



## INDEX FOR THE 2023 JULY 20 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** Benson Liu

**COMMUNITY:** Killarney/Glengarry (Ward 8)

**FILE NUMBER:** LOC2023-0051 (CPC2023-0722)

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

**MUNICIPAL ADDRESS:** 3410 Richmond Road SW

**APPLICANT:** Primal Solutions

**OWNER:** 13933512 Canada Corporation (Sean Manak)

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

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**ITEM NO.: 5.3** Gareth Webster

**COMMUNITY:** Bowness (Ward 1)

**FILE NUMBER:** LOC2023-0018 (CPC2023-0656)

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

**MUNICIPAL ADDRESS:** 7936 and 7938 – 33 Avenue NW

**APPLICANT:** Michelle Caffery

**OWNER:** Michelle Caffery  
Yield Capital Corporation

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

**ITEM NO.: 5.4**

Ben Ang

**COMMUNITY:**

Bowness (Ward 1)

**FILE NUMBER:**

LOC2023-0052 (CPC2023-0636)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

8619 – 47 Avenue NW

**APPLICANT:**

KTran Design and Drafting

**OWNER:**

2447163 Alberta Ltd. (Ridgeline Project Management  
Inc.)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 5.5**

Callen Strang

**COMMUNITY:**

Crescent Heights (Ward 7)

**FILE NUMBER:**

LOC2023-0086 (CPC2023-0767)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

201 – 10 Avenue NE

**APPLICANT:**

New Century Design

**OWNER:**

1773590 Alberta Ltd. (Mohinder Jaswal)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.6**

Rui Liu (Courtney Stengel presenting)

**COMMUNITY:** Capitol Hill (Ward 7)

**FILE NUMBER:** LOC2023-0109 (CPC2023-0757)

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

**MUNICIPAL ADDRESS:** 1740 – 19 Avenue NW

**APPLICANT:** Linda Barron

**OWNER:** 2480677 Alberta Ltd. (Linda Barron)

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

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**ITEM NO.: 5.7**

Felix Ochieng

**COMMUNITY:** Montgomery (Ward 7)

**FILE NUMBER:** LOC2023-0111 (CPC2023-0776)

**PROPOSED POLICY AMENDMENT:** 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:** 4932 – 21 Avenue NW

**APPLICANT:** Horizon Land Surveys

**OWNER:** Darlene Lynn Unruh  
Ronald George Unruh

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

## PLANNING ITEMS

### ITEM NO.: 7.2.1

Jarred Friedman

**COMMUNITY:**

Kelvin Grove (Ward 11)

**FILE NUMBER:**

LOC2022-0189 (CPC2023-0687)

**PROPOSED REDESIGNATION:**

From: Commercial – Office (C-Of2.2h15) District

To: Direct Control (DC) District to accommodate an additional use to facilitate overnight stays for minor surgical services

**MUNICIPAL ADDRESS:**

1011 Glenmore Trail SW and 1016 – 68 Avenue SW

**APPLICANT:**

IBI Group

**OWNER:**

Healthcare Properties Holdings Ltd.

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 7.2.2

Jarred Friedman

**COMMUNITY:**

Killarney/Glengarry (Ward 8)

**FILE NUMBER:**

LOC2022-0209 (CPC2023-0689)

**PROPOSED REDESIGNATION:**

From: Mixed Use – General (MU-1f3.0h16) District

To: Mixed Use – Active Frontage (MU-2f4.0h26) District

**MUNICIPAL ADDRESS:**

2604, 2608, 2612, 2616, 2620, 2628, 2632, 2636 and 2640 – 37 Street SW

**APPLICANT:**

CivicWorks

**OWNER:**

Vera Developments

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.3**

Jennifer Miller

**COMMUNITY:**

Cliff Bungalow (Ward 8)

**FILE NUMBER:**

LOC2023-0128 (CPC2023-0777)

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Contextual Grade-Oriented  
(M-CGd111) District

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

**MUNICIPAL ADDRESS:**

534 – 23 Avenue SW

**APPLICANT:**

Michael Lawson

**OWNER:**

Michael Lawson

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.4**

Quadri Adebayo

**COMMUNITY:**

Manchester Industrial (Ward 9)

**FILE NUMBER:**

LOC2023-0110 (CPC2023-0681)

**PROPOSED REDESIGNATION:**

From: Commercial – Corridor 3 (COR3 f1.0h12) District  
and Industrial – General (I-G) District

To: Industrial – Business (I-Bf2.0h27) District

**MUNICIPAL ADDRESS:**

104 – 58 Avenue SE and 5723 – 1 Street SE

**APPLICANT:**

Millennium Geomatics Ltd.

**OWNER:**

Centre 58 Management Ltd.

