



INDEX FOR THE 2021 MARCH 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



CONSENT AGENDA

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM 5.1.1

**Deferral Request for CPC2020-0927 (DP2019-6254) to
Calgary Planning Commission no later than 2021
August 05 - CPC2021-0337**

CPC2020-0927 (DP2019-6254) was referred back to Administration to return no later than Q1 2021 in order to explore the following:

1. Resolve access/egress condition details;
2. Explore entry sequence into the residential project, seeking increased separation between commercial/fire and residential uses;
3. Integrate the site with surrounding streets, pathways, and fire truck operations;
4. Evaluate access conditions on 37 Street NW and/or the adjacent south site, and provide a comprehensive site access plan;
5. Evaluate mechanisms for fire truck exit safety; and
6. Explore opportunities for improved signal control at the 37 Street and 32 Avenue intersection, for implementation in conjunction with the proposed development.

In order to thoroughly explore all options associated with the referral and amend the proposal, Administration, on behalf of the applicant, is requesting a deferral of CPC2020-0927 to return no later than the 2021 August 05 Calgary Planning Commission Meeting.

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Jyde Heaven

COMMUNITY: Glendale (Ward 6)

FILE NUMBER: LOC2020-0170 (CPC2021-0321)

PROPOSED CLOSURE: 0.02 hectares \pm (0.05 acres \pm) of road adjacent to 2620 Granville Street SW and 2624 Granville Street SW

PROPOSED REDESIGNATION: From: Undesignated Road Right-of-Way
To: Residential – Contextual One Dwelling (R-C1) District

MUNICIPAL ADDRESS: Adjacent to 2620 Granville Street SW and 2624 Granville Street SW

APPLICANT: Tronnes Geomatics

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.4

Courtney Stengel

COMMUNITY: Crescent Heights (Ward 7)

FILE NUMBER: LOC2020-0128 (CPC2021-0328)

PROPOSED CLOSURE: 0.02 hectares \pm (0.05 acres \pm) of road adjacent to 1608 - 2 Street NW, 236 and 238 - 15 Avenue NW

PROPOSED REDESIGNATION: From: Undesignated Road Right-of-Way
To: Multi-Residential – Contextual Medium Profile (M-C2) District

MUNICIPAL ADDRESS: Adjacent to 1608 - 2 Street NW, 236 and 238 - 15 Avenue NW

APPLICANT: The City of Calgary

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1

Colleen Renne-Grivell

COMMUNITY:

Beltline (Ward 8)

FILE NUMBER:

DP2020-4338 (CPC2021-0389)

PROPOSED DEVELOPMENT:

New: Multi-Residential Development, Retail and Consumer Service

MUNICIPAL ADDRESS:

507 – 11 Avenue SW

APPLICANT:

Gibbs Gage Architects

OWNER:

HNC 500 Block I Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

| | |
|--------------------------------|---|
| | Joseph Yun |
| COMMUNITY: | Springbank Hill (Ward 6) |
| FILE NUMBER: | LOC2019-0162 (CPC2021-0316) |
| PROPOSED POLICY AMENDMENTS: | Amendments to the Springbank Hill Area Structure Plan |
| PROPOSED REDESIGNATION: | From: DC Direct Control District To: DC Direct Control District to accommodate a comprehensively planned multi-residential development |
| MUNICIPAL ADDRESS: | 7440 – 26 Avenue SW |
| APPLICANT: | B&A Planning Group |
| OWNER: | Ambrose University College Ltd |
| ADMINISTRATION RECOMMENDATION: | APPROVAL |

ITEM NO.: 7.2.2

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| | Derek Pomreinke |
| COMMUNITY: | Shaganappi (Ward 8) |
| FILE NUMBER: | LOC2020-0106 (CPC2021-0191) |
| PROPOSED OUTLINE PLAN: | Subdivision of 5.36 hectares ± (13.23 acres ±) |
| PROPOSED POLICY AMENDMENTS: | Amendments to the Shaganappi Point Area Redevelopment Plan |
| PROPOSED REDESIGNATION: | From: DC Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d140) District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d165) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District To: Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Direct Control District to accommodate a variety of grade oriented and mid-rise housing forms |
| MUNICIPAL ADDRESS: | 1199 - 24 Street SW, 1200 - 26 Street SW, and 2500 Bow Trail SW |
| APPLICANT: | Ground Cubed |
| OWNER: | Carma Ltd |
| ADMINISTRATION RECOMMENDATION: | APPROVAL |

ITEM NO.: 7.2.3

Kelsey Cohen

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2020-0189 (CPC2021-0345)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

352 - 34 Avenue NE

APPLICANT:

NORR Architects Engineers Planners

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Evan Goldstrom

COMMUNITY:

Stonegate Landing (Ward 5)

FILE NUMBER:

LOC2020-0152 (CPC2020-1404)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: DC Direct Control District to accommodate the
additional use of Vehicle Sales – Major

MUNICIPAL ADDRESS:

11576 Stonehill Drive NE

APPLICANT:

Varsity Chrysler Dodge Jeep Ram

OWNER:

Albari Holdings Ltd
Calgary Industrial Portfolio Nominee Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Manish Singh

COMMUNITY:

Cornerstone (Ward 5)

FILE NUMBER:

LOC2020-0136 (CPC2021-0350)

PROPOSED OUTLINE PLAN:

Subdivision of 9.71 hectares \pm (23.98 acres \pm)

PROPOSED REDESIGNATION:

From: Special Purpose – School, Park and Community Reserve (S-SPR) District and Multi-Residential – At Grade Housing (M-G) District

To: Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District

MUNICIPAL ADDRESS:

6221 Country Hills Boulevard NE

APPLICANT:

Stantec Consulting

OWNER:

Northpoint East Development Corporation (Anthem Cornerstone Management LP)

ADMINISTRATION RECOMMENDATION:

APPROVAL