



INDEX FOR THE 2020 JANUARY 23 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



CONSENT AGENDA

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Kelsey Cohen

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2019-0130 (CPC2020-0068)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4205 and 4207 – 2 Street NW

APPLICANT:

Contemporary Projects

OWNER:

Edward Ng

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Kelsey Cohen

COMMUNITY:

Saddle Ridge Industrial (Ward 5)

FILE NUMBER:

LOC2019-0147 (CPC2020-0069)

PROPOSED REDESIGNATION:

From: Industrial – Business f0.5 (I-B f0.5) District

To: Industrial – Business f0.75 (I-B f0.75) District

MUNICIPAL ADDRESS:

6620 – 36 Street NE

APPLICANT:

Eagle Builders

OWNER:

Jam Hospitality Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Jennifer Maximattis-White

COMMUNITY:

Tuscany (Ward 1)

FILE NUMBER:

LOC2019-0133 (CPC2020-0089)

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Contextual Grade-Oriented (M-CGd57) District

MUNICIPAL ADDRESS:

157 Tuscany Summit Heath NW

APPLICANT:

O2 Planning and Design

OWNER:

Tuscany Estates Development Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Peter Schryvers
(related to Item 7.2.3)

COMMUNITY:

Residual Sub-Area 02K (Ward 2)

FILE NUMBER:

LOC2017-0368 (CPC2020-0091)

PROPOSED CLOSURE:

1.81 hectares (4.47 acres) of road consisting of portions of the road allowance of 37th Street NW and 53rd Street NW

PROPOSED REDESIGNATION:

From: Special Purpose – Future Urban Development (S-FUD)
District and Undesignated Road Right-of-Way

To: Residential – Low Density Mixed Housing (R-G and R-Gm) Districts, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Mixed Use – General (MU-1 f3.0h20) District, Commercial – Community 2 (C-C2 f2.0h24) District, Commercial – Neighbourhood 2 (C-N2) 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

MUNICIPAL ADDRESS:

14800, 15390 and 15505 Symons Valley Road NW and 3810, 3900 4040, 4500, 4800, 5200, 5290, 5400 and 6500 - 144 Avenue NW

APPLICANT:

Stantec Architecture

OWNER:

Various Landowners

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Peter Schryvers
(related to Item 7.2.2)

COMMUNITY:

Residual Sub-Area 02K (Ward 2)

FILE NUMBER:

LOC2017-0368(OP) (CPC2020-0090)

PROPOSED OUTLINE PLAN:

Subdivision of 384.43 hectares ± (834.39 acres ±)

MUNICIPAL ADDRESS:

14800, 15390 and 15505 Symons Valley Road NW and
3810, 3900 4040, 4500, 4800, 5200, 5290, 5400 and
6500 - 144 Avenue NW

APPLICANT:

Stantec Architecture

OWNER:

Various Landowners

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Brendyn Seymour
(related to Item 7.2.5)

COMMUNITY:

Yorkville (Ward 13)

FILE NUMBER:

LOC2019-0129 (CPC2020-0067)

PROPOSED REDESIGNATION:

From: Residential – Low Density Mixed Housing (R-G)
District, DC Direct Control District, Special
Purpose – School, Park and Community
Reserve (S-SPR) District and Special Purpose –
Urban Nature (S-UN) District

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

MUNICIPAL ADDRESS:

19515 Sheriff King Street SW

APPLICANT:

B&A Planning Group

OWNER:

Mattamy (Burgess) Limited and Macleod Farming &
Ranching Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Brendyn Seymour
(related to Item 7.2.4)

COMMUNITY:

Yorkville (Ward 13)

FILE NUMBER:

LOC2019-0129(OP) (CPC2020-0066)

PROPOSED OUTLINE PLAN:

Subdivision of 15.54 hectares \pm (38.40 acres \pm)

MUNICIPAL ADDRESS:

19515 Sheriff King Street SW

APPLICANT:

B&A Planning Group

OWNER:

