



INDEX FOR THE 2018 DECEMBER 13 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



CONSENT AGENDA

ITEM NO.: 5.1

Adam Sheahan

COMMUNITY:

South Calgary/ Altadore

FILE NUMBER:

LOC2018-0193 (CPC2018-1363)

PROPOSED 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:

4303 - 16 Street SW

APPLICANT:

Civicworks Planning + Design

OWNER:

Oldstreet Development Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.2

Madeleine Krizan

COMMUNITY:

Capitol Hill

FILE NUMBER:

LOC2018-0195 (CPC2018-1160)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

1301 – 18 Avenue NW

APPLICANT:

Inertia

OWNER:

Chandan Homes Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.3

Vivian Barr

COMMUNITY:

Residual Sub-Area 01G (Ward 1)

FILE NUMBER:

SN2017-0007 (CPC2018-1420)

PROPOSED COMMUNITY NAME:

Haskayne

PROPOSED STREET NAMES:

Haskayne, Rowan, Rowanbrook, Rowanstone, Rowanwood, Rowarton, Rowdale, Rowden, Rowell, Rowich, Rowley, Rowloch, Rowmont, Royce and Royston

APPLICANT:

B&A Planning Group

OWNER:

Brookfield Residential

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Sharon Jensen

COMMUNITY:

Residual Sub-Area 13K (Ward 13)

FILE NUMBER:

SN2018-0012 (CPC2018-1421)

PROPOSED COMMUNITY NAME:

Belmont

APPLICANT:

B&A Planning Group

OWNER:

Domain Apartments

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Coleen Auld

COMMUNITY:

North Airways (Ward 10)

FILE NUMBER:

LOC2018-0198 (CPC2018-1409)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: DC Direct Control District to accommodate an existing third party and digital third party advertising sign

MUNICIPAL ADDRESS:

2003 McKnight Boulevard NE

APPLICANT:

Pattison Outdoor Advertising

OWNER:

Heritage Christian Education Society Calgary

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.2

Coleen Auld
(Related to Item 7.2.3)

COMMUNITY:

Saddle Ridge (Ward 5)

FILE NUMBER:

LOC2018-0161 (CPC2018-1413)

PROPOSED REDESIGNATION:

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

To: Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Housing (R-Gm) District

MUNICIPAL ADDRESS:

6827 - 89 Avenue NE

APPLICANT:

Quantum Place Developments

OWNER:

Rani Mann
Kalwant Mann

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.3

Coleen Auld
(Related to Item 7.2.2)

COMMUNITY:

Saddle Ridge (Ward 5)

FILE NUMBER:

LOC2018-0161(OP) (CPC2018-1412)

PROPOSED OUTLINE PLAN:

Subdivision of 1.51 hectares \pm (3.72 acres \pm)

MUNICIPAL ADDRESS:

6827 - 89 Avenue NE

APPLICANT:

Quantum Place Developments

OWNER:

Rani Mann
Kalwant Mann

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Michael Davis
(Related to Item 7.2.5)

COMMUNITY:

Saddle Ridge (Ward 5)

FILE NUMBER:

LOC2017-0042 (CPC2018-1407)

PROPOSED REDESIGNATION:

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

To: Commercial – Neighbourhood 1 (C-N1) District,
Multi-Residential – Medium Profile (M-2) District,
Multi-Residential – Medium Profile Support
Commercial (M-X2) District, Residential – Low
Density Mixed Housing (R-G) District, Special
Purpose – Community Institution (S-CI) District
and Special Purpose – School, Park and
Community Reserve (S-SPR) District

MUNICIPAL ADDRESS:

4612, 4720, 4820 and 4908 - 84 Avenue NE and 4607,
4715, 4815 and 4903 - 88 Avenue NE

APPLICANT:

B&A Planning Group

OWNER:

Various Owners

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Michael Davis
(Related to Item 7.2.4)

COMMUNITY:

Saddle Ridge (Ward 5)

FILE NUMBER:

LOC2017-0042(OP) (CPC2018-1415)

PROPOSED OUTLINE PLAN:

Subdivision of 15.76 hectares \pm (38.94 acres \pm)

MUNICIPAL ADDRESS:

4612, 4720, 4820 and 4908 84 Avenue NE and 4607,
4715, 4815 and 4903 88 Avenue NE

APPLICANT:

B&A Planning Group

OWNER:

Various Owners

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Rick Michalenko

COMMUNITY:

Saddle Ridge (Ward 5)

FILE NUMBER:

LOC2018-0221 (CPC2018-1417)

PROPOSED REDESIGNATION:

From: Special Purpose – School, Park and Community
Reserve (S-SPR) District and Multi-Residential –
At Grade Housing (M-G) District

To: Residential – One Dwelling (R-1s) District,
Residential – Low Density Mixed Housing (R-G)
District, Multi-Residential – Low Profile (M-1)
District, and Commercial – Neighbourhood 1
(C-N1) District

MUNICIPAL ADDRESS:

6803, 6819, and 6820 – 89 Avenue NE

APPLICANT:

The City of Calgary

OWNER:

A.P.E. Services Inc
Manjit Singh Aulakh
1654620 Alberta Ltd (Joe Uppal)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Steve Jones

COMMUNITY:

Hillhurst (Ward 7)

FILE NUMBER:

LOC2018-0208 (CPC2018-1416)

PROPOSED REDESIGNATION:

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

To: Mixed Use - General (MU-1f1.0h13) District

MUNICIPAL ADDRESS:

1601 Bowness Road NW

APPLICANT:

K5 Designs

OWNER:

Kevin and Susan Ngo

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.8

Martin Beck

COMMUNITY:

Banff Trail (Ward 7)

