



AGENDA

CALGARY PLANNING COMMISSION

TO BE HELD 2019 JUNE 06 AT 1:00 PM
IN COUNCIL CHAMBERS

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 Allan Singh

COMMUNITY: Parkdale (Ward 7)

FILE NUMBER: LOC2019-0032 (CPC2019-0608)

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District

MUNICIPAL ADDRESS: 3120 Parkdale Boulevard NW

APPLICANT: Inertia

OWNER: Tammy Le
Andy Phan

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.2 Jarred Friedman

COMMUNITY: Richmond (Ward 8)

FILE NUMBER: LOC2019-0037 (CPC2019-0697)

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: 2201 – 28 Avenue SW

APPLICANT: CivicWorks Planning + Design

OWNER: Christine Macken

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.3

Chris Wolfe

COMMUNITY:

Bridgeland / Riverside (Ward 9)

FILE NUMBER:

LOC2019-0023 (CPC2019-0500)

PROPOSED CLOSURE:

0.028 hectares ± (0.069 acres ±) of road between 816 and 824 McDougall Road NE

PROPOSED REDESIGNATION:

From: Undesignated Road Right-of-Way

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

MUNICIPAL ADDRESS:

Portion of road adjacent to 816 and 824 McDougall Road NE

APPLICANT:

Kaben Design Group

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1	Jenna Dutton
COMMUNITY:	Lincoln Park (Ward 8)
FILE NUMBER:	LOC2018-0277 (CPC2019-0544)
PROPOSED POLICY AMENDMENTS:	Amendment to the Currie Barracks CFB Master Plan
PROPOSED REDESIGNATION:	From: DC Direct Control District To: DC Direct Control District to accommodate a wide mix of commercial and residential uses in the same building or in multiple buildings throughout the site
MUNICIPAL ADDRESS:	5116 Richard Road SW
APPLICANT:	B&A Planning Group
OWNER:	BCIMC Holdco (2007) Inc
ADMINISTRATION RECOMMENDATION:	APPROVAL
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ITEM NO.: 7.2.2	Joseph Yun (Related to 7.2.4)
COMMUNITY:	Springbank Hill (Ward 6)
FILE NUMBER:	LOC2018-0226 (CPC2019-0636)
PROPOSED CLOSURE:	0.004 hectares ± (0.009 acres ±) of road adjacent to 85 Street SW
PROPOSED REDESIGNATION:	From: Direct Control District and Undesignated Road Right-of-Way To: Residential – Narrow Parcel One Dwelling (R-1N) District; Residential – Low Density Mixed Housing (R-G) District; Special Purpose – School, Park and Community Reserve (S-SPR) District; and Special Purpose – Urban Nature (S-UN) District
MUNICIPAL ADDRESS:	2938, 3028, and 3118 – 85 Street SW
APPLICANT:	CivicWorks Planning + Design
OWNER:	Timber 85 Land Development GP Ltd
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.3 Joseph Yun
(Related to 7.2.3)

COMMUNITY: Springbank Hill (Ward 6)

FILE NUMBER: LOC2018-0226 (OP) (CPC2019-0681)

PROPOSED OUTLINE PLAN: Subdivision of 5.45 hectares ± (13.47 acres ±)

MUNICIPAL ADDRESS: 2938, 3028, and 3118 – 85 Street SW

APPLICANT: CivicWorks Planning + Design

OWNER: Timber 85 Land Development GP Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.4 Dino Civitarese
(Related to 7.2.5)

COMMUNITY: West Springs (Ward 6)

FILE NUMBER: LOC2018-0237 (CPC2019-0702)

PROPOSED AMENDMENT: Amendment to the West Springs Area Structure Plan

PROPOSED REDESIGNATION: From: DC Direct Control Districts
To: Residential – Low Density Mixed Housing (R-G) District; Special Purpose – School, Park and Community Reserve (S-SPR) District

MUNICIPAL ADDRESS: 7233, 7373, and 7385 – 11 Avenue SW

APPLICANT: IBI Group

OWNER: Giuseppe Tiberio
John Tiberio
John Mark Noel
Leanne Rae Tiberio
Katherine Lois Tiberio

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.5

Dino Civitarese
(Related to 7.2.4)

COMMUNITY:

West Springs (Ward 6)

FILE NUMBER:

LOC2018-0237 (OP) (CPC2019-0703)

PROPOSED OUTLINE PLAN:

Subdivision of 3.01 hectares ± (7.44 acres ±)

MUNICIPAL ADDRESS:

7233, 7373, and 7385 – 11 Avenue SW

APPLICANT:

IBI Group

OWNER:

Giuseppe Tiberio
John Tiberio
John Mark Noel
Leanne Rae Tiberio
Katherine Lois Tiberio

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Ezra Wasser

COMMUNITY:

Shepard Industrial (Ward 12)

FILE NUMBER:

LOC2018-0153 (CPC2019-0689)

PROPOSED POLICY AMENDMENTS:

Amendments to the Southeast Area Structure Plan

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Commercial – Corridor 2 (C-COR2 f0.22h12)
District

MUNICIPAL ADDRESS:

11488 – 24 Street SE

APPLICANT:

Kumlin Sullivan Architecture Studio

OWNER:

I.G.L. Properties Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7 Ezra Wasser

COMMUNITY: Manchester Industrial (Ward 9)

FILE NUMBER: LOC2019-0033 (CPC2019-0673)

