



## INDEX FOR THE 2022 JUNE 16 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

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### ITEM NO.: 5.2

Melanie Horkan

**COMMUNITY:**

Inglewood (Ward 9)

**FILE NUMBER:**

LOC2022-0068 (CPC2022-0733)

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Contextual Grade-Oriented  
(M-CGd30) District

To: Multi-Residential – Contextual Grade-Oriented  
(M-CGd33) District

**MUNICIPAL ADDRESS:**

2003 – 16 Street SE

**APPLICANT:**

Gibbs Gage Architects

**OWNER:**

The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 5.3

Scott Thompson

**COMMUNITY:**

Renfrew (Ward 9)

**FILE NUMBER:**

LOC2021-0076 (CPC2022-0666)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

424 and 428 – 13 Avenue NE

**APPLICANT:**

New Century Design

**OWNER:**

Manpreet Buttar  
Jasminder Ratol  
Swaranjit Ratol

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.4**

Mac Hickley

**COMMUNITY:**

Killarney/Glengarry (Ward 8)

**FILE NUMBER:**

LOC2021-0217 (CPC2022-0703)

**PROPOSED POLICY AMENDMENTS:**

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:**

3602 – 21 Avenue SW

**APPLICANT:**

Hasan Syed (Savoy Designs)

**OWNER:**

Antuen Borici  
Aleks Vukaj

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 5.5**

Nancy Sanborn

**COMMUNITY:**

Belmont (Ward 13)

**FILE NUMBER:**

LOC2022-0029 (CPC2022-0732)

**PROPOSED REDESIGNATION:**

From: Residential – Low Density Multiple Dwelling  
District (R-2M) District

To: Multi-Residential – At Grade Housing (M-G)  
District

**MUNICIPAL ADDRESS:**

150 Belmont Street SW

**APPLICANT:**

Tricor Design Group

**OWNER:**

United Acquisition II Corp

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.6**

Jennifer Miller

**COMMUNITY:**

Bankview (Ward 8)

**FILE NUMBER:**

LOC2022-0031 (CPC2022-0729)

**PROPOSED POLICY AMENDMENT:**

Amendment to the Bankview Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

To: Multi-Residential – Contextual Grade-Oriented  
(M-CG) District

**MUNICIPAL ADDRESS:**

2101 – 17A Street SW

**APPLICANT:**

MCI Group

**OWNER:**

Cru Developments Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## DEVELOPMENT ITEMS

<b>ITEM NO.: 7.1.1</b>	Matt Rockley
<b>COMMUNITY:</b>	Hillhurst (Ward 7)
<b>FILE NUMBER:</b>	DP2021-1502 (CPC2022-0701)
<b>PROPOSED DEVELOPMENT:</b>	Addition: Multi-Residential Development (include change of use, change to site plan, interior and exterior renovations)
<b>MUNICIPAL ADDRESS:</b>	212 – 10A Street NW
<b>APPLICANT:</b>	Planning Protocol 3
<b>OWNER:</b>	Rocco Terrigno
<b>ADMINISTRATION RECOMMENDATION:</b>	<b>APPROVAL</b>
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<b>ITEM NO.: 7.1.2</b>	Derek Pomreinke
<b>COMMUNITY:</b>	Beltline (Ward 8)
<b>FILE NUMBER:</b>	DP2021-7324 (CPC2022-0715)
<b>PROPOSED DEVELOPMENT:</b>	New: Retail and Consumer Service, Restaurant: Licensed, Multi-Residential Development (1 building)
<b>MUNICIPAL ADDRESS:</b>	1409 – 4 Street SW
<b>APPLICANT:</b>	Gibbs Gage Architects
<b>OWNER:</b>	Fourth Street Lofts Group Limited (Western Securities)
<b>ADMINISTRATION RECOMMENDATION:</b>	<b>APPROVAL</b>
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<b>ITEM NO.: 7.1.3</b>	Chris Wolfe
<b>COMMUNITY:</b>	Medicine Hill (Ward 6)
<b>FILE NUMBER:</b>	DP2021-8057 (CPC2022-0724)
<b>PROPOSED DEVELOPMENT:</b>	New: Multi-Residential Development (29 Buildings), Accessory Residential Buildings (garbage enclosures), Sign - Class C
<b>MUNICIPAL ADDRESS:</b>	1453 Na'a Drive SW
<b>APPLICANT:</b>	Davignon Martin Architecture
<b>OWNER:</b>	Trinity Hill Calgary GP LTD
<b>ADMINISTRATION RECOMMENDATION:</b>	<b>APPROVAL</b>

