

FINAL  
MINUTES OF THE CALGARY PLANNING COMMISSION  
HELD ON THURSDAY, 2018 FEBRUARY 08, AT 1:00 P.M.  
COUNCIL CHAMBERS, CITY HALL

PRESENT:

Mr. Matthias Tita (Chairman)	Director of Calgary Growth Strategies
Mr. Ryan Vanderputten	Director of Transportation Planning
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. Doug Leighton	Citizen Representative
Mr. James Scott	Citizen Representative

ABSENT:

Cllr. Woolley arrived at the meeting at 1:17 p.m., due to a previous engagement.

Mr. Vanderputten arrived at the meeting at 1:25 p.m., due to a previous engagement.

CONFIRMATION OF AGENDA:

The 2018 February 08 Calgary Planning Commission Agenda was adopted.

**Moved by: M. Foht**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten

CONFIRMATION OF MINUTES:

**AMENDMENT:**

In Item 4.01 (LOC2016-0196(OP)) in the to motion to accept correspondence delete “QuantumPlace” and insert “QuantumPlace”.

**AMENDMENT:**

Amend Mr. Leighton’s comments for Item 5.05 (LOC2017-0290) for clarity and grammatical corrections. However, due to Council deadlines Mr. Leighton’s amended comments were not reflected in Administration’s report to Council.

**AMENDMENT:**

Amend Mr. Leighton's comments for Item 5.06 (LOC2017-0291) for clarity and grammatical corrections. However, due to Council deadlines Mr. Leighton's amended comments were not reflected in Administration's report to Council.

The minutes of the meeting held on 2018 January 25 were approved, as amended.

**Moved by: L. Juan**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten

**ADJOURNMENT:**

The meeting was adjourned at 3:41 p.m.

**Moved by: E. Woolley**

**Carried: 9 – 0**

Minutes prepared by: **Kimberly Holberton**

The minutes of the Calgary Planning Commission, held 2018 February 08, will be confirmed on 2018 February 22.

**ITEM NO.: 3.01**

Giyana Brenkman/Jennifer Cardiff

**COMMUNITY:**

ROYAL OAK (WARD 1)

**FILE NUMBER:**

LOC2017-0329

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

233 Royal Terrace NW

**APPLICANT:**

Guang Jun Wei

**OWNER:**

Guang Jun Wei  
Jia Li Li

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 233 Royal Terrace NW (Plan 0212328, Block 8, Lot 67) 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: 5 – 2**

Opposed: D. Leighton and M. Foht

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.02**

Giyan Brenkman/Jennifer Cardiff

**COMMUNITY:**

ARBOUR LAKE (WARD 2)

**FILE NUMBER:**

LOC2017-0332

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

401 Arbour Lake Drive NW

**APPLICANT:**

Jeeban Katuwal

**OWNER:**

Jagdish Kumar Chapagain  
Sinura Sharma Chapagain

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 401 Arbour Lake Drive NW (Plan 0012944, Block 35, Lot 59) 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: 6 – 1**

Opposed: M. Foht

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.03**

Ian Bamford

**COMMUNITY:**

COVENTRY HILLS (WARD 3)

**FILE NUMBER:**

LOC2017-0344

**PROPOSED REDESIGNATION:**

From: Residential – One Dwelling (R-1) District

To: Residential – One Dwelling (R-1s) District

**MUNICIPAL ADDRESS:**

88 Coventry Hills Drive NE

**APPLICANT:**

David M T Hayes

**OWNER:**

David M T Hayes

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

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 88 Coventry Hills Drive NE (Plan 0410409, Block 26, Lot 6) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: L. Juan**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.04**

Giyan Brenkman

**COMMUNITY:**

EDGEMONT (WARD 4)

**FILE NUMBER:**

LOC2017-0330

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

436 Edgebrook Rise NW

**APPLICANT:**

Hui Zhang

**OWNER:**

Hui Zhang  
Hui Ping

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 436 Edgebrook Rise NW (Plan 9411276, Block 19, Lot 45) from Residential – Contextual One Dwelling (R-C1) **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: 5 – 2**

