



MINUTES

INFRASTRUCTURE AND PLANNING COMMITTEE

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

PRESENT: Councillor S. Sharp, Chair
Councillor J. Mian, Vice-Chair
Councillor A. Chabot
Councillor S. Chu (Remote Participation)
Councillor E. Spencer (Partial Remote Participation)
Councillor J. Wyness (Remote Participation)
Councillor G-C. Carra (Remote Participation)
Councillor D. McLean (Partial Remote Participation)
Councillor T. Wong

ABSENT: Councillor P. Demong (Council Business)

ALSO PRESENT: General Manager D. Hamilton
Senior Legislative Advisor J. Palaschuk
Legislative Specialist A. Lennox

1. CALL TO ORDER

Councillor Sharp called the meeting to order at 9:36 a.m.

ROLL CALL

Councillor Chabot, Councillor Chu, Councillor Mian, Councillor Wyness, Councillor Carra, Councillor McLean, Councillor Wong, and Councillor Sharp

Absent from Roll Call: Councillor Demong and Councillor Spencer

2. OPENING REMARKS

Councillor Sharp provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Councillor Mian

That the Agenda for the 2025 January 30 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

MOTION CARRIED

By General Consent, Committee received additional submissions for the Corporate Record with respect to Item 7.1 South Shaganappi Communities Local Area Plan, IP2024-1066 and Item 7.2 Growth Applications Lessons Learned, IP2025-0055.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2025 January 8

A clerical correction was noted on page 4 of 8 of the 2025 January 8 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, by deleting the duplication of the words "Absent from Roll Call: Councillor Sharp".

Moved by Councillor Chabot

That the Minutes of the 2025 January 8 Regular Meeting of the Infrastructure and Planning Committee be confirmed, **as corrected**.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 South Shaganappi Communities Local Area Plan, IP2024-1066

The following documents were distributed with respect to Report IP2024-1066:

- Revised Cover Report;
- Revised Attachment 9;
- A presentation entitled "Comments on Proposed South Shaganappi Local Area Plan at I&PC January 30, 2025";
- A letter from the Varsity Community Association; and
- A package of Public Submissions.

The following speakers addressed Committee with respect to Report IP2024-1066:

1. Hillary Rubel
2. Al Rasmuson, St. Andrews Heights Community Association
3. Bob Benson, Varsity Community Association
4. JoAnne Atkins, Varsity Community Association

Councillor Sharp left the Chair at 10:27 a.m. and Councillor Mian assumed the Chair.

Councillor Sharp resumed the Chair at 10:31 a.m.

5. Patty Auger, University Heights Community Association
6. Patricia Muir, University Heights Community Association
7. Denys Robinson
8. Sean Tuff

Committee recessed at 11:58 a.m. and reconvened at 1:04 p.m. with Councillor Mian in the Chair.

ROLL CALL

Councillor Chabot, Councillor Chu, Councillor Mian, Councillor Spencer, Councillor Carra, and Councillor Wong

Absent from Roll Call: Councillor Demong, Councillor Wyness, and Councillor Sharp

Councillor Sharp resumed the Chair at 1:06 p.m.

Councillor Carra rose on a Point of Order.

The Chair ruled on the Point of Order.

Moved by Councillor Chabot

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend Map 3 entitled "Urban Form" by changing "Neighbourhood Connector" to "Neighbourhood Local" along Varmoor Road NW; and
2. In Section 2.5.6.2.b insert the following subsection:
 - "i. Development between 32 Avenue NW and Varmoor Road NW, with the exception of grade oriented low density residential, should:
 - a. Contribute to enhanced public spaces along both roadways;
 - b. Provide direct sidewalk connections to both roadways;
 - c. Have vehicular access off Varmoor Road NW;
 - d. Locate waste and recycling inside of buildings or enclosures; and
 - e. Integrate through pedestrian connections between the two roadways."

For: (4): Councillor Sharp, Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (3): Councillor Mian, Councillor Spencer, and Councillor Carra

MOTION CARRIED

Moved by Councillor Chabot

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend Map 3 entitled "Urban Form" by changing "Neighbourhood Connector" to "Neighbourhood Local" on Valparaiso Place NW;
2. Amend Map 4 entitled "Building Scale" by changing "Low - Modified (up to 4 Storeys)" to "Limited (up to 3 Storeys)" on Valparaiso Place NW; and
3. In section 2.5.4.4, Figure 10 remove Valparaiso Place NW from Dalhousie Transition Zone.

For: (4): Councillor Sharp, Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (3): Councillor Mian, Councillor Spencer, and Councillor Carra

MOTION CARRIED

By General Consent, pursuant to Section 121 of Procedure Bylaw 35M2017, Committee granted Councillor Carra's request to change his vote from "For" to "Against".

Moved by Councillor Chabot

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend Map 3 entitled "Urban Form" by changing "Neighbourhood Connector" to "Neighbourhood Local" on Varsity Estates Link and Varsity Estates Grove NW;
2. Amend Map 4 entitled "Building Scale" by changing "Low - Modified (up to 4 Storeys)" to "Limited (up to 3 Storeys)" on Varsity Estates Link NW and Varsity Estates Grove NW;
3. In section 2.2.1.4.c.iii. replace the subsection with the following subsection: "Consider shadowing impacts on neighbouring properties, parks; and"

For: (4): Councillor Sharp, Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (3): Councillor Mian, Councillor Spencer, and Councillor Carra

MOTION CARRIED

Moved by Councillor Chabot

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend Map 4 entitled "Building Scale" by changing "Mid (up to 12 Storeys)" to "Low (up to 6 storeys)" at 5200 – 53 Avenue NW currently developed as Varsity Estates Village NW.

For: (4): Councillor Sharp, Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (3): Councillor Mian, Councillor Spencer, and Councillor Carra

MOTION CARRIED

Councillor McLean (Remote Member) joined the meeting at 1:32 p.m.

Councillor Chabot rose on a Point of Order.

The Chair ruled on the Point of Order.

Moved by Councillor Carra

That with respect to Report IP2024-1066, the following be approved:

That a new Recommendation 5 be added as follows:

"5. Direct Administration to:

- a. Indicate and include consideration of an infill station on the Red Line at Northland Drive; and
- b. Indicate plans for the field house and surrounding neighbourhood at Foothills Athletic Park."

For: (4): Councillor Sharp, Councillor Mian, Councillor Carra, and Councillor McLean

Against: (4): Councillor Chabot, Councillor Chu, Councillor Spencer, and Councillor Wong

MOTION DEFEATED

Moved by Councillor Wong

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend Map 2 entitled "Community Characteristics and Attributes" by defining the boundaries of the "Neighbourhood Activity Centres" that are identified on the map.

For: (5): Councillor Sharp, Councillor Chabot, Councillor Chu, Councillor McLean, and Councillor Wong

Against: (3): Councillor Mian, Councillor Spencer, and Councillor Carra

MOTION CARRIED

Moved by Councillor Wong

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend the introductory descriptions for the following Area Specific Policies sections, where each of the Area Specific Policy sections will be

structured to contain a description outlining the geographical location, an envisioning statement, and any references to supporting Area Specific Policies.

- a. 2.2.5.2 - Foothills Athletic Park / Foothills Multisport Fieldhouse
- b. 5.2.1 – Bowness Road NW Neighbourhood Main Street
- c. 5.2.2 – 16 Avenue NW Neighbourhood Main Street
- d. 5.4.1 – Banff Trail Station Area
- e. 5.4.2 – University Station Area
- f. 5.4.3 – Brentwood Station Area
- g. 5.4.4 – Dalhousie Station Area
- h. 5.4.5 – Alberta Children’s Hospital BRT Station Area
- i. 5.4.6 – Foothills Medical Centre BRT Station Area
- j. 5.4.7 – 31 Street NW BRT Station Area
- k. 5.4.8 – North Hill BRT Station Area
- l. 5.5.2 – CF Market Mall Community Activity Centre
- m. 5.5.4 – Parkdale Neighbourhood Activity Centre
- n. 5.5.5 – University Heights Neighbourhood Activity Centre
- o. 5.5.6 – Varsity Neighbourhood Activity Centre
- p. 5.6.1 – 19 Street NW
- q. 5.6.2 – 32 Avenue NW
- r. 5.6.3 – Varsity Drive NW
- s. 5.6.4 – Morley Trail NW
- t. 5.6.5 – Home Road NW; and

2. Provide the Ward 1 and Ward 7 offices the opportunity to review and discuss the amended introductory paragraphs prior to IP2024-0166 being presented at the Public Hearing on Planning Matters in Q1/Q2 of 2025.

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

Against: (4): Councillor Sharp, Councillor Spencer, Councillor Carra, and Councillor McLean

MOTION DEFEATED

Moved by Councillor Wong

That with respect to Report IP2024-1066, amend Attachment 2 as follows:

1. Develop figure maps for the following Area Specific Policy section where each figure map will include road names that are identified in the corresponding policies, boundaries for the Area Specific Policy section, and additional details that may support the intent of the Area Specific Policy section:

- a. 5.2.1 – Bowness Road NW Neighbourhood Main Street
- b. 5.2.2 – 16 Avenue NW Neighbourhood Main Street
- c. 5.3.1 – 16 Avenue NW Urban Main Street
- d. 5.5.2 – CF Market Mall Community Activity Centre
- e. 5.5.4 – Parkdale Neighbourhood Activity Centre
- f. 5.5.5 – University Heights Neighbourhood Activity Centre
- g. 5.5.6 – Varsity Neighbourhood Activity Centre
- h. 5.6.1 – 19 Street NW
- i. 5.6.2 – 32 Avenue NW
- j. 5.6.3 – Varsity Drive NW
- k. 5.6.4 – Morley Trail NW

For: (5): Councillor Chabot, Councillor Chu, Councillor Carra, Councillor McLean, and Councillor Wong

Against: (2): Councillor Sharp, and Councillor Spencer

MOTION CARRIED

Councillor Carra (Remote Member) left the meeting at 2:22 p.m.

Moved by Councillor Wong

That with respect to Report IP2024-1066, the following be approved, **as amended**:

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2025 March 04 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee recommend that Council:

2. Give first reading to the proposed bylaw to adopt the proposed South Shaganappi Communities Local Area Plan (**Amended** Attachment 2);
3. Withhold second and third readings of the proposed bylaw to adopt the South Shaganappi Communities Local Area Plan until the South Shaganappi 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 to amend the Brentwood Station Area Redevelopment Plan;
5. Withhold second and third readings of the proposed bylaw to amend the Brentwood Station Area Redevelopment Plan until the South Shaganappi Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board, if such approval is required; and

6. Following third reading of the proposed bylaw to adopt the proposed South Shaganappi Communities Local Area Plan, repeal by bylaw the Banff Trail Area Redevelopment Plan, Banff Trail Station Area Redevelopment Plan, Montgomery Area Redevelopment Plan, Parkdale Neighbourhood Activity Centre Area Redevelopment Plan, Stadium Shopping Centre Area Redevelopment Plan, and rescind, by resolution, Bowmont Design Brief, South Shaganappi Communities Area Plan, Parkdale Special Planning Study, Varsity Community Special Study, Varsity Design Brief (also referred to as Varsity Acres Design Brief), and Varsity Land Use Study.

For: (6): Councillor Sharp, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor McLean, and Councillor Wong

MOTION CARRIED

7.2 Growth Applications Lessons Learned, IP2025-0055

A letter from BILD was distributed with respect to Report IP2025-0055.

Moved by Councillor Spencer

That with respect to Report IP2025-0055, a new Recommendation 2 be added as follows:

"2. Direct Administration to provide an update to the Infrastructure and Planning Committee on fundamental change 2C referenced in Attachment 3 by end of Q2 2025."

For: (5): Councillor Sharp, Councillor Chabot, Councillor Chu, Councillor Spencer, and Councillor McLean

MOTION CARRIED

Moved by Councillor Spencer

That with respect to Report IP2025-0055, the following be approved, **as amended**:

That the Infrastructure and Planning Committee:

1. Recommend that Council receive this report for the Corporate Record;
and
2. **Direct Administration to provide an update to the Infrastructure and Planning Committee on fundamental change 2C referenced in Attachment 3 by end of Q2 2025.**

For: (6): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, and Councillor McLean

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

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

10.2 URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

Moved by Councillor Spencer

That this meeting adjourn at 2:48 p.m.

MOTION CARRIED

The following Item has been forwarded to the 2025 February 25 Regular Meeting of Council:

CONSENT AGENDA

- Growth Applications Lessons Learned, IP2025-0055

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

OTHER REPORTS FOR PUBLIC HEARING

- South Shaganappi Communities Local Area Plan, IP2024-1066

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2025 February 12 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

CITY CLERK

UNCONFIRMED