

FINAL  
MINUTES OF THE CALGARY PLANNING COMMISSION  
HELD ON THURSDAY, 2018 JANUARY 25, 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
Ms. Lourdes Juan	Citizen Representative
Mr. Doug Leighton	Citizen Representative
Mr. James Scott	Citizen Representative
Ms. Keely Willment	United Way CPC Member for a Day

ABSENT:

Mr. Andrew Palmiere Citizen Representative

Cllr. Woolley stepped away from the meeting at 1:07 p.m.

Cllr. Woolley returned to the meeting at 1:11 p.m.

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

CONFIRMATION OF AGENDA:

**AMENDMENT:** Item 3.14 (LOC2017-0317) has been withdrawn from the Agenda by Administration.

The 2018 January 25 Calgary Planning Commission Agenda was adopted, as amended.

**Moved by: C. Friesen Carried: 7 – 0**

Absent: J. Gondek

Ms. Keely Willment, from Calgary Recreation, participated in the 2018 January 25 Calgary Planning Commission meeting as an honorary Commission Member, in support of the United Way. She had the opportunity to participate in the discussion of the Agenda items, but did not take part in the voting.

CONFIRMATION OF MINUTES:

The minutes of the meeting held on 2018 January 11 were approved.

**Moved by: M. Foht**

**Carried: 7 – 0**

RECESS

The meeting recessed at 3:33 p.m. to reconvene at 3:45 p.m.

The meeting reconvened at 3:47 p.m.

ADJOURNMENT:

The meeting was adjourned at 6:30 p.m.

**Moved by: L. Juan**

**Carried: 8 – 0**

Minutes prepared by: **Kimberly Holberton**

The minutes of the Calgary Planning Commission, held 2018 January 25, will be confirmed on 2018 February 08.

**ITEM NO.: 3.01**

Jillian Geen

**COMMUNITY:**

SOUTHVIEW (WARD 9)

**FILE NUMBER:**

LOC2017-0337

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

2530 - 35 Street SE

**APPLICANT:**

Calgary Aging in Place Co-Operative

**OWNER:**

Jill Moreton  
Richard Tew

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2530 - 35 Street SE (Plan 4857HG, Block 4, 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: L. Juan**

**Carried: 6 – 0**

Absent: J. Gondek and E. Woolley

**ITEM NO.: 3.02**

Sabrina Brar

**COMMUNITY:**

RIVERBEND (WARD 12)

**FILE NUMBER:**

LOC2017-0331

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

103 Riverstone Close SE

**APPLICANT:**

Muhammad Khan

**OWNER:**

Muhammad Khan  
Shahida Perveen

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.14 acres ±) located at 103 Riverstone Close SE (Plan 9112315, Block 3, Lot 31) 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: E. Woolley**

**Carried: 5 – 2**

Opposed: M. Foht and D. Leighton

Absent: J. Gondek

Reasons for Opposition from Mr. Leighton:

- I opposed this R-C1s application because there was no evidence of adequate on- or off-site parking.

Reasons for Opposition from Mr. Foht:

- Firstly, the letter from the Community Association was excellent and brought up significant considerations when evaluating secondary suite applications.
- I did not support the application for the following reasons;
  - No rear lane, reduces options for parking.
  - Narrow frontage on the cul-de-sac shaped street environment further reduces the parking options.

**ITEM NO.: 3.03**

Breanne Harder

**COMMUNITY:**

PENBROOKE MEADOWS (WARD 9)

**FILE NUMBER:**

LOC2017-0348

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

112 Penmeadows Close SE

**APPLICANT:**

Valerie Stephenson

**OWNER:**

Valerie Stephenson  
Rob Stephenson

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 112 Penmeadows Close SE (Plan 41LK, Block 54, 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: 7 – 0**

Absent: J. Gondek

**ITEM NO.: 3.04**

Madeleine Krizan

**COMMUNITY:**

EVERGREEN (WARD 13)

**FILE NUMBER:**

LOC2017-0355

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

6 Everhollow Green SW

**APPLICANT:**

Muhammad Mumtaz Alam

**OWNER:**

Muhammad Mumtaz Alam  
Yasmeen Akhtar

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 6 Everhollow Green SW (Plan 0811084, Block 22, Lot 31) 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: 5 – 2**

Opposed: M. Foht and D. Leighton

Absent: J. Gondek

Reasons for Opposition from Mr. Leighton:

- I opposed this R-C1s application because there was no evidence of adequate on- or off-site parking.

Reasons for Opposition from Mr. Foht:

- I did not support the application for the following reasons:
  - No rear lane to provide options for parking.
  - Transit located 600 metres away maybe too far for the average person to want to walk to on a regular basis.

**ITEM NO.: 3.05**

Ezra Wasser

**COMMUNITY:**

HAYSBORO (WARD 11)

**FILE NUMBER:**

LOC2017-0350

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

24 Harmon Place SW

**APPLICANT:**

Harmon Holdings Ltd

**OWNER:**

Harmon Holdings Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

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 24 Harmon Place SW (Plan 3184JK, Block 15, 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: C. Friesen**

**Carried: 7 – 0**

Absent: J. Gondek

**ITEM NO.: 3.06**

Ezra Wasser

**COMMUNITY:**

HAYSBORO (WARD 11)

**FILE NUMBER:**

LOC2017-0351

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

20 Harmon Place SW

**APPLICANT:**

Harmon Holdings Ltd

**OWNER:**

Harmon Holdings Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 20 Harmon Place SW (Plan 3184JK, Block 15, 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: 7 – 0**

Absent: J. Gondek



**ITEM NO.: 3.07**

Fraser McLeod

**COMMUNITY:**

SOUTHWOOD (WARD 11)

**FILE NUMBER:**

LOC2017-0321

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

45 Snowdon Crescent SW

**APPLICANT:**

Janey Chupik

**OWNER:**

Pulse Renovations Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 45 Snowdon Crescent SW (Plan 403HT, Block 3, 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: C. Friesen**

**Carried: 7 – 0**

Absent: J. Gondek

**ITEM NO.: 3.08**

Giyana Brenkman

**COMMUNITY:**

SILVER SPRINGS (WARD 1)

**FILE NUMBER:**

LOC2017-0328

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

7716 Silver Springs Road NW

**APPLICANT:**

Angel Ann Marsh

**OWNER:**

Angel Ann Marsh  
Christopher John Marsh

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 7716 Silver Springs Road NW (Plan 7610683, Block 96, 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: C. Friesen**

**Carried: 7 – 0**

Absent: J. Gondek

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**ITEM NO.: 3.09**

Giyana Brenkman

**COMMUNITY:**

HAWKWOOD (WARD 2)

**FILE NUMBER:**

LOC2017-0327

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

375 Hawkland Circle NW

**APPLICANT:**

Vahideh Nejat

**OWNER:**

Vahideh Nejat  
Hamid Hadad Razavi

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 375 Hawkland Circle NW (Plan 9010590, Block 9, Lot 8) 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 – 0**

Absent: J. Gondek

**ITEM NO.: 3.10**

Jennifer Cardiff

**COMMUNITY:**

THORNCLIFFE (WARD 4)

**FILE NUMBER:**

LOC2017-0357

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

6324 Thorncliffe Drive NW

**APPLICANT:**

Phillip Pattison

**OWNER:**

Phillip Pattison  
Jennifer Pattison

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares ± (0.19 acres ±) located at 6324 Thorncliffe Drive NW (Plan 925JK, 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: 7 – 0**

Absent: J. Gondek

**ITEM NO.: 3.11**

Jillian Geen

**COMMUNITY:**

CHARLESWOOD (WARD 4)

**FILE NUMBER:**

LOC2017-0362

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

2428 Chicoutimi Drive NW

**APPLICANT:**

Michael McWilliam

**OWNER:**

Michael McWilliam  
Lindsay McWilliam

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 2428 Chicoutimi Drive NW (Plan 6108HV, Block 10, Lots 2 and 3) 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 – 0**