Opposed: D. Leighton and M. Foht

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.05**

Matthew Atkinson

**COMMUNITY:**

CAMBRIAN HEIGHTS (WARD 4)

**FILE NUMBER:**

LOC2017-0360

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

44 Cadogan Road NW

**APPLICANT:**

Craig Reilander

**OWNER:**

Craig Reilander  
Irina Reilander

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 44 Cadogan Road NW (Plan 9043HA, Block 7, 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: L. Juan**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.06**

Christine Khandl

**COMMUNITY:**

DALHOUSIE (WARD 4)

**FILE NUMBER:**

LOC2017-0352

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

5752 Dalmead Crescent NW

**APPLICANT:**

Ushaben Patel

**OWNER:**

Ushaben Patel

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 5752 Dalmead Crescent NW (Plan 5222JK, Block 1, Lots 15 and 16) 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: L. Juan**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten



**ITEM NO.: 3.07**

Christine Khandl

**COMMUNITY:**

BRENTWOOD (WARD 4)

**FILE NUMBER:**

LOC2017-0353

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

4520 Brisebois Drive NW

**APPLICANT:**

Andrea Gough

**OWNER:**

Andrea Gough

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4520 Brisebois Drive NW (Plan 367JK, Block 7, Lot 38) 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: L. Juan**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.08**

Giyan Brenkman

**COMMUNITY:**

CASTLERIDGE (WARD 5)

**FILE NUMBER:**

LOC2017-0317

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

192 Castleglen Way NE

**APPLICANT:**

1742705 Alberta Ltd (Bhagwant Singh)

**OWNER:**

1742705 Alberta Ltd (Bhagwant Singh)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 192 Castleglen Way NE (Plan 7911471, Block 11, Lot 59) 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: 5 – 2**

Opposed: D. Leighton and M. Foht

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.09**

Jennifer Cardiff

**COMMUNITY:**

MONTGOMERY (WARD 7)

**FILE NUMBER:**

LOC2017-0385

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

4624 - 22 Avenue NW

**APPLICANT:**

Jannetje Slinger

**OWNER:**

Jannetje Slinger

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4624 – 22 Avenue NW (Plan 4994G1, Block 57, Lot 6) from a Residential – Contextual One Dwelling (R-C1) District **to** a Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: J. Scott**

**Carried: 5 – 2**

Opposed: D. Leighton and M. Foht

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.10**

Giyana Brenkman/Sabrina Brar

**COMMUNITY:**

MARLBOROUGH (WARD 10)

**FILE NUMBER:**

LOC2017-0333

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

83 Marbank Way NE

**APPLICANT:**

Jeeban Katuwal

**OWNER:**

Jagdish Chapagain  
Sinura Sharma Chapagain

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 83 Marbank Way NE (Plan 1121LK, Block 2, Lot 14) 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: L. Juan**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.11**

Matthew Atkinson

**COMMUNITY:**

PINERIDGE (WARD 10)

**FILE NUMBER:**

LOC2017-0354

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

2516 - 56 Street NE

**APPLICANT:**

Nawaz Damji

**OWNER:**

Ali Abdulmalik Dhalla  
Alym Dhalla  
Sultankhanu Ali Dhalla

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 2516 – 56 Street NE (Plan 7510080, Block 23, Lot 4) 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: L. Juan**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.12**

Calvin Chan

**COMMUNITY:**

OAKRIDGE (WARD 11)

**FILE NUMBER:**

LOC2017-0379

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

3323 Oakwood Drive SW

**APPLICANT:**

Andrew Snider

**OWNER:**

Andrew Snider

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that  
Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 3323 Oakwood Drive SW (Plan 7410051, Block 6, Lot 85) 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: L. Juan**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.13**

Morgan Huber

**COMMUNITY:**

OAKRIDGE (WARD 11)

**FILE NUMBER:**

LOC2017-0339

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

9203 - 29 Street SW

**APPLICANT:**

Calgary Aging in Place Co-operative

**OWNER:**

Barry Wilson Pendergast  
Jennifer Georgina Pendergast

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 9203 – 29 Street SW (Plan 7710661, Block 19, Lot 54) 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: L. Juan**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.14**

