



AGENDA

CALGARY PLANNING COMMISSION

**TO BE HELD 2019 JUNE 20 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

Courtney Stengel

COMMUNITY:

Tuscany (Ward 1)

FILE NUMBER:

LOC2019-0055 (CPC2019-0758)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Residential – Contextual One Dwelling (R-C1s)
District

MUNICIPAL ADDRESS:

185 Tusslewood Drive NW

APPLICANT:

Naomi Gropp

OWNER:

Naomi Gropp
Gerald Gropp
Lydia Gropp

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.2

Rayner D'Souza

COMMUNITY:

Bowness (Ward 1)

FILE NUMBER:

LOC2019-0048 (CPC2019-0736)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

8347 – 47 Avenue NW

APPLICANT:

MKL Design Studio

OWNER:

Cody Sorensen
Christopher Spring

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.3

Steve Jones

COMMUNITY:

Banff Trail (Ward 7)

FILE NUMBER:

CPC2019-0733

PROPOSED POLICY AMENDMENTS:

Amendments to the Banff Trail Area Redevelopment Plan

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Sharon Jensen

COMMUNITY:

Residual Sub-Area 13D (Ward 13)

FILE NUMBER:

SN2019-0007 (CPC2019-0766)

PROPOSED COMMUNITY NAME:

Alpine Park

PROPOSED STREET NAMES:

Alpine Park
Bighorn
Bluerock
Treeline

APPLICANT:

Stantec Consulting

OWNER:

Dream Development

ADMINISTRATION RECOMMENDATION:

APPROVAL

DEVELOPMENT ITEMS

ITEM NO.:	7.1.1	Madeleine Krizan
COMMUNITY:		Hillhurst (Ward 7)
FILE NUMBER:		DP2019-0680 (CPC2019-0610)
PROPOSED DEVELOPMENT:		New: Multi-Residential Development (1 building)
MUNICIPAL ADDRESS:		1116, 1122, 1124, and 1128 – 5 Avenue NW
APPLICANT:		Casola Koppe
OWNER:		John R. Eresman Eric Adametz Bradley D. Shyba Bernard Alberta Neckler
ADMINISTRATION RECOMMENDATION:		APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1 Sigmund Undheim
COMMUNITY: City Wide
FILE NUMBER: CPC2019-0749
PROPOSED: Airport Trail Interchanges
ADMINISTRATION RECOMMENDATION: **RECEIVE FOR INFORMATION**

ITEM NO.: 7.2.2 Jyde Heaven
COMMUNITY: Richmond (Ward 8)
FILE NUMBER: LOC2019-0036 (CPC2019-0682)
PROPOSED POLICY AMENDMENTS: Amendments to the Richmond Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Low Profile (M-C1) District
To: Mixed Use - General Frontage (MU-1f3.3h19)
MUNICIPAL ADDRESS: 2813 – 24A Street SW
APPLICANT: CivicWorks Planning + Design
OWNER: Eagle Crest Homes LTD
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3

Adam Sheahan

COMMUNITY:

Beltline (Ward 11)

FILE NUMBER:

LOC2019-0045 (CPC2019-0756)

PROPOSED POLICY AMENDMENTS:

Amendments to the Beltline Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: DC Direct Control District to accommodate a
new 11-storey office building

MUNICIPAL ADDRESS:

1520 – 4 Street SW

APPLICANT:

Stantec Architecture

OWNER:

Grosvenor Canada Limited c/o Suncor Energy Centre

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Stuart Gipton

COMMUNITY:

Walden (Ward 14)

FILE NUMBER:

LOC2018-0273 (CPC2019-0786)

PROPOSED REDESIGNATION:

From: Multi-Residential – At Grade Housing (M-Gd60)
District

To: DC Direct Control District to accommodate the
additional use of Child Care Service

MUNICIPAL ADDRESS:

175, 179, 183, 187, 191, and 195 Walcrest Way SE

APPLICANT:

Situated Consulting Co

OWNER:

Genstar Titleco #3 Limited

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Chris Wolfe

COMMUNITY:

Dover (Ward 9)

FILE NUMBER:

LOC2019-0042 (CPC2019-0757)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2903 – 28 Street SE

APPLICANT:

Allure Fine Homes Inc c/o Max Tayefi

OWNER:

Allure Fine Homes Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Chris Wolfe

COMMUNITY:

Parkhill (Ward 11)

FILE NUMBER:

LOC2019-0035 (CPC2019-0584)

PROPOSED POLICY AMENDMENTS:

Amendments to the Parkhill / Stanley Park Area
Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

3604 Parkhill Street SW

APPLICANT:

Kyle Letby

OWNER:

Christine Letby
Kyle Letby

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Ezra Wasser
(related to Item 7.2.8)

COMMUNITY:

Forest Lawn Industrial (Ward 9)

FILE NUMBER:

LOC2018-0261 (CPC2019-0761)

PROPOSED REDESIGNATION:

From: Industrial –Edge (I-E) District, and Industrial –
General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

2601 – 52 Street SE

APPLICANT:

Form 3 Design 2004

OWNER:

Tribune Developments Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.8

Ezra Wasser
(related to Item 7.2.7)

COMMUNITY:

Forest Lawn Industrial (Ward 9)

FILE NUMBER:

LOC2018-0261(OP) (CPC2019-0784)

PROPOSED OUTLINE PLAN:

Subdivision of 16.76 hectares \pm (41.42 acres \pm)

MUNICIPAL ADDRESS:

2601 – 52 Street SE

APPLICANT:

Form 3 Design 2004

OWNER:

Tribune Developments Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.9

Angelique Dean

COMMUNITY:

Seton (Ward 12)

FILE NUMBER:

LOC2019-0044 (CPC2019-0760)

PROPOSED REDESIGNATION:

From: Special Purpose – Future Urban Development (S-FUD) District and Multi-Residential – Low Profile (M-1) District

To: Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Special Purpose – School, Park and Community Reserve (S- SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District

MUNICIPAL ADDRESS:

19600 and 20606 – 56 Street SE
20707 – 72 Street SE
6599 Seton Drive SE

APPLICANT:

Urban Systems

OWNER:

South Seton GP Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.10

Courtney Stengel

COMMUNITY:

Capitol Hill (Ward 7)

FILE NUMBER:

LOC2019-0006 (CPC2019-0759)

PROPOSED REDESIGNATION:

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

To: DC Direct Control District to accommodate eight dwellings facing the street and in the rear

MUNICIPAL ADDRESS:

1309 and 1313 – 20 Avenue NW

APPLICANT:

CivicWorks Planning + Design

OWNER:

Kuljinder Bhela
Konstantinos Margaritis

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.11

Madeleine Krizan

COMMUNITY:

Carrington (Ward 3)

FILE NUMBER:

LOC2019-0028 (CPC2019-0740)

PROPOSED REDESIGNATION:

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

To: Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate low density residential uses

MUNICIPAL ADDRESS:

15000 – 14 Street NW

APPLICANT:

Urban Systems

OWNER:

Mattamy (Aberdeen Heights) Limited

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.12

Coleen Auld
(related to Item 7.2.13)

COMMUNITY:

Residual Sub-Area 02L (Ward 2)

FILE NUMBER:

LOC2017-0311 (CPC2019-0771)

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District

MUNICIPAL ADDRESS:

2000 – 144 Avenue NW

APPLICANT:

Stantec Architecture

OWNER:

Evans Land Development Corp

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.13

Coleen Auld
(related to Item 7.2.12)

COMMUNITY: Residual Ward 2 - Sub Area 02L

FILE NUMBER: LOC2017-0311(OP) (CPC2019-0772)

PROPOSED OUTLINE PLAN: Subdivision of 64.81 hectares \pm (160.15 acres \pm)

MUNICIPAL ADDRESS: 2000 – 144 Avenue NW

APPLICANT: Stantec Architecture

OWNER: Evans Land Development Corp

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.14

Hugo Haley
(related to Item 7.2.15)

COMMUNITY: Sage Hill (Ward 2)

FILE NUMBER: LOC2018-0157 (CPC2019-0714)

PROPOSED REDESIGNATION: From: DC Direct Control District
To: DC Direct Control District to accommodate integrated civic and mixed use development

MUNICIPAL ADDRESS: 251 Sage Hill Boulevard NW

APPLICANT: B&A Planning Group

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.15

Hugo Haley
(related to Item 7.2.14)

COMMUNITY: Sage Hill (Ward 2)

FILE NUMBER: LOC2018-0157(OP) (CPC2019-0713)

PROPOSED OUTLINE PLAN: Subdivision of 2.82 hectares \pm (6.97 acres \pm)

MUNICIPAL ADDRESS: 251 Sage Hill Boulevard NW

APPLICANT: B&A Planning Group

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.16

Martin Beck

COMMUNITY: Carrington (Ward 3)

FILE NUMBER: LOC2018-0244 (CPC2019-0616)

PROPOSED REDESIGNATION:

From: Commercial Community – 2 f1.0h10
(C-C2f1.0h10) District, Multi-Residential –
Medium Profile (M-2) District, and DC Direct
Control District; and

Multi-Residential – Medium Profile (M-2) District
and DC Direct Control District

To: DC Direct Control District to accommodate
mixed-used development; and

DC Direct Control District to accommodate multi-
residential development

MUNICIPAL ADDRESS: 14120, 14400, 15000 – 14 Street NW, and 77 Carrington
Plaza NW

APPLICANT: Urban Systems

OWNER: Mattamy (Aberdeen Heights Limited)
Royop (Carrington) Development LTD

ADMINISTRATION RECOMMENDATION: **APPROVAL**