



INDEX FOR THE 2021 APRIL 22 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 NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Peter Schryvers

COMMUNITY:

Tuxedo Park (Ward 7)

FILE NUMBER:

LOC2020-0213 (CPC2021-0281)

PROPOSED POLICY AMENDMENTS:

Amendment 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:

231 and 235 - 25 Avenue NE

APPLICANT:

Civicworks

OWNER:

Ardian Ujkani

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Johnson Kwan

COMMUNITY:

South Calgary (Ward 8)

FILE NUMBER:

LOC2021-0026 (CPC2021-0481)

PROPOSED REDESIGNATION:

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

To: DC Direct Control District to accommodate the
additional use of Office

MUNICIPAL ADDRESS:

1627 – 33 Avenue SW

APPLICANT:

Dobbin Consulting

OWNER:

Greg Peterson
Christine Lundahl

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Brian Smith

COMMUNITY:

Currie Barracks (Ward 8)

FILE NUMBER:

LOC2021-0013 (CPC2021-0497)

PROPOSED REDESIGNATION:

From: Direct Control District

To: Direct Control District to accommodate the
additional use of Brewery, Winery and Distillery

MUNICIPAL ADDRESS:

2566 Flanders Avenue SW

APPLICANT:

O2 Planning and Design

OWNER:

Canada Lands Company (CLC) Limited

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Kait Bahl

COMMUNITY:

Beltline (Ward 8)

FILE NUMBER:

LOC2019-0100 (CPC2021-0421)

PROPOSED POLICY AMENDMENTS:

Amendments to the Beltline Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Centre City Commercial Corridor District
(CC-COR)

To: DC Direct Control District to accommodate the
additional use of Drive Through

MUNICIPAL ADDRESS:

1422 – 17 Avenue SW

APPLICANT:

IBI Group

OWNER:

McDonalds Restaurants of Canada Limited

ADMINISTRATION RECOMMENDATION:

REFUSAL

ITEM NO.: 7.2.4

Colleen Renne-Grivell

COMMUNITY:

Pine Creek (Ward 13)

FILE NUMBER:

LOC2017-0068 (CPC2021-0509)

PROPOSED OUTLINE PLAN:

Subdivision of 69 hectares ± (170 acres ±)

PROPOSED REDESIGNATION:

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

To: Residential – Low Density Mixed Housing (R-G)
District, Residential – Low Density Mixed
Housing (R-Gm) District Multi-Residential – Low
Profile (M-1) District, Multi-Residential – Low
Profile Support Commercial (M-X1) District,
Special Purpose – City and Regional
Infrastructure (S-CRI) District, Special Purpose –
School, Park and Community Reserve (S-SPR)
District and Special Purpose – Urban Nature
(S-UN) District

MUNICIPAL ADDRESS:

22000 Sheriff King Street SW

APPLICANT:

Stantec Consulting

OWNER:

Pine Valley Developments (2008) Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO: 7.2.5

Jennifer Maximattis-White

COMMUNITY:

Sage Hill (Ward 2)

FILE NUMBER:

LOC2020-0138 (CPC2021-0526)

PROPOSED REDESIGNATION:

From: Multi-Residential – Low Profile (M-1d75) District

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

MUNICIPAL ADDRESS:

365 Sage Meadows Green NW

APPLICANT:

B&A Planning Group

OWNER:

Genesis Land Development Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Peter Schryvers

COMMUNITY:

Tuxedo Park (Ward 7)

FILE NUMBER:

LOC2020-0015 (CPC2021-0372)

PROPOSED POLICY AMENDMENTS:

Amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Commercial – Corridor 1 (C-COR1f6.0h28) District, Commercial – Corridor 1 (C-COR1f6.0h38) District and Commercial – Corridor 1 (C-COR1f6.0h46) District

To: Direct Control District to accommodate a mixed use development

MUNICIPAL ADDRESS:

112, 116, 120, 124, 130 and 140 - 16 Avenue NW

APPLICANT:

O2 Planning and Design

OWNER:

2233552 Alberta LTD (Soloman Candel)
400381 Alberta LTD (Wai Hing Ko)
Jemm Centre St. General Partner LTD
2038049 Alberta LTD (Eden Lindenbach, JEMM Properties)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Giyan Brenkman

COMMUNITY:

Hillhurst (Ward 7)

FILE NUMBER:

LOC2017-0154 (CPC2021-0130)

PROPOSED POLICY AMENDMENTS:

Amendment to the Hillhurst/Sunnyside Area
Redevelopment Plan

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Grade-Oriented
(M-CGd72) District, Special Purpose –
Community Institution (S-CI) District and Direct
Control District

To: Direct Control District to accommodate a
combination of medical, commercial and multi-
residential uses in a mixed-use development
with mobility improvements

MUNICIPAL ADDRESS:

1302, 1340 and 1402 – 8 Avenue NW

APPLICANT:

IBI Group

OWNER:

Healthcare Properties Holdings LTD
The Governing Council of the Salvation Army in Canada

ADMINISTRATION RECOMMENDATION:

APPROVAL