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

ITEM NO.:	7.2.5	Ben Ang
COMMUNITY:		Shaganappi (Ward 8)
FILE NUMBER:		LOC2022-0180 (CPC2023-0617)
PROPOSED REDESIGNATION:		From: Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District  To: Mixed Use - General (MU-1f3.5h21) District
MUNICIPAL ADDRESS:		1404, 1408, 1410, and 1414 – 27 Street SW
APPLICANT:		O2 Planning and Design
OWNER:		Advent Capital 22 Bow Trail GP Inc
ADMINISTRATION RECOMMENDATION:		APPROVAL

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ITEM NO.:	7.2.6	Lisette Burga Ghersi
COMMUNITY:		Renfrew (Ward 9)
FILE NUMBER:		LOC2023-0043 (CPC2023-0784)
PROPOSED REDESIGNATION:		From: Residential – Contextual One / Two Dwelling (R-C2) District  To: Housing – Grade Oriented (H-GO) District
MUNICIPAL ADDRESS:		1606 Russet Road NE
APPLICANT:		CivicWorks
OWNER:		Namrita Rattan
ADMINISTRATION RECOMMENDATION:		APPROVAL

**ITEM NO.: 7.2.7**

Giyan Brenkman

**COMMUNITY:**

Banff Trail (Ward 7)

**FILE NUMBER:**

LOC2022-0196 (CPC2023-0667)

**PROPOSED REDESIGNATION:**

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

To: Direct Control (DC) District to accommodate  
rowhouse development

**MUNICIPAL ADDRESS:**

2304 and 2309 – 23 Avenue NW

**APPLICANT:**

Ellergodt Design

**OWNER:**

Lubomir Hrazdira  
Maria Hrazdira  
Filip Hrazdira  
Lorena Hrazdira

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 7.2.8**

Lucas Sherwin

**COMMUNITY:**

Sage Hill (Ward 2)

**FILE NUMBER:**

LOC2022-0221 (CPC2023-0686)

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Low Profile (M-1d53) District

To: Multi-Residential – Medium Profile (M-2d120)  
District

**MUNICIPAL ADDRESS:**

200 Sage Hill Rise NW

**APPLICANT:**

Manu Chugh Architect Ltd.

**OWNER:**

Sage Property Development Inc.

**ADMINISTRATION RECOMMENDATION: APPROVAL**



**ITEM NO.: 7.2.9**

Ben Bailey

**COMMUNITY:**

Charleswood (Ward 4)

**FILE NUMBER:**

LOC2022-0098 (CPC2023-0650)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

3502 Charleswood Drive NW

**APPLICANT:**

City of Calgary Real Estate & Development Services

**OWNER:**

City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.10**

Dwayne Drobot

**COMMUNITY:**

Sage Hill (Ward 2)

**FILE NUMBER:**

LOC2023-0019 (CPC2023-0770)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Symons Valley Community Plan

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

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

**MUNICIPAL ADDRESS:**

230 Sage Hill Boulevard NW

**APPLICANT:**

Certus Developments

**OWNER:**

Genesis Land Development Corp.

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.11**

Felix Ochieng

**COMMUNITY:**

Capitol Hill (Ward 7)

**FILE NUMBER:**

LOC2023-0035 (CPC2023-0774)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

1836 – 17 Avenue NW

**APPLICANT:**

Sphere Architecture

**OWNER:**

Paul S. Taylor

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.12**

Brenden Smith

**COMMUNITY:**

Stonegate Landing (Ward 5)

**FILE NUMBER:**

LOC2023-0118 (CPC2023-0716)

**PROPOSED REDESIGNATION:**

From: Industrial – Business (I-B f0.5h27) District

To: Industrial – General (I-G) District

**MUNICIPAL ADDRESS:**

12710 and 12774 Barlow Trail NE and 2825 and 2855 –  
128 Avenue NE

**APPLICANT:**

B&A Studios

**OWNER:**

Albari Holdings Ltd.

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.13**

Kelsey Cohen

**COMMUNITY:**

Highland Park (Ward 4)

**FILE NUMBER:**

LOC2023-0102 (CPC2023-0653)

**PROPOSED REDESIGNATION:**

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

To: Direct Control (DC) District to accommodate....

**MUNICIPAL ADDRESS:**

420 – 37 Avenue NW

**APPLICANT:**

Snap Building

**OWNER:**

Jana Norris  
Stephen Norris  
Gary Sonnenberg  
Patricia Sonnenberg

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 7.2.14**

Chris Wolfe

**COMMUNITY:**

Bridgeland/Riverside (Ward 9)

**FILE NUMBER:**

LOC2022-0200 (CPC2023-0745)

**PROPOSED ROAD CLOSURE:**

0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) of road west of 123  
Thomson Avenue NE and 202 Townsend Street NE

**PROPOSED REDESIGNATION:**

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

To: Residential – Contextual One / Two Dwelling  
(R-C2) District and Residential – Grade-Oriented  
Infill (R-CG) District.

**MUNICIPAL ADDRESS:**

202 Townsend Street NE

**APPLICANT:**

Denver Vannus

**OWNER:**

Lauren Anderson  
Denver Vannus  
The City of Calgary

**ADMINISTRATION RECOMMENDATION: APPROVAL**