



INDEX FOR THE 2019 NOVEMBER 07 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

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Dino Kasparis

COMMUNITY:

Tuxedo Park (Ward 7)

FILE NUMBER:

LOC2019-0064 (CPC2019-1354)

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:

142 – 25 Avenue NE

APPLICANT:

Steven Ho Architect

OWNER:

Feng Ming Li

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Stephania Loria/Sarah Rankin

COMMUNITY:

Wolf Willow (Ward 14)

FILE NUMBER:

LOC2019-0124 (CPC2019-1344)

PROPOSED REDESIGNATION:

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

To: Special Purpose – Recreation (S-R) District

MUNICIPAL ADDRESS:

2107 – 194 Avenue SE

APPLICANT:

L.A. West

OWNER:

1779925 Alberta Ltd (Dawes Pit Limited Partnership)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Jeff Nielsen

COMMUNITY:

Sage Hill (Ward 02)

FILE NUMBER:

SN2019-0009 (CPC2019-1357)

PROPOSED STREET NAME CHANGE:

Symons Valley Parkway NW

APPLICANT:

The City of Calgary

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Steve Jones

COMMUNITY:

Keystone Hills

FILE NUMBER:

CPC2019-1387

PROPOSED POLICY AMENDMENTS:

Amendments to the Keystone Hills Area Structure Plan

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Steve Jones

COMMUNITY:

Livingston (Ward 03)

FILE NUMBER:

LOC2018-0213 (CPC2019-1386)

PROPOSED REDESIGNATION:

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

To: DC Direct Control District to accommodate commercial development and DC Direct Control District to accommodate mixed-use development

MUNICIPAL ADDRESS:

200 and 500 – 144 Avenue NW, 300 – 144 Avenue NE and 14224 Centre Street NE

APPLICANT:

B&A Planning Group

OWNER:

Carma LTD

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Joshua Ross
(Related to Item 7.2.4)

COMMUNITY:

Skyview Ranch (Ward 05)

FILE NUMBER:

LOC2014-0165 (CPC20XX-1367)

PROPOSED REDESIGNATION:

From: Special Purpose – Future Urban Development (S-FUD) District, Commercial – Corridor 1 f8.0h80 (C-COR1f8.0h80) District and Special Purpose – School, Park, and Community Reserve (S-SPR) District

To: Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – At Grade Housing (M-G) District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Neighbourhood 2 (C-N2) District, Commercial – Community 2 f3.0h30 (C-C2f3.0h30) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, DC Direct Control District to accommodate mixed-use commercial, DC Direct Control District accommodate mixed-use commercial (park and ride) and DC Direct Control District accommodate medium density residential with added recreation uses

MUNICIPAL ADDRESS:

6011 Country Hills Boulevard NE

APPLICANT:

B&A Planning Group

OWNER:

La Caille North Point Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Joshua Ross
(Related to Item 7.2.3)

COMMUNITY:

Skyview Ranch and Cityscape (Ward 05)

FILE NUMBER:

LOC2014-0165(OP) (CPC2019-1133)

PROPOSED OUTLINE PLAN:

Subdivision of 35.09 hectares ± (86.71 acres ±)

MUNICIPAL ADDRESS:

6011 Country Hills Boulevard NE

APPLICANT:

B&A Planning Group

OWNER:

La Caille North Point Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Hugo Haley
(Related to Item 7.2.6)

COMMUNITY:

Sage Hill (Ward 2)

FILE NUMBER:

LOC2017-0404 (CPC2019-1370)

PROPOSED REDESIGNATION:

From: DC Direct Control District, Commercial –
Regional 3 f0.3h18 (C-R3 f0.3h18) District and
Commercial – Community 1 (C-C1) District

To: Residential – Low Density Mixed Housing (R-G)
District, Residential – Low Density Mixed
Housing (R-Gm) District, Multi-Residential – At
Grade Housing (M-G) District, Multi-Residential
– Medium Profile (M-2) District, Mixed Use –
General (MU-1h22) District, Commercial –
Community 1 (C-C1) District, Special Purpose –
School, Park and Community Reserve (S-SPR)
District, and Special Purpose – Urban Nature
(S-UN) District

MUNICIPAL ADDRESS:

3655 Sage Hill Drive NW
625 Sage Valley Boulevard NW

APPLICANT:

B&A Planning Group

OWNER:

Genesis Land Development Corp

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Hugo Haley
(Related to Item 7.2.5)

COMMUNITY:

Sage Hill (Ward 2)

FILE NUMBER:

LOC2017-0404(OP) (CPC2019-1369)

PROPOSED OUTLINE PLAN:

Subdivision of 20.85 hectares \pm (51.51 acres \pm)

MUNICIPAL ADDRESS:

3655 Sage Hill Drive NW
625 Sage Valley Boulevard NW

APPLICANT:

B&A Planning Group

OWNER:

Genesis Land Development Corp

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Giyan Brenkman

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2019-0115 (CPC2019-1337)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4111 - 1 Street NE

APPLICANT:

Rick Grol

OWNER:

HXCC Calgary Development Corp

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.8

Lindsey Ganczar

COMMUNITY:

Evergreen (Ward 13)

FILE NUMBER:

LOC2019-0056 (CPC2019-1355)

PROPOSED REDESIGNATION:

From: Residential – Narrow Parcel One Dwelling
(R-1N) District

To: DC Direct Control District to accommodate the
additional use Child Care Service

MUNICIPAL ADDRESS:

167 Evermeadow Avenue SW

APPLICANT:

