



INDEX FOR THE 2018 OCTOBER 18 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

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1 Christine Leung/Fraser McLeod
(Related to Item 7.1.2)

COMMUNITY: Bridgeland-Riverside (Ward 9)

FILE NUMBER: LOC2018-0059 (CPC2018-0968)

PROPOSED AMENDMENTS: Amendments to the Bridgeland/Riverside Area
Redevelopment Plan

PROPOSED REDESIGNATION: From: DC Direct Control District
To: Mixed Use – General (MU-1f5.3h50) District

MUNICIPAL ADDRESS: 1018 McDougall Road NE

APPLICANT: Casola Koppe

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.1.2 Christine Leung/Fraser McLeod
(Related to Item 7.1.1)

COMMUNITY: Bridgeland-Riverside (Ward 9)

FILE NUMBER: DP2018-3108 (CPC2018-1130)

PROPOSED DEVELOPMENT: New: Retail and Consumer Service; Restaurant: Food
Service Only – Small; Restaurant: Licensed – Medium;
Outdoor Café; Dwelling Unit; Live Work Unit (1 building,
2 phases)

MUNICIPAL ADDRESS: 1018 McDougall Road NE

APPLICANT: Casola Koppe

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING ITEMS

ITEM NO.: 7.2.1

Jihad Bitar
(Related to Item 7.2.2)

COMMUNITY:

Albert Park/Radisson Heights, Forest Lawn-Forest and Heights/Hubalta (Ward 9)

FILE NUMBER:

CPC2018-1184

PROPOSED POLICY:

International Avenue Area Redevelopment Plan

ADMINISTRATION RECOMMENDATION:

FOR INFORMATION ONLY

ITEM NO.: 7.2.2

Jyde Heaven
(Related to Item 7.2.1)

COMMUNITY:

Albert Park/Radisson Heights, Forest Lawn-Forest and Heights/Hubalta (Ward 9)

FILE NUMBER:

LOC2017-0371 (CPC2018-1185)

PROPOSED REDESIGNATION:

From: Residential – One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Multi-Residential – Contextual-Oriented (M-CG) District, Commercial – Corridor 2 (C-COR2) District, Special Purpose – Community Institution District (S-C1), Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 1 (C-COR1) District and DC Direct Control District

To: Residential – Grade-Oriented Infill (R-CG) District, Multi-Residential – Contextual-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District, Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Contextual Medium Profile (M-H2) District, Mixed Use - General (MU-1f3.5h22) District, Mixed Use - General (MU-1f4.5h20) District, Mixed Use - General (MU-1f2.0h12) District, Mixed Use - General (MU-1f3.0h46) District, Mixed Use - General (MU-1f5.0h37) District, Mixed Use - Active Frontage (MU-2f2.0h10) District, Mixed Use - Active Frontage (MU-2f3.0h23) District, Mixed Use - Active Frontage (MU-2f3.0h27) District, Mixed Use - Active Frontage (MU-2f4.5h20) District, Mixed Use - Active Frontage (MU-2f3.0h46) District, Mixed Use - Active Frontage (MU-2f4.5h23) District, Mixed Use - Active Frontage (MU-2f5.0h26) District and Mixed Use - Active Frontage (MU-2f4.5h20) District.

MUNICIPAL ADDRESS:

Various addresses

APPLICANT:

The City of Calgary

OWNER:

Various owners

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3
COMMUNITY: Coleen Auld
FILE NUMBER: Beddington Heights (Ward 4)
PROPOSED REDESIGNATION: LOC2018-0105 (CPC2018-1147)
From: Residential – Contextual One/Two Dwelling (R-C2) District
To: DC Direct Control District based on the Residential – Contextual One/Two Dwelling (R-C2) District to accommodate a Child Care Service
MUNICIPAL ADDRESS: 1310 and 1312 Berkley Drive NW
APPLICANT: Rick Balbi Architect
OWNER: Little Scholars Daycare Inc
Gargi Devi Saini
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.4
COMMUNITY: Shane Gagnon
FILE NUMBER: Hillhurst (Ward 7)
PROPOSED POLICY AMENDMENTS: LOC2018-0114 (CPC2018-1101)
Amendments to the Hillhurst/Sunnyside Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Commercial – Corridor 1 (C-COR1f2.8h13) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District
To: DC Direct Control District to accommodate multi-residential development and the preservation of a heritage building
MUNICIPAL ADDRESS: 1110, 1114, 1120, 1124, 1126 Gladstone Road NW
APPLICANT: Battistella Developments
OWNER: Churchstone Enterprises Limited
Elaine Lai-King Wong
David Wong
Midelco Holdings Limited
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.5 Shane Gagnon
COMMUNITY: Arbour Lake (Ward 2)
FILE NUMBER: LOC2018-0133 (CPC2018-1152)
PROPOSED REDESIGNATION: From: DC Direct Control District
To: Commercial – Community 1 (C-C1) District
MUNICIPAL ADDRESS: 20 Crowfoot Crescent NW
APPLICANT: Bart Carswell
OWNER: Artis Crowfoot Village Ltd
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.6 Shane Gagnon
COMMUNITY: West Hillhurst (Ward 7)
FILE NUMBER: LOC2018-0159 (CPC2018-1153)
PROPOSED REDESIGNATION: From: DC Direct Control District
To: Mixed Use – General (MU-1f2.0h10) District
MUNICIPAL ADDRESS: 106 and 110 - 19 Street NW and 1982 Kensington Road NW
APPLICANT: Mediated Solutions
OWNER: Kensington Village Holdings Ltd
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.7
COMMUNITY: Jennifer MacLaren
FILE NUMBER: Temple (Ward 10)
PROPOSED REDESIGNATION: LOC2018-0132 (CPC2018-1195)
From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One / Two Dwelling (R-C2) District
MUNICIPAL ADDRESS: 3 Templemont Way NE
APPLICANT: Sarbjit Singh Viridi
OWNER: Sarbjit Singh Viridi
Gurmohan Singh Braich
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.8
COMMUNITY: David Mulholland
FILE NUMBER: Arbour Lake (Ward 2)
PROPOSED REDESIGNATION: LOC2018-0142 (CPC2018-1064)
From: DC Direct Control District
To: Commercial – Community 2 f1.0h18 (C-C2f1.0h18) District
MUNICIPAL ADDRESS: 35 Crowfoot Way NW
APPLICANT: BCW Architects
OWNER: Calgary Co-operative Association Limited
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.9 Morgan Huber
(related to Item 7.2.10)

COMMUNITY: Residual Sub-Area 5G (Ward 05)

FILE NUMBER: LOC2017-0111 (CPC2018-1103)

PROPOSED POLICY AMENDMENTS: Amendments to the East Stoney Area Structure Plan

PROPOSED REDESIGNATION: From: Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – Transportation and Utility Corridor (S-TUC) District

To: Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Residential Manufactured Home (R-MH) District, Multi-Residential – At Grade Housing (M-G) District, Commercial Community 1 (C-C1) District, Industrial (I-G) District, Special Purpose – Community Service (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District

MUNICIPAL ADDRESS: 7055, 7111, 7697, 8393 - 84 Street NE

APPLICANT: Urban Systems Survey

OWNER: Pacific Calgary GP Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.10 Morgan Huber
(related to Item 7.2.9)

COMMUNITY: Residual Sub-Area 5G (Ward 05)

FILE NUMBER: LOC2017-0111(OP) (CPC2018-1104)

PROPOSED OUTLINE PLAN: Subdivision of 96.15 hectares ± (237.59 acres ±)

MUNICIPAL ADDRESS: 7055, 7111, 7697, 8393 - 84 Street NE

APPLICANT: Urban Systems Survey

OWNER: Pacific Calgary GP Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.11 Tom Schlodder

