



INDEX FOR THE 2023 APRIL 6 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 Callen Strang

COMMUNITY: Banff Trail (Ward 7)

FILE NUMBER: LOC2022-0163 (CPC2023-0341)

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

MUNICIPAL ADDRESS: 2025 – 24 Avenue NW

APPLICANT: Sinclair Signature Homes

OWNER: Two Tokes Inc.

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.3 Miguela Jacinto
(Related to Item 7.2.4)

COMMUNITY: Residual Sub-Area 12I (Ward 12)

FILE NUMBER: SN2023-0005 (CPC2023-0349)

PROPOSED COMMUNITY NAME Ricardo Ranch

PROPOSED STREET NAMES:

Badger	Bobcat	Buffaloberry
Bull Trout	Cattail	Coyote
Chokecherry	Grizzly	Jack Rabbit
June Grass	Mink	Mule Deer
Muskrat	Nuttall	Oat Grass
Painted Turtle	Porcupine	Prairie Dog
Prairie Smoke	Pronghorn	Rainbow Trout
Ricardo Ranch	River Otter	Snowberry
Spear Grass	Stickleback	Verbena, Walleye
Wheat Grass	Whitetail	Wild Rose
Wolverine		

APPLICANT: B&A Studios Inc.

OWNER: Genesis Land Development Corp.
Brookfield Residential
Telsec Property Corporation.

ADMINISTRATION RECOMMENDATION: **APPROVAL**

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1	Ben Bailey
COMMUNITY:	Hillhurst (Ward 7)
FILE NUMBER:	DP2022-06965 (CPC2023-0264)
PROPOSED DEVELOPMENT:	New: Dwelling Unit (1 building), Exterior Renovation: Retail and Consumer Service (1 building)
MUNICIPAL ADDRESS:	1110, 1114, 1120, 1124 and 1126 Gladstone Road NW
APPLICANT:	J+S Architects
OWNER:	Westrich Kensington Inc.
ADMINISTRATION RECOMMENDATION:	APPROVE

PLANNING ITEMS

ITEM NO.: 7.2.1 Colleen Renne-Grivell

COMMUNITY: Eau Claire (Ward 7)

FILE NUMBER: LOC2022-0197 (CPC2023-0227)

PROPOSED POLICY AMENDMENTS: Amendments to the Eau Claire Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Direct Control (DC) District

To: Direct Control (DC) District to accommodate mixed-use, transit-oriented development; Direct Control (DC) District to accommodate mixed-use, transit-oriented development, Direct Control (DC) District to accommodate community and public uses

MUNICIPAL ADDRESS: 101, 201 and 208 Barclay Parade SW, 111 – 2 Street SW and 342 and 382 – 2 Avenue SW

APPLICANT: B&A Studios Inc.

OWNER: Eau Claire Market Inc.,

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.2 Joseph Yun

COMMUNITY: Eau Claire (Ward 7)

FILE NUMBER: LOC2022-0090 (CPC2023-0314)

PROPOSED POLICY AMENDMENTS: Amendment to the Eau Claire Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Direct Control (DC) District

To: Direct Control (DC) District to accommodate mixed-use development

MUNICIPAL ADDRESS: 101 – 3 Street SW

APPLICANT: Situated Consulting Co.

OWNER: Telsec Property Corporation.
Calgary Young Men’s Christian Association

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3

Chris Wolfe
(Related to Item 5.3)

COMMUNITY:	Residual Sub-Area 12I (Ward 12)
FILE NUMBER:	LOC2020-0100 (CPC2023-0295)
PROPOSED OUTLINE PLAN:	Subdivision of 144.69 hectares ± (357.54 acres ±)
PROPOSED POLICY AMENDMENTS:	Amendment to the Ricardo Ranch Area Structure Plan
PROPOSED CLOSURE:	2.02 hectares ± (4.99 acres ±) of road west of 21210, 21820, and 22720 – 56 Street SE
PROPOSED REDESIGNATION:	From: Aggregate and Natural Resource Industry (ANRI) District and Undesignated Road Right-of-Way To: Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate street-oriented residential development on small lots, with guidelines
MUNICIPAL ADDRESS:	21210, 21820, and 22720 – 56 Street SE,
APPLICANT:	B&A Studios Inc.
OWNER:	Genesis Land Development (Southeast) Corp. The City of Calgary
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.4

Jennifer Duff

COMMUNITY:	Skyview Ranch (Ward 5)
FILE NUMBER:	LOC2022-0213 (CPC2023-0267)
PROPOSED REDESIGNATION:	From: Multi-Residential – Medium Profile (M-2) District To: Multi-Residential – High Density Low Rise (M-H1) District
MUNICIPAL ADDRESS:	6011 Country Hills Boulevard NE
APPLICANT:	Darrell Grant
OWNER:	Sky Vision Development
ADMINISTRATION RECOMMENDATION:	APPROVAL