Kate van Fraassen

**COMMUNITY:**

KINGSLAND (WARD 11)

**FILE NUMBER:**

LOC2017-0375

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

65 Kendall Place SW

**APPLICANT:**

Morrie Mcivor

**OWNER:**

Morrie Mcivor  
Joanne Chevrette

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 65 Kendall Place SW (Plan 3215HG, Block 3, Lot 56) 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: L. Juan**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten



**ITEM NO.: 3.15**

Julie McGuire

**COMMUNITY:**

EVERGREEN (WARD 13)

**FILE NUMBER:**

LOC2017-0390

**PROPOSED REDESIGNATION:**

From: Residential – One Dwelling (R-1) District

To: Residential – One Dwelling (R-1s) District

**MUNICIPAL ADDRESS:**

94 Everhollow Green SW

**APPLICANT:**

Yonghong Wang

**OWNER:**

Yonghong Wang  
Qing Li

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 94 Everhollow Green SW (Plan 0811084, Block 22, Lot 53) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: C. Friesen**

**Carried: 5 – 2**

Opposed: D. Leighton and M. Foht

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.16**

Julie McGuire

**COMMUNITY:**

EVERGREEN (WARD 13)

**FILE NUMBER:**

LOC2017-0395

**PROPOSED REDESIGNATION:**

From: Residential – One Dwelling (R-1) District

To: Residential – One Dwelling (R-1s) District

**MUNICIPAL ADDRESS:**

78 Everhollow Green SW

**APPLICANT:**

Yanfeng Gao

**OWNER:**

Yanfeng Gao  
Quiang Liu

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

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 78 Everhollow Green SW (Plan 0811084, Block 22, Lot 49) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: A. Palmiere**

**Carried: 5 – 2**

Opposed: D. Leighton and M. Foht

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.17**

Julie McGuire

**COMMUNITY:**

EVERGREEN (WARD 13)

**FILE NUMBER:**

LOC2017-0396

**PROPOSED REDESIGNATION:**

From: Residential – One Dwelling (R-1) District

To: Residential – One Dwelling (R-1s) District

**MUNICIPAL ADDRESS:**

112 Everhollow Rise SW

**APPLICANT:**

Satish Puri

**OWNER:**

Satish Puri  
Upma Puri

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

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 112 Everhollow Rise SW (Plan 0714571, Block 12, Lot 48) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: J. Scott**

**Carried: 5 – 2**

Opposed: D. Leighton and M. Foht

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.18**

Rayner D'Souza

**COMMUNITY:**

EVERGREEN (WARD 13)

**FILE NUMBER:**

LOC2017-0365

**PROPOSED REDESIGNATION:**

From: Residential – One Dwelling (R-1) District

To: Residential – One Dwelling (R-1s) District

**MUNICIPAL ADDRESS:**

110 Everhollow Green SW

**APPLICANT:**

Dong Ming Ai

**OWNER:**

Dong Ming Ai  
Li Jie Zhang

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

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 110 Everhollow Green SW (Plan 0811084, Block 22, Lot 57) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: J. Scott**

**Carried: 5 – 2**

Opposed: D. Leighton and M. Foht

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 3.19**

Rayner D'Souza

**COMMUNITY:**

EVERGREEN (WARD 13)

**FILE NUMBER:**

LOC2017-0376

**PROPOSED REDESIGNATION:**

From: Residential – One Dwelling (R-1) District

To: Residential – One Dwelling (R-1s) District

**MUNICIPAL ADDRESS:**

152 Everhollow Street SW

**APPLICANT:**

Jian Nong Zhang

**OWNER:**

Jian Nong Zhang

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 152 Everhollow Street SW (Plan 0714571, Block 12, Lot 45) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: J. Scott**

**Carried: 5 – 2**

Opposed: D. Leighton and M. Foht

Absent: E. Woolley and R. Vanderputten

**ITEM NO.: 5.01**

Jordan Furness

**COMMUNITY:**

MONTGOMERY (WARD 7)

