



INDEX FOR THE 2023 JULY 06 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 Jolene Moran
COMMUNITY: Highwood (Ward 4)
FILE NUMBER: LOC2023-0080 (CPC2023-0714)
PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District
MUNICIPAL ADDRESS: 503 – 44 Avenue NW
APPLICANT: Westeros Investment & Family Holding LTD.
OWNER: Hallmark Group Inc.
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.3 Asia Walker
COMMUNITY: Capitol Hill (Ward 7)
FILE NUMBER: LOC2023-0039 (CPC2023-0696)
PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2)
To: Residential – Grade-Oriented Infill (R-CG) District
MUNICIPAL ADDRESS: 1512 – 21 Avenue NW
APPLICANT: Marcel Design Studio
OWNER: Betty Ann Williams
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.4 Asia Walker

COMMUNITY: Montgomery (Ward 7)

FILE NUMBER: LOC2023-0112 (CPC2023-0706)

PROPOSED POLICY AMENDMENT: Amendment to the Montgomery Area Redevelopment Plan

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

MUNICIPAL ADDRESS: 4903 – 20 Avenue NW

APPLICANT: Horizon Land Surveys

OWNER: Joyce S Macalpine

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.5 Geneva Chaudhary

COMMUNITY: Capitol Hill (Ward 7)

FILE NUMBER: LOC2023-0022 (CPC2023-0707)

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

MUNICIPAL ADDRESS: 1740 – 22 Avenue NW

APPLICANT: CTZN Architecture

OWNER: NAY Development Inc.

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.6 Callen Strang

COMMUNITY: Crescent Heights (Ward 7)

FILE NUMBER: LOC2023-0036 (CPC2023-0710)

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

MUNICIPAL ADDRESS: 202 – 11 Avenue NW

APPLICANT: New Century Design

OWNER: Barry Nephin
Calvin Treacy

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.7 Kelsey Cohen

COMMUNITY: Crescent Heights (Ward 7)

FILE NUMBER: LOC2023-0069 (CPC2023-0647)

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

MUNICIPAL ADDRESS: 240 – 7 Avenue NW

APPLICANT: Horizon Land Surveys

OWNER: Azra Larsson

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.8 Rui Liu

COMMUNITY: Highland Park (Ward 4)

FILE NUMBER: LOC2023-0068 (CPC2023-0695)

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

MUNICIPAL ADDRESS: 3307 – 2 Street NE

APPLICANT: Horizon Land Surveys

OWNER: Amandeep Chahal
Lakhvir Chahal

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.9 Cameron Thompson

COMMUNITY: Inglewood (Ward 9)

FILE NUMBER: LOC2022-0050 (CPC2023-0555)

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

MUNICIPAL ADDRESS: 2740 – 16A Street SE

APPLICANT: Calgary Technology Homes

OWNER: Nazish Kanwal

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.10 Quadri Adebayo

COMMUNITY: Altadore (Ward 8)

FILE NUMBER: LOC2023-0064 (CPC2023-0679)

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

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

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

MUNICIPAL ADDRESS: 3803 and 3823 – 19 Street SW

APPLICANT: New Century Design

OWNER: Anna Zygadlo

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.11 Abigail Mason-Thompson

COMMUNITY: Killarney/Glengarry (Ward 8)

FILE NUMBER: LOC2023-0077 (CPC2023-0472)

PROPOSED REDESIGNATION: From: Direct Control (DC) District

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

MUNICIPAL ADDRESS: 3418 and 3422 Richmond Road SW

APPLICANT: Mediated Solutions

OWNER: Christos Stathonikos
Matthew Stathonikos

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.12 Joseph Yun

COMMUNITY: Inglewood (Ward 9)

FILE NUMBER: LOC2023-0020 (CPC2023-0674)

PROPOSED ROAD CLOSURE: 0.006 hectares ± (0.01 acres ±) of road adjacent to
1324 – 8 Avenue SE

PROPOSED REDESIGNATION: From: Undesignated Road Right-of-Way
To: Residential – Contextual One / Two Dwelling
(R-C2) District

MUNICIPAL ADDRESS: Adjacent to 1324 – 8 Avenue SE

APPLICANT: Vicki Benoit

OWNER: Vicki Benoit

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING ITEMS

ITEM NO.: 7.2.1 Wallace Leung

COMMUNITY: Inglewood (Ward 9)

FILE NUMBER: LOC2022-0187 (CPC2023-0699)

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Direct Control (DC) District to accommodate the additional use of a School – Private

MUNICIPAL ADDRESS: 1421 – 8 Avenue SE

APPLICANT: Sean Hedley

OWNER: St. John the Evangelist, Calgary Catholic Congregation, Inc.

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.2 Cameron Thompson

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

FILE NUMBER: LOC2023-0053 (CPC2023-0563)

PROPOSED REDESIGNATION: From: Special Purpose – Future Urban Development (S-FUD) District
To: Direct Control (DC) District to accommodate a Storage Yard, with guidelines

MUNICIPAL ADDRESS: 9011 – 84 Street SE

APPLICANT: B&A Studios

OWNER: Elizabeth Singer
Geradine Poulsen
Jennifer Singer
Martin Singer
Patrick Singer
Ronald Singer

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3 Jennifer Miller

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

FILE NUMBER: LOC2023-0085 (CPC2023-0478)

PROPOSED REDESIGNATION: From: Special Purpose – Future Urban Development (S-FUD) District

To: Direct Control (DC) District to accommodate an Instructional Facility and Freight Yard, with guidelines

MUNICIPAL ADDRESS: 8400 – 84 Street SE

APPLICANT: Terradigm Development Consultants

OWNER: Pro Group of Companies

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.4 Benson Liu

COMMUNITY: South Calgary (Ward 8)

FILE NUMBER: LOC2023-0037 (CPC2023-0713)

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

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

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

MUNICIPAL ADDRESS: 1720 – 33 Avenue

APPLICANT: New Century Design

OWNER: Caitlyn Rowland
Mathew Rowland

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.5

Shallu Sharma

COMMUNITY:

Westgate (Ward 6)

FILE NUMBER:

LOC2023-0097 (CPC2023-0717)

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1)
District

To: Direct Control (DC) District to accommodate a
Child Care Service, with guidelines

MUNICIPAL ADDRESS:

2 Westview Drive SW

APPLICANT:

Judith Sanchez

OWNER:

Judith Sanchez.

ADMINISTRATION RECOMMENDATION:

APPROVAL