



## INDEX FOR THE 2023 AUGUST 17 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** Chad Peters

**COMMUNITY:** Mount Pleasant (Ward 7)

**FILE NUMBER:** LOC2023-0146 (CPC2023-0842)

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

**MUNICIPAL ADDRESS:** 902 – 21 Avenue NW

**APPLICANT:** Horizon Land Surveys

**OWNER:** Kisslaya Tawatia  
Parwinder Pal Lall

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

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**ITEM NO.: 5.3** Setara Zafar

**COMMUNITY:** Montgomery (Ward 7)

**FILE NUMBER:** LOC2023-0129 (CPC2023-0820)

**PROPOSED POLICY AMENDMENTS:** 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:** 4911 – 19 Avenue NW

**APPLICANT:** 2430319 Alberta Ltd. (Roger Grewal)

**OWNER:** 2430319 Alberta Ltd. (Roger Grewal)

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

**ITEM NO.: 5.4** Felix Ochieng

**COMMUNITY:** Renfrew (Ward 9)

**FILE NUMBER:** LOC2023-0145 (CPC2023-0879)

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

**MUNICIPAL ADDRESS:** 539 – 10 Avenue NE

**APPLICANT:** Horizon Land Surveys

**OWNER:** Jasminder Ratol  
Swaranjit Ratol

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 5.5** Jolene Moran

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

**FILE NUMBER:** LOC2023-0032 (CPC2023-0892)

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

**MUNICIPAL ADDRESS:** 1539 – 22 Avenue NW

**APPLICANT:** Goaldex Builders

**OWNER:** Harnoop Gosal

**ADMINISTRATION RECOMMENDATION: APPROVAL**

**ITEM NO.: 5.6** Brenden Smith

**COMMUNITY:** Albert Park/Radisson Heights (Ward 9)

**FILE NUMBER:** LOC2023-0135 (CPC2023-0881)

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

**MUNICIPAL ADDRESS:** 2822 and 2828 – 11 Avenue SE

**APPLICANT:** CivicWorks

**OWNER:** Amarinder Virk  
Klaus Boll

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

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**ITEM NO.: 5.7** Jennifer Miller

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

**FILE NUMBER:** LOC2023-0084 (CPC2023-0476)

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

**MUNICIPAL ADDRESS:** 2639 – 28 Street SW

**APPLICANT:** CivicWorks

**OWNER:** Guiseppe Bellusci

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

**ITEM NO.: 5.8** Shallu Sharma

**COMMUNITY:** Altadore (Ward 8)

**FILE NUMBER:** LOC2023-0138 (CPC2023-0845)

**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:** 3719 – 14A Street SW

**APPLICANT:** Divya Bhopla

**OWNER:** Kenneth Allan  
Jade Allan  
Wesley Allan  
Dianna Allan

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

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**ITEM NO.: 5.9** Carolina Yepes-Castano

**COMMUNITY:** Richmond (Ward 8)

**FILE NUMBER:** LOC2023-0142 (CPC2023-0721)

**PROPOSED POLICY AMENDMENT:** Amendment to the Richmond Area Redevelopment Plan

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

**MUNICIPAL ADDRESS:** 2208 – 26 Avenue SW and 2645 – 21 Street SW

**APPLICANT:** Horizon Land Surveys

**OWNER:** Stephen Mark Petrovich

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



**DEVELOPMENT ITEMS**

**ITEM NO.: 7.1.1** Dwayne Drobot

**COMMUNITY:** Sunnyside (Ward 7)

**FILE NUMBER:** DP2022-05308 (CPC2023-0771)

**PROPOSED DEVELOPMENT:** New: Multi-Residential Development (1 Building)

**MUNICIPAL ADDRESS:** 613, 617, 619, and 621 – 9A Street NW

**APPLICANT:** Minto Communities

**OWNER:** Minto (Sunnyside) GP Inc.

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

**PLANNING ITEMS**

**ITEM NO.: 7.2.1** Chad Peters

**COMMUNITY:** Tuxedo Park (Ward 7)

**FILE NUMBER:** LOC2023-0119 (CPC2023-0694)

**PROPOSED REDESIGNATION:** From: Residential – Contextual One / Two Dwelling (R-C2) District.  
To: Multi-Residential – Contextual Grade-Oriented (M-CGd85) District.

**MUNICIPAL ADDRESS:** 252 – 19 Avenue NE

**APPLICANT:** CivicWorks

**OWNER:** Trail19 Ltd.

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 7.2.2** Julian Hall

**COMMUNITY:** Banff Trail (Ward 7)

**FILE NUMBER:** LOC2023-0117 (CPC2023-0809)

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

**MUNICIPAL ADDRESS:** 2804 Capitol Hill Crescent NW

**APPLICANT:** CivicWorks

**OWNER:** Stone West Developments Inc

**ADMINISTRATION RECOMMENDATION: APPROVAL**



**ITEM NO.:** 7.2.3 Benson Liu

**COMMUNITY:** Richmond (Ward 9)

**FILE NUMBER:** LOC2023-0061 (CPC2023-0829)

**PROPOSED REDESIGNATION:** From: Residential – Contextual One / Two Dwelling (R-C2) District.  
To: Direct Control (DC) District to accommodate a Child Care Service

**MUNICIPAL ADDRESS:** 2012 – 26 Avenue SW

**APPLICANT:** Gilbert Bong

**OWNER:** Little Heartprints Academy II Inc.

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

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**ITEM NO.:** 7.2.4 Wallace Leung

**COMMUNITY:** Walden (Ward 14)

**FILE NUMBER:** LOC2023-0017 (CPC2023-0788)

**PROPOSED REDESIGNATION:** From: Special Purpose – City and Regional Infrastructure (S-CRI) District.  
To: Special Purpose – Community Service (S-CS) District.

**MUNICIPAL ADDRESS:** 969 Walden Drive SE

**APPLICANT:** City's Real Estate and Development Services

**OWNER:** The City of Calgary

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

**ITEM NO.: 7.2.5** Cameron Thompson

**COMMUNITY:** Acadia (Ward 11)

**FILE NUMBER:** LOC2022-0226 (CPC2023-0812)

**PROPOSED REDESIGNATION:** From: Commercial – Corridor 3 f1.54h19 (C-COR3f1.54h19) District.  
To: Commercial – Corridor 1 f2.0h19 (C-COR1f2.0h19) District.

**MUNICIPAL ADDRESS:** 8390 and 8500 Macleod Trail S

**APPLICANT:** O2 Planning and Design

**OWNER:** 2394000 Alberta Ltd. (Sunny Walia)

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

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**ITEM NO.: 7.2.6** Gareth Webster

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

**FILE NUMBER:** LOC2023-0042 (CPC2023-0802)

**PROPOSED REDESIGNATION:** From: Direct Control (DC) District  
To: Housing – Grade Orientated (H-GO) District.

**MUNICIPAL ADDRESS:** 3206 – 29 Street SW

**APPLICANT:** CivicWorks

**OWNER:** Kiran Rattan

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

**ITEM NO.:** 7.2.7  
**COMMUNITY:** Killarney/Glengarry (Ward 8)  
**FILE NUMBER:** LOC2023-0044 (CPC2023-0804)  
**PROPOSED REDESIGNATION:** From: Direct Control (DC) District  
To: Housing – Grade Orientated (H-GO) District.  
**MUNICIPAL ADDRESS:** 3207 – 29 Street SW  
**APPLICANT:** CivicWorks  
**OWNER:** Namrita Rattan  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.:** 7.2.8  
**COMMUNITY:** Lower Mount Royal (Ward 8)  
**FILE NUMBER:** LOC2022-0104 (CPC2023-0806)  
**PROPOSED POLICY AMENDMENTS:** Amendments to the Lower Mount Royal Area  
Redevelopment Plan  
**PROPOSED REDESIGNATION:** From: Multi-Residential – Contextual Medium Profile  
(M-C2) District.  
To: to Direct Control (DC) District to accommodate a  
Tattoo Studio  
**MUNICIPAL ADDRESS:** 1815 – 8 Street SW  
**APPLICANT:** William Anifowose  
**OWNER:** Nii Amah Ayi  
Nii Okai Ayi  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

