



## INDEX FOR THE 2018 NOVEMBER 29 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

Derek Pomreinke

**COMMUNITY:**

Altadore (Ward 8)

**FILE NUMBER:**

LOC2018-0187 (CPC2018-1342)

**PROPOSED REDESIGNATION:**

From: Residential – Contextual One / Two Dwelling  
(R-C2) District and Multi-Residential –  
Contextual Low Profile (M-C1) District

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

**MUNICIPAL ADDRESS:**

2035 and 2039 – 35 Avenue SW

**APPLICANT:**

Global Raymac Surveys

**OWNER:**

Phillippe St. Louis  
Christina St. Louis  
Green Mamba Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 5.2

Brad Bevill

**COMMUNITY:**

West Hillhurst (Ward 7)

**FILE NUMBER:**

LOC2018-0202 (CPC2018-1332)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

2103 - 5 Avenue NW

**APPLICANT:**

Sinclair Signature Homes

**OWNER:**

Michelle Cheyne  
Spencer Cheyne

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.3**

Adam Sheahan

**COMMUNITY:**

Bankview (Ward 8)

**FILE NUMBER:**

LOC2018-0214 (CPC2018-1326)

**PROPOSED POLICY AMENDMENT:**

Amendment to the Bankview Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

2133 and 2135 - 18 Street SW

**APPLICANT:**

Daniel Alejandro Quiroga-Rivera

**OWNER:**

Daniel Alejandro Quiroga-Rivera a

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 5.4**

Steve Jones

**COMMUNITY:**

Banff Trail (Ward 7)

**FILE NUMBER:**

CPC2018-1336

**PROPOSED POLICY AMENDMENT:**

Amendments to the Banff Trail Area Redevelopment  
Plan

**ADMINISTRATION RECOMMENDATION: APPROVAL**

## DEVELOPMENT ITEMS

### ITEM NO.: 7.1.1

Desmond Bliet

**COMMUNITY:**

Beltline (Ward 8)

**FILE NUMBER:**

DP2018-2882 (CPC2018-1349)

**PROPOSED DEVELOPMENT:**

New Multi-Residential Development

**MUNICIPAL ADDRESS:**

1315, 1317, 1319, 1321, and 1323 - 14 Avenue SW

**APPLICANT:**

Battistella Developments

**OWNER:**

Ernest Shymka

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 7.1.2

Stephanie Loria/Jihad Bitar

**COMMUNITY:**

Ramsay (Ward 9)

**FILE NUMBER:**

DP2017-4891 (CPC2018-1324)

**PROPOSED DEVELOPMENT:**

New: Multi-Residential Development, Retail and Consumer Service

**MUNICIPAL ADDRESS:**

1802 – 11 Street SE

**APPLICANT:**

S2 Architecture

**OWNER:**

11-Street Developments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## PLANNING ITEMS

### ITEM NO.: 7.2.1

Matthew Atkinson

**COMMUNITY:**

Greenview Industrial Park (Ward 4)

**FILE NUMBER:**

LOC2018-0129 (CPC2018-1293)

**PROPOSED REDESIGNATION:**

From: Industrial – Redevelopment (I-R) District

To: Industrial – Commercial (I-C) District

**MUNICIPAL ADDRESS:**

336 and 344 - 41 Avenue NE

**APPLICANT:**

Rick Balbi Architect

**OWNER:**

Ocean Investment Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 7.2.2

Matthew Atkinson

**COMMUNITY:**

Saddle Ridge Industrial (Ward 5)

**FILE NUMBER:**

LOC2018-0180 (CPC2018-1352)

**PROPOSED REDESIGNATION:**

From: Special Purpose – Future Urban Development (S-FUD) District

To: DC Direct Control District based on the Industrial – Outdoor (I-O) District to accommodate the additional use of Seasonal Sales Area

**MUNICIPAL ADDRESS:**

4120 - 67 Avenue NE

**APPLICANT:**

IBI Group

**OWNER:**

2045478 Alberta Ltd (Sandhu, Parminder)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.3**

Michael Davis

**COMMUNITY:** Stoney 2 (Ward 3)

**FILE NUMBER:** LOC2018-0191 (CPC2018-1255)

**PROPOSED REDESIGNATION:** From: Industrial – Commercial (I-C) District  
To: Commercial – Corridor 3 f1.0h12  
(C-COR3 f1.0h12) District

**MUNICIPAL ADDRESS:** 2011 – 100 Avenue NE

**APPLICANT:** Kumlin Sullivan Architecture Studio

**OWNER:** Condominium Corporation No. 1110612

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

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**ITEM NO.: 7.2.4**

Brendyn Seymour  
(related to Item 7.2.5)

**COMMUNITY:** Residual Sub-Area 13D (Ward 13)

**FILE NUMBER:** LOC2017-0308 (CPC2018-1359)

**PROPOSED POLICY AMENDMENTS:** Amendments to the Providence Area Structure Plan

**PROPOSED REDESIGNATION:** From: Special Purpose – Future Urban Development  
(S-FUD) District  
To: Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District, District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – Community Service (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District Direct Control / Residential – Low Density Mixed Housing and DC Direct Control District to accommodate low density mixed use housing

**MUNICIPAL ADDRESS:** 15113 – 37 Street SW

**APPLICANT:** Stantec Consulting

**OWNER:** Dream Asset Management Corporation

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

**ITEM NO.: 7.2.5**

Brendyn Seymour  
(related to Item 7.2.4)

