



INDEX FOR THE 2021 NOVEMBER 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



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 Allan Singh
COMMUNITY: Montgomery (Ward 7)
FILE NUMBER: LOC2021-0109 (CPC2021-1444)
PROPOSED POLICY AMENDMENTS: Amendments to the Montgomery Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One / Two Dwelling (R-C2) District
MUNICIPAL ADDRESS: 5127 – 19 Avenue NW
APPLICANT: Tricor Design Group
OWNER: Chandhan Homes
Canadian Imperial Bank of Commerce
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.4 Dino Kasparis
COMMUNITY: Montgomery (Ward 7)
FILE NUMBER: LOC2021-0127 (CPC2021-1470)
PROPOSED POLICY AMENDMENTS: Amendments to the Montgomery Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One / Two Dwelling (R-C2) District
MUNICIPAL ADDRESS: 4515 – 23 Avenue NW
APPLICANT: Tricor Design Group
OWNER: Danny Roha
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.5 Dino Kasparis
COMMUNITY: Mount Pleasant (Ward 7)
FILE NUMBER: LOC2021-0097 (CPC2021-1479)
PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Grade Oriented Infill (R-CGex) District
MUNICIPAL ADDRESS: 402 – 26 Avenue NW
APPLICANT: New Century Design
OWNER: Home Theory Developments Inc
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.6 Tom Schlodder
COMMUNITY: Glenbrook (Ward 6)
FILE NUMBER: LOC2021-0128 (CPC2021-1449)
PROPOSED REDESIGNATION: From: Residential – One / Two Dwelling (R-C2) District
To: Residential – Grade Oriented Infill (R-CG) District
MUNICIPAL ADDRESS: 4511 – 30 Avenue SW
APPLICANT: Horizon Land Surveys
OWNER: Khai Minh Luu
Vinh Lien Luu
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.7 Jarred Freidman

COMMUNITY: Killarney/Glengarry (Ward 8)

FILE NUMBER: LOC2020-0192 (CPC2021-1457)

PROPOSED POLICY AMENDMENTS: Amendment to the Killarney/Glengarry Area
Redevelopment Plan

PROPOSED REDESIGNATION: From: Direct Control (DC) District
To: Residential – Grade-Oriented Infill (R-CG)
District

MUNICIPAL ADDRESS: 2904 Richmond Road SW

APPLICANT: K5 Designs

OWNER: Anita Sovina Am Fox

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.8 Jyde Heaven

COMMUNITY: Wildwood (Ward 8)

FILE NUMBER: LOC2021-0131 (CPC2021-1443)

PROPOSED REDESIGNATION: From: DC Direct Control District
To: DC Direct Control District to maintain a minimum
parcel area

MUNICIPAL ADDRESS: 5555 Edworthy Street SW

APPLICANT: CityTrend

OWNER: Jennifer Guillemaud

ADMINISTRATION RECOMMENDATION: **APPROVAL**

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1 Evan Goldstrom

COMMUNITY: Hillhurst (Ward 7)

FILE NUMBER: DP2020-6663 (CPC2021-1474)

PROPOSED DEVELOPMENT: Dwelling Unit (1 building) and Retail and Consumer Service (1 building)

MUNICIPAL ADDRESS: 1110, 1114, 1120, 1124 and 1126 Gladstone Road NW

APPLICANT: J+S Architects

OWNER: Churchstone Enterprises Limited
Midelco Holdings Limited
David HM Wong
Elaine Lai-King Wong

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.1.2 Josh Ross / Josh de Jong

COMMUNITY: Beltline (Ward 11)

FILE NUMBER: DP2021-5558 (CPC2021-1498)

PROPOSED DEVELOPMENT: New: Coliseum (Event Centre) and Restaurants, Drinking Establishments, Retail Stores, Outdoor Cafes, Offices, Parking Area, and Parking Structure

MUNICIPAL ADDRESS: 519 – 12 Avenue SE

APPLICANT: Dialog Architecture

OWNER: City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING ITEMS

ITEM NO.: 7.2.1 Kelsey Cohen

COMMUNITY: Mount Pleasant (Ward 7)

FILE NUMBER: LOC2021-0107 (CPC2021-1499)

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

MUNICIPAL ADDRESS: 1030 – 17 Avenue NW

APPLICANT: QuantumPlace Developments

OWNER: Nicola Bobey
Chere Reilly
Tara Reilly

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.2 Dino Kasparis

COMMUNITY: Highland Park (Ward 4)

FILE NUMBER: LOC2021-0084 (CPC2021-1473)

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Multi-Residential – Contextual Grade Oriented Infill (M-CGd75) District

MUNICIPAL ADDRESS: 308 – 32 Avenue NE

APPLICANT: Tricor Design Group

OWNER: Callie Roang
Paul Harris

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3 Sarah Hbeichi

COMMUNITY: West Hillhurst (Ward 7)

FILE NUMBER: LOC2021-0060 (CPC2021-1477)

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

MUNICIPAL ADDRESS: 2135 Westmount Road NW

APPLICANT: New Century Design

OWNER: Daniel Thompson
Laurie Thompson
Peter Thompson

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.4 Peter Schryvers

COMMUNITY: Winston Heights/Mountview (Ward 9)

FILE NUMBER: LOC2020-0172 (CPC201494)

PROPOSED REDESIGNATION: From: Commercial Corridor 2 (C-COR2f1.0h12) District
To: Mixed Use - General (MU-1f4.0h22) District and
Mixed Use - General (MU-1f6.5h45) District

MUNICIPAL ADDRESS: 802 – 16 Avenue NE

APPLICANT: Abugov Kaspar

OWNER: Ambassador Motels Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.5 Manish Singh

COMMUNITY: Cornerstone (Ward 5)

FILE NUMBER: LOC2021-0083 (CPC2021-1445)

PROPOSED OUTLINE PLAN: Subdivision of 3.64 hectares ± (8.98 acres ±)

PROPOSED REDESIGNATION: From: Multi-Residential – Low Profile (M-1) 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-Gm) District

MUNICIPAL ADDRESS: 6660 Country Hills Boulevard NE

APPLICANT: Stantec Architecture

OWNER: Northpoint East Development Corporation (Anthem Cornerstone Management LP)

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.6 Melanie Horkan

COMMUNITY: Mahogany (Ward 12)

FILE NUMBER: LOC2021-0104 (CPC2021-1446)

PROPOSED REDESIGNATION: From: Residential – Narrow Parcel One Dwelling (R-1N) District

To: Direct Control (DC) District to accommodate the additional use of Child Care Service

MUNICIPAL ADDRESS: 258 Masters Row SE

APPLICANT: Sociis Design

OWNER: Gergana Radulova

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.7
COMMUNITY: Bridgeland-Riverside (Ward 9)
FILE NUMBER: LOC2021-0014 (CPC2021-1340)
PROPOSED POLICY AMENDMENTS: Amendment to the Bridgeland-Riverside Area
Redevelopment Plan
PROPOSED REDESIGNATION: From: Direct Control (DC) District
To: Mixed Use - General (MU-1f3.0h16) District
MUNICIPAL ADDRESS: 108 – 9A Street NE
APPLICANT: B&A Planning Group
OWNER: Camargue Properties Inc
ADMINISTRATION RECOMMENDATION: **APPROVAL**