Absent: J. Gondek

**ITEM NO.: 3.12**

Giyan Brenkman

**COMMUNITY:**

COLLINGWOOD (WARD 4)

**FILE NUMBER:**

LOC2017-0322

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

3216 Carol Drive NW

**APPLICANT:**

Jessica Chan

**OWNER:**

532723 Alberta Ltd (Jessica Chan)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 3216 Carol Drive NW (Plan 3844HS Block 2, 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: C. Friesen**

**Carried: 7 – 0**

Absent: J. Gondek

**ITEM NO.: 3.13**

Giyana Brenkman

**COMMUNITY:**

TARADALE (WARD 5)

**FILE NUMBER:**

LOC2017-0324

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

121 Taralea Green NE

**APPLICANT:**

Amarjit Tambar

**OWNER:**

Amandeep Tambar  
Amarjit Tambar

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

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 121 Taralea Green NE (Plan 0213602, Block 3, Lot 30) 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: 7 – 0**

Absent: J. Gondek

**ITEM NO.: 3.14**

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 January 25

**WITHDRAWN BY  
ADMINISTRATION**



**ITEM NO.: 4.01**

Martin Beck  
(Referred back to Administration on 2017 December 14)

**COMMUNITY:**

SADDLE RIDGE (WARD 5)

**FILE NUMBER:**

LOC2016-0196(OP)

**PROPOSED OUTLINE PLAN:**

Subdivision of 1.39 hectares ± (3.43 acres ±)

**MUNICIPAL ADDRESS:**

6819 – 89 Avenue NE

**APPLICANT:**

Civil Engineering Solutions

**OWNER:**

1976722 Alberta Ltd (Sada Investments Ltd)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

**MOTION:**

The Calgary Planning Commission accepted correspondence from:

- QuantumPlace dated 2018 January 25;

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

**Moved by: J. Scott**

**Carried: 7 – 0**

Absent: Ms. Juan left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting and Cllr. Gondek

The Calgary Planning Commission **APPROVED** the proposed Outline Plan for the subdivision of 1.39 hectares ± (3.43 acres ±), in accordance with Administration's recommendation.

**Moved by: D. Leighton**

**Carried: 7 – 0**

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

**ITEM NO.: 5.01**

Gareth Webster

**COMMUNITY:**

MEDICINE HILL (WARD 6)

**FILE NUMBER:**

DP2017-2343

**PROPOSED DEVELOPMENT:**

New: Liquor Store, Outdoor Cafe, Fitness Centre, Retail and Consumer Service, Restaurant: Food Service Only - Medium, Restaurant: Licensed - Medium, Restaurant: Licensed - Large (4 Buildings)

**MUNICIPAL ADDRESS:**

2200 Na'a Drive SW  
8395 Canada Olympic Drive SW

**APPLICANT:**

B&A Planning Group

**OWNER:**

Plateau Village Properties Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission **APPROVED** the proposed New: Liquor Store, Outdoor Cafe, Fitness Centre, Retail and Consumer Service, Restaurant: Food Service Only - Medium, Restaurant: Licensed - Medium, Restaurant: Licensed - Large (4 Buildings) at 2200 Na'a Drive SW and 8395 Canada Olympic Drive SW, in accordance with Administration's recommendation.

**Moved by: L. Juan**

**Carried: 8 – 0**

Reasons for Approval from Mr. Leighton:

- I supported this major development permit application and commend the Applicant, their design team, Administration and the Urban Design Review Panel.
- I would, however, ask that Administration carefully consider and negotiate the final signage approvals; recognizing that this project represents the gateway to Calgary.

Reasons for Approval from Mr. Foht:

- I supported the application for the development permit for the following reasons:
  - Attractive addition to the entrance to the city along the key Highway 1 corridor.
  - The parking is primarily (90 percent) underground with a Main Street with angled parking for more of a short term basis.