**COMMUNITY:** Residual Sub-Area 13D (Ward 13)  
**FILE NUMBER:** LOC2017-0308(OP) (CPC2018-1360)  
**PROPOSED OUTLINE PLAN:** Subdivision of 56.38 hectares ± (139.32 acres ±)  
**MUNICIPAL ADDRESS:** 15113 – 37 Street SW  
**APPLICANT:** Stantec Consulting  
**OWNER:** Dream Asset Management Corporation  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.6**

Giyan Brenkman

**COMMUNITY:** Royal Vista (Ward 1)  
**FILE NUMBER:** LOC2018-0004 (CPC2018-1365)  
**PROPOSED REDESIGNATION:** From: DC Direct Control District and Industrial-Business (I-B) District  
To: DC Direct Control District to accommodate a private school and child care services  
**MUNICIPAL ADDRESS:** 8 and 14 Royal Vista Link NW  
**APPLICANT:** Sha-Lou Enterprises  
**OWNER:** LTCM Incorporated  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 7.2.7**

Coleen Auld  
(Related to Item 7.2.8)

**COMMUNITY:**

Royal Oak (Ward 1)

**FILE NUMBER:**

LOC2018-0104 (CPC2018-1362)

**PROPOSED REDESIGNATION:**

From: Residential – Contextual One Dwelling (R-C1)  
District and Special Purpose – City and Regional  
Infrastructure (S-CRI) District

To: Residential – Contextual One / Two Dwelling  
(R-C2) District and Special Purpose – Urban  
Nature (S-UN) District

**MUNICIPAL ADDRESS:**

96 Royal Birch Point NW

**APPLICANT:**

B&A Planning Group

**OWNER:**

VWR Capital Corp

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.8**

Coleen Auld  
(Related to Item 7.2.7)

**COMMUNITY:**

Royal Oak (Ward 1)

**FILE NUMBER:**

LOC2018-0104(OP) (CPC2018-1361)

**PROPOSED OUTLINE PLAN:**

Subdivision of 2.25 hectares  $\pm$  (5.56 acres  $\pm$ )

**MUNICIPAL ADDRESS:**

96 Royal Birch Point NW

**APPLICANT:**

B&A Planning Group

**OWNER:**

VWR Capital Corp

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



**ITEM NO.: 7.2.9**

Jennifer Duff

**COMMUNITY:**

Sunalta (Ward 8)

**FILE NUMBER:**

LOC2018-0165 (CPC2018-1358)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Sunalta Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: Commercial – Corridor 2 f3.0h27  
(C-COR2f3.0h27) District

To: DC Direct Control District to accommodate the  
additional use of Self Storage Facility and a  
revised FAR

**MUNICIPAL ADDRESS:**

2100 and 2206 – 10 Avenue SW

**APPLICANT:**

Citytrend

**OWNER:**

Gunther's Building Centre Ltd  
Gunther's Building Supplies Limited

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.10**

Adam Sheahan

**COMMUNITY:**

Downtown Commercial Core (Ward 8)

**FILE NUMBER:**

LOC2018-0200 (CPC2018-1303)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: DC Direct Control District to accommodate the  
additional use of Kennel-Urban and to update  
the base district

**MUNICIPAL ADDRESS:**

131 – 9 Avenue SW

**APPLICANT:**

Palliser Square Properties Ltd

**OWNER:**

Palliser Square Properties Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.11**

Desmond Blik

**COMMUNITY:**

Bridlewood (Ward 14)

**FILE NUMBER:**

LOC2018-0203 (CPC2018-1341)

**PROPOSED REDESIGNATION:**

From: Special Purpose – School, Park and Community Reserve (S-SPR) District

To: Special Purpose – Community Institution (S-CI) District

**MUNICIPAL ADDRESS:**

249 Bridlerange Place SW

**APPLICANT:**

Maidment Land Surveys

**OWNER:**

The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.12**

Kate van Fraassen

**COMMUNITY:**

Walden (Ward 14)

**FILE NUMBER:**

LOC2018-0185 (CPC2018-1345)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Commercial – Corridor 2 f0.5h12 (C-COR2f0.5h12) District

**MUNICIPAL ADDRESS:**

19605 Walden Boulevard SE

**APPLICANT:**

Carol McClary Planning Solutions

**OWNER:**

Genco (Walden) Ltd  
DWG Holdings Corp

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.13**

Fraser McLeod

**COMMUNITY:**

East Fairview Industrial (Ward 11)

**FILE NUMBER:**

LOC2018-0197 (CPC2018-1348)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Commercial – Corridor 2 f0.3h11 (C-COR2  
f0.3h11) District

**MUNICIPAL ADDRESS:**

7929 - 11 Street SE

**APPLICANT:**

Royop (Deerfoot) Development Ltd

**OWNER:**

Royop (Deerfoot) Development Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.14**

Ezra Wasser

**COMMUNITY:**

Mahogany (Ward 14)

**FILE NUMBER:**

LOC2018-0216 (CPC2018-1344)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: DC Direct Control District to allow for Cannabis  
Counselling and Cannabis Store uses

**MUNICIPAL ADDRESS:**

11 Mahogany Circle SE, 226 Mahogany Garden SE and  
2231 and 2255 Mahogany Boulevard SE

**APPLICANT:**

Village Cannabis

**OWNER:**

Westman Village Lyric Inc  
Westman Village Calligraphy Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**