



MINUTES

PUBLIC HEARING MEETING OF COUNCIL

**March 4, 2025, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

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

ALSO PRESENT:

Chief Administrative Officer D. Duckworth
Chief Operating Officer S. Dalglish
City Solicitor and General Counsel J. Floen, KC
Assistant City Solicitor H. Oh
A/Chief Financial Officer L. Tochor
General Manager C. Arthurs
General Manager K. Black
General Manager D. Morgan
General Manager D. Hamilton
A/General Manager R. Vanderputten
Director T. Goldstein
City Clerk K. Martin
Legislative Coordinator M. A. Cario
Senior Legislative Specialist A. de Grood
Senior Legislative Specialist J. Booth

1. CALL TO ORDER

Mayor Gondek called the meeting to order at 9:33 a.m.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Sharp,

Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

2. OPENING REMARKS

Mayor Gondek provided opening remarks.

Councillor Wong provided a traditional land acknowledgement.

Councillor Chabot recognized 2025 March as Francophonie Month in Calgary

Mayor Gondek recognized 2025 March 8 as International Women's Day.

3. RECOGNITIONS

None

4. QUESTION PERIOD

1. Councillor Carra

Topic: Short- and long-term approaches in addressing the increase in pedestrian incidents and road fatalities.

2. Councillor Dhaliwal

Topic: Timelines on twinning the roads on Country Hills Boulevard between Barlow Trail and 36th Street NE to address mobility and safety concerns.

3. Councillor Wong

Topic: Status update on the Green Line business case.

5. CONFIRMATION OF AGENDA

Moved by Councillor Dhaliwal

Seconded by Councillor Penner

That the Agenda for today's meeting be amended by setting Item 7.2.14, Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219, CPC2024-1224, to be dealt with following Item 7.2.9, Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149, CPC2025-0077.

MOTION CARRIED

Moved by Councillor Penner

Seconded by Councillor Chabot

That the Agenda for the 2025 March 4 Public Hearing Meeting of Council be confirmed, **as amended.**

MOTION CARRIED

Moved by Councillor Wong

Seconded by Councillor Sharp

That Council direct the City Clerk's Office to distribute late public submissions received with respect to Item 7.3.2, Riley Communities Local Area Plan Referral, IP2025-0009, and the letter from Silvera for Seniors with respect to Item 7.3.3, South Shaganappi Communities Local Area Plan, IP2024-1066, and add them to the Corporate Record.

MOTION CARRIED

6. CONSENT AGENDA

6.1 DEFERRALS AND PROCEDURAL REQUESTS

None

7. PLANNING MATTERS FOR PUBLIC HEARING

7.1 POSTPONED REPORTS REQUIRING A PUBLIC HEARING

7.1.1 Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW, LOC2024-0213, CPC2024-1152

The following documents were distributed with respect to Report CPC2024-1152:

- A presentation entitled "LOC2024-0213 / CPC2024-1152 Land Use Amendment";
- A presentation entitled "Goodform 627 Heritage Drive SW";
- A letter from Mark Rowe; and
- A presentation entitled "Policy".

Councillor Walcott introduced a group of Grade 6 students from Rundle Academy (Ward 8), along with their teacher, Lauren Thompson.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 20D2025:

1. Yossi Fixler, Good Form
2. Karen Arndt, Haysboro Community Association
3. Mark Rowe, St. Andrews Presbyterian Church
4. Jennifer Baldwin, Haysboro Community Association

Moved by Councillor Penner

Seconded by Councillor Spencer

That with respect to Report CPC2024-1152, the following be adopted:

That Council give three readings to Proposed Bylaw 20D2025 for the resignation of 0.41 hectares \pm (1.03 acres \pm) located at 627 Heritage Drive SW (Plan161JK, Block 1, portion of Lot D) from Special Purpose – Recreation (S-R) District to Mixed Use – General (MU-1f3.0h25) District.

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

MOTION CARRIED

That Bylaw 20D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 20D2025 be and read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 20D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 20D2025 be read a third time.

MOTION CARRIED

Councillor Sharp introduced a group of Grades 10, 11, and 12 students from Bowness High School (Ward 1), along with their teacher, Sarah Beech.

Council then dealt with Item 7.2.9.

7.2 CALGARY PLANNING COMMISSION REPORTS

7.2.1 Land Use Amendment in Glendale (Ward 6) at 4515 – 17 Avenue SW, LOC2024-0187, CPC2025-0090

This Item was dealt with following Item 7.2.14.

A presentation entitled "LOC2024-0187 / CPC2025-0090 Land Use Amendment" was distributed with respect to Report CPC2025-0090.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 40D2025.

Moved by Councillor Walcott

Seconded by Councillor Sharp

That with respect to Report CPC2025-0090, the following be adopted:

That Council give three readings to Proposed Bylaw 40D2025 for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 4515 – 17 Avenue SW (Plan 2002GS, Block 24, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

That Bylaw 40D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 40D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 40D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 40D2025 be read a third time.

MOTION CARRIED

7.2.2 Land Use Amendment in Killarney-Glengarry (Ward 8) at 2608 – 31 Street SW, LOC2024-0247, CPC2025-0089

A presentation entitled "LOC2024-0247 / CPC2025-0089 Land Use Amendment" was distributed with respect to Report CPC2025-0089.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 41D2025.