Mattamy (Burgess) Limited and Macleod Farming & Ranching Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Joseph Yun
(related to Item 7.2.7)

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2017-0386 (CPC2020-0032)

PROPOSED CLOSURE:

0.39 hectares \pm (0.99 acre \pm) of road adjacent to 8259 - 17 Avenue SW

PROPOSED REDESIGNATION:

From: DC Direct Control District and Undesignated Road Right-of-Way

To: Commercial – Community 2 (C-C2 f1.0h20) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate medium density residential development

MUNICIPAL ADDRESS:

7955, 8181 and 8259 – 17 Avenue SW

APPLICANT:

Stantec Consulting

OWNER:

Willowhurst Market LTD
The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Joseph Yun
(related to Item 7.2.6)

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2017-0386(OP) (CPC2020-0033)

PROPOSED OUTLINE PLAN:

Subdivision of 8.05 hectares \pm (19.88 acres \pm)

MUNICIPAL ADDRESS:

7955, 8181 and 8259 – 17 Avenue SW

APPLICANT:

Stantec Consulting

OWNER:

Willowhurst Market LTD
The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.8

Morgan Huber
(related to Item 7.2.9)

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2018-0101 (CPC2020-0030)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District

MUNICIPAL ADDRESS:

2232, 2334, 2435 and 2436 - 85 Street SW and 8334 and 8484 Mystic Ridge Gate SW

APPLICANT:

Stantec Architecture

OWNER:

Wenzel Developments Inc. (Shane Communities)
Aspen Springs GP Ltd. (Slokker Canada West)
SCW Wenzel JV Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.9

	Morgan Huber (related to Item 7.2.8)
COMMUNITY:	Springbank Hill (Ward 6)
FILE NUMBER:	LOC2018-0101(OP) (CPC2020-0031)
PROPOSED OUTLINE PLAN:	Subdivision of 11.48 hectares ± (28.36 acres ±)
MUNICIPAL ADDRESS:	2232, 2334, 2435 and 2436 - 85 Street SW and 8334 and 8484 Mystic Ridge Gate SW
APPLICANT:	Stantec Architecture
OWNER:	Wenzel Developments Inc. (Shane Communities) Aspen Springs GP Ltd. (Slokker Canada West) SCW Wenzel JV Inc
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.10

	Dino Civitarese
COMMUNITY:	Glendale (Ward 6)
FILE NUMBER:	LOC2019-0157 (CPC2020-0078)
PROPOSED REDESIGNATION:	From: Multi-Residential – Contextual Low Profile (M-C1) District To: Mixed Use – General (MU-1f2.2h14) District
MUNICIPAL ADDRESS:	2005 - 37 Street SW
APPLICANT:	Sarina Developments
OWNER:	Sarina Developments
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.11

Jennifer Cardiff

COMMUNITY:

Forest Lawn (Ward 9)

FILE NUMBER:

LOC2019-0171 (CPC2020-0042)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

911 – 38 Street SE

APPLICANT:

New Century Designs

OWNER:

Khuong Lim
Muy Hour Ngauv

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.12

Kelsey Cohen

COMMUNITY:

Mount Pleasant (Ward 7)

FILE NUMBER:

LOC2019-0167 (CPC2020-0070)

PROPOSED POLICY AMENDMENT:

Amendment to the 16 Avenue North Urban Corridor
Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

To: Mixed Use - General (MU-1f3.5h29) District

MUNICIPAL ADDRESS:

1007 – 17 Avenue NW

APPLICANT:

QuantumPlace Developments

OWNER:

Chen Ping Hsieh
Wen Liu

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.13

Manish Singh

COMMUNITY:

Sherwood (Ward 2)

FILE NUMBER:

LOC2019-0127 (CPC2020-0084)

PROPOSED POLICY AMENDMENT:

Amendment to the Symons Valley Community Plan

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

12414 - 53 Street NW

APPLICANT:

NORR Architects Engineers

OWNER:

Cidex Holdings Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL
