



MINUTES

INFRASTRUCTURE AND PLANNING COMMITTEE

**April 2, 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 P. Demong (Remote Participation)
Councillor E. Spencer (Partial Remote Participation)
Councillor J. Wyness
Councillor G-C. Carra (Remote Participation)
Councillor D. McLean
Councillor K. Penner (Partial Remote Participation)
Councillor C. Walcott
Councillor T. Wong (Partial Remote Participation)

ALSO PRESENT:

General Manager D. Hamilton
General Manager M. Thompson
Senior Legislative Specialist J. Palaschuk
Legislative Specialist K. Picketts

1. CALL TO ORDER

Councillor Sharp called the meeting to order at 9:37 a.m. on 2025 April 2.

ROLL CALL

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

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 April 2 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

MOTION CARRIED

Moved by Councillor Mian

That Committee, for the duration of the 2025 April 2 Regular Meeting of the Infrastructure and Planning Committee, modify the standard recess times set out in Section 78(2) of the Procedure Bylaw to the Call of the Chair.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

Moved by Councillor Chabot

That the following Minutes be confirmed in an omnibus motion:

- 4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2025 February 27
- 4.2 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2025 March 6

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 West Elbow Communities Local Area Plan, IP2025-0281

The following documents were distributed with respect to Report IP2025-0281:

- Revised Attachment 7;
- A Package of Public Submissions;
- A document entitled "WELAP IPC Meeting April 2, 2025 - Feedback from Cam Kernahan";
- A document entitled "WEST ELBOW LAP";
- A presentation entitled "Request to change the proposed Urban Form and Building Scale for the area on 10th Avenue which is West of the Crowchild Trail (10WofC) in the West Elbow Local Area Plan (WELAP);
- Revised Map 3: "Urban Form"; and
- Revised Map 4: "Building Scale".

The following speakers addressed Committee with respect to Report IP2025-0281:

1. Cam Kernahan

Councillor Wong introduced a group of Grade 3 students from King George School (Ward 7), along with their teacher Grace Cameron.

2. Shirine Lund, Erlton Community Association

3. Heesung Kim, Erlton Community Association

4. Jonathan van Heyst, West Elbow Local Area Plan Working Group

5. Paul Storwick, Rideau Roxboro Community Association

6. Mary Graham, Rideau Roxboro Community Association

7. Alison Timmins

8. Bob van Wegen, Marda Loop Business Improvement Area

9. Steve Casey

Councillor Demong (Remote Member) left the meeting at 11:24 a.m. on 2025 April 2.

Councillor Carra (Remote Member) left the meeting at 11:31 a.m. on 2025 April 2.

Councillor Wong (Remote Member) joined the meeting at 11:38 a.m. on 2025 April 2.

Moved by Councillor Walcott

That with respect to Report IP2025-0281, Attachment 2 be amended, as follows:

1. Amend Map 3 entitled 'Urban Form' and replace it with the revised Map 3 entitled 'Urban Form' as shown in Schedule A to change those areas identified as 'Industrial General' on 10 Avenue SW west of 19 Street SW, to 'Neighbourhood Flex' with the 'Industrial Transition' modifier and by deleting the 'Industrial General' category from the legend;
2. Amend Map 4 entitled 'Building Scale' and replace it with the revised Map 4 entitled 'Building Scale' as shown in Schedule B to change those areas identified as 'No Scale Modifier' on 10 Avenue SW west of 19 Street SW, to 'Low-modified (up to 4 Storeys)' west of Crowchild Trail SW and 'Low (up to 6 Storeys)' east of Crowchild Trail SW;
3. In Section 2.2 Urban Form Categories, amend the "Urban Form Categories" graphic to remove the "Industrial" category, including the "Industrial General" portion;
4. Delete Figure 5 and renumber figures and figure references accordingly; and
5. Delete Section 2.2.3 Industrial in its entirety, and renumber subsequent sections accordingly.

