



MINUTES
COMBINED MEETING OF COUNCIL
May 10, 2022 at 9:30 AM
IN THE COUNCIL CHAMBER

8.2.1

[Policy Amendment in Keystone Hills \(Ward 3\), LOC2021-0219, IP2022-0340](#)

This item has Video

The following documents were distributed with respect to Report IP2022-0340:

- A presentation entitled "Policy Amendments in Keystone Hills (Ward 3) IP2022-0340"; and
- A presentation entitled "Keystone Hills MDP/ASP Amendment".

The Public Hearing was called and Kathy Oberg, B & A Planning, addressed Council with respect to Bylaws 28P2022 and 29P2022.

Councillor Carra rose on a Question of Privilege.

Mayor Gondek ruled on the Question of Privilege.

Councillor Demong rose on a Point of Order.

Mayor Gondek ruled on the Point of Order.

- By General Consent, Council modified the dinner recess to begin upon the completion of Item 8.2.1
- **Moved by**Councillor Mian

Seconded byCouncillor Carra

That with respect to Report IP2022-0340, the following be adopted:

That Council:

1. Abandon Proposed Bylaw 28P2022 for the amendments to the Municipal Development Plan (Attachment 3);
2. Abandon Proposed Bylaw 29P2022 for the amendments to the Keystone Hills Area Structure Plan (Attachment 4);
3. Direct Administration to prepare a flexible land use policy approach that will provide a framework allowing both employment and residential land uses for the subject lands in a comprehensively-planned manner and report back to Council through Calgary Planning

Commission with a concurrent recommendation for both a policy amendment, if required and the related outline plan and land use amendment application (LOC2021-0184). This flexible policy approach should consider:

4.
 - a. providing appropriate mix of employment, residential and other complementary uses that maintains the employee-intensive industrial development vision for the subject lands;
 - b. providing appropriate transition from residential to non-residential uses;
 - c. alignment with the Citywide Growth Strategy: Industrial recommendations including the Industrial Action Plan;
 - d. engaging the school boards and other stakeholders to plan for a complete community and explore any school sites, open spaces, and/or community services future residents/users may require;
 - e. providing transportation and transit infrastructure and utility servicing that balances needs of both employment and residential land uses;
 - f. incorporating community design best practices such as designing for active transportation modes and safety, block-based and connected mobility network, and street-oriented and transit-supportive development; and
 - g. enabling development that addresses objectives of the Climate Resilience Strategy.

For: (6) Councillor Carra, Councillor Walcott, Councillor Pootmans, Councillor Mian, Councillor Penner, and Councillor Wong
Against: Councillor Chu, Councillor Demong, Mayor Gondek, Councillor Sharp, Councillor Spencer, Councillor McLean, Councillor Wyness, Councillor Chabot, and Councillor Dhaliwal
(9)

MOTION DEFEATED

- **Moved by**Councillor Spencer

Seconded byCouncillor Sharp

That with respect to Report IP2022-0340, the following be adopted:
That Council:

1. File the Committee Recommendations contained in Report IP2022-0340;
2. Give first reading to Proposed Bylaw 28P2022 for amendments to the Municipal Development Plan (Attachment 3);

3. Withhold second and third readings of Proposed Bylaw 28P2022 (Attachment 3, as amended), until the proposed bylaw has been approved by the Calgary Metropolitan Region Board;
4. Give first reading to Proposed Bylaw 29P2022 for amendments to the Keystone Hills Area Structure Plan (Attachment 4);
5. Withhold second and third readings of Proposed Bylaw 29P2022 (Attachment 4, as amended) until the proposed bylaw has been approved by the Calgary Metropolitan Region Board; and
6. Direct Administration that the related outline plan and land use amendment application (LOC2021-0184) should consider:
 - a. providing appropriate transition from residential to non-residential uses;
 - b. engaging the school boards and other stakeholders to plan for a complete community and explore any school sites, open spaces, and/or community services future residents/users may require;
 - c. providing transportation and transit infrastructure and utility servicing that balances needs of both employment and residential land uses;
 - d. incorporating community design best practices such as designing for active transportation modes and safety, block-based and connected mobility network, and street-oriented and transit-supportive development; and
 - e. enabling development that addresses objectives of the Climate Resilience Strategy.

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

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

MOTION CARRIED

- That Bylaw 28P2022 be introduced and read a first time.

MOTION CARRIED

- **Moved by**Councillor Spencer

Seconded byCouncillor Sharp

That Bylaw 28P2022 be amended, as follows:

1. In the map in Schedule A, replace the “Planned Greenfield with Area Structure Plan (ASP)” Land Use Typology on the portion of the subject

- lands located northeast of the existing drainage channel with the “Industrial – Employee Intensive” Land Use Typology;
2. In the map in Schedule B, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel;
 3. In the map in Schedule C, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel;
 4. In the map in Schedule E, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel;
 5. In the map in Schedule F, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel;
 6. In the map in Schedule G, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel; and
 7. In the map in Schedule H, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel.

For: (11) Councillor Chu, Councillor Demong, Mayor Gondek, Councillor Sharp, Councillor Spencer, Councillor Pootmans, Councillor McLean, Councillor Wyness, Councillor Chabot, Councillor Wong, and Councillor Dhaliwal

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

MOTION CARRIED

- By General Consent, Council modified the dinner recess to begin upon the completion of Item 8.2.2.
- That Bylaw 29P2022 be introduced and read a first time.

MOTION CARRIED

- **Moved by**Councillor Spencer

Seconded byCouncillor Sharp

That Bylaw 29P2022 be amended, as follows:

1. In the map in Schedule C, replace the “Neighbourhood Area” Land Use Area on the portion of the subject lands located northeast of the existing drainage channel with the “Industrial/ Employment Area” Land Use Area;

2. In the map in Schedule D, remove the portion of the subject lands located northeast of the existing drainage channel from the "Neighbourhood" boundary;
3. In section 1(i), in policy 3 of the added text, replace "35 and 40 hectares (86 and 99 acres)" with "30 and 35 hectares (74 and 86 acres)"; and
4. In section 1(l), replace "20 hectares (50 acres)" with "25 hectares (62 acres)".

For: (11) Councillor Chu, Councillor Demong, Mayor Gondek, Councillor Sharp, Councillor Spencer, Councillor Pootmans, Councillor McLean, Councillor Wyness, Councillor Chabot, Councillor Wong, and Councillor Dhaliwal

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

MOTION CARRIED