



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

Coleen Auld

COMMUNITY: Beddington Heights (Ward 4)

FILE NUMBER: LOC2018-0105 (CPC2018-1147)

PROPOSED REDESIGNATION: 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

Shane Gagnon

COMMUNITY: Hillhurst (Ward 7)

FILE NUMBER: LOC2018-0114 (CPC2018-1101)

PROPOSED POLICY AMENDMENTS: 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

Jennifer MacLaren

COMMUNITY:

Temple (Ward 10)

FILE NUMBER:

LOC2018-0132 (CPC2018-1195)

PROPOSED REDESIGNATION:

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

David Mulholland

COMMUNITY:

Arbour Lake (Ward 2)

FILE NUMBER:

LOC2018-0142 (CPC2018-1064)

PROPOSED REDESIGNATION:

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 \pm (237.59 acres \pm)

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

Mona Ha

COMMUNITY:

Valleyfield (Ward 9)

FILE NUMBER:

LOC2018-0177 (CPC2018-1112)

PROPOSED REDESIGNATION:

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

Angelique Dean

COMMUNITY:

Section 23 (Ward 12)

FILE NUMBER:

LOC2018-0163 (CPC2018-1202)

PROPOSED REDESIGNATION:

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