FILE NUMBER:

LOC2017-0097 (CPC2018-1377)

PROPOSED AMENDMENTS:

Amendments to the Banff Trail Area Redevelopment
Plan

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Contextual Low Profile
(M-C1) District

MUNICIPAL ADDRESS:

2436 and 2440 – 22 Street NW

APPLICANT:

Abanoub Development

OWNER:

Harvest Hills Professional Centre Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.9

Hugo Haley
(Related to Item 7.2.10)

COMMUNITY:

Haskayne (Ward 1)

FILE NUMBER:

LOC2017-0229 (CPC2018-1430)

PROPOSED POLICY AMENDMENTS:

Amendments to the Haskayne Area Structure Plan

PROPOSED CLOSURE:

3.02 hectare \pm (7.46 acre \pm) adjacent to 6000, 6005, 6600 and 6815 - 133 Street NW

PROPOSED REDESIGNATION:

From: DC Direct Control District and Undesignated Road Right-of-Way

To: Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Commercial Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District

MUNICIPAL ADDRESS:

12400 Bearspaw Dam Road NW and 6000, 6005, 6600 and 6815 - 133 Street NW

APPLICANT:

B&A Planning Group

OWNER:

1714974 Alberta Ltd (Brookfield Residential/Brookcal)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.10

Hugo Haley
(Related to Item 7.2.9)

COMMUNITY:

Haskayne (Ward 1)

FILE NUMBER:

LOC2017-0229(OP) (CPC2018-1429)

PROPOSED OUTLINE PLAN:

Subdivision of 187.85 hectares \pm (464.19 acres \pm)

MUNICIPAL ADDRESS:

6000, 6005, 6600 and 6815 - 113 Street NW and 12400 Bearspaw Dam Road NW

APPLICANT:

B&A Planning Group

OWNER:

1714974 Alberta Ltd (Brookfield Residential/Brookcal)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.11

Brad Bevill

COMMUNITY:

Rocky Ridge (Ward 1)

FILE NUMBER:

LOC2018-0118 (CPC2018-1353)

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Contextual Low Profile (M-
C1) District and Special Purpose – Urban Nature
(S-UN) District

MUNICIPAL ADDRESS:

10110 Rocky Ridge Road NW

APPLICANT:

B&A Planning Group

OWNER:

Ravines of Royal Oak GP Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.12

Giyana 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.: 7.2.13

Kristen Wishlow
(Related to Item 7.2.14)

COMMUNITY:

Residual Sub Area 13K (Ward 13)

FILE NUMBER:

LOC2016-0335 (CPC2018-1403)

PROPOSED POLICY AMENDMENTS:

Amendments to the West Macleod Area Structure Plan

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – General (MU-1f3.5h20) District, Mixed Use – General (MU-1f3.5h26) District, Mixed Use – Active Frontage (MU-2f4.0h56) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and a DC Direct Control District based on Special Purpose – Recreation (S-R) District to accommodate publicly accessible private open space, a multi-use plaza for informal and formal public activities and accommodate urban agriculture, food production and low intensity commercial uses

MUNICIPAL ADDRESS:

400 and 550 – 210 Avenue SE

APPLICANT:

B&A Planning Group

OWNER:

01981042 Alberta Ltd. (referred to as DOMAIN Apartments)
Macleod Farming & Ranching Ltd
Mattamy (Burgess) Limited
United Acquisition II Corp
2007 United Lands Corp
2015 United Alberta Lands GP Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.14

Kristen Wishlow
(Related to Item 7.2.13)

COMMUNITY:

Residual Sub Area 13K (Ward 13)

FILE NUMBER:

LOC2016-0335(OP) (CPC2018-1404)

PROPOSED OUTLINE PLAN:

Subdivision of 36.60 hectares \pm (90.44 acres \pm)

MUNICIPAL ADDRESS:

400 and 550 – 210 Avenue SE

APPLICANT:

B&A Planning Group

OWNER:

01981042 Alberta Ltd. (referred to as DOMAIN Apartments)
Macleod Farming & Ranching Ltd
Mattamy (Burgess) Limited
United Acquisition II Corp
2007 United Lands Corp
2015 United Alberta Lands GP Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.15

Fraser McLeod

COMMUNITY:

Legacy (Ward 14)

FILE NUMBER:

LOC2018-0136 (CPC2018-1401)

PROPOSED REDESIGNATION:

From: Commercial – Community 1 (C-C1) District and
Special Purpose – Future Urban Development
(S-FUD) District

To: Commercial – Corridor 2 f1.0h10 (C-COR2
f1.0h10) District

MUNICIPAL ADDRESS:

250 Legacy Village Link SE

APPLICANT:

IBI Group

OWNER:

West Pine Creek Developments Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.16

Fraser McLeod/Christine Leung

COMMUNITY:

Bridgeland-Riverside (Ward 9)

FILE NUMBER:

LOC2016-0193 (CPC2018-1380)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: DC Direct Control District to accommodate...

MUNICIPAL ADDRESS:

950 McPherson Square NE

APPLICANT:

O2 Planning and Design

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

REFUSAL

ITEM NO.: 7.2.17

Chris Wolfe

COMMUNITY:

Foothills (Ward 9)

FILE NUMBER:

LOC2018-0220 (CPC2018-1378)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

5205 - 76 Avenue SE

APPLICANT:

Target Realty Corp

OWNER:

PJS Holdings Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

MISCELLANEOUS ITEMS

ITEM NO.: 7.3.1

Ryan Hall

COMMUNITY:

Beltline (Ward 11)

FILE NUMBER:

CPC2018-1408

PROPOSED:

Beltline ARP Amendments Phase 1 (Verbal Report)

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR INFORMATION