

FINAL
MINUTES OF THE CALGARY PLANNING COMMISSION
HELD ON THURSDAY, 2018 FEBRUARY 22, AT 1:00 P.M.
CALGARY POWER RECEPTION HALL, 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
Ms. Lourdes Juan	Citizen Representative
Mr. James Scott	Citizen Representative

ABSENT:

Mr. Melvin Foht	Citizen Representative
Mr. Andrew Palmiere	Citizen Representative
Mr. Doug Leighton	Citizen Representative

CONFIRMATION OF AGENDA:

AMENDMENT:	Item 5.06 (DP2017-2886) has been withdrawn from the Agenda by Administration.
AMENDMENT:	Item 5.04 (LOC2017-0273) to be heard as the sixth Item on the Agenda.
AMENDMENT:	Item 5.06 (LOC2017-0273(OP)) to be heard as the seventh Item on the Agenda.
AMENDMENT:	Item 5.02 (M-2018-002) to be heard as the eighth Item on the Agenda.

The 2018 February 22 Calgary Planning Commission Agenda was adopted, as amended.

Moved by: E. Woolley **Carried: 6 – 0**

CONFIRMATION OF MINUTES:

The minutes of the meeting held on 2018 February 08 were approved.

Moved by: J. Scott **Carried: 6 – 0**

ADJOURNMENT:

The meeting was adjourned at 2:45 p.m.

Moved by: L. Juan

Carried: 6 – 0

Minutes prepared by: **Kimberly Holberton**

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

ITEM NO.: 3.01

Jihad Bitar

COMMUNITY:

ROYAL OAK (WARD 1)

FILE NUMBER:

LOC2017-0377

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

101 Royal Birch Crescent NW

APPLICANT:

Pao Truong

OWNER:

Pao Truong
Lei Zhang

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 101 Royal Birch Crescent NW (Plan 0213482, Block 4, Lot 82) 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: J. Scott

Carried: 6 – 0

ITEM NO.: 3.02

Jeff Quigley

COMMUNITY:

CITADEL (WARD 2)

FILE NUMBER:

LOC2017-0364

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

252 Citadel Way NW

APPLICANT:

Khirad Zaidi

OWNER:

Khirad Zaidi
Kashif Shave

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

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 252 Citadel Way NW (Plan 9913292, Block 2, Lot 43) 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: J. Scott

Carried: 6 – 0

ITEM NO.: 3.03

Fraser McLeod

COMMUNITY:

HAWKWOOD (WARD 2)

FILE NUMBER:

LOC2017-0363

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

522 Hawkford Way NW

APPLICANT:

Wenqi Shi

OWNER:

Lihua Chen
Wenqi Shi

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 522 Hawkford Way NW (Plan 8610685, Block 16, 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: J. Scott

Carried: 6 – 0

ITEM NO.: 3.04

Jennifer Cardiff

COMMUNITY:

HUNTINGTON HILLS (WARD 4)

FILE NUMBER:

LOC2018-0001

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

604 - 68 Avenue NW

APPLICANT:

Philip Cory Fraser

OWNER:

Philip Cory Fraser
Ronna Fraser

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 604 - 68 Avenue NW (Plan 4948JK, Block 7, Lot 1) 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: J. Scott

Carried: 6 – 0

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ITEM NO.: 3.05

Joseph Yun

COMMUNITY:

SIGNAL HILL (WARD 6)

FILE NUMBER:

LOC2017-0366

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

113 Sierra Vista Terrace SW

APPLICANT:

Domenic Di Salvo

OWNER:

Domenic Di Salvo

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 113 Sierra Vista Terrace SW (Plan 9212112, Block 13, Lot 85) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Scott

Carried: 6 – 0

ITEM NO.: 3.06

Sabrina Brar

COMMUNITY:

MONTGOMERY (WARD 7)

FILE NUMBER:

LOC2017-0336

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2222 - 44 Street NW

APPLICANT:

Maximus General Contracting

OWNER:

