

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.

CONSENT AGENDA

ITEM NO.: 5.1 DEFERRALS AND PROCEDURAL REQUESTS

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
	То:	Residential – Grade-Oriented Infill (R-CG) District.
MUNICIPAL ADDRESS:	902 — 2	21 Avenue NW
APPLICANT:	Horizon Land Surveys	
OWNER:	Kisslaya Tewatia Parwinder Pal Lall	
ADMINISTRATION RECOMMENDATION:	APPR	OVAL

ITEM NO.: 5.3	Setara Zafar			
COMMUNITY:	Montgomery (Ward 7)			
FILE NUMBER:	LOC20	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:	24303	19 Alberta Ltd. (Roger Grewal)		
OWNER:	2430319 Alberta Ltd. (Roger Grewal)			
ADMINISTRATION RECOMMENDATION:	APPROVAL			

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ITEM NO.: 5.4	Felix C	Ochieng
COMMUNITY:	Renfre	w (Ward 9)
FILE NUMBER:	LOC20	023-0145 (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

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:	Goalde	ex Builders
OWNER:	Harnoop Gosal	
ADMINISTRATION RECOMMENDATION:	APPR	OVAL

Calgary Planning Commission 2023 August 17 Page 4 **Brenden Smith** Albert Park/Radisson Heights (Ward 9) LOC2023-0135 (CPC2023-0881) **PROPOSED REDESIGNATION:** From: Residential - Contextual One / Two Dwelling (R-C2) District. To: Residential – Grade-Oriented Infill (R-CG) District. 2822 and 2828 - 11 Avenue SE **MUNICIPAL ADDRESS:**

CivicWorks

Amarinder Virk Klaus Boll

APPROVAL

ITEM NO.: 5.6

COMMUNITY:

FILE NUMBER:

APPLICANT:

ADMINISTRATION RECOMMENDATION:

OWNER:

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	

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	

ITEM NO.: 5.10	Brend	yn Seymour
COMMUNITY:	South	Calgary (Ward 8)
FILE NUMBER:	LOC2023-0023 (CPC2023-0775)	
PROPOSED POLICY AMENDMENTS:		dments to the South Calgary/Altadore Area elopment Plan
PROPOSED REDESIGNATION:	From:	Residential – Contextual One / Two Dwelling (R-C2) District.
	To:	Residential – Grade-Oriented Infill (R-CG) District.
MUNICIPAL ADDRESS:	2008 -	- 28 Avenue SW
APPLICANT:	CivicW	/orks
OWNER:	Randall KeylocK Karen Romanchuk	
ADMINISTRATION RECOMMENDATION:	APPR	OVAL

ITEM NO.: 5.11	Jeffrey Nielsen
COMMUNITY:	Crestmont (Ward 1)
FILE NUMBER:	SN2023-0006 (CPC2023-0883)
PROPOSED BOUNDARY ADJUSTMENT:	To incorporate lands within Residual Sub-Area 01H and Residual Sub-Area 01I into Crestmont.
APPLICANT:	B&A Studios
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 5.12	Jeffrey Nielsen
COMMUNITY:	Panorama (Ward 2)
FILE NUMBER:	SN2023-0008 (CPC2023-0865)
PROPOSED STREET NAME CHANGE:	From: Panorama Road NW
	To: 24 Street NW
APPLICANT:	The City of Calgary
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.	ł
MUNICIPAL ADDRESS:	252 – 19 Avenue NE	
APPLICANT:	CivicWorks	
OWNER:	Trail19 Ltd.	
ADMINISTRATION RECOMMENDATION:	APPROVAL	

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		

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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		

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		

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ITEM NO.: 7.2.5	Camer	ron 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 a	nd 8500 Macleod Trail S
APPLICANT:	O2 Pla	nning and Design
OWNER:	23940	00 Alberta Ltd. (Sunny Walia)
ADMINISTRATION RECOMMENDATION:	APPR	OVAL

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		

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

ITEM NO.: 7.2.8	Joseph Yun		
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		

ITEM NO.: 7.2.9	Ben Ang		
COMMUNITY:	Glendale (Ward 6)		
FILE NUMBER:	LOC2022-0117 (CPC2023-0878)		
PROPOSED REDESIGNATION:	From: Multi-Residential – Contextual Low Profile (M-C1) District		
	To: Housing – Grade Oriented (H-GO) District.		
MUNICIPAL ADDRESS:	4919, 4923, 4927, 4931 and 4935 – 17 Avenue SW		
APPLICANT:	CivicWorks		
OWNER:	Collette Cote Rui Huan Lu Kathryn Leigh Mackenzie Andy Nguyen Sing Wong		
ADMINISTRATION RECOMMENDATION:	APPROVAL		

ITEM NO.: 7.2.10	Brad Bevill		
COMMUNITY:	West Springs (Ward 6)		
FILE NUMBER:	LOC2022-0231 (CPC2023-0888)		
PROPOSED REDESIGNATION:	From:	Special Purpose – School, Park and Community Reserve (S-SPR) and Direct Control (DC) District	
	То:	Special Purpose – School, Park and Community Reserve (S-SPR) and (DC) Direct Control to accommodate a neighbourhood commercial hub	
MUNICIPAL ADDRESS:	781 – 77 Street SW		
APPLICANT:	CivicWorks		
OWNER:	Truman Park LTD		
ADMINISTRATION RECOMMENDATION:	APPROVAL		