



INDEX FOR THE 2021 AUGUST 05 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

Dino Kasparis

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2020-0194 (CPC2021-1043)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

204 – 33 Avenue NE

APPLICANT:

K5 Designs

OWNER:

Montgomery Friendship Real Estate Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Kelsey Cohen

COMMUNITY:

Mount Pleasant (Ward 7)

FILE NUMBER:

LOC2021-0057 (CPC2021-1126)

PROPOSED POLICY AMENDMENT:

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:

1030 – 19 Avenue NW

APPLICANT:

Horizon Land Surveys

OWNER:

Evolve Homes (2017) Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Angela Kiu

COMMUNITY:

North Glenmore Park (Ward 11)

FILE NUMBER:

LOC2021-0077 (CPC2021-1068)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2144 – 51 Avenue SW

APPLICANT:

Ken Homes

OWNER:

Tomio Akiyama
Kyoko Akiyama

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.6

Kristine Stephanishin
(related to Item 7.2.11)

COMMUNITY:

Residual Ward 1 – Calgary West (Ward 1)

FILE NUMBER:

SN2020-0001 (CPC2021-1128)

PROPOSED COMMUNITY NAME:

Osprey Hill

PROPOSED STREET NAME:

Osprey Hill

APPLICANT:

B&A Planning Group

OWNER:

Homes by Avi

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.7

Monique Pahud

COMMUNITY:

Montgomery (Ward 7)

FILE NUMBER:

SN2021-0005 (CPC2021-1149)

PROPOSED SECONDARY STREET NAME:

Bowness Road NW / Montgomery Way NW

APPLICANT:

Montgomery Community Association

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1

Courtney Stengel

COMMUNITY:

Varsity (Ward 1)

FILE NUMBER:

DP2019-6254 (CPC2021-1130)

PROPOSED DEVELOPMENT:

New: Protective and Emergency Services, Multi Residential Development, Office, Child Care Service (60 Children), Sign - Class B (Fascia Signs - 1), and Sign - Class C (Freestanding Sign - 1)

MUNICIPAL ADDRESS:

3740 – 32 Avenue NW

APPLICANT:

Marc Boutin Architectural Collaborative Inc

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.1.2

Madeleine Krizan

COMMUNITY:

Rundle (Ward 10)

FILE NUMBER:

DP2020-4959 (CPC2021-1069)

PROPOSED DEVELOPMENT:

New: Multi-Residential Development (3 buildings)

MUNICIPAL ADDRESS:

4225 – 26 Avenue NE

APPLICANT:

5468796 Architecture

OWNER:

Calhome Properties Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Coleen Auld / Manish Singh

COMMUNITY:

Residual Sub-Area 1K (Ward 1)

FILE NUMBER:

LOC2021-0007 (CPC2021-1059)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

9700 Country Hills Boulevard NW

APPLICANT:

The City of Calgary

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Dino Kasparis

COMMUNITY:

North Airways (Ward 3)

FILE NUMBER:

LOC2021-0070 (CPC2021-1055)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

4239 – 19 Street NE

APPLICANT:

Roloh Investments Ltd

OWNER:

Roloh Investments Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Josh Ross

COMMUNITY:

Westwinds (Ward 5)

FILE NUMBER:

LOC2021-0069 (CPC2021-1144)

PROPOSED REDESIGNATION:

From: Direct Control District

To: Direct Control District to accommodate
additional commercial uses

MUNICIPAL ADDRESS:

3660 and 3690 Westwinds Drive NE

APPLICANT:

Ricklan Construction

OWNER:

Westwinds Corner Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Joe Silot

COMMUNITY:

West Hillhurst (Ward 7)

FILE NUMBER:

LOC2021-0036 (CPC2021-1150)

PROPOSED REDESIGNATION:

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

To: Mixed Use - General (MU-1f3.3h19) District

MUNICIPAL ADDRESS:

206, 210 and 214 – 19 Street NW

APPLICANT:

Innürskape Projekts

OWNER:

1441851 Alberta Ltd (Priscilla Yu)
878814 Alberta Corporation (Priscilla Yu)
Stirling Enterprises Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Matt Rockley

COMMUNITY:

Cornerstone (Ward 5)

FILE NUMBER:

LOC2021-0042 (CPC2021-1143)

PROPOSED OUTLINE PLAN:

Subdivision of 1.33 hectares \pm (3.28 acres \pm)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

7888 Country Hills Boulevard SW

APPLICANT:

B&A Planning Group

OWNER:

NEL Developments Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Jarred Friedman

COMMUNITY:

Rosscarrock (Ward 8)

FILE NUMBER:

LOC2019-0138 (CPC2021-1052)

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Low Profile
(M-C1) District, Commercial – Corridor 2
(C-COR2f3.0h23) District, and Commercial –
Corridor 2 (C-COR2f1.0h10) District

To: Mixed-Use - General (MU-1f3.0h26) District

MUNICIPAL ADDRESS:

1635 and 1639 – 38 Street SW and 3902 – 17 Avenue
SW

APPLICANT:

Rick Balbi Architect Ltd

OWNER:

Mary-Ann Rahnema
Massoud Rahnema
1989207 Alberta Inc (Massoud Rahnema)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Jarred Friedman

COMMUNITY: Richmond (Ward 8)

FILE NUMBER: LOC2021-0082 (CPC2021-1093)

PROPOSED POLICY AMENDMENT: Amendment to the Richmond Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Direct Control District to accommodate a low-density development

MUNICIPAL ADDRESS: 2003, 2009 and 2015 – 22 Street SW

APPLICANT: CivicWorks

OWNER: Jeremy Irwin
Jeffrey Ung
Kimberley Ung
RK22 Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.8

Tom Schlodder / Colleen Renee-Grivell

COMMUNITY: Bowness (Ward 7)

FILE NUMBER: LOC2020-0180 (CPC2021-0165)

PROPOSED POLICY AMENDMENT: Amendment to the Bowness Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Low Profile (M-C1) District
To: Mixed Use - General (MU-1f4.0h22) District

MUNICIPAL ADDRESS: 6105 – 32 Avenue NW

APPLICANT: CivicWorks

OWNER: SNH Development Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.9

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.: 7.2.10

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

ITEM NO.: 7.2.11

Brendyn Seymour
(related to Item 5.6)

COMMUNITY:

Residual Ward 1 – Calgary West (Ward 1)

FILE NUMBER:

LOC2019-0112 (CPC2021-1124)

PROPOSED OUTLINE PLAN:

Subdivision of 19.60 hectares ± (48.46 acres ±)

PROPOSED POLICY AMENDMENT:

Amendment to the Calgary West Area Structure Plan

PROPOSED REDESIGNATION:

From: Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – Transportation Utility Corridor (S-TUC) District

To: Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control District to accommodate residential development

MUNICIPAL ADDRESS:

221 – 101 Street SW

APPLICANT:

B&A Planning Group

OWNER:

Homes by Avi (BVX) Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL