



## MINUTES

### PUBLIC HEARING MEETING OF COUNCIL

**January 14, 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
- Councillor E. Spencer (Partial Remote Participation)
- Councillor R. Dhaliwal
- Councillor J. Mian
- Councillor D. McLean
- Councillor S. Chu
- Councillor C. Walcott
- Councillor S. Sharp
- Councillor G-C. Carra (Partial Remote Participation)
- Councillor A. Chabot (Partial Remote Participation)
- Mayor J. Gondek

**ALSO PRESENT:**

- Chief Administrative Officer D. Duckworth
- Chief Operating Officer S. Dalglish
- City Solicitor and General Counsel J. Floen, KC
- General Manager C. Arthurs
- General Manager K. Black
- A/General Manager S. Fleming
- General Manager M. Thompson
- General Manager D. Hamilton
- Director T. Goldstein
- City Clerk K. Martin
- Legislative Coordinator M. A. Cario
- Legislative Specialist K. Picketts
- Legislative Specialist A. Lennox

#### 1. CALL TO ORDER

Mayor Gondek called the meeting to order at 9:31 a.m.

#### ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, 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 Mian provided a traditional land acknowledgement.

Mayor Gondek recognized the passing of former Mayor Rod Sykes.

Mayor Gondek recognized the passing of Major David Peabody.

Mayor Gondek introduced the President and CEO of the Calgary Food Bank, Melissa From, to announce the winner of the 2024 Councillors' Food Bank Challenge.

Councillor Dhaliwal was announced as the winner of the 2024 Councillors' Food Bank Challenge and was presented with the Golden Lettuce Award.

The following documents were distributed with respect to Opening Remarks:

- A presentation entitled "Former City of Calgary Mayor, James Rodney Winter ("Rod") Sykes (1929-2025)";
- A presentation entitled "Director of Calgary's Military Museums"; and
- A presentation entitled "CALGARY FOOD BANK".

3. RECOGNITIONS

None

4. QUESTION PERIOD

1. Councillor Sharp

Topic: Restrictions on the hours of City of Calgary aquatic facilities.

2. Councillor Wong

Topic: Changes to procedure regarding governance of civic partners.

Councillor Wong introduced a group of Grade 5 and 6 students from Sunnyside School (Ward 7), along with their teacher, Lindsey Betcher.

3. Councillor McLean

Topic: Implications of decreased property assessments.

5. CONFIRMATION OF AGENDA

**Moved by** Councillor Sharp  
**Seconded by** Councillor Wong

That the Agenda for the 2025 January 14 Public Hearing Meeting of Council be confirmed.

**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

None

7.2 CALGARY PLANNING COMMISSION REPORTS

7.2.1 Land Use Amendment in Highland Park (Ward 4) at 448 – 36 Avenue NW, LOC2024-0216, CPC2024-1177

A presentation entitled "LOC2024-0216 / CPC2024-1177 Land Use Amendment" was distributed with respect to Report CPC2024-1177.

The Public Hearing was called and Pat Churchman addressed Council with respect to Bylaw 4D2025.

**Moved by** Councillor Chu

**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1177, the following be adopted:

That Council give three readings to Proposed Bylaw 4D2025 for the redesignation of 0.08 hectares  $\pm$  (0.19 acres  $\pm$ ) located at 448 – 36 Avenue NW (Plan 3674S Block 23 Lots 5 to 7) from Special Purpose – Community Service (S-CS) District to Residential – Grade-Oriented Infill (R-CG) 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 4D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 4D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 4D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 4D2025 be read a third time.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Skyview Ranch (Ward 5) at 151 Skyview Bay NE, LOC2024-0172, CPC2024-1216

A presentation entitled "LOC2024-0172 / CPC2024-1216 Land Use Amendment" was distributed with respect to Report CPC2024-1216.

The Public Hearing was called and Mo Katanbaf, KN Architecture, addressed Council with respect to Bylaw 11D2025.

**Moved by** Councillor Dhaliwal

**Seconded by** Councillor Mian

That with respect to Report CPC2024-1216, the following be adopted:

That Council give three readings to Proposed Bylaw 11D2025 for the redesignation of 0.85 hectares  $\pm$  (2.10 acres  $\pm$ ) at 151 Skyview Bay NE (Plan 2411524, Block 38, Lots 7 and 8) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of Instructional Facility, with guidelines (Attachment 2).

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 11D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 11D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 11D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 11D2025 be read a third time.