Moved by Councillor Walcott

Seconded by Councillor Sharp

That with respect to Report CPC2025-0089, the following be adopted:

That Council give three readings to Proposed Bylaw 41D2025 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2608 – 31 Street SW (Plan 1855W, Block 2B, Lots 23 and 24) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

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

MOTION CARRIED

That Bylaw 41D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 41D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 41D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 41D2025 be read a third time.

MOTION CARRIED

7.2.3 Land Use Amendment in Mission (Ward 8) at 121 – 17 Avenue SE, LOC2024-0212, CPC2025-0081

The following documents were distributed with respect to Report CPC2025-0081:

- A presentation entitled "LOC2024-0212 / CPC2025-0081 Land Use Amendment";
- A presentation entitled "121 17 Avenue SE"; and
- A document entitled "Submission, Lindsay Park Place: Condominium Corporation".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 49D2025:

1. Hayden Keogh, O2 Planning and Design

Mayor Gondek left the Chair at 11:04 a.m. and Deputy Mayor Wyness assumed the Chair.

Mayor Gondek resumed the Chair at 11:06 a.m.

2. Ken Bradley, Lindsay Park Place: Condominium Corporation

Moved by Councillor Walcott

Seconded by Councillor Penner

That with respect to Report CPC2025-0081, the following be adopted:

That Council give three readings to Proposed Bylaw 49D2025 for the redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 121 – 17 Avenue SE (Plan 2011170, Block 7, Lot 42) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

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

MOTION CARRIED

That Bylaw 49D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 49D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 49D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 49D2025 be read a third time.

MOTION CARRIED

7.2.4 Policy and Land Use Amendment in Ramsay (Ward 9) at 2109 – 6 Street SE, LOC2023-0270, CPC2025-0013

A presentation entitled "LOC2023-0270 / CPC2025-0013 Policy and Land Use Amendment" was distributed with respect to Report CPC2025-0013.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaws 23P2025 and 42D2025.

Moved by Councillor Carra

Seconded by Councillor Chabot

That with respect to Report CPC2025-0013, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 23P2025 for the amendments to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 42D2025 for the redesignation of 0.02 hectares \pm (0.04 acres \pm) located at 2109 – 6 Street SE (Plan 4895AC, Block C, a portion of Lot 43) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 23P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 23P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 23P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 23P2025 be read a third time.

MOTION CARRIED

That Bylaw 42D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 42D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 42D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 42D2025 be read a third time.

MOTION CARRIED

7.2.5 Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223, CPC2025-0074

The following documents were distributed with respect to Report CPC2025-0074:

- A presentation entitled "LOC2024-0223 / CPC2025-0074 Land Use Amendment";
- A presentation entitled "Cover Page"; and

- A document entitled "SDAB2024-0060 (Re), 2024 CGYSDAB 60 (CanLI)".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 48D2025:

1. Lei Wang, Horizon Land Surveys
2. Glen Kerr, Inglewood Community Association

Moved by Councillor Carra

Seconded by Councillor Spencer

That with respect to Report CPC2025-0074, the following be adopted:

That Council give three readings to Proposed Bylaw 48D2025 for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1511 – 8 Avenue SE (Plan A3, Block 14, Lot 33 and a portion of Lot 32) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (7): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Carra, and Mayor Gondek

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

MOTION CARRIED

That Bylaw 48D2025 be introduced and read a first time.

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

MOTION CARRIED

That Bylaw 48D2025 be read a second time.

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

MOTION CARRIED

That authorization now be given to read Bylaw 48D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 48D2025 be read a third time.

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

MOTION CARRIED

7.2.6 Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 4321 – 15 Street SE, LOC2024-0262, CPC2025-0043

The following documents were distributed with respect to Report CPC2025-0043:

- A presentation entitled "LOC2024-0262 / CPC2025-0043 Land Use Amendment"; and
- A presentation entitled "Bonnybrook Land Use Redesignation LOC2024-0262".

The Public Hearing was called and Bela Syal, Situated Consulting, addressed Council with respect to Bylaw 46D2025.

Moved by Councillor Carra
Seconded by Councillor Chabot

That with respect to Report CPC2025-0043, the following be adopted:

That Council give three readings to Proposed Bylaw 46D2025 for the redesignation of 1.4 hectares \pm (3.4 acres \pm) located at 4321 – 15 Street SE (Portion of Plan 7710607, Block C) from Industrial – Heavy (I-H) District to the Special Purpose – City and Regional Infrastructure (S-CRI) District.

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 46D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 46D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 46D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 46D2025 be read a third time.

MOTION CARRIED

7.2.7 Land Use Amendment in Red Carpet (Ward 9) at 6105 – 16A Avenue SE, LOC2024-0128, CPC2024-1167

A presentation entitled "LOC2024-0128 / CPC2024-1167 Land Use Amendment" was distributed with respect to Report CPC2024-1167.

The Public Hearing was called and Rod Osborne, Grande Design Homes, addressed Council with respect to Bylaw 38D2025.

