



## INDEX FOR THE 2022 JULY 21 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

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**ITEM NO.: 5.2** Callen Strang  
**COMMUNITY:** Winston Heights/Mountview (Ward 4)  
**FILE NUMBER:** LOC2022-0046 (CPC2022-0795)  
**PROPOSED REDESIGNATION:** From: Residential – Contextual One / Two Dwelling (R-C2) District  
To: Residential – Grade-Oriented Infill (R-CG) District  
**MUNICIPAL ADDRESS:** 604 – 33 Avenue NE  
**APPLICANT:** Tricor Design Group  
**OWNER:** Daniel Bobyn  
Joanne Bobyn  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 5.3** Chad Peters  
**COMMUNITY:** Highland Park (Ward 4)  
**FILE NUMBER:** LOC2022-0084 (CPC2022-0782)  
**PROPOSED REDESIGNATION:** From: Residential – Contextual One / Two Dwelling (R-C2) District  
To: Residential – Grade-Oriented Infill (R-CG) District  
**MUNICIPAL ADDRESS:** 3424 Centre B Street NW  
**APPLICANT:** Tricor Design Group  
**OWNER:** Bridgedale Home Buyers Inc  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 5.4** Chad Peters

**COMMUNITY:** Montgomery (Ward 7)

**FILE NUMBER:** LOC2022-0060 (CPC2022-0632)

**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:** 5023 – 21 Avenue NW

**APPLICANT:** Tricor Design Group

**OWNER:** Richard A. Wittner

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

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**ITEM NO.: 5.5** Rui Liu

**COMMUNITY:** Highland Park (Ward 4)

**FILE NUMBER:** LOC2022-0071 (CPC2022-0863)

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

**MUNICIPAL ADDRESS:** 3903 – 2 Street NW

**APPLICANT:** CivicWorks

**OWNER:** Michael H. Smith  
Jeri Wylie-Smith

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

**ITEM NO.: 5.6** Dwayne Drobot

**COMMUNITY:** Highland Park (Ward 4)

**FILE NUMBER:** LOC2022-0007 (CPC2022-0858)

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

**MUNICIPAL ADDRESS:** 404 – 33 Avenue

**APPLICANT:** New Century Design

**OWNER:** Lise Desbiens  
Chok Lam Yeung

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

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**ITEM NO.: 5.7** Dwayne Drobot

**COMMUNITY:** Montgomery (Ward 7)

**FILE NUMBER:** LOC2022-0038 (CPC2022-0853)

**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:** 5011 – 22 Avenue NW

**APPLICANT:** Tricor Design Group

**OWNER:** Laura Mammel

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

**ITEM NO.: 5.8** Ben Bailey

**COMMUNITY:** Montgomery (Ward 7)

**FILE NUMBER:** LOC2022-0066 (CPC2022-0821)

**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:** 5112 – 21 Avenue NW

**APPLICANT:** Tricor Design Group

**OWNER:** Chandan Homes

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

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**ITEM NO.: 5.9** Heloisa Ceccato Mendes

**COMMUNITY:** Parkdale (Ward 7)

**FILE NUMBER:** LOC2022-0069 (CPC2022-0856)

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

**MUNICIPAL ADDRESS:** 530 – 31 Street NW

**APPLICANT:** Tricor Design Group

**OWNER:** Daniel Sultanov

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

**ITEM NO.: 5.10** Jennifer Miller

**COMMUNITY:** Bowness (Ward 1)

**FILE NUMBER:** LOC2022-0095 (CPC2022-0868)

**PROPOSED REDESIGNATION:** From: Residential – Contextual One Dwelling (R-C1) District  
To: Residential – Contextual One / Two Dwelling (R-C2) District

**MUNICIPAL ADDRESS:** 8345 – 34 Avenue NW

**APPLICANT:** Taylor Caldwell

**OWNER:** Taylor Caldwell

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

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**ITEM NO.: 5.11** Jennifer Miller

**COMMUNITY:** Bowness (Ward 1)

**FILE NUMBER:** LOC2022-0070 (CPC2022-0870)

**PROPOSED REDESIGNATION:** From: Residential – Contextual One Dwelling (R-C1) District  
To: Residential – Contextual One / Two Dwelling (R-C2) District