**ITEM NO.: 5.02**

Shane Gagnon

**COMMUNITY:**

SADDLE RIDGE (WARD 5)

**FILE NUMBER:**

DP2017-1042

**PROPOSED DEVELOPMENT:**

New: Liquor Store, Medical Clinic, Outdoor Café, Restaurant: Food Service Only – Small, Fitness Centre, Convenience Food Store, Supermarket, Restaurant: Licensed – Medium, Restaurant: Food Service Only – Medium, Drinking Establishment – Medium, Retail and Consumer Service, Child Care Service, Office, Restaurant: Licensed – Small (8 Buildings)

**MUNICIPAL ADDRESS:**

9320 – 52 Street NE

**APPLICANT:**

Abugov Kaspar

**OWNER:**

Genstar Titleco Limited

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission **APPROVED** the proposed New: Liquor Store, Medical Clinic, Outdoor Café, Restaurant: Food Service Only – Small, Fitness Centre, Convenience Food Store, Supermarket, Restaurant: Licensed – Medium, Restaurant: Food Service Only – Medium, Drinking Establishment – Medium, Retail and Consumer Service, Child Care Service, Office, Restaurant: Licensed – Small (8 Buildings) at 9320 – 52 Street NE, in accordance with Administration's recommendation.

**Moved by: J. Gondek**

**Carried: 7 – 0**

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

Reasons for Approval from Mr. Leighton:

- This application has some positive features, however, in my opinion, creates a poor interface with adjacent public streets. I also question the CPTED (Crime Prevention Through Environmental Design) wisdom and safety of the walkway between building 'E' and 'F'.
- I reluctantly supported the application, however, on the basis of the recommendation of UDRP.

**ITEM NO.: 5.03**

Steve Jones

**COMMUNITY:**

SUNNYSIDE (WARD 7)

**FILE NUMBER:**

LOC2016-0079

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

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

**MUNICIPAL ADDRESS:**

802 – 2 Avenue NW

**APPLICANT:**

O2 Planning and Design

**OWNER:**

Rob Froese

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 802 – 2 Avenue NW (Plan 1948P, Block 10, Lots 21 and 22) from DC Direct Control District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: L. Juan**

**Carried: 8 – 0**

**ITEM NO.: 5.04**

Fraser McLeod

**COMMUNITY:**

SAGE HILL (WARD 2)

**FILE NUMBER:**

LOC2017-0296

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Low Profile (M-1d60) District

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

**MUNICIPAL ADDRESS:**

45 Sage Meadows Circle NW

**APPLICANT:**

B&A Planning Group

**OWNER:**

Genesis Land Development Corporation

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.36 hectares ± (0.89 acres ±) located at 45 Sage Meadows Circle NW (a portion of Plan 1711731, Block 7, Lot 10) from Multi-Residential – Low Profile (M-1d60) District **to** Commercial – Neighbourhood 2 (C-N2) 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.: 5.05**

Ryan Hall

**COMMUNITY:**

ALTADORE (WARD 8)

**FILE NUMBER:**

LOC2017-0290

**PROPOSED POLICY AMENDMENT:**

Amendment to the South Calgary/Altadore Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

3822 - 18 Street SW

**APPLICANT:**

Willix Developments

**OWNER:**

Willix Developments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

**MOTION:**

The Calgary Planning Commission accepted  
correspondence from:

- Kelly Mendes dated 2018 January 21;
- Kelly Mendes dated 2018 January 23; and
- Kris Gordos dated 2018 January 25;

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

**Moved by: E. Woolley**                      **Carried: 8 – 0**

The Calgary Planning Commission recommended that  
Council:

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

**Moved by: E. Woolley**                      **Carried: 7 – 1**

Opposed: D. Leighton

- B. 1. **ADOPT**, by bylaw, the proposed redesignation  
of 0.06 hectares ± (0.143 acres ±) located at  
3822 - 18 Street SW (Plan 2901P, Block A, Lots  
13 and 14) 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: 7 – 1**

Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed this application, at this time, because of what appears to have been a rushed consultation process.
- This infill application is located in a “Residential Conservation” area, which requires that infill “improve neighbourhood quality and character” and be “low profile”.
- I note that these are discretionary, subjective terms the planning report does not outline how these criteria will be met; also, that other jurisdictions have developed character area planning tools that define these terms to the benefit of the communities, Applicants and decision makers.
- I suggest that this recurring issue be included in the 2018 Planning Department work program.

