



## INDEX FOR THE 2019 FEBRUARY 21 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

Madeline Krizan

**COMMUNITY:**

Capitol Hill (Ward 7)

**FILE NUMBER:**

LOC2018-0268 (CPC2019-0143)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

2115 – 12 Street NW

**APPLICANT:**

Inertia

**OWNER:**

Yi Ji  
Yang Shi  
Wei Tang  
Hongliang Wang

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

---

### ITEM NO.: 5.2

Adam Sheahan

**COMMUNITY:**

Richmond (Ward 8)

**FILE NUMBER:**

LOC2018-0266 (CPC2019-0093)

**PROPOSED POLICY AMENDMENT:**

Amendment to the Richmond Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

2137 – 31 Avenue SW

**APPLICANT:**

Civicworks Planning + Design

**OWNER:**

Naglis Investments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.3**

Jenna Dutton

**COMMUNITY:**

Killarney/Glengarry (Ward 8)

**FILE NUMBER:**

LOC2018-0264 (CPC2019-0188)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Killarney/Glengarry Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

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

**MUNICIPAL ADDRESS:**

2806 Richmond Road SW

**APPLICANT:**

CivicWorks Planning + Design

**OWNER:**

Richmond2806 Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

---

**ITEM NO.: 5.4**

Brad Bevill

**COMMUNITY:**

Silver Springs (Ward 1)

**FILE NUMBER:**

LOC2018-0222 (CPC2019-0139)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

7222 Silver Mead Road NW

**APPLICANT:**

Darren Langille

**OWNER:**

Rebecca Laubman

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## DEVELOPMENT ITEMS

**ITEM NO.: 7.1.1**

Breanne Harder

**COMMUNITY:**

Kingsland (Ward 11)

**FILE NUMBER:**

DP2018-2692 (CPC2019-0209)

**PROPOSED DEVELOPMENT:**

New: Multi-Residential Development, Office, Retail and Consumer Service (3 buildings), Sign – Class B (11), Sign – Class C (1)

**MUNICIPAL ADDRESS:**

7711 Macleod Trail SW

**APPLICANT:**

Alvin Reinhard Fritz Architect Inc

**OWNER:**

Trico Communities Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## PLANNING ITEMS

**ITEM NO.: 7.2.1**

Madeline Krizan

**COMMUNITY:**

Cornerstone (Ward 5)

**FILE NUMBER:**

LOC2018-0259 (CPC2019-0155)

**PROPOSED REDESIGNATION:**

From: Residential – Low Density Mixed Housing (R-G) District

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

**MUNICIPAL ADDRESS:**

23 Cornerstone Circle NE

**APPLICANT:**

The City of Calgary

**OWNER:**

The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

---

**ITEM NO.: 7.2.2**

Peter Schryvers

**COMMUNITY:**

Stoney 3 (Ward 5)

**FILE NUMBER:**

LOC2018-0247 (CPC2019-0206)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Industrial – Business (I-B f1.0) District

**MUNICIPAL ADDRESS:**

3730 - 108 Avenue NE

**APPLICANT:**

Civic Works Planning + Design

**OWNER:**

Eagle Crest Construction (2036013 Alberta Ltd)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.3**

Steve Jones

**COMMUNITY:**

Sunnyside (Ward 7)

**FILE NUMBER:**

LOC2018-0215 (CPC2019-0195)

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Contextual Grade-Oriented  
(M-CGd72) District

To: DC Direct Control District to accommodate multi-  
residential development with density bonus

**MUNICIPAL ADDRESS:**

810 – 9A Street NW

**APPLICANT:**

Studio North

**OWNER:**

Part + Parcel Developments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

---

**ITEM NO.: 7.2.4**

Yuping Wang

**COMMUNITY:**

Bankview (Ward 8)

**FILE NUMBER:**

LOC2018-0183 (CPC2019-0159)

**PROPOSED POLICY AMENDMENTS:**

Amendment to Bankview Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Contextual Grade-Oriented  
(M-CG) District

To: Multi-Residential – Contextual Medium Profile  
(M-C2) District

**MUNICIPAL ADDRESS:**

2604, 2608, 2610 – 17A Street SW

**APPLICANT:**

Mckinley Burkart

**OWNER:**

Tollo One Development Corp

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.5**

Adam Sheahan

**COMMUNITY:**

Glenbrook (Ward 6)

**FILE NUMBER:**

LOC2018-0271 (CPC2019-0095)