**FILE NUMBER:**

LOC2017-0326

**PROPOSED REDESIGNATION:**

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

To: Multi-Residential – Low Profile Support  
Commercial (M-X1) District

**MUNICIPAL ADDRESS:**

1804 and 1812 Home Road NW

**APPLICANT:**

Sahuri + Partners Architecture

**OWNER:**

The Children's Cottage Society of Calgary, An Alberta  
Society

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that  
Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.23 hectares ± (0.57 acres ±) located at 1804 and 1812 Home Road NW (Plan 1131FR, Block 20, Lots 7 to 10) from Multi-Residential Contextual – Low Profile (M-C1) District to Multi-Residential – Low Profile Support Commercial (M-X1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: J. Gondek**

**Carried: 7 – 0**

Absent: E. Woolley and R. Vanderputten

Comments from Ms. Juan:

- I fully support this application and the work that The Children's Cottage Society provides to Calgary families. The proposed land use will support their community work and allow them to continue programs aimed at serving families in crisis.

**ITEM NO.: 5.02**

Jennifer MacLaren

**COMMUNITY:**

HILLHURST (WARD 7)

**FILE NUMBER:**

LOC2017-0346

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

1611 - 6 Avenue NE

**APPLICANT:**

New Century Design

**OWNER:**

Tara G McCullough

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that  
Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.12 acres ±) located at 1611 - 6 Avenue NW (Plan 6219L, Block 5, Lot 63) 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: 8 – 0**

Absent: R. Vanderputten

**ITEM NO.: 5.03**

Derek Pomreinke

**COMMUNITY:**

NORTH GLENMORE PARK (WARD 11)

**FILE NUMBER:**

LOC2017-0380

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

5102 - 20 Street SW

**APPLICANT:**

Jason Ager

**OWNER:**

Jason Ager

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares ± (0.19 acres ±) located at 5102 - 20 Street SW (Plan 6120AK, Block 32, Lots 1 to 3) 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: A. Palmiere**

**Carried: 9 – 0**



**ITEM NO.: 5.04**

Derek Pomreinke

**COMMUNITY:**

SOUTH CALGARY (WARD 8)

**FILE NUMBER:**

LOC2017-0335

**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 – Contextual Grade-Oriented Infill  
(R-CG) District

**MUNICIPAL ADDRESS:**

1536 and 1540 – 30 Avenue SW

**APPLICANT:**

Meiga Development Corporation

**OWNER:**

Nam-Dang-Mitchell Design Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

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: E. Woolley**

**Carried: 9 – 0**

- B. 1. **ADOPT**, by bylaw, the proposed redesignation  
of 0.12 hectares ± (0.29 acres ±) located at 1536  
and 1540 – 30 Avenue SW (Plan 4479P, Block  
28, Lots 17 to 20) 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: E. Woolley**

**Carried: 9 – 0**

**ITEM NO.: 5.05**

Jarred Friedman  
(related to Item 5.06)

**COMMUNITY:**

SILVERADO (WARD 12)

**FILE NUMBER:**

LOC2017-0069

**PROPOSED POLICY AMENDMENT:**

Amendment to the Southwest Community 'A' And  
Employment Centre Mixed-Use Area Structure Plan

**PROPOSED REDESIGNATION:**

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

To: Residential – One Dwelling (R-1s) District,  
Residential – Low Density Mixed Housing (R-G)  
District, Multi-Residential – At Grade Housing  
(M-G) District, Multi-Residential – Medium  
Profile (M-2) District, Special Purpose – School,  
Park and Community Reserve (S-SPR) District  
and Special Purpose – Urban Nature (S-UN)  
District.

**MUNICIPAL ADDRESS:**

1203 Spruce Meadows Trail SW and 18111 Sheriff King  
Street SW

**APPLICANT:**

Civicworks Planning + Design

**OWNER:**

Spruce Meadows Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

**MOTION:**

The Calgary Planning Commission accepted  
correspondence from:

- Jennifer Harris dated 2018 January 31;
- Sara Engelhardt dated 2018 January 31; and
- Silverado Community Association dated 2018  
February 02;

as distributed, and directs it to be included in the report  
as APPENDIX VI.

**Moved by: J. Gondek**

**Carried: 9 – 0**

**AMENDMENT:**

Amend the proposed amendment to the Southwest  
Community 'A' And Employment Centre Mixed-Use Area  
Structure Plan 3(b) after "trees and ground cover" delete  
", to create a beautiful and welcoming environment".

