



INDEX FOR THE 2019 APRIL 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



CONSENT AGENDA

ITEM NO.: 5.1

Kait Bahl

COMMUNITY:

South Calgary (Ward 8)

FILE NUMBER:

LOC2018-0232 (CPC2019-0431)

PROPOSED POLICY 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:

2040 - 32 Avenue SW

APPLICANT:

Perry Poropat

OWNER:

2138426 Alberta Ltd (James David)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.2

Tom Schlodder

COMMUNITY:

Altadore (Ward 8)

FILE NUMBER:

LOC2018-0207 (CPC2019-0425)

PROPOSED POLICY 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:

1915 - 40 Avenue SW

APPLICANT:

PLP Design

OWNER:

Aliya Nurani
Imran Nurani

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.3

Courtney Stengel

COMMUNITY:

West Hillhurst (Ward 7)

FILE NUMBER:

LOC2019-0013 (CPC2019-0434)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2339 – 5 Avenue NW

APPLICANT:

Hunter Tristan Design

OWNER:

Muhammad Ali Zain

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Stephanie Loria

COMMUNITY:

Bridgeland/Riverside (Ward 9)

FILE NUMBER:

LOC2018-0252 (CPC2019-0377)

PROPOSED CLOSURE:

0.10 hectares \pm (0.25 acres \pm) of road adjacent to 23
McDougall Court NE

PROPOSED REDESIGNATION:

From: Undesignated Road Right-of-Way

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

MUNICIPAL ADDRESS:

Adjacent to 23 McDougall Court NE

APPLICANT:

Max Tayefi Architect

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Jeff Nielsen

COMMUNITY:

Residual Sub-Area 02K (Ward 2)

FILE NUMBER:

SN2019-0004 (CPC2019-0474)

PROPOSED COMMUNITY NAME:

Symons Valley Ranch

APPLICANT:

IBI Group

OWNER:

Symons Valley Ranch GP Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1 Steve Jones

COMMUNITY: Hillhurst (Ward 7)

FILE NUMBER: DP2018-4579 (CPC2019-0494)

PROPOSED DEVELOPMENT: New: Dwelling Units, Financial Institution, Outdoor Café, Restaurant: Licensed – Small, Retail and Consumer Service, Sign – Class B, Sign – Class D

MUNICIPAL ADDRESS: 417 – 10 Street NW

APPLICANT: IBI Group

OWNER: Greywood 10G GP Inc

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.1.2 Brendyn Seymour

COMMUNITY: Beltline (Ward 11)

FILE NUMBER: DP2017-4075 (CPC2018-1012)

PROPOSED DEVELOPMENT: New: Multi-Residential Development, Retail and Consumer Service

MUNICIPAL ADDRESS: 1818 – 1 Street SE, 1825 Park Road SE and 1919 MacLeod Trail SE

APPLICANT: NORR Architects Engineers Planners Ltd

OWNER: Albari Holdings Ltd
Cidex (Elbow River) Developments Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING ITEMS

ITEM NO.: 7.2.1

Desmond Bliek

COMMUNITY:

Richmond Knob Hill, South Calgary, and Altadore

FILE NUMBER:

LOC2017-0370 (CPC2019-0404)

PROPOSED POLICY AMENDMENTS:

Amendments to the Marda Loop Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Commercial – Neighbourhood 1 (C-N1), Commercial – Neighbourhood 2 (C-N2), Multi-Residential-Contextual Low Profile (M-C1) District, Commercial – Corridor 1 (C-COR1f1.0h10) District, Commercial – Corridor 1 (C-COR1f3.0h16) District, Commercial – Corridor 1 (C-COR1f3.0h23) District, Commercial – Corridor 2 (C-COR1f1.0h10) District, Commercial – Corridor 2 (C-COR1f2.0h12) District, Commercial – Corridor 2 (C-COR1f2.5h16) District

To: Mixed Use –General (MU-1f3.0h16), Mixed Use –Active Frontage (MU-2f3.0h16), Mixed Use – Active Frontage (MU-2f3.0h23)

MUNICIPAL ADDRESS:

Various Addresses

APPLICANT:

The City of Calgary

OWNER:

Various Owners

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Josh Ross

COMMUNITY:

West Hillhurst (Ward 7)

FILE NUMBER:

LOC2019-0014 (CPC2019-0454)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2402 Westmount Road NW

APPLICANT:

Elizabeth Barry

OWNER:

Nicholas Ryan
Lorraine Ryan

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Courtney Stengel

COMMUNITY:

Greenview Industrial Park (Ward 4)

FILE NUMBER:

LOC2019-0010 (CPC2019-0433)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: DC Direct Control District accommodate a
greater variety of commercial uses and allow the
additional discretionary use of Place of Worship
– Large
4140 – 6 Street NE

MUNICIPAL ADDRESS:

APPLICANT:

Se7en Dezin

OWNER:

879076 Alberta Ltd (Samir Omar)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Steve Jones

COMMUNITY:

Arbour Lake (Ward 2)

FILE NUMBER:

LOC2018-0245 (CPC2019-0461)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: DC Direct Control District to accommodate
mixed-use development

MUNICIPAL ADDRESS:

800 Crowfoot Crescent NW

APPLICANT:

Quantumplace Developments

OWNER:

1240725 Alberta Ltd. (Landstar Development
Corporation)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Peter Schryvers

COMMUNITY:

Residual Sub-Area 02L (Ward 2)

FILE NUMBER:

LOC2018-0140 (CPC2019-0468)

PROPOSED REDESIGNATION:

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

To: Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District

MUNICIPAL ADDRESS:

15454 Symons Valley Road NW

APPLICANT:

Stantec Consulting

OWNER:

Cheryl Rowlandson
Wayne Rowlandson
Cheryl Elaine Rowlandson
Nancy Faye Whatmore

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Shane Gagnon/ Mike Davis
(related to Item 7.2.7)

COMMUNITY:

Saddle Ridge (Ward 5)

FILE NUMBER:

LOC2018-0170 (CPC2019-0317)

PROPOSED REDESIGNATION:

From: Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1s) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Low Profile (M-1d62) District, Multi-Residential – Medium Profile Support Commercial (M-X2d185) District, Multi-Residential – Medium Profile (M-2d124) District and Special Purpose – City and Regional Infrastructure (S-CRI) District

To: Residential – Low Density Mixed Housing (R-G, R-Gm) District, Multi-Residential – Medium Profile (M-2) District, DC Direct Control District to accommodate lower-density ground-oriented residential uses and DC Direct Control District to accommodate transit infrastructure and future mixed-use development

MUNICIPAL ADDRESS:

9320 and 9325 - 52 Street NE

APPLICANT:

B&A Planning Group

OWNER:

Genstar Titleco Limited

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Shane Gagnon/Mike Davis
(related to Item 7.2.6)

COMMUNITY:

Saddle Ridge (Ward 5)

FILE NUMBER:

LOC2018-0170(OP) (CPC2019-0318)

PROPOSED OUTLINE PLAN:

Subdivision of 7.73 hectares \pm (19.10 acres \pm)

MUNICIPAL ADDRESS:

9320 - 52 Street NE

APPLICANT:

B&A Planning Group

OWNER:

Genstar Titleco Limited

ADMINISTRATION RECOMMENDATION:

APPROVAL

**CONFIDENTIAL ITEMS
(CLOSED MEETING)**

ITEM NO.: 9.1

Jeff Quigley/Mona Ha

COMMUNITY:

Ward 12

FILE NUMBER:

POL2017-0010 (CPC2019-0389)

PROPOSED:

Ricardo Ranch ASP draft policy (Verbal Report)

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR INFORMATION