Comments from Ms. Juan:

- I respect and appreciate the community letters and comments. While I agree topography is an issue, I believe there are ways architecturally to handle these concerns at the development permit stage. I strongly recommend that the developer properly engage residents in a participatory way through the development permit process. At this location R-CG is appropriate.

**ITEM NO.: 5.06**

Ryan Hall

**COMMUNITY:**

ALTADORE (WARD 8)

**FILE NUMBER:**

LOC2017-0291

**PROPOSED POLICY AMENDMENT:**

Amendment to the South Calgary/Altadore Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

3823 - 17 Street SW

**APPLICANT:**

Willix Developments

**OWNER:**

Willix Developments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

**MOTION:**

The Calgary Planning Commission accepted  
correspondence from:

- Kelly Mendes dated 2018 January 21;
- Kelly Mendes dated 2018 January 23; and
- Kris Gordos dated 2018 January 25;

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

**Moved by: E. Woolley**                      **Carried: 8 – 0**

The Calgary Planning Commission recommended that  
Council:

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

**Moved by: E. Woolley**                      **Carried: 7 – 1**

Opposed: D. Leighton

- B. 1. **ADOPT**, by bylaw, the proposed redesignation  
of 0.06 hectares ± (0.143 acres ±) located at  
3823 - 17 Street SW (Plan 2901P, Block A, Lots  
11 and 12) 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: 7 – 1**

Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed this application, at this time, because of what appears to have been a rushed consultation process.
- This infill application is located in a “Residential Conservation” area, which requires that infill “improve neighbourhood quality and character” and be “low profile”.
- I note that these are discretionary, subjective terms the planning report does not outline how these criteria will be met; also, that other jurisdictions have developed character area planning tools that define these terms to the benefit of the communities, Applicants and decision makers.
- I suggest that this recurring issue be included in the 2018 Planning Department work program.

Comments from Ms. Juan:

- I respect and appreciate the community letters and comments. While I agree topography is an issue, I believe there are ways architecturally to handle these concerns at the development permit stage. I strongly recommend that the developer properly engage residents in a participatory way through the development permit process. At this location R-CG is appropriate.

**ITEM NO.: 5.07**

Felix Ochieng

**COMMUNITY:**

BELTLINE (WARD 11)

**FILE NUMBER:**

LOC2017-0223

**PROPOSED POLICY AMENDMENT:**

Amendment to the Beltline Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: Centre City Multi-Residential High Rise District (CC-MH)

To: Centre City Multi-Residential High Rise Support Commercial District (CC-MHX)

**MUNICIPAL ADDRESS:**

111 – 14 Avenue SE

**APPLICANT:**

CityTrend

**OWNER:**

Spring Creek Development Corporation  
1376743 Alberta Ltd (Jay C.P. Damen, Jane M. Hoffman)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

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

**Moved by: M. Foht**

**Carried: 8 – 0**

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± 0.14 acres ±) located at 111 – 14 Avenue SE (Plan 9611585, Units 7, 8 and 114) from Centre City Multi-Residential High Rise District (CC-MH) **to** Centre City Multi-Residential High Rise Support Commercial District (CC-MHX), in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: M. Foht**

**Carried: 8 – 0**

**ITEM NO.: 5.08**

Calvin Chan

**COMMUNITY:**

GLENBROOK (WARD 6)

**FILE NUMBER:**

LOC2017-0295

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

3340 - 41 Street SW

**APPLICANT:**

Maria Livaditis

**OWNER:**

Maria Livaditis  
Billy Koutselas

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

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 3340 - 41 Street SW (Plan 7884GK, Block 61, Lot 20) 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: 7 – 1**

