



## INDEX FOR THE 2021 FEBRUARY 18 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

Kait Bahl

COMMUNITY:

Bowness (Ward 1)

FILE NUMBER:

LOC2020-0185 (CPC2021-0128)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4649 - 70 Street NW

APPLICANT:

Horizon Land Surveys

OWNER:

Lin Bai  
Ning Ren

ADMINISTRATION RECOMMENDATION:

**APPROVAL**

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### ITEM NO.: 5.4

Julian Hall

COMMUNITY:

Winston Heights/Mountview (Ward 7)

FILE NUMBER:

LOC2020-0166 (CPC2021-0206)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

639 - 18 Avenue NE

APPLICANT:

K5 Designs

OWNER:

VNC Home LTD

ADMINISTRATION RECOMMENDATION:

**APPROVAL**

**ITEM NO.: 5.5**

Julian Hall

**COMMUNITY:**

Mount Pleasant (Ward 7)

**FILE NUMBER:**

LOC2020-0150 (CPC2021-0205)

**PROPOSED POLICY AMENDMENTS:**

Amendments 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:**

469 - 21 Avenue NW

**APPLICANT:**

Horizon Land Surveys

**OWNER:**

Shuguang Zhang

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## DEVELOPMENT ITEMS

**ITEM NO.: 7.1.1**

Gareth Webster

**COMMUNITY:**

Beltline (Ward 8)

**FILE NUMBER:**

DP2019-3135 (CPC2021-0079)

**PROPOSED DEVELOPMENT:**

New: Dwelling Units, Retail and Consumer Service  
(1 building)

**MUNICIPAL ADDRESS:**

1216 - 8 Street SW

**APPLICANT:**

Zeidler Architecture

**OWNER:**

Great West Life (GWL)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## PLANNING ITEMS

**ITEM NO.: 7.2.1**

Jarred Friedman

**COMMUNITY:**

Spruce Cliff (Ward 8)

**FILE NUMBER:**

LOC2019-0199 (CPC2021-0091)

**PROPOSED REDESIGNATION:**

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

To: DC Direct Control District to accommodate a  
rowhouse that may face a lane or a public street

**MUNICIPAL ADDRESS:**

712 Poplar Road SW

**APPLICANT:**

Horizon Land Surveys

**OWNER:**

Royal Model Homes Ltd

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 7.2.2**

Jyde Heaven

**COMMUNITY:**

Wildwood (Ward 8)

**FILE NUMBER:**

LOC2020-0174 (CPC2021-0184)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: DC Direct Control District to accommodate a  
secondary suite

**MUNICIPAL ADDRESS:**

5600 Edworthy Street SW

**APPLICANT:**

BIOI

**OWNER:**

Victor Choy

**ADMINISTRATION RECOMMENDATION: APPROVAL**

**ITEM NO.: 7.2.3**

Calvin Chan

**COMMUNITY:**

Ramsay (Ward 9)

**FILE NUMBER:**

LOC2020-0113 (CPC2021-0223)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: DC Direct Control District to accommodate the adaptive reuse of an existing building and future redevelopment opportunities

**MUNICIPAL ADDRESS:**

703 – 23 Avenue SE

**APPLICANT:**

Ground Cubed

**OWNER:**

Theresa Wright  
Richard Wyman

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.4**

Melanie Horkan

**COMMUNITY:**

Seton (Ward 12)

**FILE NUMBER:**

LOC2020-0164 (CPC2021-0162)

**PROPOSED REDESIGNATION:**

From: Special Purpose – City and Regional Infrastructure (S-CRI) District

To: Multi-Residential – Medium Profile (M-2) District

**MUNICIPAL ADDRESS:**

3790 Seton Drive SE

**APPLICANT:**

IBI Group

**OWNER:**

The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.5**

Insia Hassonjee

**COMMUNITY:**

Shepard Industrial (Ward 12)

**FILE NUMBER:**

LOC2020-0184 (CPC2021-0236)

**PROPOSED REDESIGNATION:**

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

**MUNICIPAL ADDRESS:**

3582 - 118 Avenue SE

**APPLICANT:**

Rick Balbi Architect

**OWNER:**

1048398 Alberta Ltd (Roger Newnham)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.6**

Christine Leung

**COMMUNITY:**

Albert Park/Radisson Heights (Ward 9)

**FILE NUMBER:**

LOC2020-0142 (CPC2021-0127)

**PROPOSED POLICY AMENDMENT:**

Amendment to the Albert Park/Radisson Heights Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Contextual Grade Oriented  
(M-CG d67) District

To: DC Direct Control District to accommodate multi-  
residential development

**MUNICIPAL ADDRESS:**

1302 – 34 Street SE

**APPLICANT:**

CivicWorks Planning + Design

**OWNER:**

1847957 Alberta Ltd (Namrita Rattan)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.7**

Manish Singh

**COMMUNITY:**

Saddle Ridge (Ward 5)

**FILE NUMBER:**

LOC2020-0097 (CPC2021-0188)

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Medium Profile Support  
Commercial (M-X2) District

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

**MUNICIPAL ADDRESS:**

4815 – 88 Avenue NE

**APPLICANT:**

O2 Planning and Design

**OWNER:**

White Eagle Development Corp

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.8**

Allan Singh

**COMMUNITY:**

Royal Vista (Ward 1)

**FILE NUMBER:**

LOC2020-0183 (CPC2021-0106)

**PROPOSED REDESIGNATION:**

From: Industrial – Business (I-Bf1.0h24) District

To: DC Direct Control District to accommodate an  
additional discretionary use of Auto Service –  
Minor

**MUNICIPAL ADDRESS:**

4 Royal Vista Way NW

**APPLICANT:**

Riddell Kurczaba Architecture

**OWNER:**

Royal Oak II Prime Funds Incorporated

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



**ITEM NO.: 7.2.9**

Jennifer Maximattis-White

**COMMUNITY:**

Cornerstone (Ward 5)

**FILE NUMBER:**

LOC2020-0135 (CPC2021-0081)

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Medium Profile Support  
Commercial (M-X2d148) District

To: Multi-Residential – High Density Low Rise  
(M-H1f3.0h24) District and Commercial –  
Community 1 (C-C1) District

**MUNICIPAL ADDRESS:**

3876 Cornerstone Boulevard NE

**APPLICANT:**

B&A Planning Group

**OWNER:**

NEL Developments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**CONFIDENTIAL ITEMS  
(CLOSED MEETING)**

**ITEM NO.: 9.1.1**

Derek Pomreinke/Manish Singh

**FILE NUMBER:**

CPC2021-0201

**PROPOSED:**

Infill Discussion

**ADMINISTRATION RECOMMENDATION:**

**RECEIVE FOR THE CORPORATE RECORD**