PROPOSED REDESIGNATION: From: Industrial – General (I-G) District
To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS: 4415 – 1 Street SE

APPLICANT: Zeidler Architecture

OWNER: Enright Capital Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.8 Ezra Wasser

COMMUNITY: Kingsland (Ward 11)

FILE NUMBER: LOC2019-0043 (CPC2019-0676)

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Multi-Residential – Contextual Grade-Oriented (M-CG) District

MUNICIPAL ADDRESS: 7103 – 7 Street SW

APPLICANT: Blackcollar

OWNER: Hektor Askushaj
Entela Zarka

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.9 Breanne Harder

COMMUNITY: Bridgeland / Riverside (Ward 9)

FILE NUMBER: LOC2019-0047 (CPC2019-0690)

PROPOSED POLICY AMENDMENTS: Amendment to the Bridgeland/Riverside Area
Redevelopment Plan

PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Low Profile
(M-C1d110) District

To: Mixed Use - General (MU-1h11) District

MUNICIPAL ADDRESS: 65 and 69 – 7A Street NE

APPLICANT: CivicWorks Planning + Design

OWNER: Sahra Kanji Professional Corporation
1853985 Alberta Ltd

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.10 Jennifer MacLaren

COMMUNITY: Hillhurst (Ward 7)

FILE NUMBER: LOC2018-0048 (CPC2019-0712)

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

To: Commercial – Neighbourhood 1 (C-N1) District

MUNICIPAL ADDRESS: 628 – 15 Street NW

APPLICANT: Jacqueline Steeves

OWNER: Jacqueline Steeves
Roberval DaSilva

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.11 Giyan Brenkman
COMMUNITY: Capitol Hill (Ward 7)
FILE NUMBER: LOC2018-0174 (CPC2019-0720)
PROPOSED POLICY AMENDMENT: Amendment to the North Hill Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Multi-Residential – Contextual Grade-Oriented (M-CG) District
MUNICIPAL ADDRESS: 1418 – 19 Avenue NW
APPLICANT: Inertia
OWNER: Donghui Xie
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.12 Kelsey Cohen
COMMUNITY: Capitol Hill (Ward 7)
FILE NUMBER: LOC2019-0002 (CPC2019-0704)
PROPOSED POLICY AMENDMENTS: Amendments to the North Hill Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Multi-Residential – Contextual Grade-Oriented (M-CG) District
MUNICIPAL ADDRESS: 1516 – 21 Avenue NW
APPLICANT: Kelvin Hamilton Architecture
OWNER: Di Lin Deng and Xue Lan Zhu
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.13

Coleen Auld

COMMUNITY:

Residual Ward 2 – Sub Area 02K

FILE NUMBER:

LOC2019-0008 (CPC2019-0716)

PROPOSED REDESIGNATION:

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

To: DC Direct Control District to accommodate existing School – Private and proposed Child Care Service

MUNICIPAL ADDRESS:

15001 – 69 Street NW

APPLICANT:

Dialog Edmonton

OWNER:

Bearspaw Christian School Society

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.14

Peter Schryvers

COMMUNITY:

West Hillhurst (Ward 7)

FILE NUMBER:

LOC2019-0015 (CPC2019-0709)

PROPOSED REDESIGNATION:

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

To: Mixed Use – General (MU-1f3.3h19) District

MUNICIPAL ADDRESS:

218, 222, 226 and 230 – 19 Street NW

APPLICANT:

CivicWorks Planning + Design

OWNER:

Hillhurst Manor Ltd
Eagle Crest Homes Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.15 Matthew Atkinson

COMMUNITY: Tuxedo Park (Ward 7)

FILE NUMBER: LOC2019-0001 (CPC2019-0705)

PROPOSED POLICY AMENDMENTS: Amendments to the North Hill Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual Two Dwelling (R-C2) District
To: Mixed Use - General (MU-1f4.0h23) District

MUNICIPAL ADDRESS: 3216 Centre Street NE

APPLICANT: Rick Balbi Architect

OWNER: 1872282 Alberta Ltd (Studio Development Inc)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.16 Sara Kassa
(Related to 7.2.17)

COMMUNITY: Keystone Hills (Ward 3)

FILE NUMBER: LOC2014-0107 (CPC2019-0717)

PROPOSED REDESIGNATION: From: Special Purpose – Future Urban Development (S-FUD) District
To: Industrial – Commercial (I-C) District; Industrial – Business (I-B f0.5h20) District; Industrial – General (I-G) District; Special Purpose – City and Regional Infrastructure (S-CRI) District; Special Purpose – Urban Nature (S-UN) District; and Special Purpose – School, Park and Community Reserve (S-SPR) District

MUNICIPAL ADDRESS: 13818 and 13920 – 15 Street NE

APPLICANT: B&A Planning Group

OWNER: Multiple Owners

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.17

Sara Kassa
(Related to 7.2.16)

COMMUNITY:

Keystone Hills (Ward 3)

FILE NUMBER:

LOC2014-0107(OP) (CPC2019-0718)

PROPOSED OUTLINE PLAN:

Subdivision of 37.90 hectares ± (93.65 acres ±)

MUNICIPAL ADDRESS:

13818 and 13920 – 15 Street NE

APPLICANT:

B&A Planning Group

OWNER:

Multiple Owners

ADMINISTRATION RECOMMENDATION:

APPROVAL