



INDEX FOR THE 2021 AUGUST 19 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

ITEM NO.: 5.2 BRIEFINGS

ITEM NO.: 5.3 Colleen Renne-Grivell
COMMUNITY: Glendale (Ward 6)
FILE NUMBER: LOC2021-0063 (CPC2021-1199)
PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Grade-Oriented Infill (R-CG) District.
MUNICIPAL ADDRESS: 4107 – 17 Avenue SW
APPLICANT: K5 Designs
OWNER: 17 Avenue GP Inc
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.4 Renae DeMolitor
COMMUNITY: Killarney/Glengarry (Ward 8)
FILE NUMBER: LOC2021-0074 (CPC2021-1176)
PROPOSED POLICY AMENDMENT: Amendment to the Killarney/Glengarry Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District.
MUNICIPAL ADDRESS: 2239 – 27 Street SW
APPLICANT: David Collins
OWNER: 2283189 Alberta Inc (Nil Patel)
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.5 Tom Schlodder

COMMUNITY: Altadore (Ward 8)

FILE NUMBER: LOC2020-0155 (CPC2021-0436)

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District

MUNICIPAL ADDRESS: 1704 – 48 Avenue SW

APPLICANT: Permit Masters

OWNER: Bassi Holdings Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.6 Tom Schlodder

COMMUNITY: Killarney/Glengarry (Ward 8)

FILE NUMBER: LOC2021-0016 (CPC2021-1195)

PROPOSED REDESIGNATION: From: Direct Control District
To: Residential – Contextual One / Two Dwelling (R-C2) District

MUNICIPAL ADDRESS: 2808 – 31 Street SW

APPLICANT: Chen Urban Homes

OWNER: Julin Zhang

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.7 Tom Schlodder

COMMUNITY: Altadore (Ward 8)

FILE NUMBER: LOC2021-0025 (CPC2021-1197)

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

To: Direct Control District to accommodate the additional use of Health Care Service

MUNICIPAL ADDRESS: 1747 – 34 Avenue SW

APPLICANT: Jeannine Hollman

OWNER: Jeannine Hollman

ADMINISTRATION RECOMMENDATION: **APPROVAL**

POSTPONED ITEMS

ITEM NO.: 6.1 Brendyn Seymour

COMMUNITY: Shaganappi (Ward 8)

FILE NUMBER: LOC2021-0022 (CPC2021-1019)

PROPOSED POLICY AMENDMENT: Amendment to the Westbrook Village Area
Redevelopment Plan

PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Medium Profile
(M-C2) District

To: Mixed Use - General (MU-1f4.0h26) District

MUNICIPAL ADDRESS: 1706 – 33 Street SW

APPLICANT: CivicWorks

OWNER: Ana Management Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.2 Brendyn Seymour

COMMUNITY: Shaganappi (Ward 8)

FILE NUMBER: LOC2021-0023 (CPC2021-1023)

PROPOSED POLICY AMENDMENT: Amendment to the Westbrook Village Area
Redevelopment Plan

PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Medium Profile
(M-C2) District

To: Mixed Use - General (MU-1f4.6h25) District

MUNICIPAL ADDRESS: 1706 – 33 Street SW

APPLICANT: CivicWorks

OWNER: 1498361 Alberta Ltd (Tony Trutina)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

DEVELOPMENT ITEMS

ITEM NO.:	7.1.1	Johnson Kwan
COMMUNITY:		Springbank Hill (Ward 6)
FILE NUMBER:		DP2020-5757 (CPC2021-1015)
PROPOSED DEVELOPMENT:		New: Multi-Residential Development (3 buildings)
MUNICIPAL ADDRESS:		8223 – 19 Avenue SW
APPLICANT:		Casola Koppe Architects
OWNER:		Aspen Springs GP Ltd
ADMINISTRATION RECOMMENDATION:		APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1 Wallace Leung

COMMUNITY: Residual Sub-Area 12A (Ward 12)

FILE NUMBER: LOC2021-0085 (CPC2021-1088)

PROPOSED REDESIGNATION: From: Industrial – Outdoor (I-O) District
To: Industrial – General (I-G) District

MUNICIPAL ADDRESS: 10811 – 84 Street SE

APPLICANT: Carswell Planning

OWNER: Make Space Alberta Property GP Inc (Adam Nesbitt)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.2 Jarred Friedman / Joseph Yun

COMMUNITY: Spruce Cliff (Ward 8)

FILE NUMBER: LOC2021-0068 (CPC2021-1114)

PROPOSED REDESIGNATION: From: Commercial – Neighbourhood 2 (C-N2) District
To: Mixed Use – General (MU-1f2.0h30) District

MUNICIPAL ADDRESS: 3404 Bow Trail SW

APPLICANT: MTA Urban Design Architecture Interior Design Inc

OWNER: Closer to Home Community Services Society

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3 Johnson Kwan
COMMUNITY: West Springs Area Structure Plan
FILE NUMBER: LOC2021-0086 (CPC2021-1098)
PROPOSED POLICY AMENDMENTS: West Springs Area Structure Plan
APPLICANT: Civicworks
OWNER: Truman Development Corporation
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.4 Johnson Kwan
COMMUNITY: Richmond (Ward 8)
FILE NUMBER: LOC2021-0119 (CPC2021-1183)
PROPOSED POLICY AMENDMENT: Richmond Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Residential – Grade-Oriented Infill (R-CG) District
To: Direct Control District to accommodate a courtyard style semi-detached development
MUNICIPAL ADDRESS: 2137 – 31 Avenue SW
APPLICANT: Civicworks
OWNER: SC31 Ltd
ADMINISTRATION RECOMMENDATION: **APPROVAL**