



INDEX FOR THE 2020 SEPTEMBER 03 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 Kelsey Cohen

COMMUNITY: Montgomery (Ward 7)

FILE NUMBER: LOC2020-0035 (CPC2020-0973)

PROPOSED POLICY AMENDMENTS: Amendments to Montgomery Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One / Two Dwelling (R-C2) District

MUNICIPAL ADDRESS: 4611 – 21 Avenue NW

APPLICANT: Tricor Design Group

OWNER: Chandan Homes Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.4 Jordan Furness

COMMUNITY: Highland Park (Ward 4)

FILE NUMBER: LOC2020-0076 (CPC2020-0940)

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

MUNICIPAL ADDRESS: 3404 - 3 Street NW

APPLICANT: Ellergodt Design

OWNER: Roberta Sherley

ADMINISTRATION RECOMMENDATION: **APPROVAL**

DEVELOPMENTS ITEMS

ITEM NO.: 7.1.1 Courtney Stengel
(related to Item 7.1.2)

COMMUNITY: Varsity (Ward 1)

FILE NUMBER: LOC2019-0189 (CPC2020-0926)

PROPOSED REDESIGNATION: From: Special Purpose – University Research Park (S-URP) District

To: Mixed Use – General (MU-1f2.0h23) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and DC Direct Control District to accommodate mixed use development

MUNICIPAL ADDRESS: 3740 – 32 Avenue NW

APPLICANT: Marc Boutin Architectural Collaborative Inc

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.1.2 Courtney Stengel
(related to Item 7.1.1)

COMMUNITY: Varsity (Ward 1)

FILE NUMBER: DP2019-6254 (CPC2020-0927)

PROPOSED DEVELOPMENT: New: Protective and Emergency Services, Multi-Residential Development, Office, Child Care Service (60 children), Sign - Class B (Fascia Signs - 1), Sign - Class C (Freestanding Sign - 1)

MUNICIPAL ADDRESS: 3740 – 32 Avenue NW

APPLICANT: Marc Boutin Architectural Collaborative Inc

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING ITEMS

ITEM NO.: 7.2.1 Brad Bevill

COMMUNITY: South Foothills (Ward 12)

FILE NUMBER: LOC2020-0044 (CPC2020-0925)

PROPOSED POLICY AMENDMENT: Amendment to Southeast Industrial Area Structure Plan

PROPOSED REDESIGNATION: From: Industrial – General (I-G) District
To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS: 4026 – 90 Avenue SE

APPLICANT: IBI Group

OWNER: Remington Development Corporation

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.2 Chris Wolfe

COMMUNITY: Ramsay (Ward 9)

FILE NUMBER: LOC2020-0077 (CPC2020-0934)

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: DC Direct Control District to accommodate the additional use of Low Density Live Work Unit

MUNICIPAL ADDRESS: 1024 Maggie Street SE

APPLICANT: New Century Design

OWNER: Evelyn Bell

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3 Angie Dean

COMMUNITY: Walden (Ward 14)

FILE NUMBER: LOC2020-0055 (CPC2020-0944)

PROPOSED REDESIGNATION: From: Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, and Multi-Residential – At Grade Housing (M-G) District

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

MUNICIPAL ADDRESS: Multiple properties

APPLICANT: B&A Planning Group

OWNER: Genstar Titleco #3 Ltd.
1124294 Alberta Limited (Genstar)

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.4 Manish Singh

COMMUNITY: Tuxedo Park (Ward 7)

FILE NUMBER: LOC2020-0071 (CPC2020-0914)

PROPOSED POLICY AMENDMENT: Amendment to North Hill Area Redevelopment Plan

PROPOSED REDESIGNATION: From: DC Direct Control District

To: Mixed Use – Active Frontage (MU-2f5.0h26) District

MUNICIPAL ADDRESS: 101 – 29 Avenue NE

APPLICANT: Decca Design

OWNER: 2101017 Alberta Ltd (Gunadi Wibowo)

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.5 Josh de Jong
(Related to Item 7.2.6)

COMMUNITY: Rocky Ridge (Ward 1)

FILE NUMBER: LOC2017-0015 (CPC2020-0902)

PROPOSED REDESIGNATION: From: Special Purpose – Future Urban Development (S-FUD) District and Residential – Contextual One Dwelling (R-C1) District

To: Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, and Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS: 5 Rockcliff Heights NW and 224 Rock Lake Drive NW

APPLICANT: IBI Group

OWNER: Decker Management
Hafiz Ali
Naveen Tariq

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.6 Josh de Jong
(Related to Item 7.2.5)

COMMUNITY: Rocky Ridge (Ward 1)

FILE NUMBER: LOC2017-0015 (OP) (CPC2020-0903)

PROPOSED OUTLINE PLAN: Subdivision of 1.75 hectares ± (4.32 acres ±)

MUNICIPAL ADDRESS: 5 Rockcliff Heights NW and 224 Rock Lake Drive NW

APPLICANT: IBI Group

OWNER: Decker Management
Hafiz Ali
Naveen Tariq

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.7
COMMUNITY: Bowness (Ward 1)
FILE NUMBER: LOC2020-0051 (CPC2020-0869)
PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Grade-Oriented (M-CGd47) District
To: Multi-Residential – Contextual Grade Oriented (M-CG) District
MUNICIPAL ADDRESS: 6527 – 36 Avenue NW
APPLICANT: CivicWorks Planning + Design
OWNER: Onyx Homes Corp
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.8
COMMUNITY: South Calgary (Ward 8)
FILE NUMBER: LOC2019-0156 (CPC2020-0816)
PROPOSED POLICY AMENDMENT: Amendment to the South Calgary / Altadore Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Residential Contextual One / Two Dwelling (R-C2) District
To: Mixed-Use – General (MU-1f3.5h20) District
MUNICIPAL ADDRESS: 1632, 1636 and 1640 - 33 Avenue SW
APPLICANT: Sarina Developments
OWNER: Riyaz Virani
Nazim Virani
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.9

Jyde Heaven

COMMUNITY:

Lincoln Park (Ward 8)

FILE NUMBER:

LOC2020-0012 (CPC2020-0942)

PROPOSED POLICY AMENDMENT:

Amendment to the South Calgary/Altadore Area
Redevelopment Plan

PROPOSED REDESIGNATION:

From: DC Direct Control District and Industrial
Business f0.63h32 (I-B f0.63h32) District

To: DC Direct Control District to accommodate
additional residential, commercial, and light-
industrial uses

MUNICIPAL ADDRESS:

Multiple properties

APPLICANT:

O2 Planning and Design

OWNER:

ATCO Park LTD
ATCO Investments LTD

ADMINISTRATION RECOMMENDATION:

APPROVAL