



INDEX FOR THE 2020 AUGUST 06 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

Steve Jones

COMMUNITY:

West Hillhurst (Ward 7)

FILE NUMBER:

LOC2020-0042 (CPC2020-0864)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

1902 - 2 Avenue NW

APPLICANT:

Verdeep Ubhi

OWNER:

Perminder S. Ubhi Professional Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Tom Schlodder

COMMUNITY:

Westgate (Ward 6)

FILE NUMBER:

LOC2020-0078 (CPC2020-0859)

PROPOSED REDESIGNATION:

From: Residential -Contextual One Dwelling (R-C1s)
District

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

MUNICIPAL ADDRESS:

81 Westminster Road SW

APPLICANT:

New Century Design

OWNER:

Alyssa Keshavjee
Nadeem Keshavjee

ADMINISTRATION RECOMMENDATION:

APPROVAL

DEVELOPMENTS ITEMS

ITEM NO.: 7.1.1	Melanie Horkan (related to Item 7.1.2)
COMMUNITY:	Ogden (Ward 9)
FILE NUMBER:	LOC2020-0013 (CPC2020-0849)
PROPOSED POLICY AMENDMENT:	Amendment to Millican-Ogden Community Revitalization Plan
PROPOSED REDESIGNATION:	From: Residential – Contextual One / Two Dwelling (R-C2) District To: DC Direct Control District accommodate a mixed-used development
MUNICIPAL ADDRESS:	7401 - 23 Street SE
APPLICANT:	Casola Koppe Architects
OWNER:	Ogden United Church (Robert Cook, Marjorie Kircky, Jeanette Nyman and David Swanson)
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.1.2	Melanie Horkan (related to Item 7.1.1)
COMMUNITY:	Ogden (Ward 9)
FILE NUMBER:	DP2020-3072 (CPC2020-0848)
PROPOSED DEVELOPMENT:	New: Multi-Residential Development; Place of Worship – Small; Child Care Service; Restaurant: Food Service Only – Small; Outdoor Café and Commercial Multi-Residential Uses
MUNICIPAL ADDRESS:	7401 - 23 Street SE
APPLICANT:	Casola Koppe Architects
OWNER:	Ogden United Church (Robert Cook, Marjorie Kircky, Jeanette Nyman and David Swanson)
ADMINISTRATION RECOMMENDATION:	APPROVAL

PLANNING ITEMS

ITEM NO.:	7.2.1	Chris Wolfe
COMMUNITY:		Inglewood (Ward 9)
FILE NUMBER:		LOC2019-0149 (CPC2020-0695)
PROPOSED POLICY AMENDMENT:		Amendment to the Inglewood Area Redevelopment Plan
PROPOSED REDESIGNATION:		From: DC Direct Control District To: DC Direct Control District to accommodate a mixed use development
MUNICIPAL ADDRESS:		1025 and 1139 – 9 Avenue SE
APPLICANT:		Landstar Inglewood GP LTD
OWNER:		Landstar Inglewood GP LTD Mylonas Enterprises Ltd
ADMINISTRATION RECOMMENDATION:		APPROVAL

ITEM NO.:	7.2.2	Matt Rockley
COMMUNITY:		Crescent Heights (Ward 7)
FILE NUMBER:		LOC2019-0196 (CPC2020-0872)
PROPOSED POLICY AMENDMENT:		Amendment to the Crescent Heights Area Redevelopment Plan
PROPOSED REDESIGNATION:		From: Multi-Residential – Contextual Medium Profile (M-C2) District To: Multi-Residential – High Density Low Rise (M-H1f3h22) District
MUNICIPAL ADDRESS:		201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE
APPLICANT:		Modern Office of Design & Architecture
OWNER:		1615264 Alberta Ltd (Heather Robillard)
ADMINISTRATION RECOMMENDATION:		APPROVAL

ITEM NO.: 7.2.3

Manish Singh

COMMUNITY:

Saddle Ridge (Ward 5)

FILE NUMBER:

LOC2020-0082 (CPC2020-0853)

PROPOSED REDESIGNATION:

From: Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District and Multi-Residential – Medium Profile (M-2) District

To: Commercial – Neighbourhood 1 (C-N1) District and Residential – Low Density Mixed Housing (R-G) District

MUNICIPAL ADDRESS:

4607 – 88 Avenue NE, 4715 – 88 Avenue NE and 4908 – 84 Avenue NE

APPLICANT:

B&A Planning Group

OWNER:

Avtar S Klair
Klair Holding Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Madeleine Krizan

COMMUNITY:

Stoney 1 (Ward 3)

FILE NUMBER:

LOC2020-0049 (CPC2020-0787)

PROPOSED REDESIGNATION:

From: Industrial – Business (I-B f1.0h18) District and Industrial – Business (I-B f0.7h20) District

To: Industrial – General (I-G) District and DC Direct Control District to accommodate a retail garden centre and seasonal sales area uses

MUNICIPAL ADDRESS:

11134 – 15 Street NE and 10821 and 11061 - 15 Street NE

APPLICANT:

Melcor Developments

OWNER:

Melcor Developments

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Jennifer Maximattis-White

COMMUNITY:

