

MINUTES OF THE CALGARY PLANNING COMMISSION

HELD ON THURSDAY, 2018 JULY 12, 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. Colin Friesen	Citizen Representative
Mr. Melvin Foht	Citizen Representative
Ms. Lourdes Juan	Citizen Representative
Mr. James Scott	Citizen Representative
Mr. Paul Gedy	Citizen Representative

ABSENT:

Mr. Evan Woolley	Councillor, Ward 8
Mr. Andrew Palmiere	Citizen Representative

CONFIRMATION OF AGENDA:

AMENDMENT:

Item 6.03 (LOC2018-0039 (CPC2018-0486)) has been withdrawn from the Agenda at the request of the Applicant.

AMENDMENT:

Item 6.04 (LOC2017-0391 (CPC2018-0812)) has been withdrawn from the Agenda at the request of the Applicant.

The 2018 July 12 Calgary Planning Commission Agenda was adopted, as amended.

Moved by: J. Scott

Carried: 7 – 0

CONFIRMATION OF MINUTES:

The minutes of the meeting held on 2018 June 28 were approved.

Moved by: L. Juan

Carried: 7 – 0

ADJOURNMENT:

The meeting was adjourned at 2:35 p.m.

Moved by: C. Friesen

Carried: 7 – 0

Minutes prepared by: **Kimberly Holberton**

The minutes of the Calgary Planning Commission, held 2018 July 12, will be confirmed on 2018 July 26.

UNCONFIRMED

ITEM NO.: 3.01

Michael Davis

COMMUNITY:

Crescent Heights (Ward 7)

FILE NUMBER:

LOC2018-0075 (CPC2018-0844)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

616 Centre A Street NW

APPLICANT:

Stephen Ho Architect

OWNER:

Yuk Ching Ho

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 July 12

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 616 Centre A Street NW (Plan 4456R, Block 34, Lot 18-20) 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 – 1

Opposed: M. Foht

ITEM NO.: 5.01**COMMUNITY:**

Gareth Webster

Patterson (Ward 6)

FILE NUMBER:

DP2017-3596 (CPC2018-0835)

PROPOSED DEVELOPMENT:

New: Multi-Residential Development (1 building)

MUNICIPAL ADDRESS:

940 Patrick Street SW

APPLICANT:

Statesman Cougar Ridge Ltd

OWNER:

Manco Family Trust

ADMINISTRATION RECOMMENDATION:**APPROVAL****PLANNING COMMISSION DECISION:**

2018 July 12

The Calgary Planning Commission **APPROVED** the proposed New: Multi-Residential Development (1 building) at 940 Patrick Street SW, in accordance with Administration's recommendation.

Moved by: P. Gedye**Carried: 4 – 3**

Opposed: J. Gondek, C. Friesen and L. Juan

Reasons for Opposition from Mr. Friesen:

- I did not support this development permit for a number of reasons. Slope adaptive design was one of the Policies in the associated Concept Plan that the community expected to see. This was abandoned apparently because of slope stability issues but when questioned regarding the details of geotechnical problems no additional information was provided. All things being equal consultants will always advise against building on a slope even when it is feasible.
- The building is essentially one large block with only limited attempts to articulate or break the mass. It does not appear to be sensitive to adjacent existing development as called for in the Concept Plan. City administration acknowledges that there were architectural issues with the building but it was not referred to UDRP. UDRP would seem to be the ideal mechanism to give independent credence to the judgements of City administration when there is controversy unless of course administration is concerned they will not be supported.
- There are a number of buildings built on slopes in the city but when asked why this site is different the answer was we trust our consultants and they advise against building on the slope. In general, when questioned regarding architectural issues the answer from administration was it meets the City's criteria and it was the best we could do, without

providing much additional detail. The nature of these answers is not particularly encouraging or convincing. For this reason and because the design itself did not seem to fulfill some basic goals I could not support this development permit.

UNCONFIRMED

ITEM NO.: 6.01

Ezra Wasser

COMMUNITY:

East Shepard Industrial (Ward 12)

FILE NUMBER:

LOC2018-0109 (CPC2018-0803)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

4807 - 112 Avenue SE

APPLICANT:

Rick Balbi Architect

OWNER:

Telsec Property Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 July 12

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 2.59 hectares \pm (6.40 acres \pm) located at 4807 – 112 Avenue SE (Plan 0713806; Block 12; Lot 9) 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: J. Scott

Carried: 7 – 0

ITEM NO.: 6.02

David Mulholland

COMMUNITY:

Taradale (Ward 5)

FILE NUMBER:

LOC2016-0334 (CPC2018-0251)

PROPOSED REDESIGNATION:

From: Commercial – Community 1 (C-C1) District

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

MUNICIPAL ADDRESS:

7099 – 80 Avenue NE

APPLICANT:

Manu Chugh Architect

OWNER:

Taralake Point Investments Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING COMMISSION DECISION:

2018 July 12

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.49 hectares \pm (1.20 acres \pm) located at 7099 – 80 Avenue NE (Plan 1111377, Block 3, Lot 4) from Commercial – Community 1 (C-C1) 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. Gondek

Carried: 7 – 0

ITEM NO.: 6.03

Matthew Atkinson

COMMUNITY:

Tuxedo Park (Ward 7)

FILE NUMBER:

LOC2018-0039 (CPC2018-0486)

PROPOSED AMENDMENTS:

Amendments to the North Hill Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

To: Mixed Use – Active Frontage (MU-2f3.5h25)
District

MUNICIPAL ADDRESS:

2620 Centre Street NE

APPLICANT:

Mediated Solutions

OWNER:

M & Ryan Holding Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

**WITHDRAWN BY
APPLICANT**

ITEM NO.: 6.04

Desmond Bliek

COMMUNITY:

Richmond-Knob Hill (Ward 8)

FILE NUMBER:

LOC2017-0391 (CPC2018-0812)

PROPOSED POLICY AMENDMENTS:

Amendments to the Marda Loop Area Redevelopment Plan

PROPOSED CLOSURE:

0.003 hectares \pm (0.008 acres \pm) of road adjacent to 2232 - 33 Avenue SW

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Low Profile (M-C1) District and Undesignated Road Right-of-Way

To: DC Direct Control District based on the Mixed Use – Active Frontage (MU-2) District to accommodate opportunities for mixed-use multi-residential development with commercial uses

MUNICIPAL ADDRESS:

2232, 2236, and 2240 - 33 Avenue SW

APPLICANT:

Civicworks Planning + Design

OWNER:

Gateway 33 Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

WITHDRAWN BY APPLICANT

ITEM NO.: 6.05

Madeleine Krizan

COMMUNITY:

Killarney/Glengarry (Ward 8)

FILE NUMBER:

LOC2018-0060 (CPC2018-0851)

PROPOSED POLICY AMENDMENT:Amendment to the Killarney/Glengarry Area
Redevelopment Plan**PROPOSED REDESIGNATION:**From: Residential – Contextual One/Two Dwelling
(R-C2) DistrictTo: Residential – Grade-Oriented Infill (R-CG)
District**MUNICIPAL ADDRESS:**

3604 Richmond Road SW

APPLICANT:

Inertia

OWNER:Huijin Ouyang
Bijun Wu**ADMINISTRATION RECOMMENDATION:****APPROVAL****PLANNING COMMISSION DECISION:**

2018 July 12

The Calgary Planning Commission recommended that
Council:

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

Moved by: L. Juan**Carried: 7 – 0**

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 3604 Richmond Road SW (Plan 732GN, Block 3, Lot 1) 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: L. Juan**Carried: 7 – 0**

ITEM NO.: 7.01

Gareth Webster

COMMUNITY:

Medicine Hill (Ward 1)

PROPOSED:

Medicine Hill Concept Plan (Verbal Report)

ADMINISTRATION RECOMMENDATION:

FOR INFORMATION ONLY

Administration presented the Calgary Planning Commission the Concept Plan for the Residential Village in Medicine Hill.

UNCONFIRMED