



INDEX FOR THE 2019 SEPTEMBER 05 REGULAR MEETING OF CALGARY PLANNING COMMISSION

NOTE:
PLANS SUBMITTED TO THE COMMISSION, AS PART OF THE DEPARTMENTAL REPORTS,
ARE INCLUDED FOR THE SOLE PURPOSE OF ASSISTING THE COMMISSION IN MAKING
A DECISION AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

ISC: Unrestricted



CALGARY
**PLANNING
COMMISSION**
CENTENNIAL

A CENTURY OF VISION  1911 - 2011

CONSENT AGENDA

ITEM NO.: 5.3 Jarred Friedman

COMMUNITY: North Glenmore Park (Ward 11)

FILE NUMBER: LOC2019-0103 (CPC2019-1036)

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District

MUNICIPAL ADDRESS: 5216 - 21 Street SW

APPLICANT: Paul Wing-Kwong Chan

OWNER: Paul Wing-Kwong Chan

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.4 Lindsey Ganczar

COMMUNITY: Glamorgan (Ward 6)

FILE NUMBER: LOC2019-0054 (CPC2019-1053)

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1s) District
To: Residential – Grade Oriented Infill (R-CG) District

MUNICIPAL ADDRESS: 5027- 40 Avenue SW

APPLICANT: Michal Wieczorek

OWNER: Michal Wieczorek

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.5

Kaitlin Bahl

COMMUNITY:

Bowness (Ward 1)

FILE NUMBER:

LOC2019-0085 (CPC2019-1048)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

8351 - 34 Avenue NW

APPLICANT:

Opus Corporation

OWNER:

1030555 Alberta Ltd (Thomas Schmidt)

ADMINISTRATION RECOMMENDATION:

APPROVAL

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1 Wendy Koo

COMMUNITY: Medicine Hill (Ward 6)

FILE NUMBER: DP2019-0211(CPC2019-1049)

PROPOSED DEVELOPMENT: New: Multi-Residential Development (20 buildings)

MUNICIPAL ADDRESS: 1470 Na'a Drive SW

APPLICANT: NORR Architects Engineers Planners

OWNER: Trinity Hills Calgary GP Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.1.2 Wendy Koo

COMMUNITY: Medicine Hill (Ward 6)

FILE NUMBER: DP2019-0949 (CPC2019-1050)

PROPOSED DEVELOPMENT: New: Multi-Residential Development (22 buildings)

MUNICIPAL ADDRESS: 1453 Na'a Drive SW

APPLICANT: NORR Architects Engineers Planners

OWNER: Trinity Hills Calgary GP Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING ITEMS

ITEM NO.: 7.2.1 Calvin Chan

COMMUNITY: Seton and Residual Sub-Area 12I (Ward 12)

FILE NUMBER: LOC2019-0062 (CPC2019-1066)

PROPOSED CLOSURE: 1.30 hectares ± (3.22 acres ±) of road adjacent to 20607 – 56 Street SE and 21410 – 40 Street SE

PROPOSED REDESIGNATION:

From: Undesignated Road Right-of-Way, Special Purpose – Future Urban Development (S-FUD) District and Agricultural and Natural Resource Industry (ANRI) District of Rocky View County Land Use Bylaw C-1725-84

To: Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District

MUNICIPAL ADDRESS: 20607 – 56 Street SE and 21410 – 40 Street SE

APPLICANT: Urban Systems

OWNER: South Seton GP Inc
Carma Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.2 Kelsey Cohen

COMMUNITY: Cornerstone (Ward 5)

FILE NUMBER: LOC2019-0070 (CPC2019-1064)

PROPOSED REDESIGNATION:

From: DC Direct Control District and Multi-Residential – At Grade Housing (M-G) District

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

MUNICIPAL ADDRESS: 76 and 134 Cornerstone Heights NE

APPLICANT: The City of Calgary

OWNER: Walton Northpoint East Development Corporation

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3 David Mulholland

COMMUNITY: Mount Pleasant (Ward 7)

FILE NUMBER: LOC2019-0022 (CPC2019-1069)

PROPOSED POLICY AMENDMENTS: Amendment to the North Hill Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Multi-Residential – Contextual Medium Profile (M-C2) District

MUNICIPAL ADDRESS: 534, 540, and 542 – 23 Avenue NW

APPLICANT: Rick Grol

OWNER: Silverado Inc
2075164 Alberta Inc (Anwar Deen)

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.4 Giyan Brenkman

COMMUNITY: Highland Park (Ward 4)

FILE NUMBER: LOC2019-0030 (CPC2019-1065)

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Mixed Use - General (MU-1f4.0h21) District

MUNICIPAL ADDRESS: 4303, 4307, 4311, 4315 and 4319 Centre Street NW

APPLICANT: K5 Designs

OWNER: Julia Luu,
1268574 Alberta LTD (Thanh Vi Luong)
1173874 Alberta LTD (Uyen Phan Luong)

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.5 Lindsey Ganczar

COMMUNITY: Elbow Park (Ward 11)

FILE NUMBER: LOC2019-0096 (CPC2019-1054)

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District

MUNICIPAL ADDRESS: 313 - 40 Avenue SW

APPLICANT: Sturgess Architecture

OWNER: Rylands Capital Group Inc

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.6 Adam Sheahan

COMMUNITY: Downtown West End (Ward 8)

FILE NUMBER: LOC2019-0040 (CPC2019-1060)

PROPOSED REDESIGNATION: From: DC Direct Control District
To: DC Direct Control District to allow for a mix of commercial, residential and some light industrial uses and a range of bonus initiatives relevant to the location of the site within the downtown

MUNICIPAL ADDRESS: 1009D and 1111 – 9 Avenue SW

APPLICANT: O2 Planning and Design

OWNER: 9th Avenue Residential GP Inc
Albari Holdings Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.7 Joseph Yun

COMMUNITY: Springbank Hill (Ward 6)

FILE NUMBER: LOC2018-0144 (CPC2019-0530)

PROPOSED REDESIGNATION: From: DC Direct Control District
To: Residential – Low Density Multiple Dwelling (R-2M) District

MUNICIPAL ADDRESS: 2333 – 81 Street SW

APPLICANT: B&A Planning Group

OWNER: HBA Urban (Wildflower) GP Inc

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.8 Dino Civitarese

COMMUNITY: Rosscarrock (Ward 6)

FILE NUMBER: LOC2018-0265 (CPC2019-1035)

PROPOSED POLICY AMENDMENTS: Amendment to the Westbrook Village Area Redevelopment Plan

PROPOSED REDESIGNATION: From: DC Direct Control District
To: Mixed Use – General (MU-1f4.0h20) District

MUNICIPAL ADDRESS: 1107 – 37 Street SW

APPLICANT: John Hallett Architect

OWNER: 878181 Alberta Ltd (John Hallett, Tom Ross, Adrien Gratton)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

**CONFIDENTIAL ITEMS
(CLOSED MEETING)**

ITEM NO.:	9.1	Steve Jones
COMMUNITY:		Keystone Hills (Ward 3)
FILE NUMBER:		CPC2019-1056
PROPOSED POLICY:		Keystone Hills Area Structure Plan Core Amendment
ADMINISTRATION RECOMMENDATION:		RECEIVE FOR INFORMATION