

FINAL
MINUTES OF THE CALGARY PLANNING COMMISSION
HELD ON THURSDAY, 2018 MAY 17, AT 1:00 P.M.
COUNCIL CHAMBERS, CITY HALL

PRESENT:

Mr. Matthias Tita (Chairman)	Director of Calgary Growth Strategies
Ms. Kerensa Fromherz	Director of Transportation Infrastructure
Ms. Jyoti Gondek	Councillor, Ward 3
Mr. Evan Woolley	Councillor, Ward 8
Mr. Colin Friesen	Citizen Representative
Mr. Melvin Foht	Citizen Representative
Mr. Andrew Palmiere	Citizen Representative
Ms. Lourdes Juan	Citizen Representative
Mr. James Scott	Citizen Representative

ABSENT:

Cllr. Woolley stepped away from the meeting at 2:15 p.m.

Cllr. Woolley returned to the meeting at 2:41 p.m.

CONFIRMATION OF AGENDA:

AMENDMENT:

Item 6.01 (LOC2018-0015 (CPC2018-0587)) has been withdrawn from the Agenda by Administration.

The 2018 May 17 Calgary Planning Commission Agenda was adopted, as amended.

Moved by: M. Foht

Carried: 5 – 0

Absent: J. Scott, L. Juan and E. Woolley

CONFIRMATION OF MINUTES:

The minutes of the meeting held on 2018 May 03 were approved.

Moved by: J. Scott

Carried: 6 – 0

Absent: L. Juan and E. Woolley

ADJOURNMENT:

The meeting was adjourned at 3:06 p.m.

Moved by: A. Palmiere

Carried: 8 – 0

Minutes prepared by: **Kimberly Holberton**

The minutes of the Calgary Planning Commission, held 2018 May 17, will be confirmed on 2018 May 31.

ITEM NO.: 3.01

Colleen Renne-Grivell

COMMUNITY:

Bowness (Ward 1)

FILE NUMBER:

LOC2018-0035 (CPC2018-0637)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

5914 Bowwater Crescent NW

APPLICANT:

Lighthouse Studios

OWNER:

Brent Schille

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 17

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 5914 Bowwater Crescent NW (Plan 1810183, Block 9, Lot 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: J. Scott

Carried: 7 – 1

Opposed: M. Foht

Reasons for Opposition from Mr. Foht:

- I opposed the application for a land use amendment to change the land use from R-C1 to R-C1s for the following reason:
 - The lot's frontage on the street is very narrow which will reduce parking options to the residents of the property.

ITEM NO.: 3.02

Colleen Renne-Grivell

COMMUNITY:

Bowness (Ward 1)

FILE NUMBER:

LOC2018-0036 (CPC2018-0636)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

5912 Bowwater Crescent NW

APPLICANT:

Lighthouse Studios

OWNER:

Brent Schille

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 17

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 5912 Bowwater Crescent NW (Plan 1810183, Block 9, Lot 17) 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: 7 – 1

Opposed: M. Foht

Reasons for Opposition from Mr. Foht:

- I opposed the application for a land use amendment to change the land use from R-C1 to R-C1s for the following reason:
 - The lot's frontage on the street is very narrow which will reduce parking options to the residents of the property.

ITEM NO.: 3.03

Michele Bussiere

COMMUNITY:

Kingsland (Ward 11)

FILE NUMBER:

LOC2018-0046 (CPC2018-0538)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

719 – 75 Avenue SW

APPLICANT:

Ronald D'Mello

OWNER:

Ronald D'Mello
Andrea D'Mello
Kyle D'Mello

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 17

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 719 – 75 Avenue SW (Plan 3215HG, Block 9, Lot 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

ITEM NO.: 3.04

Jihad Bitar

COMMUNITY:

Riverbend (Ward 12)

FILE NUMBER:

LOC2018-0056 (CPC2018-0588)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

95 Rivervalley Drive SE

APPLICANT:

Kit Davies

OWNER:

Kit Davies
Barbara Davies

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 17

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 95 Rivervalley Drive SE (Plan 9012574, Block 17, Lot 83) 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

ITEM NO.: 5.01

Matthew Atkinson

COMMUNITY:

Silver Springs (Ward 1)

FILE NUMBER:

DP2017-4795 (CPC2018-0574)

PROPOSED DEVELOPMENT:

New: Multi-Residential Development (4 buildings)

MUNICIPAL ADDRESS:

84 Silvercreek Crescent NW

APPLICANT:

Gravity Architecture

OWNER:

Habitat for Humanity Southern Alberta Society

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 17

The Calgary Planning Commission:

1. **RECEIVED AND ACCEPTED FOR INFORMATION** the proposed New: Multi-Residential Development (4 buildings) located at 84 Silvercreek Crescent NW (SW1/4 Section 10-25-2-5; Plan 1712377, Area A); and
2. Recommended that the Development Authority, without having to return to Calgary Planning Commission, **APPROVE**, the Development Permit DP2017-4795, subject to Council giving second and third reading of Bylaws 2C2018 and 29D2018, in accordance with Administration's recommendation.

Moved by: L. Juan

Carried: 8 – 0

Comments from Ms. Juan:

- I strongly support this application. Thirty-two units of affordable housing on this site, in a community that has room to grow, makes sense. Eighty percent of non-market units in Calgary are over 25 years old, less than 7 percent of units built in the past 25 years have 3 or more bedrooms. This application focuses on 3 bedroom homes for families. Calgary has the lowest amount of affordable housing units among the large Canadian cities at 2.7 percent, with the average at 5.3 percent. This application speaks to empowering communities and increasing our affordable housing stock in Calgary.

Reasons for Approval from Mr. Palmiere:

- The proposed residential development and necessary minor land use bylaw relaxations are appropriate and satisfy the discretionary test set out in Section 35 of Bylaw 1P2007.
- The project sensitively responds to its immediate context, thoughtfully addresses perceived community impacts (by reducing height, providing

full bylaw required parking, etc) and clearly articulates sound planning principles.

Reasons for Approval from Cllr. Gondek:

- The Applicant has gone to great lengths to create an opportunity for more families to add to the fabric of the neighbourhood. Thirty-two units are appropriate for this site and the Applicant has followed the policy related to required number of parking stalls. I am very disappointed in the neighbouring residents pushing for all parking to be contained within the site and expressing concern with any on-street parking being used by new residents. Rather than allow for maximization of street parking that is a presently underutilized, and engagement between neighbours through street interaction, we have overparked this site.

Reasons for Approval from Mr. Foht:

- I supported the application for development permit for the following reasons:
 - The density for the location is appropriate;
 - The quality of the design is in keeping with Habitat for Humanity's modest cost effective housing model; and
 - The location in a more suburban neighbourhood geographically diversifies its offering to families.
- Planning rational aside, Habitat for Humanity fills a need in the housing of modest income earners.

Comments from Mr. Scott:

- Bylaw relaxations are minor and are justified to respond to site conditions / constraints, or to achieve an improved project outcomes as a result of the circulation and community engagement processes.
- Bylaw relaxations do not impact adjacent private property.
- The applicants have significantly adjusted the project's design and responded more than appropriately to accommodate concerns raised by the neighbouring community, including building height, massing and layout, and site parking. In particular, lowering the building height significantly below the bylaw maximum and increasing the east side setback above the bylaw minimum are both noted as major accommodations (likely to the point of constraining other design aspects of the project, in my opinion).
- The project meets bylaw requirements for on-site parking.
- Addresses and improves pedestrian circulation, including provision of new off-site pedestrian infrastructure to access public transit.
- Makes a positive contribution in providing affordable housing units for Calgary families, supporting and supported by the objectives and policies of Section 2.3.1 of the Municipal Development Plan, specifically "Housing Diversity and Choice", and "Increased Opportunities for Affordable Housing".