## PLANNING ITEMS

**ITEM NO.: 7.2.1** Chris McCaw

**COMMUNITY:** Fairview Industrial (Ward 11)

**FILE NUMBER:** LOC2022-0034 (CPC2022-0596)

**PROPOSED REDESIGNATION:** From: Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District  
To: Direct Control (DC) District to accommodate the additional use of School – Private

**MUNICIPAL ADDRESS:** 510 – 77 Avenue SE

**APPLICANT:** Opus Corporation

**OWNER:** 10460010 Canada Inc (Craig Shein)

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.2** Sean MacLean

**COMMUNITY:** Southview (Ward 9)

**FILE NUMBER:** LOC2021-0181 (CPC2022-0683)

**PROPOSED REDESIGNATION:** From: Residential – Contextual One Dwelling (R-C1) District  
To: Commercial – Neighbourhood 1 (C-N1) District

**MUNICIPAL ADDRESS:** 2531 – 36 Street SE

**APPLICANT:** Noble Grounds Inc

**OWNER:** Noble Grounds Inc

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 7.2.3**

Melanie Horkan

**COMMUNITY:**

Erlton (Ward 8)

**FILE NUMBER:**

LOC2021-0122 (CPC2022-0736)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Erlton Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

To: Multi-Residential – Low Profile Support  
Commercial (M-X1) District

**MUNICIPAL ADDRESS:**

29, 33 and 35 – 25 Avenue SW

**APPLICANT:**

Horizon Land Surveys

**OWNER:**

Hosseini Aghabarati  
Reza Pasand

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.4**

Brendyn Seymour

**COMMUNITY:**

Mission (Ward 8)

**FILE NUMBER:**

LOC2022-0023 (CPC2022-0723)

**PROPOSED POLICY AMENDMENT:**

Amendment to the Mission Area Redevelopment Plan

**MUNICIPAL ADDRESS:**

211 – 25 Avenue SW

**APPLICANT:**

Manu Chugh Architect

**OWNER:**

Devine Custom Homes Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.5**

**COMMUNITY:** Bwale Bwalya

**FILE NUMBER:** Altadore (Ward 8)

**PROPOSED POLICY AMENDMENT:** LOC2021-0163 (CPC2022-0532)

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

**PROPOSED REDESIGNATION:** From: Residential – Grade-Oriented Infill (R-CG) District

To: Direct Control (DC) District to accommodate a rowhouse building

**MUNICIPAL ADDRESS:** 1603 – 38 Avenue SW

**APPLICANT:** Horizon Land Surveys

**OWNER:** 2214254 Alberta Ltd. (Bill Truong)

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.6**

**COMMUNITY:** Jarred Friedman

**FILE NUMBER:** Aspen Woods (Ward 6)

**PROPOSED POLICY AMENDMENT:** LOC2021-0143 (CPC2022-0544)

**PROPOSED POLICY AMENDMENT:** Amendment to the East Springbank Area Structure Plan

**PROPOSED REDESIGNATION:** From: Direct Control (DC) District

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

**MUNICIPAL ADDRESS:** 7111 – 14 Avenue SW

**APPLICANT:** O2 Planning and Design

**OWNER:** Willock Equities Limited

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**



**ITEM NO.: 7.2.7**

Jarred Friedman

**COMMUNITY:**

Aspen Woods (Ward 6)

**FILE NUMBER:**

LOC2021-0196 (CPC2022-0614)

**PROPOSED OUTLINE PLAN:**

Subdivision of 1.99 hectares  $\pm$  (4.92 acres  $\pm$ )

**PROPOSED REDESIGNATION:**

From: Direct Control (DC) District

To: Residential – Low Density Mixed Housing (R-G)  
District and Special Purpose – School, Park and  
Community Reserve (S-SPR) District

**MUNICIPAL ADDRESS:**

1459 – 69 Street SW

**APPLICANT:**

IBI Group

**OWNER:**

Stanley Thomas Bakgaard  
Wendy Evelyn Bakgaard  
Timothy Patrick Blumenschein

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**