



INDEX FOR THE 2021 JUNE 17 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

5.1.1

Deferral Request for CPC2019-1050 to Calgary Planning Commission by 2021 December 16

CPC2019-1050 (DP2019-0949) was initially referred back to Administration at the 2019 September 05 Calgary Planning Commission meeting and to return to Calgary Planning Commission no later than December 2019.

Since that time, there have been three separate deferral requests submitted to allow for additional time for the applicant to address the concerns raised at the initial CPC meeting. Administration is once again requesting a Deferral of CPC2019-1050 to the 2021 December 16 Calgary Planning Commission Meeting to allow the applicant sufficient time to finalize their proposal to address concerns raised by CPC and to ensure that their final product meets current market demand.

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Insia Hassonjee

COMMUNITY:

Fairview Industrial (Ward 9)

FILE NUMBER:

LOC2021-0049 (CPC2021-0882)

PROPOSED REDESIGNATION:

From: Commercial – Corridor 2 f2.0h24 (C-COR2 f2.0h24) District

To: Industrial – General (I-G) District

MUNICIPAL ADDRESS:

134 Forge Road SE

APPLICANT:

Pattison Outdoor Advertising

OWNER:

Central Organization for Jewish Education Lubavitch
Alberta

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Mona Ha

COMMUNITY:

Southview (Ward 9)

FILE NUMBER:

LOC2021-0027 (CPC2021-0879)

PROPOSED REDESIGNATION:

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

To: Special Purpose – Recreation (S-R) District

MUNICIPAL ADDRESS:

1907 – 26 Street SE

APPLICANT:

Stantec Consulting Ltd

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Dino Kasparis

COMMUNITY:

Winston Heights/Mountview (Ward 7)

FILE NUMBER:

LOC2021-0024 (CPC2021-0863)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

85 Montrose Crescent

APPLICANT:

Sara Karimiavval

OWNER:

Vince Malayandi

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.6

Dino Kasparis

COMMUNITY: Stoney 1 (Ward 3)

FILE NUMBER: LOC2021-0041 (CPC2021-0866)

PROPOSED REDESIGNATION: From: Industrial – Business f1.0h18 (I-B f1.0h18) District
To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS: 11165 – 14 Street NE

APPLICANT: CTM Design Services

OWNER: Shell Canada Limited

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.7

Allan Singh

COMMUNITY: Royal Vista (Ward 1)

FILE NUMBER: LOC2021-0052 (CPC2021-0810)

PROPOSED REDESIGNATION: From: Industrial – Business (I-Bf1.0h24) District
To: Industrial Commercial (I-C) District

MUNICIPAL ADDRESS: 1000 - 11 Royal Vista NW, 2000 - 11 Royal Vista NW, 3000 - 11 Royal Vista NW and 11 Royal Vista NW

APPLICANT: Opus Corporation

OWNER: RVP-Condo Corporation #1912395

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.8

Katherine Wilson

COMMUNITY:

Bowness (Ward 1)

FILE NUMBER:

LOC2021-0034 (CPC2021-0741)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

8104 – 46 Avenue NW

APPLICANT:

Lasting Legacies

OWNER:

Matthew L. Morozoff

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.9

Katherine Wilson

COMMUNITY:

Richmond (Ward 8)

FILE NUMBER:

LOC2021-0045 (CPC2021-0792)

PROPOSED POLICY AMENDMENT:

Amendment to the Richmond Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2139 – 26 Avenue SE

APPLICANT:

Sinclair Signature Homes

OWNER:

Jeremy Paylor
Kuljit Punia

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.10

Brian Smith

COMMUNITY:

Altadore (Ward 8)

FILE NUMBER:

LOC2021-0053 (CPC2021-0871)

PROPOSED POLICY AMENDMENTS:

Amendment to the South Calgary/Altadore Area
Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

1704 – 37 Avenue SW

APPLICANT:

Tricor Design Group

OWNER:

Christina Groszko

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.11

Jarred Friedman

COMMUNITY:

Belmont (Ward 13)

FILE NUMBER:

LOC2021-0038 (CPC2021-0773)

PROPOSED REDESIGNATION:

From: Residential – Narrow Parcel One Dwelling
(R-1N) District and Residential – Low Density
Multiple Dwelling (R-2M) District

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

MUNICIPAL ADDRESS:

19600 Sheriff King Street SW and 480 – 210 Avenue
SW

APPLICANT:

Stantec Consulting

OWNER:

United Acquisition Corp

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.12

Manish Singh

COMMUNITY:

Rocky Ridge (Ward 1)

FILE NUMBER:

LOC2020-0202 (CPC2021-0830)

PROPOSED CLOSURE:

0.10 hectares \pm (0.25 acres \pm) of road adjacent to 10313 Eamon Road NW

PROPOSED REDESIGNATION:

From: Undesignated Road Right-of-Way

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

MUNICIPAL ADDRESS:

Adjacent to 10313 Eamon Road NW

APPLICANT:

The City of Calgary

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.13

Daniel Johnson

COMMUNITY:

Silverado (Ward 13)

FILE NUMBER:

SN2021-0003 (CPC2021-0897)

PROPOSED STREET NAME:

Silverton Glen

APPLICANT:

Measurement Sciences Inc

OWNER:

Cardel Homes

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.:	7.2.1	Brad Bevill
COMMUNITY:		Inglewood (Ward 9)
FILE NUMBER:		LOC2019-0194 (CPC2021-0896)
PROPOSED POLICY AMENDMENTS:		Amendments to the Inglewood Area Redevelopment Plan
PROPOSED REDESIGNATION:		From: Industrial – Edge (I-E) District To: Direct Control District to accommodate a mixed-use development with mobility improvements
MUNICIPAL ADDRESS:		1390 – 17 Avenue SE
APPLICANT:		Hungerford Properties (1390 17th Avenue SE Properties GP LTD)
OWNER:		Hungerford Properties (1390 17th Avenue SE Properties GP LTD)
ADMINISTRATION RECOMMENDATION:		APPROVAL

ITEM NO.:	7.2.2	Wallace Leung
COMMUNITY:		Bridgeland-Riverside (Ward 9)
FILE NUMBER:		LOC2020-0079 (CPC2021-0857)
PROPOSED OUTLINE PLAN:		Subdivision of 2.5 hectares ± (6.1 acres ±)
PROPOSED POLICY AMENDMENTS:		Amendments to the Bridgeland-Riverside Area Redevelopment Plan
PROPOSED REDESIGNATION:		From: Direct Control District To: Mixed Use – General (MU1-f4.0h50) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control District to accommodate mixed use development
MUNICIPAL ADDRESS:		15 – 11A Street NE
APPLICANT:		Ground Cubed
OWNER:		Silvera For Seniors
ADMINISTRATION RECOMMENDATION:		APPROVAL

ITEM NO.: 7.2.3

Julian Hall

COMMUNITY:

Banff Trail (Ward 7)

FILE NUMBER:

LOC2020-0205 (CPC2021-0904)

PROPOSED REDESIGNATION:

From: Direct Control District

To: Mixed Use – Active Frontage (MU-2f4.5h55d280) District

MUNICIPAL ADDRESS:

2020 and 2112 Crowchild Trail NW

APPLICANT:

Farmor Architecture

OWNER:

Saju Holdings Limited

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Josh de Jong

COMMUNITY:

Winston Heights/Mountview (Ward 7)

FILE NUMBER:

LOC2021-0006 (CPC2021-0880)

PROPOSED POLICY AMENDMENTS:

Amendment to the Winston Heights/Mountview Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Multi-Residential Grade Oriented (M-CGd111) District

To: Direct Control District to accommodate multi-residential development

MUNICIPAL ADDRESS:

415 – 31 Avenue NE

APPLICANT:

CivicWorks

OWNER:

Streetside Development Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

	Evan Goldstrom
COMMUNITY:	Hillhurst (Ward 7)
FILE NUMBER:	LOC2020-0122 (CPC2021-0873)
PROPOSED POLICY AMENDMENTS:	Amendments to the Hillhurst/Sunnyside Area Redevelopment Plan
PROPOSED REDESIGNATION:	From: Commercial – Corridor 1 (C-COR1f2.8h13) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District To: Direct Control District to accommodate multi- residential development and the preservation of a historic building
MUNICIPAL ADDRESS:	1110, 1114, 1120, 1124, 1126 Gladstone Road NW
APPLICANT:	O2 Planning and Design
OWNER:	Churchstone Enterprises Limited Midelco Holdings Limited David HM Wong Elaine Lai-King Wong
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.6

	Derek Pomreinke
COMMUNITY:	Richmond (Ward 8)
FILE NUMBER:	LOC2021-0017 (CPC2021-0895)
PROPOSED POLICY AMENDMENT:	Amendment to the Marda Loop Area Redevelopment Plan
PROPOSED REDESIGNATION:	From: Mixed Use – Active Frontage (M-U2f3.0h16) District To: Mixed Use – Active Frontage (M-U2f4.0h22) District
MUNICIPAL ADDRESS:	2202, 2206, 2212, 2216, 2222 and 2226 – 33 Avenue SW
APPLICANT:	Civicworks
OWNER:	Carpenter Capital Corporation Yosefa Josette Fraiman
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.7

Jarred Friedman

COMMUNITY: South Calgary (Ward 8)

FILE NUMBER: LOC2021-0054 (CPC2021-0827)

PROPOSED POLICY AMENDMENTS: Amendment to the Calgary/South Altadore Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Mixed Use - General (MU-1f2.55h15) District and Residential – Contextual One / Two Dwelling (R-C2) District

To: Mixed Use - General (MU-1f3.5h20) District

MUNICIPAL ADDRESS: 1624 and 1628 – 33 Avenue SW

APPLICANT: Sarina Developments

OWNER: Riyaz Virani
Jennifer Tuffs

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.8

Jarred Friedman

COMMUNITY: Springbank Hill (Ward 6)

FILE NUMBER: LOC2020-0110 (CPC2021-0906)

PROPOSED OUTLINE PLAN: Subdivision of 1.94 hectares ± (4.80 acres ±)

PROPOSED REDESIGNATION: From: Direct Control District

To: Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District

MUNICIPAL ADDRESS: 2848 – 85 Street SW

APPLICANT: B&A Planning Group

OWNER: Sukhwant Shergill

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.9

Tom Schlodder

COMMUNITY:

Currie Barracks (Ward 8)

FILE NUMBER:

LOC2021-0043 (CPC2021-0799)

PROPOSED OUTLINE PLAN:

Subdivision of 2.2 hectares \pm (5.4 acres \pm)

PROPOSED POLICY AMENDMENTS:

Amendments to the CFB West Currie Barracks Master Plan

PROPOSED REDESIGNATION:

From: Special Purpose – Recreation (S-R) District

To: Mixed Use - General (MU-1h14) District and
Mixed Use - General (MU-1f2.0h22) District

MUNICIPAL ADDRESS:

2539 – 33 Avenue SW and 3435 Crowchild Trail SW

APPLICANT:

O2 Planning and Design

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.10

Johnson Kwan

COMMUNITY:

Pine Creek (Ward 13)

FILE NUMBER:

LOC2021-0029 (CPC2021-0749)

PROPOSED OUTLINE PLAN:

Subdivision of 3.35 hectares \pm (8.28 acres \pm)

PROPOSED REDESIGNATION:

From: Residential – One Dwelling (R-1s) District and
Residential – Low Density Multiple Dwelling
(R-2M) District

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

MUNICIPAL ADDRESS:

235 - 210 Avenue SW

APPLICANT:

B&A Planning Group

OWNER:

Creekrise FS GP Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL