



## INDEX FOR THE 2019 OCTOBER 17 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.: 5.1** DEFERRALS AND PROCEDURAL REQUESTS

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**ITEM NO.: 5.2** BRIEFINGS

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**ITEM NO.: 5.3** Courtney Stengel

**COMMUNITY:** Mount Pleasant (Ward 7)

**FILE NUMBER:** LOC2019-0090 (CPC2019-1239)

**PROPOSED POLICY 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:** 739 - 21 Avenue NW

**APPLICANT:** Horizon Land Surveys

**OWNER:** Glen Ambrogiano  
Sandra Ambrogiano

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 5.4** Kelsey Cohen

**COMMUNITY:** Montgomery (Ward 7)

**FILE NUMBER:** LOC2019-0118 (CPC2019-1288)

**PROPOSED POLICY AMENDMENT:** Amendment to the Montgomery Area Redevelopment Plan

**PROPOSED REDESIGNATION:** From: Residential – Contextual One Dwelling (R-C1) District  
To: Residential – Grade-Oriented Infill (R-CG) District

**MUNICIPAL ADDRESS:** 2416 – 48 Street NW

**APPLICANT:** Dobbin Consulting

**OWNER:** Jennifer Nicole Dobbin  
Christopher Dobbin

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 5.5** Dino Civitarese

**COMMUNITY:** Spruce Cliff (Ward 8)

**FILE NUMBER:** LOC2019-0097 (CPC2019-1260)

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

**MUNICIPAL ADDRESS:** 3802 – 4 Avenue SW

**APPLICANT:** Lighthouse Studios

**OWNER:** Betty Dang

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 5.6** Heloisa Ceccato Mendes

**COMMUNITY:** Rosscarock (Ward 8)

**FILE NUMBER:** LOC2019-0111 (CPC2019-1186)

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

**MUNICIPAL ADDRESS:** 4104 - 7 Avenue SW

**APPLICANT:** Lighthouse Studios

**OWNER:** Oleksandr Majouga

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 5.7** Jenna Dutton

**COMMUNITY:** North Glenmore Park (Ward 11)

**FILE NUMBER:** LOC2019-0088 (CPC2019-1057)

**PROPOSED REDESIGNATION:** From: Special Purpose - Recreation (S-R) District  
To: Residential – Grade-Oriented Infill (R-CG) District

**MUNICIPAL ADDRESS:** 5101 - 19 Street SW

**APPLICANT:** City of Calgary Real Estate and Development Services

**OWNER:** City of Calgary Real Estate and Development Services

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 5.8** Chris Wolfe

**FILE NUMBER:** CPC2019-1110

**PROPOSED POLICY AMENDMENTS:** Amendments to the Southeast Industrial Area Structure Plan

**PROPOSED POLICY REVISIONS:** Revisions to the Supporting Information section of the Southeast Industrial Area Structure Plan

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 5.9** Miguela Jacinto

**COMMUNITY:** Rangeview (Ward 12)

**FILE NUMBER:** SN2019-0003 (CPC2019-1068)

**PROPOSED STREET NAMES:** Blackbird  
Blue Heron  
Finch  
Hummingbird  
Mallard  
Pintail  
Raven  
Sparrow

**APPLICANT:** B&A Planning Group

**OWNER:** Trafford Titleco Ltd

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

## DEVELOPMENT ITEMS

**ITEM NO.:** 7.1.1 Coleen Auld

**COMMUNITY:** Saddle Ridge (Ward 5)

**FILE NUMBER:** DP2018-0750 (CPC2019-1261)

**PROPOSED DEVELOPMENT:** New: Dwelling Units, Office, Retail and Consumer Service, Sign – Class C (Freestanding Sign - 1) (6 buildings); New: Multi-Residential Development (2 buildings)

**MUNICIPAL ADDRESS:** 8825 – 52 Street NE

**APPLICANT:** Seika Architecture

**OWNER:** Sahara Development Inc

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**PLANNING ITEMS**

**ITEM NO.: 7.2.1** Matt Rockley

**COMMUNITY:** Hillhurst (Ward 7)

**FILE NUMBER:** LOC2019-0058 (CPC2019-1293)

**PROPOSED POLICY AMENDMENTS:** Amendments to the Hillhurst/Sunnyside Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:** From: Commercial – Corridor 2 f2.8h16 (C-COR2  
f2.8h16) District

To: DC Direct Control District to accommodate  
mixed use development with density bonus

**MUNICIPAL ADDRESS:** 211, 217, 219 and 221 – 14 Street NW

**APPLICANT:** Riddell Kurczaba Architecture

**OWNER:** Ocgrow Group of Companies

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 7.2.2** Madeleine Krizan  
(Related to Item 7.2.3)

**COMMUNITY:** Carrington (Ward 3)

**FILE NUMBER:** LOC2019-0093 (CPC2019-1218)

**PROPOSED REDESIGNATION:** From: Special Purpose – Future Urban Development  
(S-FUD) District

To: Residential – Low Density Mixed Housing (R-G)  
District and DC Direct Control District to  
accommodate multi-residential development

**MUNICIPAL ADDRESS:** 15000 – 14 Street NW

**APPLICANT:** Urban Systems

**OWNER:** Mattamy (Aberdeen Heights) Limited

**ADMINISTRATION RECOMMENDATION: APPROVAL**

**ITEM NO.: 7.2.3** Madeleine Krizan  
(Related to Item 7.2.2)

**COMMUNITY:** Carrington (Ward 3)

**FILE NUMBER:** LOC2019-0093(OP) (CPC2019-1219)

**PROPOSED OUTLINE PLAN:** Subdivision of 11.10 hectares ± (27.43 acres ±)

**MUNICIPAL ADDRESS:** 15000 – 14 Street NW

**APPLICANT:** Urban Systems

**OWNER:** Mattamy (Aberdeen Heights) Limited

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.4** Martin Beck  
(Related to Item 7.2.5)

**COMMUNITY:** Keystone Hills (Ward 3)

**FILE NUMBER:** LOC2016-0234 (CPC2019-1081)

**PROPOSED REDESIGNATION:** From: Special Purpose Future Urban Development (S-FUD)

To: Commercial – Community 2 f0.3h16 (C-C2 f0.3h16) District, Commercial – Regional 3 f0.3h16 (C-R3 f0.3h16) District, Multi-Residential – High Density Low Rise (M-H1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, DC Direct Control District to accommodate commercial development and DC Direct Control District to accommodate commercial and light industrial development

**MUNICIPAL ADDRESS:** 13971 and 14111 – 15 Street NE

**APPLICANT:** B&A Planning Group

**OWNER:** Melcor Developments

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**



**ITEM NO.: 7.2.5** Martin Beck  
(Related to Item 7.2.4)

**COMMUNITY:** Keystone Hills (Ward 3)

**FILE NUMBER:** LOC2016-0234 (OP) (CPC2019-1232)

**PROPOSED OUTLINE PLAN:** Subdivision of 32.37 hectares ± (79.99 acres ±)

**MUNICIPAL ADDRESS:** 13971 and 14111 – 15 Street NE

**APPLICANT:** B&A Planning Group

**OWNER:** Melcor Developments

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.6** Jarred Friedman

**COMMUNITY:** Silverado (Ward 13)

**FILE NUMBER:** LOC2018-0209 (CPC2019-0432)

**PROPOSED REDESIGNATION:** From: Multi-Residential – At Grade Housing (M-G) District, Commercial – Community 2 (C-C2f0.33h20) District and Commercial – Neighbourhood 2 (C-N2) District

To: Commercial – Community 2 (C-C2f0.4h26) District and DC Direct Control District to accommodate a mixed-use development

**MUNICIPAL ADDRESS:** 11 - 190 Avenue SE, 21 - 190 Avenue SE and 200 - 194 Avenue SE

**APPLICANT:** B&A Planning Group

**OWNER:** Calgary Co-operative Association Limited  
Cardel West McLeod Ltd

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.:** 7.2.7  
**COMMUNITY:** Residual Ward 1 - Calgary West (Ward 1)  
**FILE NUMBER:** LOC2019-0104 (CPC2019-1279)  
**PROPOSED REDESIGNATION:** From: Special Purpose – Future Urban Development (S-FUD) District and DC Direct Control District  
To: DC Direct Control District to accommodate changes to parking for an existing recreational development  
**MUNICIPAL ADDRESS:** 10721 and 10809 West Valley Road SW  
**APPLICANT:** Martin Siddles  
**OWNER:** 1617819 Alberta Ltd (Walson Tai)  
Her Majesty The Queen In Right Of Alberta  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.:** 7.2.8  
**COMMUNITY:** Glendale (Ward 6)  
**FILE NUMBER:** LOC2019-0076 (CPC2019-1112)  
**PROPOSED REDESIGNATION:** From: DC Direct Control District and Residential – Contextual One Dwelling (R-C1) District  
To: DC Direct Control District to accommodate a small commercial centre with drive through  
**MUNICIPAL ADDRESS:** 4503, 4507, and 4511 - 17 Avenue SW  
**APPLICANT:** Ben Barrington  
**OWNER:** Lance Lee Dowd  
Anna Justine Dowd  
Chris Jones  
Nicole Westman-Jones  
**ADMINISTRATION RECOMMENDATION:** **REFUSAL**

**ITEM NO.: 7.2.9** Breanne Harder  
**COMMUNITY:** Highfield Industrial (Ward 9)  
**FILE NUMBER:** LOC2019-0134 (CPC2019-1272)  
**PROPOSED REDESIGNATION:** From: Industrial – General (I-G) District  
To: Industrial – Commercial (I-C) District  
**MUNICIPAL ADDRESS:** 6 Highfield Circle SE  
**APPLICANT:** IBI Group  
**OWNER:** 723971 Alberta Ltd (Douglas MacRae)  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.10** Chris Wolfe  
**COMMUNITY:** Haysboro (Ward 11)  
**FILE NUMBER:** LOC2019-0106 (CPC2019-1217)  
**PROPOSED REDESIGNATION:** From: Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District  
To: Commercial – Corridor 3 f3.0h27 (C-COR3 f3.0h27) District  
**MUNICIPAL ADDRESS:** 9232 Horton Road SW  
**APPLICANT:** Manu Chugh Architect  
**OWNER:** 1591518 Alberta Ltd (Najel Salem)  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 7.2.11** Chris Wolfe

**COMMUNITY:** Kingsland (Ward 11)

**FILE NUMBER:** LOC2019-0113 (CPC2019-1132)

**PROPOSED REDESIGNATION:** From: Residential – Contextual One Dwelling (R-C1) District  
To: Commercial – Neighbourhood 1 (C-N1) District

**MUNICIPAL ADDRESS:** 7112 and 7116 Elbow Drive SW

**APPLICANT:** Manu Chugh Architect

**OWNER:** Rasol Hammoud  
Wafaa Hammoud

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.12** Stephanie Loria  
(Related to Item 7.2.13)

**COMMUNITY:** Rangeview (Ward 12)

**FILE NUMBER:** LOC2018-0088 (CPC2019-1236)

**PROPOSED CLOSURE:** 1.54 hectares ± (3.8 acres ±) of road

**PROPOSED REDESIGNATION:** From: Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road-Right of Way  
To: Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2d100) District, Mixed-Use General (MU-1f2.0d125h16) District, Commercial – Community 2 (C-C2f0.5h10) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI), and Special Purpose – Recreation (S-R) District

**MUNICIPAL ADDRESS:** 15665 – 104 Street SE

**APPLICANT:** B&A Planning Group

**OWNER:** Trafford Titleco Ltd

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 7.2.13**

Stephanie Loria  
(Related to Item 7.2.12)

**COMMUNITY:**

Rangeview (Ward 12)

**FILE NUMBER:**

LOC2018-0088(OP) (CPC2019-1155)

**PROPOSED OUTLINE PLAN:**

Subdivision of 130.5 hectares ± (322.4 acres ±)

**MUNICIPAL ADDRESS:**

15665 – 104 Street SE

**APPLICANT:**

B&A Planning Group

**OWNER:**

Trafford Titleco Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**