



MINUTES

PUBLIC HEARING MEETING OF COUNCIL

**March 7, 2023, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

Councillor G-C. Carra (Remote Participation)
Councillor C. Walcott (Remote Participation)
Councillor E. Spencer
Councillor K. Penner
Councillor T. Wong
Councillor J. Wyness (Partial Remote Participation)
Councillor J. Mian
Councillor S. Sharp (Partial Remote Participation)
Councillor R. Pootmans
Councillor P. Demong
Councillor D. McLean (Partial Remote Participation)
Councillor R. Dhaliwal (Partial Remote Participation)
Councillor A. Chabot
Councillor S. Chu (Partial Remote Participation)
Mayor J. Gondek

ALSO PRESENT:

City Manager D. Duckworth
City Solicitor and General Counsel J. Floen
General Manager C. Arthurs
General Manager K. Black
General Manager S. Dalglish
Chief Financial Officer C. Male
General Manager D. Morgan
General Manager M. Thompson
City Clerk K. Martin
Deputy City Clerk J. Fraser
Legislative Advisor A. de Grood
Legislative Advisor S. Lancashire

1. CALL TO ORDER

Mayor Gondek called the meeting to order at 9:35 a.m.

ROLL CALL

Councillor Sharp, Councillor Demong, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, Councillor Chabot, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Chu, and Mayor Gondek

Absent from Roll Call: Councillor Carra

2. OPENING REMARKS

Mayor Gondek provided a traditional land acknowledgement and recognized 2023 March 8 as International Women's Day.

A presentation entitled "International Women's Day!" was distributed.

Councillor Sharp, Councillor Wyness, Councillor Mian, and Councillor Penner provided remarks for International Women's Day.

Councillor Carra (Remote Member) joined the meeting at 9:38 a.m.

Mayor Gondek recognized that the annual She Governs event will take place on 2023 March 17.

Mayor Gondek recognized the anniversary of 14 years of Councillor Chabot's service on Council.

3. QUESTION PERIOD

1. Councillor Penner

Topic: Status of the Clean Energy Improvement Program.

2. Councillor Demong

Topic: Snow route parking ban during the most recent snow event.

3. Councillor Wong

Topic: Status of the Downtown Revitalization Strategy.

4. CONFIRMATION OF AGENDA

Moved by Councillor Wong
Seconded by Councillor Penner

That the Agenda for today's meeting be amended by setting Item 6.1.7 Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2022-0086, CPC2023-0023, to be dealt with as the third Item of the Public Hearing.

MOTION CARRIED

Moved by Councillor Pootmans
Seconded by Councillor Penner

That the Agenda for the 2023 March 7 Public Hearing Meeting of Council be confirmed, **as amended.**

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

6. PLANNING MATTERS FOR PUBLIC HEARING

6.1 CALGARY PLANNING COMMISSION REPORTS

6.1.1 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 920 and 928 – 35 Street SE, LOC2022-0177, CPC2022-1346

A presentation entitled "LOC2022-0177/CPC2022-1346 Land Use Amendment" was distributed with respect to Report CPC2022-1346.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 24D2023:

1. Ahmed Gouda, Tricor Design Group
2. Mike Borkristl, Tricor Design Group

Councillor Chabot introduced a group of Grade 6 students from Monterey Park School (Ward 10) along with their teacher Yuna Kwong

3. Wanda Wharran

Moved by Councillor Carra
Seconded by Councillor Mian

That with respect to Report CPC2022-1346, the following be adopted:

That Council give three readings to Proposed Bylaw 24D2023 for the redesignation of 0.18 hectares ± (0.45 acres ±) located at 920 and 928 – 35 Street SE (Plan 5498T, Block 9, Lots 1 to 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-GG) District

For: (15): Councillor Carra, Councillor Walcott, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor Demong, Councillor McLean, Councillor Dhaliwal, Councillor Chabot, Councillor Chu, and Mayor Gondek

MOTION CARRIED

That Bylaw 24D2023 be introduced and read a first time.

MOTION CARRIED

That Bylaw 24D2023 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 24D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 24D2023 be read a third time.

MOTION CARRIED

6.1.2 Land Use Amendment in Rosscarrock (Ward 8) at 1445 – 42 Street SW, LOC2022-0181, CPC2023-0040

A presentation entitled "LOC2022-0181/CPC2023-0040 Land Use Amendment" was distributed with respect to Report CPC2023-0040.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 26D2023:

1. Lei Wang, Horizon Land Surveys
2. Elizabeth Kosa

Moved by Councillor Walcott
Seconded by Councillor Spencer

That with respect to Report CPC2023-0040, the following be adopted:

That Council give three readings to Proposed Bylaw 26D2023 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1445 – 42 Street SW (Plan 5177GE, Block 22, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (13): Councillor Carra, Councillor Walcott, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor Demong, Councillor McLean, Councillor Dhaliwal, and Mayor Gondek

Against: (2): Councillor Chabot, and Councillor Chu

MOTION CARRIED

That Bylaw 26D2023 be introduced and read a first time.

Against: Councillor Chu and Councillor Chabot

MOTION CARRIED

That Bylaw 26D2023 be read a second time.

Against: Councillor Chu and Councillor Chabot

MOTION CARRIED

That authorization now be given to read Bylaw 26D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 26D2023 be read a third time.

Against: Councillor Chu and Councillor Chabot

MOTION CARRIED

Council then dealt with Item 6.1.7.

6.1.3 Land Use Amendment in North Glenmore Park (Ward 11) at 2131 – 50 Avenue SW, LOC2022-0156, CPC2023-0052

This Item was dealt with following Item 6.1.7.

The following documents were distributed with respect to Report CPC2023-0052:

- A presentation entitled "LOC2022-0156/CPC2023-0052 Land Use Amendment"; and
- A presentation entitled "Calgary City Council Public Hearing".

The Public Hearing was called and Kalika Hoogstraten, CivicWorks, addressed Council with respect to Bylaw 25D2023.

Moved by Councillor Penner
Seconded by Councillor McLean

That with respect to Report CPC2023-0052, the following be adopted:

That Council give three readings to Proposed Bylaw 25D2023 for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 2131 – 50 Avenue SW Street (Plan 8620AH, Block 17, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (9): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Rootmans, Councillor McLean, and Councillor Dhaliwal

Against: (4): Councillor Sharp, Councillor Demong, Councillor Chabot, and Councillor Chu

MOTION CARRIED

That Bylaw 25D2023 be introduced and read a first time.

Against: Councillor Chu, Councillor Chabot, Councillor Demong, and Councillor Sharp

MOTION CARRIED

That Bylaw 25D2023 be read a second time.

Against: Councillor Chu, Councillor Chabot, Councillor Demong, and Councillor Sharp

MOTION CARRIED

That authorization now be given to read Bylaw 25D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 25D2023 be read a third time.

Against: Councillor Chu, Councillor Chabot, Councillor Demong, and Councillor Sharp

MOTION CARRIED

6.1.4 Land Use Amendment in Mayfair (Ward 11) at 6503 Elbow Drive SW, LOC2022-0083, CPC2022-1313

A presentation entitled "LOC2022-0083/CPC2022-1313 Land Use Amendment" was distributed with respect to Report CPC2022-1313.

The Public Hearing was called and Neil Bailey, Lynn Donaldson & Associates Design & Contracting Ltd, addressed Council with respect to Bylaw 36D2023.

Moved by Councillor Penner
Seconded by Councillor Chabot

That with respect to Report CPC2022-1313, the following be adopted:

That Council give three readings to Proposed Bylaw 36D2023 for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 6503 Elbow Drive SW (Plan 8375HF, Block 2, portion of Lot 39) from Direct Control (DC) District to Direct Control (DC) District to accommodate commercial uses, with guidelines (Attachment 2).

For: (13): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor Demong, Councillor McLean, Councillor Dhaliwal, Councillor Chabot, and Councillor Chu

MOTION CARRIED

That Bylaw 36D2023 be introduced and read a first time.

MOTION CARRIED

That Bylaw 36D2023 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 36D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 36D2023 be read a third time.

MOTION CARRIED

6.1.5 Land Use Amendment in Seton (Ward 12) at 19651 – 56 Street SE, LOC2022-0136, CPC2023-0076

The following documents were distributed with respect to Report CPC2023-0076:

- A presentation entitled "LOC2022-0136/CPC2023-0076 Land Use Amendment"; and
- A presentation entitled "DC Land Use Amendment Permitting Modern Self Storage".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 35D2023:

1. Bryan Romanesky, CITYTREND
2. Elton Ma, Brookfield Properties
3. Rick LeBouthillier, Wilmington Capital Management Inc.
4. Peter Schulz, Riddell Kurczaba
5. Brian Mihan

Moved by Councillor Chabot

Seconded by Councillor Demong

That with respect to Report CPC2023-0076, the following be adopted:

That Council give three readings to Proposed Bylaw 35D2023 for the redesignation of 1.37 hectares ± (3.39 acres ±) located at 19651 – 56 Street SE (Portion of NE1/4 Section 16-22-29-4) from Direct Control (DC) District to Direct Control (DC) District to accommodate the use of self storage facility, with guidelines (Attachment 4).

For: (13): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor Demong, Councillor McLean, Councillor Dhaliwal, Councillor Chabot, and Councillor Chu

MOTION CARRIED

That Bylaw 35D2023 be introduced and read a first time.

MOTION CARRIED

Moved by Councillor Demong
Seconded by Councillor Penner

That Proposed Bylaw 35D2023 be amended, as follows:

a) In Schedule B, Section 9(1) by deleting the words “in this Direct Control District,”;

b) In Schedule B, Section 10 titled Rules for Self Storage Facility, by deleting it in its entirety and replacing it with the following:

“Rules for Self Storage Facility

10 Individual access to each compartment must be internal to a **building** or may be located along a **building’s** façade provided the façade is not visible from a public **street**,” and

c) In Schedule B, Section 11(4) by deleting the words “to this Direct Control District Bylaw” and replacing with the words “in this Direct Control District”.

For: (12): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor Demong, Councillor McLean, Councillor Dhaliwal, and Councillor Chu

Against: (1): Councillor Chabot

MOTION CARRIED

That Bylaw 35D2023 be read a second time, **as amended**.

MOTION CARRIED

That authorization now be given to read Bylaw 35D2023 a third time, **as amended**.

MOTION CARRIED UNANIMOUSLY

That Bylaw 35D2023 be read a third time, **as amended**.

MOTION CARRIED

6.1.6 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2203 – 17A Street SW, LOC2022-0194, CPC2023-0041

The following documents were distributed with respect to Report CPC2023-0041:

- A presentation entitled "LOC2022-0194/CPC2023-0041 Land Use Amendment"; and
- A presentation entitled "2203 & 2207 17a Street SW".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 16P2023 and 34D2023:

1. Brian Horton, O2 Planning and Design
2. Kasey Sterling

Moved by Councillor Penner
Seconded by Councillor Sharp

That with respect to Report CPC2023-0041, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 16P2023 for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 34D2023 for the redesignation of 0.11 hectares \pm (0.26 acres \pm) located at 2203 and 2207 – 17A Street SW (Plan 8997GC, Block 22, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (11): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor Demong, Councillor McLean, and Councillor Dhalwal

Against: (2): Councillor Chabot, and Councillor Chu

MOTION CARRIED

That Bylaw 16P2023 be introduced and read a first time.

Against: Councillor Chu and Councillor Chabot

MOTION CARRIED

That Bylaw 16P2023 be read a second time.

Against: Councillor Chu and Councillor Chabot

MOTION CARRIED

That authorization now be given to read Bylaw 16P2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 16P2023 be read a third time.

Against: Councillor Chu and Councillor Chabot

MOTION CARRIED

That Bylaw 34D2023 be introduced and read a first time.

Against: Councillor Chu and Councillor Chabot

MOTION CARRIED

That Bylaw 34D2023 be read a second time.

Against: Councillor Chu and Councillor Chabot

MOTION CARRIED

That authorization now be given to read Bylaw 34D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 34D2023 be read a third time.

Against: Councillor Chu and Councillor Chabot

MOTION CARRIED

Council then dealt with Item 6.1.8.

6.1.7 Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2022-0086, CPC2023-0023

This Item was dealt with following Item 6.1.2.

The following documents were distributed with respect to Report CPC2023-0023:

- A presentation entitled "LOC2022-0086/CPC2023-0023 Land Use Amendment";
- A presentation entitled "335 9A Street & 1001 3rd Ave NW"; and
- A document entitled "Revised Schedule B".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 15P2023 and 33D2023:

1. Brian Horton, O2 Planning + Design
2. Edan Lindenbach, JEMM Properties
3. Mike Broadfoot, JEMM Properties

Mayor Gondek left the Chair at 11:11 a.m. and Deputy Mayor Spencer assumed the Chair.

Mayor Gondek resumed the Chair at 11:14 a.m.

Moved by Councillor Wong
Seconded by Councillor Chabot

That with respect to Report CPC2023-0023, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 15P2023 for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 33D2023 for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 1001 – 3 Avenue NW and 335 – 9A Street NW (Plan 24480, Block 2, Lots 21 to 24) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3).

For: (14): Councillor Carra, Councillor Walcott, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor McLean, Councillor Dhaliwal, Councillor Chabot, Councillor Chu, and Mayor Gondek

MOTION CARRIED

That Bylaw 15P2023 be introduced and read a first time.

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chabot

That Proposed Bylaw 15P2023 be amended by:

Deleting "Schedule B" in its entirety and replacing it with the "Revised Schedule B".

For: (14): Councillor Carra, Councillor Walcott, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor McLean, Councillor Dhaliwal, Councillor Chabot, Councillor Chu, and Mayor Gondek

MOTION CARRIED

That Bylaw 15P2023 be read a second time, **as amended**.

MOTION CARRIED

That authorization now be given to read Bylaw 15P2023 a third time, **as amended.**

MOTION CARRIED UNANIMOUSLY

That Bylaw 15P2023 be read a third time, **as amended.**

MOTION CARRIED

That Bylaw 33D2023 be introduced and read a first time.

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chabot

That Proposed Bylaw 33D2023 be amended by deleting Section 9 titled Density Bonus and replacing with the following:

“Density Bonus

9 (1) The maximum **floor area ratio** may be increased from 2.5 to 5.0 in accordance with the following:

(a) For the purposes of this section, “cash contribution rate” means: \$20.76 per square metre for the year 2023. The cash contribution rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.

(b) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:

cash contribution amount = cash contribution rate x total floor area in square metres above the **floor area ratio** of 2.5.

(2) Where the maximum **floor area ratio** has been increased to 5.0 in accordance with subsection (1), the maximum **floor area ratio** may be further increased from 5.0 to 9.0 in accordance with the following:

(a) For the purposes of this section: “incentive rate” means: \$99.22 per square metre for the year 2023. The incentive rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.

(b) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:

cash contribution amount = incentive rate x total floor area in square metres above the **floor area ratio** of 5.0.”

For: (14): Councillor Carra, Councillor Walcott, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor McLean, Councillor Dhaliwal, Councillor Chabot, Councillor Chu, and Mayor Gondek

MOTION CARRIED

That Bylaw 33D2023 be read a second time, **as amended.**

MOTION CARRIED

That authorization now be given to read Bylaw 33D2023 a third time, **as amended.**

MOTION CARRIED UNANIMOUSLY

That Bylaw 33D2023 be read a third time, **as amended.**

MOTION CARRIED

By General Consent, Council modified the lunch recess to begin following the conclusion of Item 6.1.7.

Moved by Councillor Wong
Seconded by Councillor Penner

That with respect to Report CPC2023-0023, the following Motion Arising be adopted:

That Council direct Administration to review the existing density bonusing approach, outline alternative approaches to funding community amenities and potential infrastructure for areas outside of the Greater Downtown, and return to Infrastructure and Planning Committee by end of 2023 Q2.

For: (11): Councillor Carra, Councillor Walcott, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor McLean, and Councillor Dhaliwal

Against: (3): Councillor Chabot, Councillor Chu, and Mayor Gondek

MOTION CARRIED

Council recessed at 12:05 p.m. and reconvened at 1:23 p.m. with Deputy Mayor Spencer in the Chair.

ROLL CALL

Councillor Sharp, Councillor Carra, Councillor Demong, Councillor Wong, Councillor Wyness, Councillor Chabot, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Chu, and Deputy Mayor Spencer.

Absent from Roll Call: Councillor Walcott and Mayor Gondek

Council then dealt with Item 6.1.3.

6.1.8 Land Use Amendment in Mount Pleasant (Ward 7) at 527 and 531 – 17 Avenue NW, LOC2022-0155, CPC2023-0017

This Item was dealt with following Item 6.1.6.

The following documents were distributed with respect to Report CPC2023-0017:

- A presentation entitled "LOC2022-0155/CPC2023-0017 Land Use Amendment"; and
- A presentation entitled "527 & 531 17 AV NW".

The Public Hearing was called and Joanna Patton, CivicWorks, addressed Council with respect to Bylaw 30D2023.

Moved by Councillor Wong
Seconded by Councillor Chabot

That with respect to Report CPC2023-0017, the following be adopted:

That Council give three readings to Proposed Bylaw 30D2023 for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 527 and 531 – 17 Avenue NW (Plan 2934Q, Block 1, Lots 25 to 28) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1h20) District.

For: (13): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Rootmans, Councillor Demong, Councillor McLean, Councillor Dhaliwal, Councillor Chabot, and Councillor Chu

MOTION CARRIED

That Bylaw 30D2023 be introduced and read a first time.

MOTION CARRIED

That Bylaw 30D2023 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 30D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 30D2023 be read a third time.

MOTION CARRIED

6.1.9 Land Use Amendment in Mount Pleasant (Ward 7) at 501 and 507 – 22 Avenue NW, LOC2022-0113, CPC2023-0055

The following documents were distributed with respect to Report CPC2023-0055:

- A presentation entitled "LOC2022-0113/CPC2023-0055 Land Use Amendment"; and
- A presentation entitled "501, 507 22 AV NW".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 29D2023:

1. Boris Karn, CivicWorks
2. Bhavneet Narang, Professional Custom Homes Ltd.
3. Gaetan Caron

By General Consent, Council modified the afternoon recess to begin following the conclusion of questions of the public speaker.

Council recessed at 3:16 p.m. and reconvened at 3:45 p.m. with Deputy Mayor Spencer in the Chair.

ROLL CALL

Councillor Sharp, Councillor Carra, Councillor Demong, Councillor Wong, Councillor Wyness, Councillor Chabot, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Chu, and Deputy Mayor Spencer.

Absent from Roll Call: Councillor Walcott and Mayor Gondek

4. Corey Barker

Moved by Councillor Penner

Seconded by Councillor Mian

That with respect to Report CPC2023-0055, the following be adopted:

That Council give three readings to Proposed Bylaw 29D2023 for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 501 and 507 – 22 Avenue NW (Plan 2934O, Block 30, Lots 37, 38, 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (8): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, and Councillor Dhaliwal

Against: (5): Councillor Wong, Councillor Demong, Councillor McLean, Councillor Chabot, and Councillor Chu

MOTION CARRIED

That Bylaw 29D2023 be introduced and read a first time.

Against: Councillor Demong, Councillor Chu, Councillor McLean, Councillor Chabot, and Councillor Wong

MOTION CARRIED

That Bylaw 29D2023 be read a second time.

Against: Councillor Demong, Councillor Chu, Councillor McLean, Councillor Chabot, and Councillor Wong

MOTION CARRIED

That authorization now be given to read Bylaw 29D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 29D2023 be read a third time.

Against: Councillor Demong, Councillor Chu, Councillor McLean, Councillor Chabot, and Councillor Wong

MOTION CARRIED

Moved by Councillor Carra
Seconded by Councillor Penner

That with respect to Report CPC2023-0055, the following Motion Arising be adopted:

That Council direct Administration to consider the introduction of on-street parking regarding CPC2023-0055.

For: (4): Councillor Carra, Councillor Penner, Councillor Pootmans, and Councillor Dhaliwal

Against: (9): Councillor Spencer, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Demong, Councillor McLean, Councillor Chabot, and Councillor Chu

MOTION DEFEATED

6.1.10 Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2022-0178, CPC2023-0066

The following documents were distributed with respect to Report CPC2023-0066:

- A presentation entitled "LOC2022-0178/CPC2023-0066 Land Use Amendment"; and
- A presentation entitled "120 17 Ave NW Land Use Amendment".

The Public Hearing was called and Brian Horton, 02 Planning and Design, addressed Council with respect to Bylaw 32D2023.

Moved by Councillor Wong
Seconded by Councillor Chabot

That with respect to Report CPC2023-0066, the following be adopted:

That Council give three readings to Proposed Bylaw 32D2023 for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 120 – 17 Avenue NW (Plan 1511375, Block 9, Lot 39) from Mixed Use – General (MU-1f4.5h24) District to Mixed Use – General (MU-1f7.0h45) District.

For: (13): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor Demong, Councillor McLean, Councillor Dhaliwal, Councillor Chabot, and Councillor Chu

MOTION CARRIED

That Bylaw 32D2023 be introduced and read a first time.

MOTION CARRIED

That Bylaw 32D2023 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 32D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 32D2023 be read a third time.

MOTION CARRIED

6.1.11 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 35 Creston Crescent NW, LOC2022-0146, CPC2023-0026

A presentation entitled "LOC2022-0146/CPC2023-0026 Land Use Amendment" was distributed with respect to Report CPC2023-0026.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaws 14P2023 and 31D2023.

Moved by Councillor Wong
Seconded by Councillor McLean

That with respect to Report CPC2023-0026, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 14P2023 for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the Proposed Bylaw 31D2023 for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 35 Creston Crescent NW (Plan 2846GW, Block 5, Lot 26) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (13): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor Demong, Councillor McLean, Councillor Dhaliwal, Councillor Chabot, and Councillor Chu

MOTION CARRIED

That Bylaw 14P2023 be introduced and read a first time.

MOTION CARRIED

That Bylaw 14P2023 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 14P2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 14P2023 be read a third time.

MOTION CARRIED

That Bylaw 31D2023 be introduced and read a first time.

MOTION CARRIED

That Bylaw 31D2023 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 31D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 31D2023 be read a third time.

MOTION CARRIED

6.1.12 Land Use Amendment in Highland Park (Ward 4) at 453 and 457 – 35 Avenue NW, LOC2022-0112, CPC2023-0044

The following documents were distributed with respect to Report CPC2023-0044.

- A presentation entitled "LOC2022-0112/CPC2023-0044 Land Use Amendment"; and
- A presentation entitled "453, 457 35 AV NW".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 28D2023:

1. Boris Karn, CivicWorks
2. Bhavneet Narang, Professional Custom Homes Ltd.

Moved by Councillor Penner
Seconded by Councillor Mian

That with respect to Report CPC2023-0044, the following be adopted:

That Council give three readings to Proposed Bylaw 28D2023 for the redesignation of 0.13 hectares ± (0.31 acres ±) located at 453 and 457 – 35 Avenue NW (Plan 3674S, Block 9, Lots 55 to 58) from Residential – One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (11): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor Demong, Councillor Dhaliwal, and Councillor Chabot

Against: (2): Councillor McLean, and Councillor Chu

MOTION CARRIED

That Bylaw 28D2023 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 28D2023 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 28D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 28D2023 be read a third time.

Against: Councillor Chu

MOTION CARRIED

6.1.13 Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 3810 and 4040 – 144 Avenue NW, LOC2022-0075, CPC2023-0034

The following documents were distributed with respect to Report CPC2023-0034.

- A presentation entitled "LOC2022-0075/CPC2023-0034 Land Use Amendment"; and
- A presentation entitled "Glacier Ridge".

The Public Hearing was called and Christina Lombardo, Stantec, addressed Council with respect to Bylaw 27D2023.

Moved by Councillor Wyness

Seconded by Councillor Chabot

That with respect to Report CPC2023-0034, the following be adopted:

That Council give three readings to Proposed Bylaw 27D2023 for the redesignation of 1.76 hectares ± (4.35 acres ±) located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District to Commercial – Community 1 (C-C1) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

For: (13): Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Wyness, Councillor Mian, Councillor Sharp, Councillor Pootmans, Councillor Demong, Councillor McLean, Councillor Dhaliwal, Councillor Chabot, and Councillor Chu

MOTION CARRIED

That Bylaw 27D2023 be introduced and read a first time.

MOTION CARRIED

That Bylaw 27D2023 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 27D2023 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 27D2023 be read a third time.

MOTION CARRIED

- 6.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING
None
- 7. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING
 - 7.1 CALGARY PLANNING COMMISSION REPORTS
None
 - 7.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING
None
 - 7.3 BYLAW TABULATIONS
None
- 8. POSTPONED REPORTS
None
- 9. ITEMS DIRECTLY TO COUNCIL
None
- 10. BRIEFINGS
None

11. ADJOURNMENT

Moved by Councillor Chabot
Seconded by Councillor Demong

That this Council adjourn at 5:06 p.m.

MOTION CARRIED

CONFIRMED BY COUNCIL ON

MAYOR

CITY CLERK

UNCONFIRMED