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

MOTION CARRIED

Moved by Councillor Walcott

That with respect to Report IP2025-0281, Attachment 2 be amended, as follows:

1. Delete policy 2.5.2.3(e) and renumber subsequent policies accordingly.

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

MOTION CARRIED

Moved by Councillor Penner

That with respect to Report IP2025-0281, the following be approved, **as amended**:

That Infrastructure and Planning Committee:

1. Forward this Report to the 2025 May 06 Public Hearing Meeting of Council; and

That Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the proposed bylaw, the proposed West Elbow Communities Local Area Plan and repeal the Bylaw 13P81 Bankview Area Redevelopment Plan, Bylaw 2P93 Cliff Bungalow Area Redevelopment Plan, Bylaw 15P84 Erlton Area Redevelopment Plan, Bylaw 20P82 Lower Mount Royal Area Redevelopment Plan, Bylaw 3P2014 Marda Loop Area Redevelopment Plan, Bylaw 12P2004 Mission Area Redevelopment Plan, Bylaw 17P85 Richmond Area Redevelopment Plan, Bylaw 13P86 South Calgary/Altadore Area Redevelopment Plan, Bylaw 13P82 Sunalta Area Redevelopment Plan, and Bylaw 7P96 Upper Mount Royal Area Redevelopment Plan (**Amended** Attachment 2);
3. Give three readings to the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 7); **and**
4. Rescind by resolution the CFB East Community Plan.

For: (8): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Spencer, Councillor Wyness, Councillor McLean, Councillor Penner, and Councillor Walcott

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

MOTION CARRIED

Committee recessed at 11:52 a.m. on 2025 April 2 and reconvened at 12:55 p.m. on 2025 April 2 with Councillor Sharp in the Chair.

ROLL CALL

Councillor Chabot, Councillor Mian, Councillor Spencer, Councillor Wyness, Councillor McLean, Councillor Penner, Councillor Walcott, and Councillor Sharp

Absent from Roll Call: Councillor Chu and Councillor Demong

7.2 Growth Application in the Haskayne Area Structure Plan (Ward 1), GA2024-007, IP2025-0335

A Public Submission was distributed with respect to Report IP2025-0335.

The following speakers addressed Committee with respect to Report IP2025-0335:

1. Brian Hahn, BILD Calgary Region
2. Kathy Oberg, B&A Studios

Councillor Sharp left the Chair at 12:56 p.m. on 2025 April 2 and Vice-Chair Mian assumed the Chair.

Councillor Chu (Remote Member) joined the meeting at 12:59 p.m. on 2025 April 2.

Moved by Councillor Sharp

That with respect to Report IP2025-0335, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-007) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-007) in the prioritization of investments in future Service Plans and Budgets.

For (9): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor Wyness, Councillor McLean, Councillor Penner, and Councillor Walcott

MOTION CARRIED

7.3 Growth Application in the West View Area Structure Plan (Ward 1), GA2024-003, IP2025-0336

The following speakers addressed Committee with respect to Report IP2025-0336:

1. Chris Andrew, B&A Studios
2. Kathy Oberg, B&A Studios

Moved by Councillor Sharp

That with respect to Report IP2025-0336, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating and capital investments needed to enable this Growth Application (GA2024-003) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-003) in the prioritization of investments in future Service Plans and Budgets.

For: (9): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor Wyness, Councillor McLean, Councillor Penner, and Councillor Walcott

MOTION CARRIED

Councillor Sharp resumed the Chair at 1:40 p.m. on 2025 April 2.

7.4 Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-002, IP2025-0337

A presentation entitled "Qualico Ammolite Glacier Ridge" was distributed with respect to Report IP2025-0337.

The following speakers addressed Committee with respect to Report IP2025-0337:

1. Chris Andrew, B&A Studios
2. Kathy Oberg, B&A Studios

Moved by Councillor Chu

That with respect to Report IP2025-0337, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability of continuity of growth in the Glacier Ridge Area Structure Plan; and
2. Direct Administration not to consider the capital and operating investments needed to enable this Growth Application (GA2024-002) in the prioritization of investments for the 2025 November Adjustments.

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

Moved by Councillor Wyness

That with respect to Report IP2025-0337, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration to consider the capital and operating investments needed to enable this Growth Application (GA2024-002) in the prioritization of investments for the 2025 November Adjustments.

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

Against: (4): Councillor Mian, Councillor Spencer, Councillor Penner, and Councillor Walcott

MOTION CARRIED

Moved by Councillor Wyness

That with respect to Report IP2025-0337, the following be approved:

That Council:

1. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability of continuity of growth in the Glacier Ridge Area Structure Plan;
2. Direct Administration to consider the capital and operating investments needed to enable this Growth Application (GA2024-002) in the prioritization of investments for the 2025 November Adjustments; and
3. Direct Administration to begin integrating a 10-year capital budget plan into the 2025 Mid-Cycle Adjustment budgeting processes with the goal to improve the long-term visibility of capital planning for Calgarians.

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

7.5 Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-008, IP2025-0334

A presentation entitled "Escher Valley & The Woodlands" was distributed with respect to Report IP2025-0334.

Chris Andrew, B&A Studios, addressed Committee with respect to Report IP2025-0334.

Moved by Councillor Wyness

That with respect to Report IP2025-0334, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable the East portion (Attachment 2, Map 2) of this Growth Application (GA2024-008) in the prioritization of investments for the 2025 November Adjustments;

2. Direct Administration to consider future capital and operating investments (2027+), as required, for the East portion (Attachment 2, Map 2) of this Growth Application (GA2024-008) in the prioritization of investments in future Service Plans and Budgets;
3. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure for the remaining lands (Attachment 2, Map 3) in the Growth Application (GA2024-008), including optimal timing of funding and delivery, to ensure the ability for continuity of growth in the Glacier Ridge Area Structure Plan; and

For: (9): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor Wyness, Councillor McLean, Councillor Penner, and Councillor Walcott

MOTION CARRIED

Moved by Councillor Wyness

That with respect to Report IP2025-0334, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

4. Direct Administration to consider the capital investment for the Mountain View Road Realignment and Bridge in the prioritization of investments for the 2025 November Adjustments.

For: (3): Councillor Chu, Councillor Wyness, and Councillor McLean

Against: (6): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Spencer, Councillor Penner, and Councillor Walcott

MOTION DEFEATED

7.6 Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2025-0338

A document entitled "Providence: A Path Forward" was distributed with respect to Report IP2025-0338.

The following speakers addressed Committee with respect to Report IP2025-0338:

1. Brett Friesen, Hopewell Residential
2. Dale Johnson, EXP
3. Kathy Oberg, B&A Studios

Councillor Sharp left the Chair at 3:28 p.m. on 2025 April 2 and Vice-Chair Mian assumed the Chair.

Councillor Sharp resumed the Chair at 3:29 p.m. on 2025 April 2.

Moved by Councillor McLean

That with respect to Report IP2025-0338, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 capital and operating investments, if any, needed to enable this Growth Application (GA2023-001) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2023-001) in the prioritization of investments in future Service Plans and Budgets.

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

Moved by Councillor McLean

That with respect to Report IP2025-0338, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, including facilitating circulation and review for new community stripping and grading, subdivision and/or engineering design in advance of land use, to plan for growth in the Providence Area Structure Plan in alignment with the timing for delivery of capital infrastructure, when approved by Council; and
2. Direct Administration not to consider the capital and operating investments needed to enable this Growth Application (GA2023-001) in the prioritization of investments in the 2025 November Adjustments.

For: (9): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor Wyness, Councillor McLean, Councillor Penner, and Councillor Walcott

MOTION CARRIED

Committee recessed at 4:06 p.m. on 2025 April 2 and reconvened at 1:03 p.m. on 2025 April 3 with Councillor Sharp in the Chair.

ROLL CALL

Councillor Chabot, Councillor Chu, Councillor Mian, Councillor Spencer, Councillor Wyness, Councillor Penner, and Councillor Sharp

Absent from Roll Call: Councillor Demong

7.7 Land Use Bylaw Housekeeping Amendments, IP2025-0251

Revised Attachment 5 was distributed with respect to Report IP2025-0251.

Councillor Wong (Remote Member) joined the meeting at 1:07 p.m. on 2025 April 3.

Moved by Councillor Mian

That with respect to Report IP2025-0251, the following amendment be approved:

That a new Recommendation 1 be inserted as follows, and recommendations be renumbered accordingly:

1. Amend Attachment 2 to include an amendment that states: "Amend Section 559(a) and 559(b) by replacing 1.0 with 0.5.";

For: (7): Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor Wyness, Councillor Penner, and Councillor Wong

Against: (1): Councillor Sharp

MOTION CARRIED

Moved by Councillor Penner

That with respect to Report IP2025-0251, the following be approved, **as amended**:

That the Infrastructure and Planning Committee:

1. **Amend Attachment 2 to include an amendment that states: "Amend Section 559(a) and 559(b) by replacing 1.0 with 0.5.";**
3. Recommend that Council:
 - a. Give three readings to the proposed amendments to the Land Use Bylaw 1P2007 (Attachment 2, **as amended**); and
 - b. Adopt, by resolution, the proposed amendments to the Child Care Service Policy and Development Guidelines (Attachment 3).

For: (5): Councillor Mian, Councillor Chabot, Councillor Spencer, Councillor Penner, and Councillor Wong

Against: (3): **Councillor Sharp**, Councillor Chu, and Councillor Wyness

MOTION CARRIED

Committee returned to this Item following Item 10.1.2.

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

Committee then dealt with Item 12.

Moved by Councillor Penner

That with respect to Report IP2025-0251, the following be approved, **as amended**:

That the Infrastructure and Planning Committee:

2. Forward this report to the 2025 May 6 Public Hearing of Council; and

For: (7): Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor Wyness, Councillor Penner, and Councillor Wong

Against: (1): Councillor Sharp

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

Moved by Councillor Mian

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 1:36 p.m. on 2025 April 3 in the Council Boardroom, to discuss confidential matters with respect to the following Items:

- 10.1.1 Asset Strategy (Downtown – Ward 07) - 616 Macleod TR SE, IP2025-0363
- 10.1.2 Proposed Sale (Albert Park/Radisson Heights – Ward 9) - 2734 Radcliffe DR SE (Portion of), IP2025-0364

MOTION CARRIED

Councillor Wong (Remote Member) left the meeting at 1:56 p.m. on 2025 April 3.

Committee reconvened in public meeting at 2:36 p.m. on 2025 April 3 with Councillor Sharp in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Demong

Moved by Councillor Mian

That Committee rise and report.

MOTION CARRIED

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

10.1.1 Asset Strategy (Downtown – Ward 07) - 616 Macleod TR SE, IP2025-0363

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report IP2025-0363:

Clerks: J. Palaschuk and R. Derwantz. Law: B. Graham. Advice: M. Thompson, T. Mahler, S. McClurg, R. Meier, S. Hossain, A. Sheahan, Z. Dou, M. Sciore, L. Harris, S. Shimek, and M. Kukie.

Moved by Councillor Wyness

That with respect to Confidential Report IP2025-0363, Administration Recommendation #1 be amended by deleting "Option 1" and replacing with "Option 2".

For: (1): Councillor Wyness

Against: (5): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, and Councillor Spencer

MOTION DEFEATED

Moved by Councillor Chabot

That with respect to Confidential Report IP2025-0363, the following be approved, **after amendment**:

That the Infrastructure and Planning Committee recommends that Council:

1. Authorize Option 1 from the Recommendations as outlined in **Confidential** Attachment 6; and
2. Direct that the **Closed Meeting discussions**, Confidential Recommendations, Confidential Report and Confidential Attachments 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 2035 December 31.

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

Against: (1): Councillor Wyness

MOTION CARRIED

10.1.2 Proposed Sale (Albert Park/Radisson Heights – Ward 9) - 2734 Radcliffe DR SE (Portion of), IP2025-0364

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report IP2025-0364:

Clerks: J. Palaschuk and R. Derwantz. Law: B. Graham. Advice: S. McClurg, J. Simpson, M. Sheldrake, M. Berzins, M. Sciore, L. Harris, D. Hamilton, M. Thompson, and M. Kukic.

Moved by Councillor Mian

That with respect to Confidential Report IP2025-0364, the following be approved, **after amendment**:

That the Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in **Confidential** Attachment 3; and
2. Direct that the **Closed Meeting discussions**, Confidential Recommendations, Confidential Report and Confidential Attachments 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 2040 April 02.

For: (5): Councillor Sharp, Councillor Mian, Councillor Chu, Councillor Spencer, and Councillor Wyness

Against: (1): Councillor Chabot

MOTION CARRIED

Committee then returned to Item 7.7.

10.2 **URGENT BUSINESS**

None

11. **BRIEFINGS**

None

12. **ADJOURNMENT**

This Item was dealt with following Item 7.7.

Moved by Councillor Mian

That this meeting adjourn at 2:40 p.m. on 2025 April 3.

MOTION CARRIED

The following Items have been forwarded to the 2025 May 6 Public Hearing Meeting of Council:

OTHER REPORTS FOR PUBLIC HEARING

- West Elbow Communities Local Area Plan, IP2025-0281
- Land Use Bylaw Housekeeping Amendments, IP2025-0251

The following Items have been forwarded to the 2025 April 29 Regular Meeting of Council:

CONSENT AGENDA

- Growth Application in the Haskayne Area Structure Plan (Ward 1), GA2024-007, IP2025-0335
- Growth Application in the West View Area Structure Plan (Ward 1), GA2024-003, IP2025-0336
- Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-002, IP2025-0337
- Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-008, IP2025-0334
- Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2025-0338
- Asset Strategy (Downtown – Ward 07) - 616 Macleod TR SE, IP2025-0363
- Proposed Sale (Albert Park/Radisson Heights – Ward 9) - 2734 Radcliffe DR SE (Portion of), IP2025-0364

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2025 May 14 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

CITY CLERK