



INDEX FOR THE 2021 APRIL 08 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 and

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Angela Kiu

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2020-0109 (CPC2020-1095)

PROPOSED REDESIGNATION:

From: Direct Control District

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

MUNICIPAL ADDRESS:

7217 – 26 Avenue SW

APPLICANT:

Horizon Land Surveys

OWNER:

Taolin Chen
Rong Fan

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Johnson Kwan

COMMUNITY:

Bowness (Ward 1)

FILE NUMBER:

LOC2021-0012 (CPC2021-0423)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4604 – 80 Street NW

APPLICANT:

New Century Design

OWNER:

Sukhdeep S Gill
Veerpal K Gill

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Vivian Barr
(related to Item 7.2.2)

COMMUNITY: Greenwood/Greenbriar and Bowness (Ward 1)
FILE NUMBER: SN2020-0007 (CPC2021-0472)
PROPOSED STREET NAME: Greenwich
APPLICANT: B&A Planning Group
OWNER: Greenbriar Development Corp
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.6

Kristine Stephanishin

COMMUNITY: Alpine Park (Ward 13)
FILE NUMBER: SN2020-0004 (CPC2021-0451)
PROPOSED STREET NAMES: Verbena
Versant
Verity
Verdure
Verdant
Veranda
Vermilion Hill
APPLICANT: B&A Planning Group
OWNER: Qualico Communities
ADMINISTRATION RECOMMENDATION: **APPROVAL/REFUSAL**

PLANNING ITEMS

ITEM NO.: 7.2.1

Jyde Heaven

COMMUNITY:

Mission (Ward 11)

FILE NUMBER:

LOC2020-0048 (CPC2021-0468)

PROPOSED POLICY AMENDMENTS:

Amendment to the Mission Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Direct Control District

To: Multi-Residential – High Density Medium Rise
(M-H2h28) District

MUNICIPAL ADDRESS:

306, 308, 310, and 312 – 25 Avenue SW

APPLICANT:

O2 Planning and Design

OWNER:

Radoslav Prodanovic
William A Macdonald

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Derek Pomreinke
(related to 5.5)

| | |
|---------------------------------------|--|
| COMMUNITY: | Greenwood/Greenbriar and Bowness (Ward 1) |
| FILE NUMBER: | LOC2019-0183 (CPC2021-0444) |
| PROPOSED OUTLINE PLAN: | Subdivision of 26.15 hectares \pm (64.62 acres \pm) |
| PROPOSED POLICY AMENDMENT: | Amendment to the Bowness Area Redevelopment Plan |
| PROPOSED CLOSURE: | 4.46 hectares \pm (11.02 acres \pm) of road adjacent to adjacent to Bowfort Road NW, 44 Avenue NW, 46 Avenue NW, 47 Avenue NW and Stoney Trail NW |
| PROPOSED REDESIGNATION: | <p>From: Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2) District and Undesignated Road Right-of-Way</p> <p>To: Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile (M-2) 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, Direct Control District to accommodate low-density residential development, open space and utilities, Direct Control District to accommodate rowhouses facing park space and Direct Control District to accommodate multi-residential development with increased height and density</p> |
| MUNICIPAL ADDRESS: | 9620, 9720, 9723, 9771, 9830, 9845, 9860 and 9930 – 44 Avenue NW, 9723, 9819, 9861, 9980 and 1137 – 46 Avenue NW, 9620, 9623, 9723, 9730 and 9875 – 47 Avenue NW |
| APPLICANT: | B&A Planning Group |
| OWNER: | Greenbriar Development Corporation |
| ADMINISTRATION RECOMMENDATION: | APPROVAL |

ITEM NO.: 7.2.3

Manish Singh

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2020-0196 (CPC2021-0456)

PROPOSED REDESIGNATION:

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

To: Mixed Use - General (MU-1f4.0h21) District

MUNICIPAL ADDRESS:

103 – 43 Avenue NE

APPLICANT:

K5 Designs

OWNER:

Nam Kiong Pui
Liang Ing Pui
Mina Hanna

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Brad Bevill

COMMUNITY:

Haysboro (Ward 11)

FILE NUMBER:

LOC2020-0129 (CPC2021-0479)

PROPOSED REDESIGNATION:

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

To: Direct Control District to allow for the additional
use of Child Care Service

MUNICIPAL ADDRESS:

8943 Elbow Drive SW

APPLICANT:

AAA Design

OWNER:

Satvinder Kaur
Amrinder Singh

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Brad Bevill

COMMUNITY:

Burns Industrial (Ward 9)

FILE NUMBER:

LOC2020-0175 (CPC2021-0393)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

1035 – 64 Avenue SE

APPLICANT:

Systemic Architecture

OWNER:

708214 Alberta Ltd (Ronmor Holdings Inc)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Ezra Wasser

COMMUNITY:

Residual Sub-Area 9K (Ward 9)

FILE NUMBER:

LOC2020-0200 (CPC2021-0391)

PROPOSED REDESIGNATION:

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

To: Industrial – General (I-G) District

MUNICIPAL ADDRESS:

6123 - 84 Street SE

APPLICANT:

B&A Planning Group

OWNER:

JSG59 Alberta Ltd (Jang Gill)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Cameron Thompson

COMMUNITY:

Forest Lawn (Ward 9)

FILE NUMBER:

LOC2020-0204 (CPC2021-0348)

PROPOSED POLICY AMENDMENTS:

Amendments to the Forest Lawn – Forest Heights /
Hubalta Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

1536 and 1540 – 36 Street SE

APPLICANT:

The City of Calgary

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.8

Chris Wolfe

COMMUNITY:

Elboya (Ward 11)

FILE NUMBER:

LOC2020-0207 (CPC2021-0259)

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Low Profile
(M-C1) District

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

MUNICIPAL ADDRESS:

4724 and 4728 Stanley Road SW

APPLICANT:

Munish Sharma

OWNER:

Domenico Buonincontri

ADMINISTRATION RECOMMENDATION:

APPROVAL

MISCELLANEOUS ITEMS

ITEM NO.: 7.3.1

Chris Wolfe

COMMUNITY:

Medicine Hills (Ward 6)

FILE NUMBER:

DP2021-1024 (CPC2021-0473)

PROPOSED DEVELOPMENT:

Multi-Residential Development (4 Buildings), Accessory
Residential Building

MUNICIPAL ADDRESS:

1470 Na'a Drive SW

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR THE CORPORATE RECORD