**PROPOSED REDESIGNATION:**

From: Residential – Contextual One Dwelling (R-C1)  
District

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

**MUNICIPAL ADDRESS:**

2815 – 43 Street SW

**APPLICANT:**

Mohamad Hachem

**OWNER:**

Ana Takacs  
Sandor Takacs

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

---

**ITEM NO.: 7.2.6**

Troy Gonzalez

**COMMUNITY:**

Banff Trail (Ward 7)

**FILE NUMBER:**

CPC2019-0197

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Banff Trail Station Area  
Redevelopment Plan

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

---

**ITEM NO.: 7.2.7**

Joseph Yun

**COMMUNITY:**

Cliff Bungalow/Mission (Ward 11)

**FILE NUMBER:**

LOC2018-0107 (CPC2019-0139)

**PROPOSED REDESIGNATION:**

From: Commercial – Corridor 2 f3.0h26 (C-  
COR2f3.0h46) District and Multi-Residential –  
Contextual Medium Profile (M-C2) District

To: DC Direct Control District to accommodate an  
additional Kennel – Urban use

**MUNICIPAL ADDRESS:**

1716 Centre Street SE

**APPLICANT:**

Strategic Group Development

**OWNER:**

Center Street GP Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.8**

Joseph Yun  
(Related to Item 7.2.9)

**COMMUNITY:**

Springbank Hill (Ward 6)

**FILE NUMBER:**

LOC2018-0233 (CPC2019-0154)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Residential – One / Two Dwelling (R-2) District

**MUNICIPAL ADDRESS:**

7550 Elkton Drive SW

**APPLICANT:**

IBI Group

**OWNER:**

Rockwood Custom Homes Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

---

**ITEM NO.: 7.2.9**

Joseph Yun  
(Related to Item 7.2.8)

**COMMUNITY:**

Springbank Hill (Ward 6)

**FILE NUMBER:**

LOC2018-0233(OP) (CPC2019-0184)

**PROPOSED OUTLINE PLAN:**

Subdivision of 2.03 hectares  $\pm$  (5.19 acres  $\pm$ )

**M MUNICIPAL ADDRESS:**

7550 Elkton Drive SW

**APPLICANT:**

IBI Group

**OWNER:**

Rockwood Custom Homes Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



**ITEM NO.: 7.2.10**

Jennifer Cardiff

**COMMUNITY:**

Sage Hill (Ward 2)

**FILE NUMBER:**

LOC2017-0406 (CPC2019-0153)

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Medium Profile (M-2 d90)  
District and Residential – Low Density Multiple  
Dwelling (R-2M) District

To: Commercial – Community 1 (C-C1) District and  
Multi-Residential – Low Profile (M-1d80) District

**MUNICIPAL ADDRESS:**

3650 Sage Hill Drive NW and 155 Sage Hill Rise NW

**APPLICANT:**

Seika Architecture

**OWNER:**

Sage Property Development Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

---

**ITEM NO.: 7.2.11**

Breanne Harder

**COMMUNITY:**

Kingsland (Ward 11)

**FILE NUMBER:**

LOC2018-0158 (CPC2019-0156)

**PROPOSED REDESIGNATION:**

From: Commercial – Corridor 3 f1.0h12 (C-  
COR3f1.0h12) District

To: Multi-Residential – High Density Low Rise (M-  
H1) District, Multi-Residential – High Density  
High Rise (M-H3h70) District and DC Direct  
Control District to accommodate mixed use mid  
and high-rise development

**MUNICIPAL ADDRESS:**

517, 531 and 612 - 67 Avenue SW and 6711 Macleod  
Trail SW

**APPLICANT:**

Stantec Architecture

**OWNER:**

Glenmac Corporation Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.12**

Chris Wolfe

**COMMUNITY:**

Douglasdale/Douglasglen (Ward 12)

**FILE NUMBER:**

LOC2018-0248 (CPC2019-0150)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Barlow Area Structure Plan

**PROPOSED REDESIGNATION:**

From: Industrial – Business f1.0h24 (I-B f1.0h24)  
District

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

**MUNICIPAL ADDRESS:**

10808 - 18 Street SE

**APPLICANT:**

Rick Balbi Architect

**OWNER:**

Telsec Property Corporation

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## MISCELLANEOUS ITEMS

**ITEM NO.: 7.3.1**

Breanne Harder

**COMMUNITY:**

(Wards 9 and 11)

**FILE NUMBER:**

CPC2019-0194

**PROPOSED:**

Chinook Station Area Redevelopment Plan Update  
(Verbal Report)

**ADMINISTRATION RECOMMENDATION:**

**RECEIVE FOR INFORMATION**