Maximus General Contracting

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2222 - 44 Street NW (Plan 4994G1, Block 44, Lot 5) 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: J. Scott

Carried: 6 – 0

ITEM NO.: 3.07

Jennifer Cardiff

COMMUNITY:

MAYLAND HEIGHTS (WARD 10)

FILE NUMBER:

LOC2018-0003

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

1203 Motherwell Road NE

APPLICANT:

Molly K. Hamilton

OWNER:

Molly K. Hamilton
Shawn Hamilton

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 1203 Motherwell Road NE (Plan 2942JK, Block 11, Lot 18) 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: J. Scott

Carried: 6 – 0

ITEM NO.: 3.08

Melanie Horkan

COMMUNITY:

ACADIA (WARD 11)

FILE NUMBER:

LOC2017-0407

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

407 Acadia Drive SE

APPLICANT:

Kimberly Murfin

OWNER:

Kimberly Murfin
Turc Harmesynn

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 407 Acadia Drive SE (Plan 272JK, Block 17, 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: J. Scott

Carried: 6 – 0

ITEM NO.: 5.01

Brad Bevill

COMMUNITY:

MARLBOROUGH (WARD 10)

FILE NUMBER:

LOC2017-0288

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Low Profile
(M-C1d100) District

To: Multi-Residential – High Density Low Rise
(M-H1) District

MUNICIPAL ADDRESS:

3805 Marlborough Drive NE

APPLICANT:

O2 Designs

OWNER:

Minto Multi-Residential Income Partners I GP Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.42 hectares ± (10.38 acres ±) located at 3805 Marlborough Drive NE (Portion of Plan 7610615, Block 1, Lots 2 and 3) from Multi-Residential – Contextual Low Profile (M-C1d100) District **to** Multi-Residential – High Density Low Rise (M-H1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Scott

Carried: 6 – 0

ITEM NO.: 5.02

Evan Fer

COMMUNITY:

THORNCLIFFE (WARD 4)

FILE NUMBER:

M-2018-002

PROPOSED:

Laycock Park Pedestrian Bridge Report

ADMINISTRATION RECOMMENDATION:

FOR INFORMATION ONLY

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission **RECEIVED AND ACCEPTED FOR INFORMATION** the Laycock Park Pedestrian Bridge Report.

Moved by: R. Vanderputten

Carried: 6 – 0

ITEM NO.: 5.03

Angelique Dean

COMMUNITY:

SOUTHWOOD (WARD 11)

FILE NUMBER:

LOC2017-0261

PROPOSED REDESIGNATION:

From: Commercial – Neighbourhood 2 (C-N2) District

To: Commercial – Corridor 1 f3.5h24
(C-COR1f3.5h24) District

MUNICIPAL ADDRESS:

9939 Elbow Drive SW

APPLICANT:

O2 Planning and Design

OWNER:

1953075 Alberta Ltd. c/o Royop Development Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.20 hectares ± (0.49 acres ±) located at 9939 Elbow Drive SW (Plan 1902JK, Block 1, Lot 18) from Commercial – Neighbourhood 2 (C-N2) District **to** Commercial – Corridor 1 f3.5h24 (C-COR1f3.5h24) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Gondek

Carried: 6 – 0

ITEM NO.: 5.04

Angelique Dean
(related to Item 5.05)

COMMUNITY:

SOUTHWOOD (WARD 11)

FILE NUMBER:

LOC2017-0273

PROPOSED REDESIGNATION:

From: Special Purpose – City and Regional
Infrastructure (S-CRI) District

To: Special Purpose – School, Park and Community
Reserve (S-SPR) District and DC Direct Control
District to accommodate mixed use development

MUNICIPAL ADDRESS:

11015 Anderson Station Way SW

APPLICANT:

NORR Architects Engineers Planners

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that
Council:

- A. 1. **ADOPT**, by bylaw, the proposed redesignation of 3.70 hectares ± (9.14 acres ±) located at 11015 Anderson Station Way SW (Plan 8111256, Block 1) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate mixed use development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 5 – 1

Opposed: E. Woolley

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 3.79 hectares ± (9.36 acres ±) located at 11015 Anderson Station Way SW (Plan 8111256, Block 1) from Special Purpose – City and Regional Infrastructure (S-CRI) District to DC Direct Control District to accommodate mixed use development, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw.

Moved by: C. Friesen

Carried: 5 – 1

Opposed: E. Woolley

ITEM NO.: 5.05

Angelique Dean
(related to Item 5.04)

COMMUNITY:

SOUTHWOOD (WARD 11)

FILE NUMBER:

LOC2017-0273(OP)

PROPOSED OUTLINE PLAN:

Subdivision of 8.06 hectares ± (19.91 acres ±)

MUNICIPAL ADDRESS:

11015 Anderson Station Way SW

APPLICANT:

NORR Architects Engineers Planners

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission **APPROVED** the proposed Outline Plan for the subdivision of 8.06 hectares ± (19.91 acres ±), in accordance with Administration's recommendation.

Moved by: C. Friesen

Carried: 5 – 1

Opposed: E. Woolley

ITEM NO.: 5.07

Joseph Yun

COMMUNITY:

BOWNESS (WARD 1)

FILE NUMBER:

LOC2017-0281

PROPOSED POLICY AMENDMENT:

Amendment to the Bowness Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4655 – 80 Street NW

APPLICANT:

Lasting Legacies

OWNER:

1620719 Alberta Ltd (Cory Fell)

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that Council:

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

Moved by: R. Vanderputten Carried: 4 – 2

Opposed: E. Woolley and J. Gondek

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 4655 – 80 Street NW (Plan 2660AP, Block 15, Lot 28) 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: R. Vanderputten Carried: 4 – 2

Opposed: E. Woolley and J. Gondek
Reasons for Opposition from Cllr. Woolley:

- Cannot understand why the Applicant would have explicitly chosen not to engage. This is the first R-CG in this community and I feel it is very important for this to have taken place.

Comments from Ms. Juan:

- I support an R-CG land use on this site as R-CG can provide diversity of housing for established communities. However, it is extremely disappointing to hear the Applicant decided against engaging the community. The R-CG land use should be understood at the community level. Communities deserve engagement, this is a missed opportunity and a disservice to Bowness.

ITEM NO.: 5.08

Fazeel Elahi

COMMUNITY:

RICHMOND (WARD 8)

FILE NUMBER:

LOC2017-0325

PROPOSED POLICY AMENDMENT:

Amendment to the Richmond Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2403 - 28 Avenue SW

APPLICANT:

Civicworks Planning + Design

OWNER:

South Calgary 24 Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

MOTION:

The Calgary Planning Commission accepted
correspondence from:

- Richmond/Knobhill Community Association dated
2018 February 19;

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

Moved by: L. Juan

Carried: 6 – 0

The Calgary Planning Commission recommended that
Council:

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

Moved by: E. Woolley

Carried: 6 – 0

- B. 1. **ADOPT**, by bylaw, the proposed redesignation
of 0.06 hectares ± (0.14 acres ±) located at
municipal address 2403 - 28 Avenue SW (Plan
4479P, Block 19, Lots 57 and 58) from
Residential-Contextual 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: E. Woolley

Carried: 6 – 0

ITEM NO.: 5.09

Adam Sheahan

COMMUNITY:

SHAGANAPPI (WARD 8)

FILE NUMBER:

LOC2017-0121

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

1403, 1407, 1411 and 1415 – 26A Street SW

APPLICANT:

Casola Koppe

OWNER:

Fatima Borhot
Mohamed Borhot
Said Borhot
David Brown
Jennifer Brown
Dimsdale Ranching Co Ltd
Jason Johnston
Laura Pasacreta

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 February 22

The Calgary Planning Commission recommended that
Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.23 hectares ± (0.57 acres ±) located at 1403, 1407, 1411 and 1415 – 26A Street SW (Plan 307EO, Block B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) 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: E. Woolley

Carried: 6 – 0