Opposed: J. Gondek

**ITEM NO.: 5.09**

Dino Civitarese  
(related to Item 5.10)

**COMMUNITY:**

WEST SPRINGS (WARD 6)

**FILE NUMBER:**

LOC2017-0213

**PROPOSED POLICY AMENDMENT:**

Amendment to the West Springs Area Structure Plan

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Residential – One Dwelling (R-1s) District and  
Special Purpose – School, Park and Community  
Reserve (S-SPR) District

**MUNICIPAL ADDRESS:**

7750 - 11 Avenue SW

**APPLICANT:**

WSP Canada

**OWNER:**

Richard Press  
Jennifer Press

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that  
Council:

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

**Moved by: L. Juan**

**Carried: 8 – 0**

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 1.93 hectares ± (4.77 acres ±) located at 7750 - 11 Avenue SW (Plan 4587S, Block 9) from DC Direct Control District **to** Residential – One Dwelling (R-1s) 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: L. Juan**

**Carried: 8 – 0**

**ITEM NO.: 5.10**

Dino Civitarese  
(related to Item 5.09)

**COMMUNITY:**

WEST SPRINGS (WARD 6)

**FILE NUMBER:**

LOC2017-0213(OP)

**PROPOSED OUTLINE PLAN:**

Subdivision of 1.93 hectares ± (4.77 acres ±)

**MUNICIPAL ADDRESS:**

7750 - 11 Avenue SW

**APPLICANT:**

WSP Canada

**OWNER:**

Richard Press  
Jennifer Press

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission **APPROVED** the proposed Outline Plan for the subdivision of 1.93 hectares ± (4.77 acres ±), in accordance with Administration's recommendation.

**Moved by: L. Juan**

**Carried: 7 – 1**

Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I supported the land use amendment, but opposed the outline plan because of the location and design of the proposed public park (municipal reserve). This park, in my opinion, would have been better located fronting 77 Street or 11 Avenue SW, where it could be seen and used by the public.

**ITEM NO.: 5.11**

Lisette Burga Ghersi

**COMMUNITY:**

KINGSLAND (WARD 11)

**FILE NUMBER:**

DP2016-2458

**PROPOSED DEVELOPMENT:**

New: Multi-Residential Development, Live Work Units (1 Building), Sign – Class B (Fascia Sign)

**MUNICIPAL ADDRESS:**

617, 623, 627, 631, 635, 639, 643, 703, 707, 711 and 715 - 69 Avenue SW

**APPLICANT:**

Sturgess Architecture

**OWNER:**

James T F Lee  
Jean Libin  
Janl Developments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission:

1. **RECEIVED AND ACCEPTED FOR INFORMATION** the proposed New: Multi-Residential Development, Live Work Units (1 Building), Sign – Class B (Fascia Sign) located at 617, 623, 627, 631, 635, 639, 643, 703, 707, 711 and 715 - 69 Avenue SW; and
2. Recommended that the Development Authority, without having to return to Calgary Planning Commission, **APPROVE**, the Development Permit DP2016-2458 with conditions subject City Council giving second and third reading of the Bylaw 50D2016, in accordance with Administration's recommendation.

**Moved by: C. Friesen**

**Carried: 8 – 0**

Reasons for Approval from Mr. Friesen:

- I supported this development permit as the project shows quite good design. Although the forms might be somewhat repetitive from unit to unit the project does many things well in terms of urban design, planning and architecture and is thoughtfully organized with a variety of unit types. It deserves strong support.

