



## **INDEX FOR THE 2019 NOVEMBER 21 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

Melanie Horkan

**COMMUNITY:**

Renfrew (Ward 9)

**FILE NUMBER:**

LOC2019-0125 (CPC2019-1031)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

639 and 641 – 12 Avenue NE

**APPLICANT:**

New Century Design

**OWNER:**

2193553 Alberta Ltd (William Yeung and Preetpaul Bal)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## DEVELOPMENT ITEMS

**ITEM NO.:7.1.1**

Ezra Wasser

**COMMUNITY:**

Haysboro (Ward 11)

**FILE NUMBER:**

DP2019-0978 (CPC2019-1413)

**PROPOSED DEVELOPMENT:**

New: Assisted Living, Multi-Residential Development,  
Sign - Class A

**MUNICIPAL ADDRESS:**

8610 Horton Road SW

**APPLICANT:**

NORR Architects Engineers Planners

**OWNER:**

Chartwell Retirement Residences

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## PLANNING ITEMS

### ITEM NO.: 7.2.1

Giyan Brenkman

**COMMUNITY:**

Highland Park (Ward 4)

**FILE NUMBER:**

LOC2019-0099 (CPC2019-1129)

**PROPOSED REDESIGNATION:**

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

To: Multi-Residential – Contextual Grade Oriented  
(M-CGd72) District

**MUNICIPAL ADDRESS:**

3827 Centre A Street NE

**APPLICANT:**

Inertia

**OWNER:**

Huafeng Zhang

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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### ITEM NO.: 7.2.2

Courtney Stengel

**COMMUNITY:**

Stoney 3 (Ward 5)

**FILE NUMBER:**

LOC2019-0131 (CPC2019-1376)

**PROPOSED REDESIGNATION:**

From: Industrial – Business f1.0 (I-B f1.0) District

To: DC Direct Control District to accommodate the  
additional uses of Cannabis Facility and General  
Industrial – Light

**MUNICIPAL ADDRESS:**

3730 - 108 Avenue NE

**APPLICANT:**

CivicWorks Planning + Design

**OWNER:**

2060708 Alberta LTD (Eagle Crest Construction)

**ADMINISTRATION RECOMMENDATION: APPROVAL**

**ITEM NO.: 7.2.3**

Manish Singh

**COMMUNITY:**

Pineridge (Ward 10)

**FILE NUMBER:**

LOC2019-0105 (CPC2019-1436)

**PROPOSED REDESIGNATION:**

From: Special Purpose – Community Institution (S-CI)  
District

To: Commercial – Neighbourhood 2 (C-N2) District

**MUNICIPAL ADDRESS:**

6927 Rundlehorn Drive NE

**APPLICANT:**

Zeidler Architecture

**OWNER:**

The Western Canadian District of The Christian and  
Missionary Alliance

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.4**

Brad Bevill  
(Related to Item 7.2.5)

**COMMUNITY:**

Cityscape (Ward 05)

**FILE NUMBER:**

LOC2018-0249 (CPC2019-1375)

**PROPOSED ROAD CLOSURE:**

0.017 hectare ± (0.042 acre ±) portion of road

**PROPOSED REDESIGNATION:**

From: Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Medium Rise (M-H2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, DC Direct Control District and Undesignated Road Right-of-Way

To: Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, DC Direct Control District to accommodate multi residential development and DC Direct Control District to accommodate low density development with Live Work

**MUNICIPAL ADDRESS:**

10010 and 10011 – 52 Street NE  
5555 and 5299 Country Hills Boulevard NE

**APPLICANT:**

B&A Planning Group

**OWNER:**

Mattamy (Northpoint) Limited  
The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.5**

Brad Bevill  
(Related to Item 7.2.4)

**COMMUNITY:**

Cityscape (Ward 05)

**FILE NUMBER:**

LOC2018-0249(OP) (CPC2019-1391)

**PROPOSED OUTLINE PLAN:**

Subdivision of 74.68 hectares  $\pm$  (184.53 acres  $\pm$ )

**MUNICIPAL ADDRESS:**

10010 and 10011 – 52 Street NE  
5555 and 5299 Country Hills Boulevard NE

**APPLICANT:**

B&A Planning Group

**OWNER:**

Mattamy (Northpoint) Limited  
The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.6**

Lindsey Ganczar

**COMMUNITY:**

Crestmont (Ward 1)

**FILE NUMBER:**

LOC2019-0061 (CPC2019-1398)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Residential – One Dwelling (R-1) District

**MUNICIPAL ADDRESS:**

Various Addresses

**APPLICANT:**

Stantec Consulting Ltd

**OWNER:**

Crestmont Developments Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.7**

Joseph Yun  
(Related to Item 7.2.8)

**COMMUNITY:**

Springbank Hill (Ward 06)

**FILE NUMBER:**

LOC2018-0085 (CPC2019-1079)

**PROPOSED POLICY AMENDMENTS:**

Springbank Area Structure Plan

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Mixed-Use - General (MU-1f5.0h50) District,  
Mixed-Use - General (MU-1f3.0h20) District, DC  
Direct Control District, Multi-Residential – Low  
Profile (M-1) District, Special Purpose – School,  
Park and Community Reserve (S-SPR) District,  
Special Purpose – City and Regional  
Infrastructure (S-CRI) District and Special  
Purpose – Urban Nature (S-UN) District

**MUNICIPAL ADDRESS:**

1880, 2188 and 2220 – 85 Street SW, 2027 – 81 Street  
SW and 8361 and 8473 – 17 Avenue SW

**APPLICANT:**

O2 Designs

**OWNER:**

Aspen Springs GP Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.8**

Joseph Yun  
(Related to Item 7.2.7)

**COMMUNITY:**

Springbank Hill (Ward 06)

**FILE NUMBER:**

LOC2018-0085(OP) (CPC2019-1333)

**PROPOSED OUTLINE PLAN:**

Subdivision of 10.65 hectares  $\pm$  (26.32 acres  $\pm$ )

**MUNICIPAL ADDRESS:**

1880, 2188 and 2220 – 85 Street SW, 2027 – 81 Street  
SW and 8361 and 8473 – 17 Avenue SW

**APPLICANT:**

O2 Designs

**OWNER:**

Aspen Springs GP Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



**ITEM NO.: 7.2.9**

Kate van Fraassen

**COMMUNITY:**

Ramsay (Ward 9)

**FILE NUMBER:**

LOC2016-0088 (CPC2019-0695)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Ramsay Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

To: DC Direct Control District a broad range of  
residential development including multi-  
residential buildings

**MUNICIPAL ADDRESS:**

1105, 1107, 1109, 1111, 1113, 1115, 1117, 1121, 1123,  
1125, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143,  
1145 and 1147 – 8 Street SE, 803 and 805 - 11 Avenue  
SE and 1110 and 1120 Maggie Street SE

**APPLICANT:**

Mediated Solutions

**OWNER:**

Various Owners

**ADMINISTRATION RECOMMENDATION:**

**REFUSAL**