



INDEX FOR THE 2022 FEBRUARY 10 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 Josh de Jong
COMMUNITY: Mount Pleasant (Ward 7)
FILE NUMBER: LOC2021-0113 (CPC2022-0118)
PROPOSED REDESIGNATION: From: Direct Control (DC) District
To: Residential – Grade-Oriented Infill (R-CG) District
MUNICIPAL ADDRESS: 504 – 20 Avenue NW
APPLICANT: Horizon Land Surveys
OWNER: 2214249 Alberta LTD (Joyce Wang)
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.3 Matt Rockley
COMMUNITY: Montgomery (Ward 7)
FILE NUMBER: LOC2021-0148 (CPC2021-1634)
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: 5123 – 19 Avenue NW
APPLICANT: Horizon Land Surveys
OWNER: Catalina Daniela Roxana Eftimie
Alexandru Mihai
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.4 Matt Rockley

COMMUNITY: Montgomery (Ward 7)

FILE NUMBER: LOC2021-0149 (CPC2022-0170)

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: 5208 and 5212 – 19 Avenue NW

APPLICANT: Horizon Land Surveys

OWNER: Arpad Denes Juhasz
Ildiko Katalin Juhasz
George Vitale Professional Corporation

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.5 Kieran Slattery

COMMUNITY: Residual Ward 1 – Calgary West (Ward 1)

FILE NUMBER: LOC2021-0155 (CPC2022-0017)

PROPOSED CLOSURE: 0.09 hectares ± (0.21 acres ±) of road adjacent to 10421 West Valley Road NW

PROPOSED REDESIGNATION: From: Undesignated Road Right-of-Way
To: Special Purpose – Future Urban Development (S-FUD) District

MUNICIPAL ADDRESS: Adjacent to 10421 West Valley Road NW

APPLICANT: B&A Planning Group

OWNER: The City of Calgary (RE&DS)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.6 Calvin Chan

COMMUNITY: Inglewood (Ward 9)

FILE NUMBER: LOC2021-0087(CPC2022-0204)

PROPOSED CLOSURE: 0.01 hectares ± (0.02 acres ±) of road adjacent to 2108 – 8 Avenue SE

PROPOSED REDESIGNATION: From: Undesignated Road Right-of-Way
To: Residential – Contextual One / Two Dwelling (R-C2) District

MUNICIPAL ADDRESS: Adjacent to 2108 – 8 Avenue SE

APPLICANT: Horizon Land Surveys

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

DEVELOPMENT ITEMS

ITEM NO.:	7.1.1	Kieran Slattery
COMMUNITY:		Glendale (Ward 06)
FILE NUMBER:		DP2021-3689 (CPC2022-0063)
PROPOSED DEVELOPMENT:		Multi-Residential Development (2 buildings, Health Care Centre, Restaurant: Licensed, and Drive Through
MUNICIPAL ADDRESS:		4503, 4507 and 4511 - 17 Avenue SW
APPLICANT:		Systemic Architecture
OWNER:		Lee Dowd Justine Dowd Christopher Jones Nicole Westman
ADMINISTRATION RECOMMENDATION:		APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1 Derek Pomreinke

COMMUNITY: Woodbine (Ward 13)

FILE NUMBER: LOC2021-0206 (CPC2022-0034)

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District

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

MUNICIPAL ADDRESS: 308 Woodfield Road SW

APPLICANT: Saher Shah

OWNER: 616760 Alberta Ltd (Saher Shah)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.2 Derek Pomreinke

COMMUNITY: Altadore (Ward 7)

FILE NUMBER: LOC2021-0072 (CPC2021-1486)

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

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

To: Direct Control (DC) District to accommodate a multi-residential development

MUNICIPAL ADDRESS: 3719 – 14 Street SW

APPLICANT: CivicWorks

OWNER: SNH Developments Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3 Joseph Yun

COMMUNITY: South Calgary (Ward 8)

FILE NUMBER: LOC2021-0065 (CPC2021-1478)

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

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Direct Control (DC) District to accommodate a multi-residential development

MUNICIPAL ADDRESS: 1531 – 33 Avenue SW

APPLICANT: CivicWorks

OWNER: SNH Developments Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.4 Jarred Friedman

COMMUNITY: Richmond (Ward 8)

FILE NUMBER: LOC2021-0136 (CPC2022-0156)

PROPOSED POLICY AMENDMENT: Amendment to the Richmond Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Low Profile (M-C1) District
To: Mixed Use - General (MU-1f3.3h19) District

MUNICIPAL ADDRESS: 2801 and 2805 – 24A Street SW

APPLICANT: Postal Projects Company Inc

OWNER: Postal Projects Company Inc

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.5
COMMUNITY: Renfrew (Ward 9)
FILE NUMBER: LOC2021-0139 (CPC2022-0117)
PROPOSED REDESIGNATION: From: Direct Control (DC) District
To: Special Purpose – Community Service (S-CS) District
MUNICIPAL ADDRESS: 731 – 13 Avenue NE
APPLICANT: Citytrend
OWNER: The City of Calgary
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.6
COMMUNITY: Renfrew (Ward 9)
FILE NUMBER: LOC2021-0180 (CPC2022-0052)
PROPOSED REDESIGNATION: From: Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District and Direct Control (DC) District
To: Mixed Use – Active Frontage (MU-2 f3.5h22) District
MUNICIPAL ADDRESS: 1212 Edmonton Trail NE and 411 – 12 Avenue NE
APPLICANT: Quantum Place Developments
OWNER: Lyanne Holdings Ltd
2038194 Alberta Ltd (Quantum Place)
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.7
COMMUNITY: Wallace Leung
FILE NUMBER: Foothills (Ward 9)
PROPOSED REDESIGNATION: LOC2021-0179 (CPC2022-0141)
From: Industrial – General (I-G) District
To: Direct Control (DC) District to accommodate the additional use of Indoor Recreation Facility
MUNICIPAL ADDRESS: 4710 – 80 Avenue SE
APPLICANT: 1237939 Alberta Ltd (Benjamin Ang)
OWNER: 1237939 Alberta Ltd (Benjamin Ang)
ADMINISTRATION RECOMMENDATION: APPROVAL