By General Consent, Council modified the lunch recess to start following the conclusion of Item 7.2.7.

Moved by Councillor Carra

Seconded by Councillor Penner

That with respect to Report CPC2024-1167, the following be adopted:

That Council give three readings to Proposed Bylaw 38D2025 for the redesignation of 0.45 hectares \pm (1.10 acres \pm) located at 6105 – 16A Avenue SE (Plan 0010642, Block 2, Lot 2) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f2.0) District.

For: (11): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhallwal, Councillor Mian, Councillor Chu, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

Against: (1): Councillor McLean

MOTION CARRIED

That Bylaw 38D2025 be introduced and read a first time.

Against: Councillor McLean

MOTION CARRIED

That Bylaw 38D2025 be read a second time.

Against: Councillor McLean

MOTION CARRIED

That authorization now be given to read Bylaw 38D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 38D2025 be read a third time.

Against: Councillor McLean

MOTION CARRIED

Council recessed at 12:00 p.m. and reconvened at 1:18 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Demong, Councillor Dhaliwal, and Councillor Penner

7.2.8 Land Use Amendment in Temple (Ward 10) at 140 Templemont Circle NE, LOC2024-0185, CPC2025-0068

A presentation entitled "LOC2024-0185 / CPC2025-0068 Land Use Amendment" was distributed with respect to Report CPC2025-0068.

Councillor Penner (Remote Member) joined the meeting at 1:22 p.m.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 44D2025.

Moved by Councillor Chabot
Seconded by Councillor Sharp

That with respect to Report CPC2025-0068, the following be adopted:

That Council give three readings to Proposed Bylaw 44D2025 for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 140 Templemont Circle NE (Plan 7910737, Block 49, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate two secondary suites within an existing building, with guidelines (Attachment 2).

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 44D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 44D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 44D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 44D2025 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.10.

7.2.9 Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149, CPC2025-0077

This Item was dealt with following Item 7.1.1.

The following documents were distributed with respect to Report CPC2025-0077:

- A presentation entitled "LOC2024-0149 / CPC2025-0077 Land Use Amendment";
- A presentation entitled "City Council Presentation Heritage Residential Project"; and
- A presentation entitled "Policy".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 47D2025:

1. Jennifer Duff, B&A Studios

Councillor Demong (Remote Member) left the meeting at 10:22 a.m.

2. Karen Arndt, Haysboro Community Association
3. Jennifer Baldwin, Haysboro Community Association

Moved by Councillor Penner

Seconded by Councillor Walcott

That with respect to Report CPC2025-0077, the following be adopted:

That Council give three readings to Proposed Bylaw 47D2025 for the redesignation of 1.87 hectares \pm (4.62 acres \pm) located at 8306 Horton Road SW (Plan 2904HQ, Blocks 1, 2 and 5) from Direct Control (DC) District to Multi-Residential – High Density Medium Rise (M-H2) District.

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

MOTION CARRIED

That Bylaw 47D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 47D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 47D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 47D2025 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.14.

7.2.10 Land Use Amendment in McKenzie Towne (Ward 12) at 15192 Prestwick Boulevard SE, LOC2024-0195, CPC2025-0060

This Item was dealt with following Item 7.2.8.

A presentation entitled "LOC2024-0195 / CPC2025-0060 Land Use Amendment" was distributed with respect to Report CPC2025-0060.

The Public Hearing was called and Corrine Nichols addressed Council with respect to Bylaw 37D2025.

Moved by Councillor Spencer
Seconded by Councillor Chabot

That with respect to Report CPC2025-0060, the following be adopted:

That Council give three readings to Proposed Bylaw 37D2025 for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 15192 Prestwick Boulevard SE (Plan 0010184, Block 38, Lot 63) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 37D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 37D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 37D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 37D2025 be read a third time.

MOTION CARRIED

7.2.11 Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130, CPC2025-0049

The following documents were distributed with respect to Report CPC2025-0049:

- A document entitled "Additional CPC Member Comments"; and
- A presentation entitled "LOC2024-0130 / CPC2025-0049 Land Use Amendment".

Councillor Mian (Remote Member) left the meeting at 1:29 p.m.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 39D2025:

1. Dino Kasparis, Olympia Planning
2. Daphne Tsantilas
3. Ina Georgescu

Moved by Councillor Spencer
Seconded by Councillor Penner

That with respect to Report CPC2025-0049, the following be adopted:

That Council give three readings to Proposed Bylaw 39D2025 for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 16720 – 24 Street SW (Plan 0512405, Block 2, Lot 58) from Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – Low Profile (M-1) District.

For: (5): Councillor Penner, Councillor Spencer, Councillor Walcott, Councillor Carra, and Mayor Gondek

Against: (6): Councillor Wyness, Councillor Wong, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

MOTION DEFEATED

Councillor Mian (Remote Member) joined the meeting at 1:49 p.m.

7.2.12 Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2024-0104, CPC2025-0053

The following documents were distributed with respect to Report CPC2025-0053:

- A presentation entitled "LOC2024-0104 / CPC2025-0053 Outline Plan, Policy Amendment & Land Use Amendment"; and

- A presentation entitled "Public Hearing - LOC2024-0104 Item 7.2.12".

