



## 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



CALGARY  
**PLANNING  
COMMISSION**  
CENTENNIAL

A CENTURY OF VISION 1911 - 2011

**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**

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**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**

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**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  
**COMMUNITY:** Coleen Auld  
**FILE NUMBER:** North Airways (Ward 10)  
**PROPOSED REDESIGNATION:** LOC2018-0198 (CPC2018-1409)  
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**

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**ITEM NO.:** 7.2.2  
**COMMUNITY:** Coleen Auld  
(Related to Item 7.2.3)  
**FILE NUMBER:** Saddle Ridge (Ward 5)  
**PROPOSED REDESIGNATION:** LOC2018-0161 (CPC2018-1413)  
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 ± (3.72 acres ±)

**MUNICIPAL ADDRESS:**

6827 - 89 Avenue NE

**APPLICANT:**

Quantum Place Developments

**OWNER:**

Rani Mann  
Kalwant Mann

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**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 ± (38.94 acres ±)

**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**

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**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  
**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**

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**ITEM NO.:** 7.2.8  
**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 ± (7.46 acre ±) 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 Bears paw 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**

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**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 ± (464.19 acres ±)

**MUNICIPAL ADDRESS:** 6000, 6005, 6600 and 6815 - 113 Street NW and 12400 Bears paw Dam Road NW

**APPLICANT:** B&A Planning Group

**OWNER:** 1714974 Alberta Ltd (Brookfield Residential/Brookcal)

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

**ITEM NO.:** 7.2.11  
**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**

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**ITEM NO.:** 7.2.12  
**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 ± (90.44 acres ±)

**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**

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**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**

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**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