Bill Safehouse

OWNER:

Xiulan Cui
Baoxiang Zhang
Yan Mei (Jessica) Zhang

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.9

Adam Sheahan

COMMUNITY:

Altadore (Ward 8)

FILE NUMBER:

LOC2019-0137 (CPC2019-1338)

PROPOSED POLICY AMENDMENT:

Amendment to the South Calgary / Altadore Area
Redevelopment Plan

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Contextual Grade-Orientated
(M-CGd80) District

MUNICIPAL ADDRESS:

1603 – 37 Avenue SW

APPLICANT:

Seven Designs

OWNER:

Joe Yee Jue Goh
Diana Jamal
Ana Lovric-Koscianski

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.10

Jyde Heaven

COMMUNITY:

Bowness (Ward 01)

FILE NUMBER:

LOC2018-0272 (CPC2019-1339)

PROPOSED POLICY AMENDMENTS:

Amendment to the Bowness Area Redevelopment Plan

PROPOSED ROAD CLOSURE:

0.55 hectares ± (1.36 acres ±) of road adjacent to 3412 -
69 Street NW and 6903 to 6935 – 33 Avenue NW and
lane running east/west between 32 Avenue NW and 33
Avenue NW and a portion of 68 Street NW

PROPOSED REDESIGNATION:

From: DC Direct Control District, District, Residential –
Contextual One Dwelling (R-C1) District and
Undesignated Road Right-of-Way

To: Multi-Residential – High Density Medium Rise
(M-H2h35) District, DC Direct Control District to
accommodate commercial, residential and light-
industrial development and DC Direct Control
District to accommodate commercial, residential
and light-industrial development

MUNICIPAL ADDRESS:

Various Properties

APPLICANT:

B&A Planning Group

OWNER:

One Properties Sunnyside GP Inc
Canadian Western Natural Gas Company Limited

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.11

Insia Hassonjee

COMMUNITY:

East Shepard Industrial (Ward 12)

FILE NUMBER:

LOC2019-0117 (CPC2019-1365)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

5315 Dufferin Boulevard SE

APPLICANT:

B&A Planning Group

OWNER:

52 Street Landing G.P. Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.12

Evan Goldstrom

COMMUNITY:

Manchester Industrial (Ward 09)

FILE NUMBER:

LOC2019-0108 (CPC2019-1356)

PROPOSED REDESIGNATION:

From: Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District

To: DC Direct Control to accommodate the additional use of Place of Worship – Large and mixed-use development

MUNICIPAL ADDRESS:

6420 – 1A Street SW

APPLICANT:

David Jacobs Consulting

OWNER:

Superior Investments 2004 Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.13

Brad Bevill

COMMUNITY:

Bridgeland / Riverside (Ward 09)

FILE NUMBER:

LOC2017-0405 (CPC2019-1301)

PROPOSED POLICY AMENDMENTS:

Amendment to the Bridgeland-Riverside Area
Redevelopment Plan

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Low Profile
(M-C1) District

To: Multi-Residential – Contextual Medium Profile
(M-C2) District

MUNICIPAL ADDRESS:

717, 721 and 723 McDougall Road NE

APPLICANT:

Sharon Wang Architect

OWNER:

Zong Tang

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.14

Calvin Chan

COMMUNITY:

Inglewood (Ward 09)

FILE NUMBER:

LOC2018-0038 (CPC2019-1174)

PROPOSED POLICY AMENDMENTS:

Inglewood Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Industrial – Commercial (I-C) District and
Commercial – Corridor 2 f2.8h12 (C-COR2
f2.8h12) District

To: DC Direct Control District to accommodate a
mixed-use development

MUNICIPAL ADDRESS:

915 – 9 Avenue SE

APPLICANT:

Hungerford Properties

OWNER:

907 9th Avenue SE Properties GP Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.15

Stephanie Loria

COMMUNITY:

Inglewood (Ward 09)

FILE NUMBER:

LOC2019-0109 (CPC2019-1364)

PROPOSED REDESIGNATION:

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

To: DC Direct Control District to accommodate a
reading place

MUNICIPAL ADDRESS:

922 – 8 Avenue SE

APPLICANT:

O2 Planning

OWNER:

Calgary Reads (An Early Literacy Initiative) Society

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.16

Chris Wolfe

COMMUNITY:

Bridgeland / Riverside (Ward 9)

FILE NUMBER:

LOC2019-0116 (CPC2019-1352)

PROPOSED POLICY AMENDMENT:

Amendment to the Bridgeland-Riverside Area
Redevelopment Plan

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Grade-Oriented
(M-CGd111) District

To: Multi-Residential – Contextual Low Profile
(M-C1) District

MUNICIPAL ADDRESS:

520 – 5 Street NE

APPLICANT:

Mainstreet Equity Corp

OWNER:

Mainstreet Equity Corp

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.17

Chris Wolfe

COMMUNITY:

Bridgeland / Riverside (Ward 9)

FILE NUMBER:

LOC2019-0083 (CPC2019-1351)

PROPOSED POLICY AMENDMENT:

Amendment to the Bridgeland-Riverside Area
Redevelopment Plan

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Grade-Oriented
(M-CGd111) District

To: Multi-Residential – Contextual Medium Profile
(M-C2) District

MUNICIPAL ADDRESS:

612 – 4 Avenue NE

APPLICANT:

Amrit Design Drafting Services

OWNER:

Mainstreet Equity Corp

ADMINISTRATION RECOMMENDATION:

APPROVAL