



## MINUTES

### INFRASTRUCTURE AND PLANNING COMMITTEE

**January 8, 2025, 9:30 AM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Councillor J. Mian, Acting Chair  
Councillor J. Wyness, Acting Vice-Chair  
Councillor A. Chabot (Partial Remote Participation)  
Councillor S. Chu (Remote Participation)  
Councillor P. Demong  
Councillor E. Spencer (Remote Participation)  
Councillor K. Penner (Remote Participation)  
Councillor C. Walcott  
Councillor T. Wong

**ABSENT:** Councillor S. Sharp, Chair (Personal)

**ALSO PRESENT:** Senior Legislative Advisor J. Booth  
Senior Legislative Advisor A. de Grood  
Legislative Specialist K. Ricketts

1. CALL TO ORDER

Councillor Mian called the meeting to order at 9:33 a.m.

ROLL CALL

Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Penner, Councillor Walcott, Councillor Wong, and Councillor Mian

Absent from Roll Call: Councillor Sharp

2. OPENING REMARKS

Councillor Mian provided opening remarks and a traditional land acknowledgment.

Following nomination procedures, Councillor Wyness was elected Acting Vice-Chair of the Infrastructure and Planning Committee, by acclamation.

3. CONFIRMATION OF AGENDA

**Moved by** Councillor Wyness

That the Agenda for the 2025 January 8 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2024 December 11

**Moved by** Councillor Chabot

That the Minutes of the 2024 December 11 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Councillor Wyness

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Procedural Request - Schedule an Infrastructure and Planning Committee Meeting on 2025 February 27 at 9:30 AM in Council Chamber, IP2025-0087

5.1.2 Procedural Request - Schedule an Infrastructure and Planning Committee Meeting on 2025 January 30 at 9:30 AM in Council Chamber, IP2025-0088

For: (8): Councillor Mian, Councillor Wyness, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Walcott, and Councillor Wong

Against: (1): Councillor Penner

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 Local Area Plan Reconnect, IP2025-0007

A clerical correction was noted in Attachment 7, from pages 6 to 11, by removing those pages in their entirety.

The following documents were distributed with respect to Report IP2025-0007:

- Revised Attachment 2;
- Revised Attachment 7; and
- A package of Public Submissions.

Corine Jansonius addressed Committee with respect to Report IP2025-0007.

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Committee suspended Section 77 of the Procedure Bylaw to allow for additional submissions from the public.

**Moved by Councillor Wong**

That with respect to Report IP2025-0007, Revised Attachment 2 and Attachment 3 be amended as follows:

- Multi-residential building forms should not be supported within areas shown in Map 3: Urban Form as Neighbourhood Local and Map 4: Building Scale as Limited Scale.

Pursuant to Section 100(3) of Procedure Bylaw 35M2017, the motion was withdrawn by General Consent.

**Moved by Councillor Walcott**

That with respect to Report IP2025-0007, the following be approved, **after amendment**:

**That the Infrastructure and Planning Committee:**

1. Forward this Report to the 2025 February 4 Public Hearing of Council; and

That **the** Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the amended North Hill Communities Local Area Plan (**Revised** Attachment 2);
3. Give three readings to the amended Westbrook Communities Local Area Plan (Attachment 3);
4. Give three readings to the amended Heritage Communities Local Area Plan (Attachment 4); and
5. Repeal by resolution, the Fairview Land Use Study.

For: (6): Councillor Mian, Councillor Wyness, Councillor Demong, Councillor Spencer, Councillor Penner, and Councillor Walcott

Against: (3): Councillor Chabot, Councillor Chu, and Councillor Wong

**MOTION CARRIED**

## 7.2 Riley Communities Local Area Plan Referral, IP2025-0009

The following documents were distributed with respect to Report IP2025-0009:

- A package of Public Submissions; and
- A document entitled "Building Scale".

The following speakers addressed Committee with respect to Report IP2025-0009:

1. Robert Keith
2. Brian Horton
3. Sarah Greenwood
4. Alison Timmins
5. Laura Marie Berg
6. James Stirling
7. Darwin Bateyko
8. Beth Atkinson
9. Helen Robertson
10. Murray Desrosiers

**Moved by** Councillor Wyness

That Committee modify the lunch recess to begin following questions of this panel.

For: (7): Councillor Mian, Councillor Wyness, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Penner, and Councillor Walcott

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

**MOTION CARRIED**

Committee recessed at 12:20 p.m. and reconvened at 1:22 p.m. with Councillor Mian in the Chair.

ROLL CALL

Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Penner, Councillor Walcott, Councillor Wong, and Councillor Mian

Absent from Roll Call: Councillor Sharp

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11. Christie Page
12. Denys Robinson
13. Robert Tremblay
14. Jeff Marsh

Councillor Walcott rose on a Point of Order.

The Chair ruled on the Point of Order.

Councillor Wong rose on a Question of Privilege.

The Chair ruled on the Question of Privilege.

**Moved by Councillor Wong**

That the Infrastructure and Planning Committee recommend that Council direct Administration to refer Agenda Item 7.2, Riley Communities Local Area Plan Referral, back to Infrastructure and Planning Committee on Wednesday, March 6, 2025, with a more comprehensive recommendation based upon additional collaborative consultation with community members and community association representatives, with focus placed on:

1. Map 3: Urban Form and Map 4: Building Scale as they relate to Lion's Park LRT station, 10th Street NW Neighbourhood Main Street and Kensington Road NW Neighbourhood Main Street; and
2. All forms of mobility improvements between 9A ST NW and Crowchild Trail NW, and Memorial Drive and 5/6th Ave NW.

For: (3): Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (6): Councillor Mian, Councillor Wyness, Councillor Demong, Councillor Spencer, Councillor Penner, and Councillor Walcott

**MOTION DEFEATED**

**Moved by Councillor Wyness**

That with respect to Report IP2025-0009, the following be approved:

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2025 March 4 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee recommend that Council:

2. Give first reading to the proposed bylaw, the proposed Riley Communities Local Area Plan (Attachment 2);
3. Withhold second and third readings of the proposed bylaw until the Riley Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board, if such approval is required;
4. Give first reading to the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 6);
5. Withhold second and third readings of the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas until the Riley Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board subject to approval being required; and

- 6. Following third reading of the proposed bylaw to adopt the proposed Riley Communities Local Area Plan and the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas, repeal by bylaw the Hillhurst/Sunnyside Area Redevelopment Plan and Hounsfeld Heights/Briar Hill Area Redevelopment Plan, and rescind, by resolution, the North Bow Design Brief.

For: (6): Councillor Mian, Councillor Wyness, Councillor Demong, Councillor Spencer, Councillor Penner, and Councillor Walcott

Against: (3): Councillor Chabot, Councillor Chu, and Councillor Wong

**MOTION CARRIED**

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

Councillor Penner (Remote Member) left the meeting at 2:26 p.m.

**Moved by** Councillor Wyness

That pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, Committee now move into Closed Meeting, at 2:27 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 10.1.1, Proposed Acquisition (Moraine) – Ward 02 (2000 144 AV NW), IP2025-0058.

For: (8): Councillor Mian, Councillor Wyness, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Walcott, and Councillor Wong

**MOTION CARRIED**

Committee reconvened in public meeting at 2:49 p.m. with Councillor Mian in the Chair.

ROLL CALL:

Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, and Councillor Mian

Absent for Roll Call: Councillor Sharp

**Moved by** Councillor Chabot

That Committee rise and report.

**MOTION CARRIED**

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

10.1.1 Proposed Acquisition (Moraine) – Ward 02 (2000 144 AV NW), IP2025-0058

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report IP2025-0058:

Clerks: J. Booth and C. Doi. Law: B. Graham. Advice: L. Harris, C. Berry, and S. McClurg.

**Moved by** Councillor Wyness

That with respect to Confidential Report IP2025-0058, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Authorize the Recommendations as outlined in Confidential Attachment 3; and
2. Direct that the Confidential Report, Confidential Attachments, and Closed Meeting discussions remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, until the transaction has been closed to be reviewed by 2035 January 8.

For: (6): Councillor Mian, Councillor Wyness, Councillor Chabot, Councillor Chu, Councillor Demong, and Councillor Spencer

**MOTION CARRIED**

10.2 URGENT BUSINESS

None

11. BRIEFINGS

11.1 Calgary Airport Rail Connection Study, IP2024-1246

11.2 Citywide Growth Strategy: Semi-Annual Update on Growth Applications, IP2025-0054

A public submission was distributed with respect to Briefing IP2025-0054.

12. ADJOURNMENT

**Moved by** Councillor Wyness

That this meeting adjourn at 2:51 p.m.

**MOTION CARRIED**

The following Item has been forwarded to the 2025 January 28 Regular Meeting of Council:

CONSENT AGENDA

- Proposed Acquisition (Moraine) – Ward 02 (2000 144 AV NW), IP2025-0058

The following Item has been forwarded to the 2025 February 4 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

- Local Area Plan Reconnect, IP2025-0007

The following Item has been forwarded to the 2025 March 4 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

- Riley Communities Local Area Plan Referral, IP2025-0009

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2025 January 30 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

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CHAIR

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CITY CLERK