I supported the land use under Item #4.01, I did not support this development permit primarily because I do not believe the design had seen enough review and comment during the approval process and there was not adequate reporting to CPC. As noted in my comments of August 2017 the Land Use application was referred back to administration because details of the potential resulting design were controversial. A request was made for a concurrent DP and review by UDRP so that independent comments could be considered for this project. Instead what we got was no review by UDRP and only two sentences from City Wide Urban Design which essentially said things were OK. It seems to me that given the details of the referral, CPC was looking for more.
- With regard to the design itself although general massing and materials seemed acceptable I would have liked to have seen more detail work on the building. I must add that I prefer not to make these judgments alone without the independent input of UDRP. That is why I cannot support this application as presented.

ITEM NO.: 5.01 Jarred Friedman

COMMUNITY: Oakridge (Ward 11)

FILE NUMBER: DP2016-5076 (CPC2018-0382)

PROPOSED DEVELOPMENT: New: Multi-Residential Development (3 Buildings, 249 Units), Medical Office, Office, Supermarket, Retail and Consumer Service, (2 Buildings)

MUNICIPAL ADDRESS: 2580 Southland Drive SW and 2669 Oakmoor Drive SW

APPLICANT: Sahuri + Partners Architecture

OWNER: Calgary Co-operative Association Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING COMMISSION DECISION: 2018 April 19

AMENDMENT: Insert new Prior to Release condition 5 to read as follows:
"5 Amend the plans to provide improved pedestrian access along the Oakmoor Drive SW and 24 Avenue SW intersection in a manner similar to NW pedestrian access on Oakmoor Drive SW, to the satisfaction of the Development Authority."
and renumber the conditions accordingly.

Moved by: A. Palmiere **Carried: 8 – 0**

AMENDMENT: Insert new Prior to Release condition 6 to read as follows:
"6 Amend the plans for the loading zone screening fence parallel to Oakmoor Drive SW through different materials, plantings, design and appearance to the satisfaction of the Development Authority."
and renumber the conditions accordingly.

Moved by: A. Palmiere **Carried: 8 – 0**

AMENDMENT: Insert new Prior to Release condition 7 to read as follows:
"7 Execute and register on title an Public Access Easement Agreement with the City of Calgary over the site (Servient Lands) in favour of Southland Drive SW, Oakmoor Drive SW, and 24 Street SW (Dominant Lands) for the purpose of pedestrian access. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate

of title(s), indicating the agreement is registered on title, for all affected parcels, to the satisfaction of the Development Authority.”
and renumber the conditions accordingly.

Moved by: M. Foht **Carried: 8 – 0**

AMENDMENT:

Insert new Prior to Release condition 8 to read as follows:

“8 Arrange for the relocation of the gate to west parcel through discussions with the adjacent landowner, if possible, to the satisfaction of the Development Authority.”

and renumber the conditions accordingly.

Moved by: A. Palmiere **Carried: 8 – 0**

AMENDMENT:

Insert new Prior to Release condition 19 to read as follows:

“19 Developer responsible for the removal of the porkchop island in the southwest quadrant of 24 Street SW and Oakmoor Drive SW. Construction Drawings to be submitted and approved by Director, Transportation Planning.”

and renumber the conditions accordingly.

Moved by: R. Vanderputten **Carried: 8 – 0**

AMENDMENT:

Amend Prior to Release condition 19 (new 23) insert new subsection “i.” to read as follows:

“i. Removal of the porkchop island in the southwest quadrant of 24 Street SW and Oakmoor Drive SW.”

Moved by: R. Vanderputten **Carried: 8 – 0**

The Calgary Planning Commission:

1. **RECEIVED AND ACCEPTED FOR INFORMATION** the proposed New: Multi-Residential Development (3 Buildings, 249 Units), Medical Office, Office, Supermarket, Retail and Consumer Service, (2 Buildings) located at 2580 Southland Drive SW and 2669 Oakmoor Drive SW; and
2. Recommended that the Development Authority, without having to return to Calgary Planning Commission, **APPROVE**, the Development Permit DP2016-5076, as amended, subject to Council giving second and third reading of bylaw 25D2018, in accordance with Administration’s recommendation.

