



INDEX FOR THE 2023 JANUARY 26 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 Quadri Adebayo
COMMUNITY: North Glenmore Park (Ward 11)
FILE NUMBER: LOC2022-0156 (CPC2023-0052)
PROPOSED REDESIGNATION: From: Residential Contextual One / Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District.
MUNICIPAL ADDRESS: 2131 – 50 Avenue SW
APPLICANT: CivicWorks
OWNER: Dianna Neufeld
Megan Neufeld
Terry Neufeld
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.3 Jennifer Miller
COMMUNITY: Rosscarrock (Ward 8)
FILE NUMBER: LOC2022-0181 (CPC2023-0040)
PROPOSED REDESIGNATION: From: Residential Contextual One/Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District.
MUNICIPAL ADDRESS: 1445 – 42 Street SW
APPLICANT: Horizon Land Surveys
OWNER: John Klassen
Doreen Klassen
ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING ITEMS

ITEM NO.: 7.2.1 Jennifer Duff

COMMUNITY: Glacier Ridge (Ward 2)

FILE NUMBER: LOC2022-0075 (CPC2023-0034)

PROPOSED OUTLINE PLAN: Subdivision of 2.42 hectares ± (6.00 acres ±)

PROPOSED REDESIGNATION: From: Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District

To: Commercial – Community 1 (C-C1) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

MUNICIPAL ADDRESS: 3810 and 4040 – 144 Avenue NW

APPLICANT: Stantec Architecture

OWNER: 1286409 Alberta Ltd. (Shane Communities)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.2 Lucas Sherwin

COMMUNITY: Highland Park (Ward 4)

FILE NUMBER: LOC2022-0112 (CPC2023-0044)

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

To: Housing – Grade Oriented (H-GO) District.

MUNICIPAL ADDRESS: 453 and 457 – 35 Avenue NW

APPLICANT: CivicWorks

OWNER: Professional Custom Homes Ltd.

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3
COMMUNITY: Mount Pleasant (Ward 7)
FILE NUMBER: LOC2022-0113 (CPC2023-0055)
PROPOSED REDESIGNATION: From: Residential – One / Two Dwelling (R-C2) District
To: Housing – Grade Oriented (H-GO) District.
MUNICIPAL ADDRESS: 501 and 507 – 22 Avenue NW
APPLICANT: CivicWorks
OWNER: Professional Custom Homes Ltd.
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.4
COMMUNITY: Mount Pleasant (Ward 7)
FILE NUMBER: LOC2022-0155 (CPC2023-0017)
PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Medium Profile (M-C2) District
To: Multi-Residential – High Density Low Rise (M-H1h20) District
MUNICIPAL ADDRESS: 527 and 531 – 17 Avenue NW
APPLICANT: CivicWorks
OWNER: Deepak Taneja
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.5 Chad Peters

COMMUNITY: Banff Trail (Ward 7)

FILE NUMBER: LOC2022-0146 (CPC2023-0026)

PROPOSED POLICY AMENDMENTS: Amendments to the Banff Trail Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Grade-Oriented Infill (R-CG) District
To: Housing – Grade Oriented (H-GO) District.

MUNICIPAL ADDRESS: 35 Creston Crescent NW

APPLICANT: Horizon Land Surveys

OWNER: 2446925 Alberta Ltd.

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.6 Dwayne Drobot

COMMUNITY: Tuxedo Park (Ward 7)

FILE NUMBER: LOC2022-0178 (CPC2023-0066)

PROPOSED REDESIGNATION: From: Mixed Use – General (MU-1f4.5h24) District
To: Mixed Use – General (MU-1f7.0h45) District

MUNICIPAL ADDRESS: 120 – 17 Avenue NW

APPLICANT: O2 Planning and Design

OWNER: T17 Project GP Ltd.

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.7 Jennifer Maximattis-White

COMMUNITY: Sunnyside (Ward 7)

FILE NUMBER: LOC2022-0086 (CPC2023-0023)

PROPOSED POLICY AMENDMENTS: Amendments to the Hillhurst/Sunnyside Area
Redevelopment Plan

PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Medium Profile
(M-C2) District
To: Direct Control (DC) District to accommodate
transit supportive residential development

MUNICIPAL ADDRESS: 1001 – 3 Avenue NW and 335 – 9A Street NW

APPLICANT: O2 Planning and Design

OWNER: JEMM Kensington Ltd.

ADMINISTRATION RECOMMENDATION: **REFUSAL**

ITEM NO.: 7.2.8 Jennifer Miller

COMMUNITY: Bankview (Ward 8)

FILE NUMBER: LOC2022-0194 (CPC2023-0041)

PROPOSED POLICY AMENDMENT: Amendment to the Bankview Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling
(R-C2) District
To: Housing – Grade Oriented (H-GO) District.

MUNICIPAL ADDRESS: 2203 and 2207 – 17A Street SW

APPLICANT: O2 Planning and Design

OWNER: 17A Bankview Development Ltd.

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.9 Adam Kaddoura
COMMUNITY: Seton (Ward 12)
FILE NUMBER: LOC2022-0136 (CPC2023-0076)
PROPOSED REDESIGNATION: From: Direct Control (DC) District
To: Direct Control (DC) District to accommodate the use of Self Storage Facility
MUNICIPAL ADDRESS: 19651 – 56 Street SE
APPLICANT: CITYTREND
OWNER: Carma Ltd.
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.10 Wonjun Cho
COMMUNITY: Mayfair (Ward 11)
FILE NUMBER: LOC2022-0083 (CPC2022-1313)
PROPOSED REDESIGNATION: From: Direct Control (DC) District
To: Direct Control (DC) District to accommodate commercial uses, with guidelines
MUNICIPAL ADDRESS: 6503 Elbow Drive SW
APPLICANT: Lynn Donaldson & Associates Design & Contracting Ltd.
OWNER: Lynn Donaldson & Associates Design & Contracting Ltd.
ADMINISTRATION RECOMMENDATION: **APPROVAL**