University District (Ward 7)

FILE NUMBER:

LOC2020-0033 (CPC2020-0844)

PROPOSED REDESIGNATION:

From: DC Direct Control District

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

MUNICIPAL ADDRESS:

2500 University Drive NW, 3921 - 32 Avenue NW, and 3932, 4001, 4030, 4105, 4106 and 4135 University Avenue NW, 104 Smith Street NW and 3921 – 32 Avenue NW and 3791 - 24 Avenue NW

APPLICANT:

B&A Planning Group

OWNER:

Governors of the University of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Allan Singh
(related to Item 7.2.7)

COMMUNITY:

Cityscape (Ward 5)

FILE NUMBER:

LOC2020-0037 (CPC2020-0781)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Residential – Low Density Mixed Housing (R-G) District

MUNICIPAL ADDRESS:

167 Cityscape Grove NE

APPLICANT:

B&A Planning Group

OWNER:

Mattamy (Northpoint) Limited

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Allan Singh
(related to Item 7.2.6)

COMMUNITY:

Cityscape (Ward 5)

FILE NUMBER:

LOC2020-0037(OP) (CPC2020-0782)

PROPOSED OUTLINE PLAN:

Subdivision of 2.21 hectares \pm (5.45 acres \pm)

MUNICIPAL ADDRESS:

167 Cityscape Grove NE

APPLICANT:

B&A Planning Group

OWNER:

Mattamy (Northpoint) Limited

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.8

Joshua Ross
(related to Item 7.2.9)

COMMUNITY:

Stoney 3 (Ward 5)

FILE NUMBER:

LOC2019-0123 (CPC2020-0857)

PROPOSED POLICY AMENDMENT:

Amendment to the Northeast Industrial Area Structure Plan

PROPOSED REDESIGNATION:

From: DC Direct Control District, Special Purpose – School, Park and Community Reserve (S-SPR) District

To: Industrial - General (I-G) District, Industrial – Commercial (I-C) District and Commercial – Corridor 3 f1.0h16.0 (C-COR3 f1.0h16.0) District

MUNICIPAL ADDRESS:

4001 - 104 Avenue NE

APPLICANT:

B&A Planning Group

OWNER:

BK Prime Alberta I GP Inc
Sun Life Assurance Company of Canada

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.9

Joshua Ross
(related to Item 7.2.8)

COMMUNITY:

Stoney 3 (Ward 5)

FILE NUMBER:

LOC2019-0123(OP) (CPC2020-0680)

PROPOSED OUTLINE PLAN:

Subdivision of 51.51 hectares \pm (127.28 acres \pm)

MUNICIPAL ADDRESS:

4001 - 104 Avenue NE

APPLICANT:

B&A Planning Group

OWNER:

BK Prime Alberta I GP Inc
Sun Life Assurance Company of Canada

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.10

Adam Sheahan

COMMUNITY:

Spruce Cliff (Ward 8)

FILE NUMBER:

LOC2019-0199 (CPC2020-0460)

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Contextual Grade-Oriented
(M-CGd75) District

MUNICIPAL ADDRESS:

712 Poplar Road SW

APPLICANT:

Horizon Land Surveys Inc

OWNER:

Royal Model Homes Ltd

ADMINISTRATION RECOMMENDATION:

REFUSAL

ITEM NO.: 7.2.11

Angela Kiu

COMMUNITY:

Altadore (Ward 8)

FILE NUMBER:

LOC2020-0007 (CPC2020-0873)

PROPOSED POLICY AMENDMENT:

Amendment to the South Calgary / Altadore 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:

3511 - 15A Street SW

APPLICANT:

Civicworks Planning + Design

OWNER:

Falcon Real Estate Holdings Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.12

Brendyn Seymour
(Related to Item 7.2.13)

COMMUNITY:

Alpine Park (Ward 13)

FILE NUMBER:

LOC2017-0378 (CPC2020-0786)

PROPOSED REDESIGNATION:

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

To: Residential – One Dwelling (R-1s) District,
Residential – Low Density Mixed Housing (R-G)
District, Residential – Low Density Mixed
Housing (R-Gm) District, Multi-Residential – Low
Profile (M-1) District, Commercial – Community
1 (C-C1) District, Special Purpose – School,
Park and Community Reserve (S-SPR) District
and Special Purpose – City and Regional
Infrastructure (S-CRI) District

MUNICIPAL ADDRESS:

5315 - 146 Avenue SW

APPLICANT:

B&A Planning Group

OWNER:

Providence Land Inc. (Qualico Communities)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.13

Brendyn Seymour
(Related to Item 7.2.12)

COMMUNITY:

Alpine Park (Ward 13)

FILE NUMBER:

LOC2017-0378(OP) (CPC2020-0785)

PROPOSED OUTLINE PLAN:

Subdivision of 64.57 hectares \pm (159.55 acres \pm)

MUNICIPAL ADDRESS:

5315 - 146 Avenue SW

APPLICANT:

B&A Planning Group

OWNER:

Providence Land Inc. (Qualico Communities)

ADMINISTRATION RECOMMENDATION:

APPROVAL