



INDEX FOR THE 2019 JULY 04 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.: 5.3

Kait Bahl

COMMUNITY:

Bowness (Ward 1)

FILE NUMBER:

LOC2019-0038 (CPC2019-0812)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4655 - 80 Street NW

APPLICANT:

Lasting Legacies

OWNER:

1620719 Alberta LTD (Matthew Morozoff)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Calvin Chan

COMMUNITY:

Forest Lawn (Ward 9)

FILE NUMBER:

LOC2019-0039 (CPC2019-0793)

PROPOSED CLOSURE:

0.09 hectares \pm (0.22 acres \pm) of road adjacent to 3711
– 17 Avenue SE

PROPOSED REDESIGNATION:

From: Undesignated Road Right-of-Way

To: Mixed Use – Active Frontage (MU-2f5.0h26)
District

MUNICIPAL ADDRESS:

Adjacent to 3711 – 17 Avenue SE

APPLICANT:

WSP Canada Group Limited

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Jeff Nielsen

COMMUNITY:

Stoney 1 (Ward 3)

FILE NUMBER:

SB2019-0080 (CPC2019-0746)

PROPOSED DISPOSAL OF RESERVE:

0.374 hectares \pm (0.924 acres \pm)

MUNICIPAL ADDRESS:

12450 - 15 Street NE

APPLICANT:

The City of Calgary

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.6

Sharon Jensen

COMMUNITY:

Kingsland (Ward 11)

FILE NUMBER:

SB2019-0160 (CPC2019-0821)

PROPOSED DISPOSAL OF RESERVE:

0.62 hectares \pm (1.54 acres \pm)

MUNICIPAL ADDRESS:

7711 Macleod Trail SW

APPLICANT:

Global Raymac Surveys

OWNER:

Trico Communities Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.7

Miguela Jacinto

COMMUNITY:

Residual Sub-Area 09O (Ward 9)

FILE NUMBER:

SN2018-0013 (CPC2019-0816)

PROPOSED COMMUNITY NAME:

TwinHills

PROPOSED STREET NAME:

TwinHills
TwinHills Cyber
TwinHills Lake

APPLICANT:

ISL Engineering and Land Services Ltd

OWNER:

OpenGate Properties Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1 Coleen Auld

COMMUNITY: Saddle Ridge (Ward 5)

FILE NUMBER: DP2018-0750 (CPC2019-0822)

PROPOSED DEVELOPMENT: New: Dwelling Units, Office, Retail and Consumer Service, Sign – Class B (Fascia Signs - 93), Sign – Class C (Freestanding Sign - 1) (5 buildings); New: Multi-Residential Development (2 buildings)

MUNICIPAL ADDRESS: 8607 and 8825 52 Street NE

APPLICANT: Seika Architecture

OWNER: Sahara Development Inc

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.1.2 Yuping Wang

COMMUNITY: Sunalta (Ward 8)

FILE NUMBER: DP2019-1257 (CPC2019-0819)

PROPOSED DEVELOPMENT: New: Retail and Consumer Service (within podium), New: Multi-Residential Development (2 towers)

MUNICIPAL ADDRESS: 1510, 1514, 1516, 1518, 1530 and 1534 – 10 Avenue SW and 983 – 14 Street SW

APPLICANT: S2 Architecture

OWNER: Housing One 10th Avenue Corp
Corner Stone Real Estate Enterprises Ltd
The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING ITEMS

ITEM NO.: 7.2.1

Angelique Dean
(related to 7.2.2)

COMMUNITY:

Residual Sub-Area 09O (Ward 9)

FILE NUMBER:

LOC2018-0024 (CPC2019-0823)

PROPOSED POLICY AMENDMENTS:

Amendments to the Belvedere Area Structure Plan

PROPOSED CLOSURE:

0.16 hectares \pm (0.39 acres \pm) of road adjacent to 10700 – 17 Avenue SE

PROPOSED REDESIGNATION:

From: Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way

To: Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1d60) District, Multi-Residential – Low Profile Support Commercial (M-X1d70) District, Mixed Use - Active Frontage (MU-2f1.0h18) District, Mixed Use - Active Frontage (MU-2f2.0h24) District, Commercial – Office f1.0h18 (C-O f1.0h18) District, Commercial – Office f2.0h18 (C-O f2.0h18) District, Commercial – Community 1 (C-C1) District, Commercial – Community 2 (C-C2) District, Commercial – Corridor 2 f1.0h18 (C-COR2 f1.0h18) District, Commercial – Corridor 2 f1.0h24 (C-COR2 f1.0h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – Recreation (S-R) District and DC Direct Control District to accommodate a prairie preserve

MUNICIPAL ADDRESS:

10700 and 11510 – 17 Avenue SE and 1100 – 100 Street SE

APPLICANT:

ISL Engineering and Land Services

OWNER:

OpenGate AG Inc
Tong Lim Ear

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Angelique Dean
(related to 7.2.1)

COMMUNITY:

Residual Sub-Area 09O (Ward 9)

FILE NUMBER:

LOC2018-0024(OP) (CPC2019-0823)

PROPOSED OUTLINE PLAN:

Subdivision of 83.96 hectares \pm (207.47 acres \pm)

MUNICIPAL ADDRESS:

10700 and 11510 – 17 Avenue SE and 1100 – 100 Street SE

APPLICANT:

ISL Engineering and Land Services

OWNER:

OpenGate AG Inc
Tong Lim Ear

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Desmond Bliek

COMMUNITY:

Upper Mount Royal (Ward 8)

FILE NUMBER:

LOC2018-0257 (CPC2019-0834)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

829 Royal Avenue SW

APPLICANT:

O2 Planning and Design

OWNER:

Lynnbroke Manor GP Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Brendyn Seymour
(related to 7.4.5)

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2018-0072 (CPC2019-0817)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Mixed Use General (MU-1 f5.0h35) District,
Multi-Residential High Density Low Profile (M-
H1h22) District, Multi-Residential Medium Profile
(M-2) District, Residential Low Density Mixed
Housing (R-G) District, Residential One Dwelling
(R-1s) District, Special Purpose School, Park
and Community Reserve (S-SPR) District,
Special Purpose City and Regional
Infrastructure (S-CRI) District and Special
Purpose Urban Nature (S-UN) District

MUNICIPAL ADDRESS:

1919, 2025, 2127, 2229 and 2331 - 77 Street SW

APPLICANT:

CivicWorks Planning + Design

OWNER:

Truman Development Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Brendyn Seymour
(related to 7.2.4)

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2018-0072(OP) (CPC2019-0785)

PROPOSED OUTLINE PLAN:

Subdivision of 9.63 hectares \pm (23.80 acres \pm),

MUNICIPAL ADDRESS:

1919, 2025, 2127, 2229 and 2331 - 77 Street SW

APPLICANT:

CivicWorks Planning + Design

OWNER:

Truman Development Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Calvin Chan

COMMUNITY:

Forest Lawn (Ward 9)

FILE NUMBER:

LOC2019-0053 (CPC2019-0792)

PROPOSED REDESIGNATION:

From: Commercial – Corridor 2 (C-COR2 f2.0h12)
District

To: Commercial – Corridor 2 (C-COR2 f2.5h15)
District

MUNICIPAL ADDRESS:

4725 – 8 Avenue SE

APPLICANT:

MTA Urban Design Architecture Interior Design

OWNER:

The Brenda Strafford Foundation Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Brad Bevill

COMMUNITY:

Stoney Industrial (Ward 3)

FILE NUMBER:

LOC2018-0246 (CPC2019-0800)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District and Special
Purpose – School, Park, Community Reserve
(S-SPR) District

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

MUNICIPAL ADDRESS:

12450 and 12620 – 15 Street NE

APPLICANT:

IBI Group

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.8

Brad Bevill

COMMUNITY:

Stoney Industrial (Ward 5)

FILE NUMBER:

LOC2018-0192 (CPC2019-0791)

PROPOSED REDESIGNATION:

From: DC Direct Control District and Special Purpose –
Future Urban Development (S-FUD) District

To: Commercial – Corridor 2 f1.0h15 (C-COR2
f1.0h15) District and Commercial – Corridor 3
f1.0h15 (C-COR3 f1.0h15) District

MUNICIPAL ADDRESS:

2505 Country Hills Boulevard NE

APPLICANT:

Kellam Berg Engineering & Surveys Ltd

OWNER:

Finnie Holdings (2009) Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.9

Giyan Brenkman

COMMUNITY:

Royal Vista (Ward 1)

FILE NUMBER:

LOC2019-0066 (CPC2019-0813)

PROPOSED REDESIGNATION:

From: Industrial – Business (I-B) District

To: DC Direct Control District to accommodate a
Place of Worship – Small

MUNICIPAL ADDRESS:

11 Royal Vista Link NW

APPLICANT:

Larco Infrastructure Alberta LTD

OWNER:

1859228 ALBERTA LTD (Amin and Mansoor Lalji)

ADMINISTRATION RECOMMENDATION:

APPROVAL

**CONFIDENTIAL ITEMS
(CLOSED MEETING)**

ITEM NO.: 9.1

Robyn Jamison

COMMUNITY:

City Wide

FILE NUMBER:

CPC2019-0810

PROPOSED POLICY:

Developed Areas Guidebook - Great Communities for
Everyone

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR INFORMATION