The Public Hearing was called and Oliver Prcic, B&A Studios, addressed Council with respect to Bylaws 24P2025 and 50D2025.

Moved by Councillor McLean

Seconded by Councillor Walcott

That with respect to Report CPC2025-0053, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 24P2025 for the amendment to the West Macleod Area Structure Plan (Attachment 8); and
2. Give three readings to Proposed Bylaw 50D2025 for the redesignation of 25.97 hectares (64.18 acres) located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1) District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Corridor 3 (C-COR3f0.5h12) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 7).

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 24P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 24P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 24P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 24P2025 be read a third time.

MOTION CARRIED

That Bylaw 50D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 50D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 50D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 50D2025 be read a third time.

MOTION CARRIED

7.2.13 Land Use Amendment in Huntington Hills (Ward 4) at 6600 – 4 Street NE, LOC2024-0249, CPC2025-0084

A presentation entitled "LOC2024-0249 / CPC2025-0084 Land Use Amendment" was distributed with respect to Report CPC2025-0084.

The Public Hearing was called and Jeffrey Riedl, SLVGD Architecture Inc., addressed Council with respect to Bylaw 43D2025.

Moved by Councillor Chu

Seconded by Councillor Chabot

That with respect to Report CPC2025-0084, the following be adopted:

That Council give three readings to Proposed Bylaw 43D2025 for the redesignation of 0.40 hectares ± (0.99 acres ±) located at 6600 – 4 Street NE (Plan 8211348, Block 4, Lot 4) from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Community 1 (C-C1) District.

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 43D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 43D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 43D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 43D2025 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.3.1.

7.2.14 Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219, CPC2024-1224

This Item was dealt with following Item 7.2.9.

A presentation entitled "LOC2023-0219 / CPC2024-1224 Outline Plan & Land Use Amendment" was distributed with respect to Report CPC2024-1224.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 45D2025:

1. David Symes, Stantec Consulting
2. Brady Morrice, Anthem Properties

Moved by Councillor Dhaliwal

Seconded by Councillor Chabot

That with respect to Report CPC2024-1224, the following be adopted:

That Council give three readings to Proposed Bylaw 45D2025 for the redesignation of 52.23 hectares \pm (129.06 acres \pm) located at 10011 – 68 Street NE and 6221 Country Hills Boulevard NE (portion of SE1/4 Section 23-25-29-4; portion of NE1/4 Section 23-25-29-4) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Commercial – Community 1 (C-C1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

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

MOTION CARRIED

That Bylaw 45D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 45D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 45D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 45D2025 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.1.

7.3 OTHER REPORTS FOR PUBLIC HEARING

7.3.1 Policy Amendments in Stonegate Landing (Ward 5), LOC2024-0171, C2025-0124

This Item was dealt with following Item 7.2.13.

The following documents were distributed with respect to Report C2025-0124:

- A presentation entitled "Stonegate Landing Municipal Development Plan and Northeast Industrial Area Structure Plan Amendments"; and
- A presentation entitled "Stonegate Landing Policy Amendments March 2025".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 27P2025 and 28P2025:

1. Thilo Kaufmann, Qualico Developments West
2. Jennifer Duff, B&A Studios

Moved by Councillor Mian

Seconded by Councillor Chabot

That with respect to Report C2025-0124, the following be adopted:

That Council:

1. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the amendments to the Northeast Industrial Area Structure Plan (Attachment 4).

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 27P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 27P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 27P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 27P2025 be read a third time.

MOTION CARRIED

That Bylaw 28P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 28P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 28P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 28P2025 be read a third time.

MOTION CARRIED

7.3.2 Riley Communities Local Area Plan Referral, IP2025-0009

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

- A package of Public Submissions;
- Revised Cover Report;
- Revised Attachment 10;
- A document entitled "Amendment to Recommendation";
- A presentation entitled "Item 7.3.2 Riley Communities LAP Referral IP2025-0009 Presentation Slides Rick Grol";
- A presentation entitled "Riley Park LAP Resident Feedback";
- A presentation entitled "RILEY PARK LAP RESIDENT RECOMMENDATIONS";
- A presentation entitled "Appendix A Building Scale Map";
- A letter from Laura-Marie Berg;
- A site map entitled "Riley Park";
- A presentation entitled "1500 Block of 21A St NW";
- A letter from Andrew Newson;
- A site map entitled "ALLEY ACCESS";
- A presentation entitled "Map 3: Urban Form"; and
- Revised Bylaw 26P2025 Map 17C.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 25P2025 and 26P2025:

1. Jessica Karpat
2. Reuben Vander Meulen
3. Brian Horton, O2 Planning and Design
4. Cole Richardson
5. Christie Page
6. Rick Grol
7. Beth Atkinson, Hounsfield Heights - Briar Hill Community Association
8. Alison Shaw
9. Jim Stirling

By General Consent, Council modified the afternoon recess to start following questions of Panel 2.

Council recessed at 3:27 p.m. and reconvened at 4:00 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Chu, Councillor Demong, and Councillor Penner

10. Chris Bell, Norfolk Housing Association
11. Calvin French, West Hillhurst Community Association
Transportation Committee
12. Kaley Beisiegel
13. Murray Desrosiers
14. Laura-Marie Berg
15. Rob Keith
16. Keli Pollock
17. Angeles Mendoza Sammet

Councillor Carra (Remote Member) left the meeting at 4:41 p.m.

Councillor Dhaliwal (Remote Member) left the meeting at 4:41 p.m.

18. Alexandra Robertson

Councillor Carra (Remote Member) joined the meeting at 4:47 p.m.

19. Andrew Newson
20. Denys Robinson

Councillor Dhaliwal (Remote Member) joined the meeting at 4:57 p.m.

21. Stirling Karlsen
22. Robert Tremblay

Mayor Gondek left the Chair at 5:06 p.m. and Deputy Mayor Wyness assumed the Chair.

23. Jeff Marsh, Hounsfield Heights - Briar Hill Community Association
24. Leslie Pendon

By General Consent, Council modified the dinner recess to begin following the conclusion of Item 7.3.2.

Moved by Councillor Sharp
Seconded by Councillor Penner

That Council modify the dinner recess by shortening it from 75 minutes to 60 minutes.

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

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chu

That the proposed amendment to Recommendation 1b, be further amended by deleting the words "Low Modified (up to 4 storeys)" and replacing with the words "Low (up to 6 storeys)".

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

Against: (1): Councillor Sharp

MOTION CARRIED

Moved by Councillor Spencer
Seconded by Councillor Walcott

That the following amendment be adopted, **as amended**:

That a new Recommendation 1, be inserted, as follows, and renumber the subsequent Recommendations accordingly:

1. Direct Administration to prepare the following amendments for the portion of the block that is located on the south side of 1 Avenue NW between 7 Street NW and 9 Street NW and to bring a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:
2. Amend Map 3: Urban Form by changing "Neighbourhood Local" to "Neighbourhood Connector"; and
3. Amend Map 4: Building Scale by changing "Limited (up to 3 storeys)" to "**Low** (up to 6 storeys)";

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

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Penner

That with respect to **Revised** Report IP2025-0009, the following be adopted, **as amended**:

That Council:

1. **Direct Administration to prepare the following amendments for the portion of the block that is located on the south side of 1 Avenue NW between 7 Street NW and 9 Street NW and to bring a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:**
2. **Amend Map 3: Urban Form by changing “Neighbourhood Local” to “Neighbourhood Connector”, and**
3. **Amend Map 4: Building Scale by changing “Limited (up to 3 storeys)” to “Low (up to 6 storeys)”;**
4. Give three readings to Proposed Bylaw 25P2025 to adopt the Riley Communities Local Area Plan and repeal Bylaw 19P87 Hillhurst/Sunnyside Area Redevelopment Plan and Bylaw 15P89 Hounsfeld Heights/Briar Hill Area Redevelopment Plan (Attachment 2);
5. RESCIND, by resolution, the North Bow Design Brief;
6. Give three readings to Proposed Bylaw 26P2025 for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 6); and
7. Direct that Confidential Attachment 14 remain confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*, not to be released.

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

MOTION CARRIED

That Bylaw 25P2025 be introduced and read a first time.

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Sharp

That Proposed Bylaw 25P2025 be amended, as follows:

1. In Contents, delete the text “Appendix B: Regional Corridors and Context Map” under the heading “Appendices” and renumber the subsequent appendices and references to the subsequent appendices accordingly throughout Attachment 2;

2. In Contents, delete the text references to “Map B1: Regional Transmission Corridors and Context, Map B2: Regional Transportation Corridors and Context and Map B3: Growth Plan Placetype Alignment” under the heading “Maps” and renumber the subsequent maps accordingly;
3. In Section 4.1 Policy Framework, delete the text “, and the Regional Growth Plan” at the end of the third sentence;
4. In Section 4.2 Local Area Plan Interpretation, delete policy (g) and renumber subsequent policies accordingly; and
5. Delete the existing Appendix B entitled “Regional Corridors and Context Map” in its entirety including the existing Map B1 entitled “Regional Transmission Corridors and Context”, existing Map B2 entitled “Regional Transportation Corridors and Context”, and existing Map B3 entitled “Growth Plan Placetype Alignment” and renumber the subsequent maps and references to the subsequent maps accordingly throughout Attachment 2.

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

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 25P2025 be amended, as follows:

1. Amend Map 3 entitled ‘Urban Form’ by changing ‘Neighbourhood Connector’ to ‘Neighbourhood Local’ west of the Lions Park LRT Transit station along the following roads: 14 Avenue NW, 20 Street NW, 20A Street NW, 21 Street NW, and the east side of 21A Street NW. The boundaries of the modified Urban Form call out area should match Map 3: Urban Form on page 23 of 139 in IP2024-0938, Attachment 2;
2. Amend Map 4, entitled ‘Building Scale’ by changing ‘Low (up to 6 storeys)’ to Limited (up to 3 storeys) west of the Lions Park LRT Transit Station along the portion of 16 Ave NW that includes portions of 20A Street NW, 21 Street, and 21A Street NW. The boundaries of the modified Building Scale call out area should match Map 4: Building Scale on page 24 of 139 in IP2024-0938, Attachment 2;
3. Amend Map 4, entitled ‘Building Scale’ by changing ‘Low-modified (up to 4 storeys)’ to ‘Limited (up to 3 storeys)’ west of the Lion’s Park LRT Transit Station and 19 Street NW Community Corridor. The boundaries of the modified Building Scale call out area should