Moved by: D. Leighton **Carried: 8 – 0**

ITEM NO.: 5.02

Gareth Webster

COMMUNITY:

Beltline (Ward 11)

FILE NUMBER:

DP2017-4812 (CPC2018-0377)

PROPOSED DEVELOPMENT:

New: Supermarket, Multi-Residential Development (2 buildings, 628 units), Retail and Consumer Service

MUNICIPAL ADDRESS:

209, 215, 227 and 231 - 12 Avenue SE, 228, 232 and 234 - 13 Avenue SE, 1203 and 1227 Macleod Trail SE and 1206 - 1 Street SE

APPLICANT:

Dialog

OWNER:

One Properties

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission **APPROVED** the proposed New: Supermarket, Multi-Residential Development (2 buildings, 628 units), Retail and Consumer Service at 209, 215, 227 and 231 - 12 Avenue SE, 228, 232 and 234 - 13 Avenue SE, 1203 and 1227 Macleod Trail SE and 1206 - 1 Street SE, in accordance with Administration's recommendation.

Moved by: D. Leighton

Carried: 8 – 0

ITEM NO.: 6.01

Madeleine Krizan

COMMUNITY:

South Calgary (Ward 8)

FILE NUMBER:

LOC2018-0011 (CPC2018-0461)

PROPOSED POLICY AMENDMENT:

Amendment to the South Calgary/Altadore Area
Redevelopment Plan

PROPOSED REDESIGNATION:

From: Residential – Contextual One/Two Dwelling
(R-C2) District

To: Residential – Grade-Oriented Infill (R-CG)
District

MUNICIPAL ADDRESS:

1739 – 33 Avenue SW

APPLICANT:

Sinclair Signature Homes

OWNER:

Andre Sinclair
Duska Sinclair

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that
Council:

- A. 1. **ADOPT**, by bylaw, the proposed amendment to
the South Calgary/Altadore Area
Redevelopment Plan, in accordance with
Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: A. Palmiere

Carried: 8 – 0

- B. 1. **ADOPT**, by bylaw, the proposed redesignation
of 0.06 hectares ± (0.15 acres ±) located at 1739
– 33 Avenue SW (Plan 4479P, Block 66, Lots 21
and 22) from Residential – Contextual One/Two
Dwelling (R-C2) District to Residential – Grade-
Oriented Infill (R-CG) District, in accordance with
Administration's recommendation; and

2. Give three readings to the proposed Bylaw.

Moved by: A. Palmiere

Carried: 8 – 0

ITEM NO.: 6.02

Wallace Leung

COMMUNITY:

Belvedere (Ward 9)

FILE NUMBER:

LOC2017-0374 (CPC2018-0421)

PROPOSED REDESIGNATION:

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

To: DC Direct Control District to accommodate the additional use of Vehicle Storage – Large

MUNICIPAL ADDRESS:

8500 – 23 Avenue SE

APPLICANT:

QuantumPlace Developments

OWNER:

Jagroop Singh Dhaliwal

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

MOTION:

The Calgary Planning Commission accepted correspondence from:

- QuantumPlace Developments Ltd dated 2018 April 12;

as distributed, and directs it to be included in the report as Attachment 3.

Moved by: J. Gondek

Carried: 8 – 0

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 2.94 hectares ± (7.26 acres ±) located at 8500 – 23 Avenue SE (Plan 9611786, Lot 1) from Special Purpose - Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate the additional use of Vehicle Storage – Large, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: L. Juan

Carried: 7 – 1

Opposed: A. Palmiere

Reasons for Opposition from Mr. Palmiere:

- I am concerned that the proposed use of Vehicle Storage - Large is incompatible with the adjacent country residential. The daily movement of gravel trucks in and out of the site separates it from a RV storage facility which has seasonal movement patterns.

- As such, the daily impacts of heavy vehicle movement along the road, and in and out of the site will be far more pronounced and likely to have detrimental impacts on the existing residential properties. Unfortunately, the impacts of such movement patterns on the community cannot be mitigated by onsite visual screening and berming.
- This application highlights the need to resolve the Belvedere ASP where the site is designated as part of a Special Study Area.

ITEM NO.: 6.03

Ezra Wasser

COMMUNITY:

Highfield (Ward 9)

FILE NUMBER:

LOC2018-0031 (CPC2018-0391)

PROPOSED REDESIGNATION:

From: Industrial - General (I-G) District

To: Industrial - Commercial (I-C) District

MUNICIPAL ADDRESS:

910 - 46 Avenue SE

APPLICANT:

TI Studios

OWNER:

C.R. Carroll Holdings Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 2.32 hectares \pm (5.74 acres \pm) located at 910 - 46 Avenue SE (Plan 5708JK, Block 3, Lot 1) from Industrial - General (I-G) District to Industrial - Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: M. Foht

Carried: 7 – 1

Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I oppose this application because this proposed land use, in my opinion, is directly contrary to the Municipal Development Plan, which promotes industrial/office developments "that have high labour concentrations and require access to the primary transit network." A vehicle sales lot (and test track for dirt bikes and ATV's) does not meet this objective; and furthermore may delay or even preclude redevelopment of this area to higher order, more intensive employment uses.

ITEM NO.: 6.04

Josh de Jong
(related to Item 6.05)

COMMUNITY:

Stoney 1 (Ward 3)

FILE NUMBER:

LOC2013-0091 (CPC2018-0423)

PROPOSED REDESIGNATION:

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

To: Industrial – Commercial (I-C) District,
Commercial – Corridor 3 (C-COR3) District,
Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Reserve (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and DC Direct Control District

MUNICIPAL ADDRESS:

1350 Country Hills Boulevard NE

APPLICANT:

Urban Systems

OWNER:

Country Hill Communities Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 24.11 hectares ± (59.58 acres ±) located at 1350 Country Hills Boulevard NE (Plan 8910090, Lot 1, Block 3) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Commercial (I-C) District, Commercial – Corridor 3 (C-COR3) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Reserve (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and DC Direct Control District to accommodate for additional uses, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 8 – 0

ITEM NO.: 6.05

Josh de Jong
(related to Item 6.04)

COMMUNITY:

Stoney 1 (Ward 3)

FILE NUMBER:

LOC2013-0091(OP) (CPC2018-0485)

PROPOSED OUTLINE PLAN:

Subdivision of 21.86 hectares ± (54.02 acres ±)

MUNICIPAL ADDRESS:

1350 Country Hills Boulevard NE

APPLICANT:

Urban Systems

OWNER:

Country Hill Communities Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

AMENDMENT:

In Conditions of Approval 21, 27, 28, 29, 30, 31, 32 and 33 delete “and Development Permit” from the first line of the conditions.

Moved by: J. Gondek

Carried: 7 – 0

Absent: A. Palmiere

AMENDMENT:

In Condition of Approval 37 delete “or Development Permit” in the first line of the condition.

Moved by: J. Gondek

Carried: 7 – 0

Absent: A. Palmiere

AMENDMENT:

Delete Condition of Approval 43 in its entirety and renumber the conditions accordingly.

Moved by: J. Gondek

Carried: 7 – 0

Absent: A. Palmiere

AMENDMENT:

Amend Condition of Approval 51 to read as follows:
“51. As per the Open Space and Municipal Development Plan, a building setback zone of 9 to 18 metres is required from the top of all escarpments in the plan area, as shown on the Outline Plan. At development permit stage, a post development slope stability report is required.

Moved by: J. Gondek

Carried: 7 – 0

Absent: A. Palmiere

The Calgary Planning Commission **APPROVED** the proposed Outline Plan for the subdivision of 21.86 hectares ± (54.02 acres ±), in accordance with Administration’s recommendation, as amended.

Moved by: C. Friesen

Carried: 7 – 0

Absent: A. Palmiere

ITEM NO.: 6.06

Peter Schryvers

COMMUNITY:

West Hillhurst (Ward 7)

FILE NUMBER:

LOC2018-0006 (CPC2018-0257)

PROPOSED REDESIGNATION:

From: Residential - Contextual One / Two Dwelling District (R-C2) District

To: Mixed Use – General (MU-1f0.4h11) District

MUNICIPAL ADDRESS:

2002 Westmount Road NW

APPLICANT:

Jennifer Dobbin

OWNER:

Pritma Puneet Dhillon-Chattha

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 2002 Westmount Road NW (Plan 1197FW, Block 5, Lot 5) from Residential - Contextual One / Two Dwelling District (R-C2) District **to** Mixed Use – General (MU-1f0.4h11) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 4 – 2

Opposed: J. Scott and D. Leighton

Absent: A. Palmiere and L. Juan

Reasons for Opposition from Mr. Leighton:

- I did not support this land use amendment to Mixed Use 1 (MU-1) because:
 1. This "spot zoning" application is, in my opinion, premature given that the Main Street Planning for the area has not yet started;
 2. Creating a commercial property facing Kensington Road will result in customer and staff parking and service areas fronting onto Westmount Road, a residential street; and
 3. Commercial development in this area would be better focused and concentrated in existing town centres along Kensington Road (rather than dispersed and fragmented).

Reasons for Opposition from Mr. Scott:

- Reasons for voting against the staff recommendation to approve redesignation from Residential Contextual One/Two Dwelling (R-C2) to the Mixed Use – General (MU-1f0.4h11) district:
 - The proposed use is out of context with predominantly residential redevelopment occurring along Westmount Road NW west of 14 Street N and, although a modest application, sets precedent in the absence of a framework to guide and manage potential interface issues.
 - The subject parcel fronts Westmount Road NW, which is a predominantly residential street in this location.
 - In the absence of a service lane or other suitable means to buffer commercial operational activities – including parking and loading and waste & recycling – from homes adjacent to and south of the subject parcel, the proposed redesignation is premature without a more comprehensive review of potential impacts and their mitigation.
 - The subject site is located just outside the south boundary of the Kensington Road Main Street change area discussed with stakeholders previously, and plans to further review the Kensington Road Main Street are not known.

ITEM NO.: 6.07

Jordan Furness

COMMUNITY:

Residual Sub-Area 5E (Ward 5)

FILE NUMBER:

LOC2017-0027 (CPC2018-0399)

PROPOSED REDESIGNATION:

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

To: DC Direct Control District to accommodate large vehicle storage

MUNICIPAL ADDRESS:

12011 - 84 Street NE

APPLICANT:

Remax Complete Development Services Ltd

OWNER:

1732370 Alberta Ltd (Bobby Kailey)

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 7.91 hectares ± (19.55 acres ±) located at 12011 – 84 Street NE (NE1/4 Section 25-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate large vehicle storage, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: M. Foht

Carried: 6 – 0

Absent: A. Palmiere and L. Juan

ITEM NO.: 6.08

Peter Schryvers
(related to Item 6.09)

COMMUNITY:

Saddle Ridge (Ward 5)

FILE NUMBER:

LOC2015-0205 (CPC2018-0454)

PROPOSED REDESIGNATION:

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

To: Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District

MUNICIPAL ADDRESS:

7704 - 80 Avenue NE

APPLICANT:

Michel Berdnikoff

OWNER:

Dhillon Real Estate Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 3.47 hectares \pm (8.57 acres \pm) located at 7704 - 80 Avenue NE (SE1/4 Section 13-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: M. Foht

Carried: 6 – 0

Absent: A. Palmiere and L. Juan

ITEM NO.: 6.09

Peter Schryvers
(related to Item 6.08)

COMMUNITY:

Saddle Ridge (Ward 5)

FILE NUMBER:

LOC2015-0205(OP) (CPC2018-0449)

PROPOSED OUTLINE PLAN:

Subdivision of 3.47 hectares ± (8.57 acres ±)

MUNICIPAL ADDRESS:

7704 - 80 Avenue NE

APPLICANT:

Michel Berdnikoff

OWNER:

Dhillon Real Estate Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission **APPROVED** the proposed Outline Plan for the subdivision of 3.47 hectares ± (8.57 acres ±), in accordance with Administration's recommendation.

Moved by: M. Foht

Carried: 4 – 2

Opposed: D. Leighton and J. Gondek

Absent: A. Palmiere and L. Juan

ITEM NO.: 6.10

Brad Bevill

COMMUNITY:

West Hillhurst (Ward 7)

FILE NUMBER:

LOC2017-0356 (CPC2018-0415)

PROPOSED REDESIGNATION:

From: Residential – Contextual One/Two Dwelling
(R-C2) District

To: Residential – Contextual Grade-Oriented Infill
(R-CG) District

MUNICIPAL ADDRESS:

2102 and 2106 - 5 Avenue NW

APPLICANT:

Civicworks Planning + Design

OWNER:

RNDSQR LTD
Andrea Christina Miller

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 2102 and 2106 - 5 Avenue NW (Plan 8942GB, Block 14, Lots 12 and 13) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Gondek

Carried: 6 – 0

Absent: A. Palmiere and L. Juan

ITEM NO.: 6.11

Steve Jones

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2018-0002 (CPC2018-0462)

PROPOSED REDESIGNATION:

From: Residential – Contextual One / Two Dwelling
(R-C2) District

To: Residential – Grade-Oriented Infill (R-CG)
District

MUNICIPAL ADDRESS:

3809 – 2 Street NW

APPLICANT:

Kubix

OWNER:

Domenico Buonincontri

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 April 19

MOTION:

The Calgary Planning Commission accepted
correspondence from:

- Highland Park Community Association dated 2018
April 17;

as distributed, and directs it to be included in the report
as Attachment 3.

Moved by: J. Gondek

Carried: 6 – 0

Absent: A. Palmiere and L. Juan

The Calgary Planning Commission recommended that
Council:

1. **ADOPT**, by bylaw, the proposed redesignation
of 0.08 hectares ± (0.20 acres ±) located at 3809
– 2 Street NW (Plan 3674S, Block 22, Lots 40 to
42) from Residential – Contextual One / Two
Dwelling (R-C2) District to Residential – Grade-
Oriented Infill (R-CG) District, in accordance with
Administration’s recommendation; and

2. Give three readings to the proposed Bylaw.

Moved by: J. Scott

Carried: 5 – 1

Opposed: D. Leighton

Absent: A. Palmiere and L. Juan

Reasons for Opposition from Mr. Leighton:

- I opposed this spot zoning application because:
 1. It does not meet the majority of the “Location Criteria for Multi-Residential Infill”;
 2. Community consultation has been extremely limited; and
 3. An area redevelopment is now underway; making this application premature.

ITEM NO.: 7.01

Sara Kassa

COMMUNITY:

Livingston (Ward 3)

FILE NUMBER:

LOC2016-0181(OP)(B) (CPC2018-0420)

MUNICIPAL ADDRESS:

300 and 500 -144 Avenue NE

APPLICANT:

B&A Planning Group

OWNER:

Carma Ltd

ADMINISTRATION RECOMMENDATION:

FOR INFORMATION ONLY

PLANNING COMMISSION DECISION:

2018 April 19

The Calgary Planning Commission did not **RECEIVE FOR INFORMATION** the revised Outline Plan for 300 and 500 -144 Avenue NE.

Moved by: J. Gondek

Carried: 6 – 0

Absent: Mr. Leighton left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting and Mr. Palmiere.