



**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**

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**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**

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**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**





**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**

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**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**

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**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**

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**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 ± (41.42 acres ±)

**MUNICIPAL ADDRESS:** 2601 – 52 Street SE

**APPLICANT:** Form 3 Design 2004

**OWNER:** Tribune Developments Inc

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

**ITEM NO.:** 7.2.9  
**COMMUNITY:** Angelique Dean  
**FILE NUMBER:** Seton (Ward 12)  
**PROPOSED REDESIGNATION:** LOC2019-0044 (CPC2019-0760)  
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**

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**ITEM NO.:** 7.2.10  
**COMMUNITY:** Courtney Stengel  
**FILE NUMBER:** Capitol Hill (Ward 7)  
**PROPOSED REDESIGNATION:** LOC2019-0006 (CPC2019-0759)  
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  
**COMMUNITY:** Madeleine Krizan  
**FILE NUMBER:** Carrington (Ward 3)  
**PROPOSED REDESIGNATION:** LOC2019-0028 (CPC2019-0740)  
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**

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**ITEM NO.:** 7.2.12  
**COMMUNITY:** Coleen Auld  
(related to Item 7.2.13)  
**FILE NUMBER:** Residual Sub-Area 02L (Ward 2)  
**PROPOSED REDESIGNATION:** LOC2017-0311 (CPC2019-0771)  
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 ± (160.15 acres ±)

**MUNICIPAL ADDRESS:** 2000 – 144 Avenue NW

**APPLICANT:** Stantec Architecture

**OWNER:** Evans Land Development Corp

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

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**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 ± (6.97 acres ±)

**MUNICIPAL ADDRESS:** 251 Sage Hill Boulevard NW

**APPLICANT:** B&A Planning Group

**OWNER:** The City of Calgary

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

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**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**