match Map 4: Building Scale on page 24 of 139 in IP2024-0938, Attachment 2; and

4. Amend Map 4, entitled 'Building Scale' by changing 'Low (up to 6 storeys)' to 'Low-modified (up to 4 storeys)' west of 19 Street NW, south of 14 Avenue NW, east of the lane between 19 and 20 Street NW, and north of 12 Avenue NW. The boundaries of the modified Building Scale call out area should match Map 4: Building Scale on page 24 of 139 in IP2024-0938, Attachment 2.

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

Against: (7): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Sharp, and Councillor Carra

MOTION DEFEATED

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 25P2025 be amended, as follows:

1. Amend Map 3 entitled 'Urban Form' by changing 'Neighbourhood Connector' to 'Neighbourhood Local' east of 16A Street NW, south of 12 Avenue NW, west of the laneway between 14 Street NW and 15 Street NW, north of 10 Avenue NW, and east of 16 Street NW. The boundaries of the modified Urban Form call out area should match Map 3: Urban Form on page 23 of 139 in IP2024-0938, Attachment 2;
2. Amend Map 4, entitled 'Building Scale' by changing 'Low-modified (up to 4 storeys)' to Limited (up to 3 storeys) east of 16A Street NW, south of 12 Avenue, west of 15 Street NW, and north of 11 Avenue NW;
3. Amend Map 4, entitled "Building Scale" by changing 'Mid (up to 12 storeys)' to 'Low-modified (up to 4 storeys)' south of Lions Park, east of 15 Street NW, west of the north-south laneway between 14 Street NW and 15 Street NW, and north of 10 Avenue NW; and
4. Amend Map 4, entitled "Building Scale Map" by changing 'Mid (up to 12 storeys)' to 'Low (up to 6 storeys)' south of Lions Park, east of the north-south laneway between 14 Street NW and 15 Street NW, and north of 10 Avenue NW.

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

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

MOTION DEFEATED

Councillor Penner rose on a Question of Privilege.
The Chair ruled on the Question of Privilege.

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 25P2025 be amended, as follows:

1. In Section 2.5.6.1 19 Street NW Community Corridor, following subsection “m” insert the following two subsections and number the policies in this section accordingly:

n. New development along the east side of 19 Street NW, north of 2 Avenue NW, and south of 6 Avenue NW that requires a land use redesignation should be applied using a Direct Control District to respond to the surrounding development context such as the shared rear property line.

For: (4): Councillor Wong, Councillor Dhalwal, Councillor McLean, and Councillor Chu

Against: (8): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, and Councillor Chabot

MOTION DEFEATED

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 25P2025 be amended, as follows:

1. Amend Figure 4: Modified Building Scale Areas on page 25 of 139 in IP2025-0009 to match the boundaries of the call out area on Figure 4: Modified Building Scale Areas on page 25 of 139 in IP2024-0938, Attachment 2; and
2. Amend Section 2.5.2.2 10 Street NW Neighbourhood Main Street and “Figure 10: Kensington Road NW and 10 Street NW Modified Scale Area” to include the area west of 10 Street NW between 3 Avenue NW and the east-west lane to the north of Kensington Road NW, insert the following policy to after policy “d,” and renumber the policies that follow. The boundaries of the modified Figure 10 call out area should align with Figure 11: 10 Street NW Modified Building Scale area on page 63 of 139 in IP2024-0938, Attachment 2:

e. Development on the west side of 10 Street NW between 3 Avenue NW and the east-west lane to the north of Kensington Road NW, as identified in Figure 10, should be 10 storeys or less and account for transition into adjacent low density residential areas.

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

Against: (7): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, and Councillor Carra

MOTION DEFEATED

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 25P2025 be amended, as follows:

1. In Section 2.2.1.6 Neighbourhood Local, replace policy “a” with the following policies:
 - a. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage, and setbacks on the following:
 - i. Access to sunlight and shade on adjacent parcels; and,
 - ii. Protection of existing, healthy trees or landscaping on the parcel where appropriate.
 - b. Building forms that contain three or more residential units should be supported on parcels with rear lanes in any one or more of the following areas:
 - i. Within **Transition Zones** in **transit station areas**; and,
 - ii. On corner parcels.
 - c. Multi-residential development is only supported in the Neighbourhood Local, Limited Scale areas in a grade-oriented form.

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

Against: (7): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, and Councillor Carra

MOTION DEFEATED

That Bylaw 25P2025 be read a second time, **as amended**.

Against: Councillor Chabot and Councillor Wong

MOTION CARRIED

That authorization now be given to read Bylaw 25P2025 a third time, **as amended.**

MOTION CARRIED UNANIMOUSLY

That Bylaw 25P2025 be read a third time, **as amended.**

Against: Councillor Chabot and Councillor Wong

MOTION CARRIED

That Bylaw 26P2025 be introduced and read a first time.

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 26P2025 be amended in Schedule 'A', page 2 of 5, by deleting Heritage Guideline Areas – Section Map 17C in its entirety and replacing with the Revised Heritage Guideline Areas Section 17C, as distributed.

For: (10): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Dhallwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, and Councillor Chabot

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

MOTION CARRIED

That Bylaw 26P2025 be read a second time, **as amended.**

MOTION CARRIED

That authorization now be given to read Bylaw 26P2025 a third time, **as amended.**

MOTION CARRIED UNANIMOUSLY

That Bylaw 26P2025 be read a third time, **as amended.**

MOTION CARRIED

Councillor Demong (Remote Member) joined the meeting at 5:31 p.m.

Council recessed at 6:33 p.m. and reconvened at 7:35 p.m. with Mayor Gondek in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Penner

7.3.3 South Shaganappi Communities Local Area Plan, IP2024-1066

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

- A letter from Silvera for Seniors;
- Revised Cover Report;
- Revised Attachment 9;
- A document entitled "Amendment to Recommendation";
- A document entitled "Could you please hold or cancel the 6 story condominium plan in 40 Ave NW from 49 St to 53 St?";
- A letter from JoAnne Atkins;
- A document entitled "MAP 2 in May 2024 Draft Chapter 1 (page 16) of the South Shaganappi Communities ARP";
- A presentation entitled "Could you please hold or cancel the 6 story condominium plan in 40 Ave NW from 49 St to 53 St?";
- A presentation entitled "Comments on Proposed South Shaganappi Local Area Plan at City Council March 4, 2025"; and
- A presentation entitled "Stadium Shopping Centre Area Redevelopment Plan".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 29P2025 and 30P2025:

1. Bonyoung Gu
2. Patty Auger
3. Andrew Reynolds
4. JoAnne Atkins, Varsity Community Association
5. Patricia Muir
6. Al Rasmuson, St. Andrews Heights Community Association
7. David Richardson, University Heights Community Association
8. Lorne Robertson, Silvera for Seniors
9. Denys Robinson
10. Flora Gillespie

11. Nathan McCarroll

12. Kathryn Davies

Moved by Councillor Walcott

Seconded by Councillor Wong

That with respect to **Revised** Report IP2024-1066, the following amendment be adopted:

That a new Recommendation 1 be inserted, as follows, and renumber the subsequent Recommendations accordingly:

1. Direct Administration to prepare the following amendments for the portion of the block that is located on the east side of 53 Avenue NW, bordering the parks and open space to the north and having a municipal address of 5200 53 Avenue NW, and to bring a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:
 - a. Amend Map 3: Urban Form by adding “Comprehensive Planning Site”;
 - b. Amend Map 4: Building Scale by changing “Low (up to 6 storeys)” to “No Building Scale”; and
 - c. Amend Section 2.2.5 Comprehensive Planning Site, to add the following policy:

“c. Any land use amendment applications including 5200 53 Avenue NW will require an amendment to Map 4: Building Scale.”

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

MOTION CARRIED

Moved by Councillor Wong

Seconded by Councillor Chabot

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

That Council:

1. **Direct Administration to prepare the following amendments for the portion of the block that is located on the east side of 53 Avenue NW, bordering the parks and open space to the north and having a municipal address of 5200 53 Avenue NW, and to bring a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:**

- a. **Amend Map 3: Urban Form by adding “Comprehensive Planning Site”;**
- b. **Amend Map 4: Building Scale by changing “Low (up to 6 storeys)” to “No Building Scale”; and**
- c. **Amend Section 2.2.5 Comprehensive Planning Site, to add the following policy:**

“c. Any land use amendment applications including 5200 53 Avenue NW will require an amendment to Map 4: Building Scale.”

2. Give three readings to Proposed Bylaw 29P2025 to adopt the South Shaganappi Communities Local Area Plan and repeal the Bylaw 7P86 Banff Trail Area Redevelopment Plan, Bylaw 16P2011 Banff Trail Station Area Redevelopment Plan, Bylaw 11P2004 Montgomery Area Redevelopment Plan, Bylaw 39P2013 Parkdale Neighbourhood Activity Centre Area Redevelopment Plan, and Bylaw 40P2013 Stadium Shopping Centre Area Redevelopment Plan (Attachment 2);
3. RESCIND, by resolution, the 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; and
4. Give three readings to Proposed Bylaw 30P2025 to amend the Brentwood Station Area Redevelopment Plan (Attachment 7).

For: (11): Councillor Demong, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

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

MOTION CARRIED

That Bylaw 29P2025 be introduced and read a first time.

Against: Councillor Chu and Councillor McLean

MOTION CARRIED

Moved by Councillor Sharp
Seconded by Councillor Chabot

That Proposed Bylaw 29P2025 be amended, as follows:

1. In Contents, delete the text “Appendix B: Regional Corridors and Context Map” under the heading “Appendices” and renumber the

subsequent appendices and references to the subsequent appendices accordingly throughout Attachment 2.

2. In Section 4.1 Policy Framework, delete the text “and the Regional Growth Plan” at the end of the third sentence.
3. In Section 4.2 Local Area Plan Interpretation, delete policy (j) and renumber subsequent policies accordingly.
4. Delete the existing Appendix B entitled “Regional Corridors and Context Map” in its entirety including the existing Map B1 entitled “Regional Transmission Corridors and Context”, existing Map B2 entitled “Regional Transportation Corridors and Context”, and existing Map B3 entitled “Growth Plan Placetype Alignment” and renumber the subsequent maps and references to the subsequent maps accordingly throughout Attachment 2.

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

MOTION CARRIED

Moved by Councillor Chabot
Seconded by Councillor Wong

That Proposed Bylaw 29P2025 be amended, as follows:

1. Amend Map 3 Urban Form by removing “neighbourhood flex” and inserting “neighbourhood local” on Valencia Road NW and Valencia Place NW.
2. Amend Map 4 Building Scale map by removing “low modified” 4 storeys and inserting “limited” 3 storeys on Valencia Road NW and by removing “low” 6 storeys and inserting “limited” 3 storeys on Valencia Place NW; and
3. Amend section 2.5.4.4, Figure 13 by removing Valencia Road and Valencia Place NW from the Dalhousie Transition Zone.

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

Against: (7): Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

MOTION DEFEATED

Moved by Councillor Wong
Seconded by Councillor Chabot

That Proposed Bylaw 29P2025 be amended, as follows:

1. Amend Map 3 entitled “Urban Form” by changing “Neighbourhood Connector” to “Neighbourhood Local” for a portion of 29 Street NW north of the natural areas to laneway near the Hospital Drive NW and 29 Street NW intersection;
2. Amend Map 4 entitled “Building Scale” by changing the sites identified as “Low (up to 6 storeys)” to “Low-modified (up to 4 storeys)” along 29 Street NW north of the natural areas to laneway near the Hospital Drive NW and 29 Street NW intersection; and
3. Amend Map 4 entitled “Building Scale” by changing the sites identified as “Low (up to 6 storeys)” to “Limited (up to 3 storeys)” located south of 13 Avenue NW, west of University Drive NW, north of 12 Avenue NW, and east of Hamilton Street NW.

For: (7): Councillor Demong, Councillor Wong, Councillor Dhaliwal, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

Against: (6): Councillor Wyness, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chabot

That Proposed Bylaw 29P2025 be amended, as follows:

1. Amend Map 4 entitled “Building Scale” by changing the sites identified as “Low-modified (up to 4-storeys)” to “Limited (up to 3 storeys)” south of 4 Avenue NW, west of 28 Street NW, north of a laneway, and east of 29 Street NW.

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

Against: (7): Councillor Demong, Councillor Wyness, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

MOTION DEFEATED

Moved by Councillor Wong
Seconded by Councillor Chabot

That Proposed Bylaw 29P2025 be amended, as follows:

1. In Section 3.2.2 Safe and Well-Connected Mobility Options following sub-section entitled “19 Street NW” insert a new sub-section entitled “Uxbridge Drive NW,” as follows:

“Uxbridge Drive NW

Uxbridge Drive NW runs through University Heights, connecting to 16 Avenue NW. The street serves as a connection through the University Heights community, with a mixture of residential and commercial uses along the street.

n. To improve overall function, connectivity, and safety for all mobility options, design for this mobility corridor should consider the following:

- i. provide safe, comfortable, and continuous pedestrian and cycling infrastructure;
- ii. provide pedestrian and cycling connections to the central open space;
- iii. implement traffic calming features appropriate to the function and design of the corridor; and,
- iv. monitor and, as necessary, address vehicle traffic concerns as they relate to access to transit stations, schools, residential roads, and commercial areas."

For: (8): Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

Against: (5): Councillor Demong, Councillor Wyness, Councillor Walcott, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 29P2025 be read a second time, **as amended.**

For: (11): Councillor Demong, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

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

MOTION CARRIED

That authorization now be given to read Bylaw 29P2025 a third time, **as amended.**

MOTION CARRIED UNANIMOUSLY

That Bylaw 29P2025 be read a third time, **as amended.**

Against: Councillor Chu and Councillor McLean

MOTION CARRIED

That Bylaw 30P2025 be introduced and read a first time.

Against: Councillor Chu and Councillor McLean

MOTION CARRIED

That Bylaw 30P2025 be read a second time.

Against: Councillor Chu and Councillor McLean

MOTION CARRIED

That authorization now be given to read Bylaw 30P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 30P2025 be read a third time.

Against: Councillor Chu and Councillor McLean

MOTION CARRIED

8. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

8.1 POSTPONED REPORTS NOT REQUIRING A PUBLIC HEARING

None

8.2 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

8.3 CALGARY PLANNING COMMISSION REPORTS

None

8.4 BYLAW TABULATIONS

None

9. NON-PLANNING ITEMS GOING DIRECTLY TO COUNCIL

None

10. URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

Moved by Councillor Walcott

Seconded by Councillor Wyness

That this Council adjourn at 9:21 p.m.

MOTION CARRIED

CONFIRMED BY COUNCIL ON

MAYOR

CITY CLERK

UNCONFIRMED