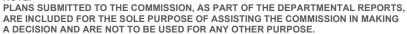


# INDEX FOR THE 2023 APRIL 6 REGULAR MEETING OF CALGARY PLANNING COMMISSION







#### **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

Wild Rose

Wheat Grass Whitetail

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)

New: Dwelling Unit (1 building), Exterior Renovation: Retail and Consumer Service (1 building) PROPOSED DEVELOPMENT:

**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 mixeduse, 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