**Moved by: D. Leighton**

**LOST: 3 - 6**

Opposed: J. Scott, L. Juan, C. Friesen, E. Woolley,  
R. Vanderputten and A. Palmiere

**AMENDMENT:**

Amend the proposed amendment to the Southwest Community 'A' And Employment Centre Mixed-Use Area Structure Plan to read as follows:

- “(3) Interface and Edge Treatment within the North Silverado Outline Plan
- (a) At the outline plan stage provide a linear open space on the multi- residential parcels to allow opportunities for pedestrian connectivity and quality interface. A public access easement agreement shall be required and registered at the subdivision stage.
  - (b) At the outline plan and development permit stage, connect neighbourhoods and parks as part of a comprehensive circulation network for walking and cycling, with enhanced landscaping, including trees and ground cover, to create a beautiful and welcoming environment.
  - (c) At the development permit stage, parcels adjacent to a green space should provide permeable fencing and allow opportunities for pedestrian connectivity.
  - (d) At the development permit stage, when new buildings are at a higher base geodetic elevation than the existing community, mitigate potential overlooking and respect the privacy of adjacent single detached dwellings.
  - (e) At the development permit stage, encourage sunlight penetration into open spaces by avoiding extensive overshadowing from multi-residential buildings.”

**Moved by: A. Palmiere**

**Carried: 9 – 0**

The Calgary Planning Commission recommended that Council:

- A. 1. **ADOPT**, by bylaw, the proposed amendment to the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan, in accordance with Administration's recommendation, as amended; and
- 2. Give three readings to the proposed Bylaw.

**Moved by: J. Scott**

**Carried: 9 – 0**

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 16.77 hectares ± (41.44 acres ±) located at 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW (Plan 8510369, Area H; Plan 8211167, OT) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District,

Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw.

**Moved by: J. Scott**

**Carried: 9 – 0**

**ITEM NO.:5.06**

Jarred Friedman  
(related to Item 5.05)

**COMMUNITY:**

SILVERADO (WARD 12)

**FILE NUMBER:**

LOC2017-0069(OP)

**PROPOSED OUTLINE PLAN:**

Subdivision of 16.77 hectares ± (41.44 acres ±)

**MUNICIPAL ADDRESS:**

1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW

**APPLICANT:**

Civicworks Planning + Design

**OWNER:**

Spruce Meadows Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

**MOTION:**

The Calgary Planning Commission accepted correspondence from:

- Jennifer Harris dated 2018 January 31;
- Sara Engelhardt dated 2018 January 31; and
- Silverado Community Association dated 2018 February 02;

as distributed, and directs it to be included in the report as APPENDIX VIII.

**Moved by: J. Gondek**

**Carried: 9 – 0**

**AMENDMENT:**

Amend Condition of Approval 19 to read as follows:

“19.No direct vehicular access from the R-G lots shall be permitted to or from Silverado Ponds MR SW and Silverado Skies LI SW and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.”

**Moved by: R. Vanderputten**

**Carried: 9 – 0**

The Calgary Planning Commission **APPROVED** the proposed Outline Plan for the subdivision of 16.77 hectares ± (41.44 acres ±), in accordance with Administration's recommendation, as amended.

**Moved by: J. Scott**

**Carried: 9 – 0**

**ITEM NO.: 5.07**

Stuart Gripton

**COMMUNITY:**

FOOTHILLS INDUSTRIAL (WARD 9)

**FILE NUMBER:**

LOC2017-0294

**PROPOSED REDESIGNATION:**

From: Industrial - General (I-G) District

To: Industrial - Commercial (I-C) District.

**MUNICIPAL ADDRESS:**

5210 - 76 Avenue SE

**APPLICANT:**

ECHO Design

**OWNER:**

2065550 Alberta Ltd (Joy Nguyen)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 February 08

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.66 hectares  $\pm$  (1.63 acres  $\pm$ ) located at 5210 - 76 Avenue SE (Plan 8010816, Block 7, Lot 4) 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: 9 – 0**