

FINAL
MINUTES OF THE CALGARY PLANNING COMMISSION
HELD ON THURSDAY, 2018 MAY 31, 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
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:

Ms. Jyoti Gondek	Councillor, Ward 3
Mr. Evan Woolley	Councillor, Ward 8

CONFIRMATION OF AGENDA:

AMENDMENT: Item 6.04 (LOC2018-0065 (CPC2018-0612)) was tabled by the Calgary Planning Commission due to lack of Quorum.

AMENDMENT: Item 7.01 (PE2018-00811 (LOC2015-0170)) has been withdrawn from the Agenda by the Applicant.

The 2018 May 31 Calgary Planning Commission Agenda was adopted, as amended.

Moved by: C. Friesen

Carried: 6 – 0

CONFIRMATION OF MINUTES:

AMENDMENT: Under Item 6.03 (LOC2017-0340 (CPC2018-0592)), in Mr. Foht's reasons for Approval in the third sub-bullet after "to the retail parking" and before ", a Transportation" insert "consideration".

AMENDMENT: Under Item 6.04 (LOC2017-0340(OP) (CPC2018-0592)), in Mr. Foht's reasons for Approval in the third sub-bullet after "to the retail parking" and before ", a Transportation" insert "consideration".

The minutes of the meeting held on 2018 May 17 were approved, as amended.

Moved by: L. Juan

Carried: 6 – 0

RECESS

The meeting recessed at 1:19 p.m. to reconvene at 1:24 p.m.

The meeting reconvened at 1:25 p.m.

ADJOURNMENT:

The meeting was adjourned at 1:52 p.m.

Moved by: M. Foht

Carried: 6 – 0

Minutes prepared by: **Kimberly Holberton**

The minutes of the Calgary Planning Commission, held 2018 May 31, will be confirmed on 2018 June 14.

ITEM NO.: 3.01

Jeff Quigley

COMMUNITY:

Kingsland (Ward 11)

FILE NUMBER:

LOC2018-0053 (CPC2018-0640)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

7204 - 5 Street SW

APPLICANT:

Michael Wieczorek

OWNER:

Michael Wieczorek

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 31

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 7204 - 5 Street SW (Plan 3215HG, Block 1, Lot 10) 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

Melanie Horkan

COMMUNITY:

South Foothills (Ward 12)

FILE NUMBER:

LOC2017-0402 (CPC2018-0641)

PROPOSED CLOSURE:

0.52 hectares ± (1.28 acres ±) of road adjacent to 8945 - 38 Street SE

PROPOSED REDESIGNATION:

From: Undesignated Road Right-of-Way

To Industrial – General (I-G) District

MUNICIPAL ADDRESS:

Adjacent to 8945 - 38 Street SE

APPLICANT:

IBI Group

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 31

The Calgary Planning Commission recommended that Council:

- A. 1. **ADOPT**, by bylaw, the proposed closure of 0.52 hectares ± (1.28 acres ±) of road (Plan 1810720 Area 'A') adjacent to 8945 – 38 Street SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw.

Moved by: J. Scott

Carried: 6 – 0

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 0.52 hectares ± (1.28 acres ±) of closed road (Plan 1810720, Area 'A') adjacent to 8945 – 38 Street SE from Undesignated Road Right-of-Way to Industrial – General (I-G) 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.: 6.01

Gareth Webster

COMMUNITY:

Beltline (Ward 8)

FILE NUMBER:

LOC2018-0017 (CPC2018-0648)

PROPOSED REDESIGNATION:

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

To: DC Direct Control District to accommodate the additional use of Restaurant: Neighbourhood within an existing building

MUNICIPAL ADDRESS:

1207 - 12 Avenue SW

APPLICANT:

Belyea Consulting Ltd

OWNER:

Opus Properties Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 31

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.16 hectares \pm (0.40 acres \pm) located at 1207 -12 Avenue SW (Plan A1, Block 81, Lots 15 to 20) from Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) **to** DC Direct Control District to accommodate the additional use of Restaurant: Neighbourhood within an existing building, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: A. Palmiere

Carried: 6 – 0

ITEM NO.: 6.02

Adam Sheahan

COMMUNITY:

Altadore (Ward 8)

FILE NUMBER:

LOC2018-0042 (CPC2018-0653)

PROPOSED AMENDMENT:

Amendment to the South Calgary/Altadore Area
Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4925 and 4929 – 21A Street SW

APPLICANT:

Civicworks Planning + Design

OWNER:

James Charal
283305 Alberta Limited (Dennis McCaffery)

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 31

MOTION:

The Calgary Planning Commission accepted
correspondence from:

- Jacqueline Pollard dated 2018 May 30;
- Adam Pawliuk dated 2018 May 27;
- Opuntia Polyacantha dated 2018 May 27; and
- Chad Grekul dated 2018 May 30;

as distributed, and directs it to be included in the report
as Attachment 4.

Moved by: A. Palmiere

Carried: 6 – 0

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: M. Foht

Carried: 6 – 0

- B. 1. **ADOPT**, by bylaw, the proposed redesignation
of 0.10 hectares ± (0.24 acres ±) located at 4925
and 4929 – 21A Street SW (Plan 1952AD, Block
15, Lots 13 to 15) 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: M. Foht

Carried: 6 – 0

ITEM NO.: 6.03 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 Inc
2006737 Alberta Ltd (Ajay Nehru)
1382366 Alberta Ltd (Ajay Nehru)
1994177 Alberta Inc (Ajay Nehru)
Moxam Property Corporation
Congress Property Corporation

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING COMMISSION DECISION: 2018 May 31
The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.49 hectares ± (1.23 acres ±) located at 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 (Plan A1, Block 89, Lots 34 to 39; Plan A1, Block 103, Lots 17 to 20; Plan A1, Block 91, Lots 7 to 12; Plan A1, Block 94, Lot 25) 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, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: A. Palmiere **Carried:** 6 – 0

ITEM NO.: 6.04

Ezra Wasser

COMMUNITY:

Fairview Industrial (Ward 9)

FILE NUMBER:

LOC2018-0065 (CPC2018-0612)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

7056 Farrell Road SE

APPLICANT:

O2 Planning and Design

OWNER:

1414234 Alberta Ltd (PBA Land Development Ltd)

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 31

The Calgary Planning Commission **TABLED**, LOC2018-0065 (CPC2018-0612) to the next Calgary Planning Commission meeting of 2018 June 14 due to lack of Quorum.

ITEM NO.: 6.05

Chris Wolfe

COMMUNITY:

Manchester Industrial (Ward 9)

FILE NUMBER:

LOC2018-0052 (CPC2018-0634)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

6120 - 2 Street SE

APPLICANT:

Stantec Consulting

OWNER:

PBA Land Development Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 31

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 4.97 hectares ± (12.28 acres ±) located at 6120 - 2 Street SE (Plan 8673GY, Block 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: L. Juan

Carried: 5 – 0

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

ITEM NO.: 6.06

Sabrina Brar

COMMUNITY:

Mount Pleasant (Ward 7)

FILE NUMBER:

LOC2018-0064 (CPC2018-0651)

PROPOSED AMENDMENT:

Amendment to the North Hill Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

702 - 20 Avenue NW

APPLICANT:

New Century Design

OWNER:

Donna Grace Beaudry

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 May 31

The Calgary Planning Commission recommended that Council:

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

Moved by: C. Friesen

Carried: 6 – 0

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 702 - 20 Avenue NW (Plan 2934O, Block 23, Lots 1 and 2) 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: C. Friesen

Carried: 6 – 0

MISCELLANEOUS ITEMS

ITEM NO.: 7.01

Ben Ang

PROPOSED:

Early engagement with CPC for PE2018-00811
(LOC2015-0170) CPA 9 Avenue SE Parkade

ADMINISTRATION RECOMMENDATION:

FOR INFORMATION ONLY

**WITHDRAWN BY
APPLICANT**