**MUNICIPAL ADDRESS:** 8507 – 34 Avenue NW

**APPLICANT:** Michele Correa

**OWNER:** Michele Correa

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



**ITEM NO.: 5.14**

Monique Pahud

**COMMUNITY:**

Silverado (Ward 13)

**FILE NUMBER:**

SN2022-0003 (CPC2022-0818)

**PROPOSED STREET NAME:**

Silver Spruce

**APPLICANT:**

B&A Planning Group

**OWNER:**

Apex Limited Partnership

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



**DEVELOPMENT ITEMS**

**ITEM NO.: 7.1.1** Dwayne Drobot

**COMMUNITY:** Rocky Ridge (Ward 1)

**FILE NUMBER:** DP2021-4158 (CPC2022-0862)

**PROPOSED DEVELOPMENT:** New: Multi-Residential Development (1 building)

**MUNICIPAL ADDRESS:** 10310 Eamon Road NW

**APPLICANT:** S2 Architecture

**OWNER:** Telsec Property Corporation

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

## PLANNING ITEMS

**ITEM NO.: 7.2.1** Chris Wolfe

**COMMUNITY:** Mahogany (Ward 12)

**FILE NUMBER:** LOC2021-0162 (CPC2022-0846)

**PROPOSED OUTLINE PLAN:** Subdivision of 19.95 hectares ± (49.30 acres ±)

**PROPOSED REDESIGNATION:** From: Residential - Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-Gd50) District, Multi-Residential – Medium Profile (M-2d85 and M-2d100) District and Special Purpose – School, Park and Community Reserve (S-SPR) District

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

**MUNICIPAL ADDRESS:** 18007 – 88 Street SE and 18080 – 72 Street SE

**APPLICANT:** B&A Planning Group

**OWNER:** Hopewell Mahogany Land Corporation

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

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**ITEM NO.: 7.2.2** Allan Singh

**COMMUNITY:** Highland Park (Ward 4)

**FILE NUMBER:** LOC2022-0048 (CPC2022-0802)

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

To: Multi-Residential – Contextual Grade-Oriented (M-CGd75) District

**MUNICIPAL ADDRESS:** 116 – 43 Avenue NE

**APPLICANT:** TI Architecture

**OWNER:** Qunying LI  
Kevin Wai Ching Tung

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

**ITEM NO.:** 7.2.3 Josh Ross/Meghan Dunnette

**COMMUNITY:** Beltline (Ward 8)

**FILE NUMBER:** LOC2022-0017 (CPC2022-0819)

**PROPOSED REDESIGNATION:** From: Direct Control (DC) District  
To: Direct Control (DC) District to accommodate additional uses within an existing building

**MUNICIPAL ADDRESS:** 1401 – 1 Street SE

**APPLICANT:** QuantumPlace Developments

**OWNER:** M-Tech Properties Inc

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

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**ITEM NO.:** 7.2.4 Kieran Slattery

**COMMUNITY:** Aspen Woods (Ward 6)

**FILE NUMBER:** LOC2021-0193 (CPC202-0832)

**PROPOSED OUTLINE PLAN:** Subdivision of 1.41 hectares ± (3.48 acres ±)

**PROPOSED CLOSURE:** 0.01 hectares ± (0.03 acres ±) of road adjacent to 7651 – 14 Avenue

**PROPOSED REDESIGNATION:** From: Direct Control (DC) District and Undesignated Road Right of Way  
To: Residential – One Dwelling (R-1s) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District

**MUNICIPAL ADDRESS:** 7651 – 14 Avenue SW

**APPLICANT:** Planning Plus

**OWNER:** CDSX6 Real Estate Development Ltd  
The City of Calgary

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

**CONFIDENTIAL ITEMS  
(CLOSED MEETING)**

**ITEM NO.: 9.1.1** Troy Gonzalez/Brandon Silver  
**COMMUNITY:** City Wide  
**FILE NUMBER:** CPC2022-0679  
**PROPOSED:** Heritage Communities Local Area Plan  
**ADMINISTRATION RECOMMENDATION:** **RECEIVE FOR THE CORPORATE RECORD**

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**ITEM NO.: 9.1.2** Troy Gonzalez/Evan Goldstrom  
**COMMUNITY:** City Wide  
**FILE NUMBER:** CPC2022-0872  
**PROPOSED:** North Hill Communities Heritage Guidelines  
**ADMINISTRATION RECOMMENDATION:** **RECEIVE FOR THE CORPORATE RECORD**