COMMUNITY: Bankview (Ward 8)

FILE NUMBER: LOC2018-0095

PROPOSED POLICY AMENDMENT: Amendment to the Bankview Area Redevelopment Plan

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

MUNICIPAL ADDRESS: 2502 - 15 Street SW

APPLICANT: Inertia

OWNER: Huijin Ouyang
Bijun Wu

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.12 Richard Goecke

COMMUNITY: Beltline (Ward 8), Downtown Commercial Core, Downtown East Village (Ward 7), and Inglewood (Ward 9)

FILE NUMBER: LOC2018-0089 (CPC2018-1213)

PROPOSED REDESIGNATION: From: Special Purpose – City and Regional Infrastructure (S-CRI) District
To: DC Direct Control District based on Special Purpose – City and Regional Infrastructure with the additional discretionary uses to accommodate digital third party advertising signs on railway overpasses owned by the Canadian Pacific Railway within the Centre City

MUNICIPAL ADDRESS: 115R - 9 Avenue SW, 1797 - 17 Avenue SE, 221R - 9 Avenue SE, 537 – 9 Avenue SE, 830R – 10 Avenue SW and 915 – 4 Street SW

APPLICANT: Van Horne Outdoor Limited Partnership

OWNER: Canadian Pacific Railway

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.13 Kristen Wishlow
COMMUNITY: Pine Creek (Ward 13)
FILE NUMBER: LOC2018-0151 (CPC2018-1151)
PROPOSED REDESIGNATION: From: Residential - One Dwelling (R-1s) District
To: Residential – Low Density Mixed Housing (R-G) District
MUNICIPAL ADDRESS: 507 – 210 Avenue SW
APPLICANT: Stantec Consulting
OWNER: United Lands Corp
Catherine A. Duffin
Timothy A. Duffin
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.14 Jarred Friedman
COMMUNITY: Richmond (Ward 8)
FILE NUMBER: LOC2018-0167 (CPC2018-1113)
PROPOSED POLICY AMENDMENTS: Amendment to Richmond Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Residential – Contextual One/Two Dwelling (R-C2) District
To: Mixed Use – Active Frontage (MU-2f1.0h10) District
MUNICIPAL ADDRESS: 2104 - 26 Avenue SW
APPLICANT: Arup Datta Architecture Ltd
OWNER: Kasa Enterprises Inc
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.15
COMMUNITY: Mona Ha
FILE NUMBER: Valleyfield (Ward 9)
PROPOSED REDESIGNATION: LOC2018-0177 (CPC2018-1112)
From: DC Direct Control District
To: Commercial Corridor 3 f2.0h16 (C-COR3 f2.0h16) District
MUNICIPAL ADDRESS: 4575 – 25 Street SE
APPLICANT: Certus Developments Inc
OWNER: Certus Developments Inc
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.16
COMMUNITY: Angelique Dean
FILE NUMBER: Section 23 (Ward 12)
PROPOSED REDESIGNATION: LOC2018-0163 (CPC2018-1202)
From: DC Direct Control District
To: DC Direct Control District to accommodate the additional use of Asphalt, Aggregate and Concrete Plant use
MUNICIPAL ADDRESS: 5758, 5820, 5920 and 6020 - 94 Avenue SE
APPLICANT: Stantec Consulting
OWNER: Powell Chuckwagon Racing Inc
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.17

Lisette Burga Ghersi

COMMUNITY:

Inglewood (Ward 9)

FILE NUMBER:

LOC2018-0066 (CPC2018-1179)

PROPOSED REDESIGNATION:

From: Commercial Corridor 3 f2.8h12 (C-COR3
f2.8h12) District

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

MUNICIPAL ADDRESS:

740 - 19 Street SE

APPLICANT:

B&A Planning Group

OWNER:

CANHUSK Real Estate ULC

ADMINISTRATION RECOMMENDATION:

APPROVAL