ITEM NO.: 6.01 Adam Sheahan

COMMUNITY: Beltline (Ward 8)

FILE NUMBER: LOC2018-0015 (CPC2018-0587)

PROPOSED REDESIGNATION: From: Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District

To: DC Direct Control District to accommodate multi residential development and transfer heritage density

MUNICIPAL ADDRESS: 524, 528 and 536 - 14 Avenue SW, 805 - 14 Avenue SW, 1407 and 1409 - 7 Street SW, 1010 - 14 Avenue SW, and 721 and 725 - 13 Avenue SW

APPLICANT: The City of Calgary

OWNER: Curve Ventures
2006737 Alberta Ltd (Ajay Nehru)
1382366 Alberta Ltd (Ajay Nehru)
1994177 Alberta Ltd (Ajay Nehru)
Moxam Property Corporation
Congress Property Corporation

ADMINISTRATION RECOMMENDATION: APPROVAL

**WITHDRAWN BY
ADMINISTRATION**

ITEM NO.: 6.02

Christine Leung

COMMUNITY:

Inglewood (Ward 9)

FILE NUMBER:

LOC2018-0054 (CPC2018-0568)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Mixed Use – Active Frontage (MU-2f3.0h20)
District

MUNICIPAL ADDRESS:

1309 – 9 Avenue SE

APPLICANT:

Alpine Vaults Holding Corporation

OWNER:

Next Steps Investments Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 17

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Inglewood Sliver Threads Association dated 2018 May 15;

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

Moved by: M. Foht

Carried: 7 – 0

Absent: E. Woolley

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 1309 – 9 Avenue SE (Plan A3, Block 6, Lot 5) from DC Direct Control District **to** Mixed Use – Active Frontage (MU-2f3.0h20) 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.: 6.03

Coleen Auld
(related to Item 6.04)

COMMUNITY:

Sage Hill (Ward 2)

FILE NUMBER:

LOC2017-0340 (CPC2018-0592)

PROPOSED REDESIGNATION:

From: Commercial – Community 2 (C-C2f5.0h95)
District

To: Mixed Use – General (MU-1f4h40) District,
Mixed Use – General (MU-1f4h45) District,
Mixed Use – Active Frontage (MU-2f4h45)
District, Special Purpose – School and Park and
Community Reserve (S-SPR) District

MUNICIPAL ADDRESS:

3645 Sage Hill Drive NW

APPLICANT:

B&A Planning Group

OWNER:

Sage Hill Developments

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 17

The Calgary Planning Commission recommended that
Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 4.08 hectares ± (10.09 acres ±) located at 3645 Sage Hill Drive NW (Portion of Plan 1310597, Block 1, Lot 3) from Commercial – Community 2 (C-C2f5.0h95) District to Mixed Use – General (MU-1f4.0h40) District, Mixed Use – General (MU-1f4.0h45) District, Mixed Use – Active Frontage (MU-2f4.0h45) 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: C. Friesen

Carried: 8 – 0

Reasons for Approval from Mr. Foht:

- I supported the application for the following reasons:
 - The reduction in density from 5.0 to 4.0 FAR is closer to a density that will be built in this suburban area;
 - The inclusion of retail in the land use provides an opportunity for mixed use. Having said that the parking provisions have not been thought through and must be considered at development permit stage.
 - In addition to the retail parking consideration, a Transportation Impact Assessment should be completed as part of any development permit.

ITEM NO.: 6.04

Coleen Auld
(related to Item 6.03)

COMMUNITY:

Sage Hill (Ward 2)

FILE NUMBER:

LOC2017-0340(OP) (CPC2018-0593)

PROPOSED OUTLINE PLAN:

Subdivision of 4.75 hectares \pm (11.73 acres \pm)

MUNICIPAL ADDRESS:

3645 Sage Hill Drive NW

APPLICANT:

B&A Planning Group

OWNER:

Sage Hill Developments

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 17

AMENDMENT:

Amend Condition of Approval 15d. to read as follows:

“d. Construct the multi-use pathway within the MR within the boundary of the plan area and the adjacent ER.”

Moved by: J. Scott

Carried: 8 – 0

The Calgary Planning Commission **APPROVED** the proposed Outline Plan for the subdivision of 4.75 hectares \pm (11.74 acres \pm), in accordance with Administration's recommendation, as amended.

Moved by: C. Friesen

Carried: 8 – 0

Reasons for Approval from Mr. Foht:

- I supported the application for the following reasons:
 - The reduction in density from 5.0 to 4.0 FAR is closer to a density that will be built in this suburban area;
 - The inclusion of retail in the land use provides an opportunity for mixed use. Having said that the parking provisions have not been thought through and must be considered at development permit stage.
 - In addition to the retail parking consideration, a Transportation Impact Assessment should be completed as part of any development permit.