**ITEM NO.: 5.12**

Christine Leung  
(related to Item 5.13)

**COMMUNITY:**

RED CARPET (WARD 9)

**FILE NUMBER:**

LOC2015-0085

**PROPOSED CLOSURE:**

0.04 hectares ± (0.09 acres ±) of road adjacent to 825, 841, 901 – 68 Street SE

**PROPOSED REDESIGNATION:**

From: Special Purpose – Future Urban Development (S-FUD) and Undesignated Road Right-of-Way

To: Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, Multi-Residential – High Density Low Rise (M-H1h18d155) District, and Commercial – Corridor 1 (C-COR1f3.0h16) District

**MUNICIPAL ADDRESS:**

809, 825, 841 and 901 – 68 Street SE

**APPLICANT:**

Casola Koppe

**OWNER:**

Lansdowne Equity Ventures Ltd  
The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

The Calgary Planning Commission recommended that Council:

- A. 1. **ADOPT**, by bylaw, the proposed closure of 0.04 hectares ± (0.09 acres ±) of road (Plan 0614409, Area A) adjacent to 825, 841, 901 – 68 Street SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw.

**Moved by: E. Woolley**

**Carried: 8 – 0**

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 11.37 hectares ± (28.09 acres ±) located at 809, 825, 841 and 901 – 68 Street SE and the closed road (Plan 3270AG, Block Z; Plan 3270AG, Block 1, Lots 1 and 2; Plan 1612085, Block 8, Lot 1; Plan 0614409, Area A) from Special Purpose – Future Urban Development (S-FUD) and Undesignated Road Right-of-Way to Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, Multi-Residential – High Density Low Rise (M-H1h18d155) District, and Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw.

**Moved by: E. Woolley**

**Carried: 8 – 0**

Comments from Ms. Juan:

- I support the land uses as it will provide a variety of housing options and likely affordable housing in this area. This is an opportunity to create an urban pocket in this community. However, in my opinion, the outline plan/concept plan before us is isolated, incomplete, has no proper entrance sequence, provides insufficient open space and the buildings are not assembled appropriately.

Comments from Mr. Friesen:

- I supported the Land Use and Outline plan for this project with some reservations. It and the adjacent trailer parks are focused on a narrow socio-economic group and it is hard to see this as a complete community in that sense. Also application of an Outline Plan in this case is odd since there is no sub-division contemplated. Developments with no City roads and no subdivided lots are an opportunity for developers to do something with relative freedom from City regulation, an opportunity to experiment with urban form and planning. I would be disappointed if this option was lost to developers.



**ITEM NO.: 5.13**

Christine Leung  
(related to Item 5.12)

**COMMUNITY:**

RED CARPET (WARD 9)

**FILE NUMBER:**

LOC2015-0085(OP)

**PROPOSED OUTLINE PLAN:**

Subdivision of 11.37 hectares ± (28.09 acres ±)

**MUNICIPAL ADDRESS:**

809, 825, 841 and 901 – 68 Street SE

**APPLICANT:**

Casola Koppe

**OWNER:**

Lansdowne Equity Ventures Ltd  
The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**PLANNING COMMISSION DECISION:**

2018 January 25

**AMENDMENT:**

Amend Condition of Approval 7, second paragraph, after “subsequent development permit application.” insert “The first development permit with the master plan must be reviewed by the Calgary Planning Commission.”

**Moved by: J. Scott**

**Carried: 7 – 1**

Opposed: J. Gondek

The Calgary Planning Commission **APPROVED** the proposed Outline Plan for the subdivision of 11.37 hectares ± (28.09 acres ±), in accordance with Administration’s recommendation, as amended.

**Moved by: E. Woolley**

**Carried: 7 – 1**

Opposed: J. Gondek

Comments from Ms. Juan:

- I support the land uses as it will provide a variety of housing options and likely affordable housing in this area. This is an opportunity to create an urban pocket in this community. However, in my opinion, the outline plan/concept plan before us is isolated, incomplete, has no proper entrance sequence, provides insufficient open space and the buildings are not assembled appropriately.

Comments from Mr. Friesen:

- I supported the Land Use and Outline plan for this project with some reservations. It and the adjacent trailer parks are focused on a narrow socio-economic group and it is hard to see this as a complete community in that sense. Also application of an Outline Plan in this case is odd since there is no sub-division contemplated. Developments with no City roads and no subdivided lots are an opportunity for developers to do something with

relative freedom from City regulation, an opportunity to experiment with urban form and planning. I would be disappointed if this option was lost to developers.