**MOTION CARRIED**

7.2.3 Land Use Amendment in Taradale (Ward 5) at 31 Tararidge Drive NE, LOC2024-0151, CPC2024-1161

A presentation entitled "LOC2024-0151 / CPC2024-1161 Land Use Amendment" was distributed with respect to Report CPC2024-1161.

The Public Hearing was called and Imran Sadiq, SAAD Day Home, addressed Council with respect to Bylaw 3D2025.

**Moved by** Councillor Dhaliwal  
**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1161, the following be adopted:

That Council give three readings to Proposed Bylaw 3D2025 for the redesignation of 0.04 hectares ± (0.09 acres ±) located at 31 Tararidge Drive NE (Plan 8310469, Block 3, Lot 102) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

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 3D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 3D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 3D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 3D2025 be read a third time.

**MOTION CARRIED**

7.2.4 Land Use Amendment in Glendale (Ward 6) at 4307 – 17 Avenue SW, LOC2024-0214, CPC2024-1199

A presentation entitled "LOC2024-0214 / CPC2024-1199 Land Use Amendment" was distributed with respect to Report CPC2024-1199.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 7D2025.

**Moved by** Councillor Walcott  
**Seconded by** Councillor Sharp

That with respect to Report CPC2024-1199, the following be adopted:

That Council give three readings to Proposed Bylaw 7D2025 for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 4307 – 17 Avenue SW (Plan 2002GS, Block 22, Lot 6) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) 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 7D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 7D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 7D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 7D2025 be read a third time.

**MOTION CARRIED**

7.2.5 Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2024-0183, CPC2024-1211

The following documents were distributed with respect to Report CPC2024-1211:

- A presentation entitled "LOC2024-0183 / CPC2024-1211 Land Use Amendment";
- A presentation entitled "206-218 19 ST NW"; and
- A presentation entitled "Public Hearing Appeal Submission".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 14D2025:

1. Nathan Stelfox, CivicWorks

Councillor Demong (Remote Member) left the meeting at 10:34 a.m.

2. Chris Wong
3. Ryder McRitchie

Councillor Demong (Remote Member) joined the meeting at 10:45 a.m.

4. Will Overend

**Moved by** Councillor Wong

**Seconded by** Councillor Penner

That with respect to Report CPC2024-1211, the following be adopted:

That Council give three readings to Proposed Bylaw 14D2025 for the redesignation of 0.23 hectares  $\pm$  (0.56 acres  $\pm$ ) located at 206, 210, 214 and 218 – 19 Street NW (Plan 8942GB, Block 19, Lots 4 to 7) from Mixed Use – General (MU-1f3.3h19) District to Mixed Use – General (MU-1f3.9h24) 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

Against: (1): Councillor Demong

**MOTION CARRIED**

That Bylaw 14D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 14D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 14D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 14D2025 be read a third time.

**MOTION CARRIED**

7.2.6 Land Use Amendment in Banff Trail (Ward 7) at 2371 – 20 Avenue NW, LOC2024-0188, CPC2024-1158

A presentation entitled "LOC2024-0188 / CPC2024-1158 Land Use Amendment" was distributed with respect to Report CPC2024-1158.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 6D2025.

**Moved by** Councillor Penner

**Seconded by** Councillor Mian

That with respect to Report CPC2024-1158, the following be adopted:

That Council give three readings to Proposed Bylaw 6D2025 for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2371 – 20 Avenue NW (Plan 9110GI, Block 7, Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse development, with guidelines (Attachment 2).

For: (11): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

That Bylaw 6D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 6D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 6D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 6D2025 be read a third time.

**MOTION CARRIED**

**7.2.7 Land Use Amendment in Beltline (Ward 8) at 1310 – 9 Street SW and 1405 – 4 Street SW, LOC2024-0162, CPC2024-1024**

A presentation entitled "LOC2024-0162 / CPC2024-1024 Land Use Amendment" was distributed with respect to Report CPC2024-1024.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 1D2025:

1. Simon Cheng, City of Calgary
2. Ben Lee, Arcadis

**Moved by** Councillor Walcott  
**Seconded by** Councillor Mian

That with respect to Report CPC2024-1024, the following be adopted:



That Council give three readings to Proposed Bylaw 1D2025 for the redesignation of 0.28 hectares  $\pm$  (0.69 acres  $\pm$ ) located at 1310 – 9 Street SW and 1405 – 4 Street SW (Plan A1, Block 93, Lots 1 to 3 and a portion of Lot 4; Plan A1, Block 106, Lots 19 to 23 inclusive and a portion of Lot 18) from Direct Control (DC) District and Centre City Commercial Corridor District (CC-COR) to Direct Control (DC) District to accommodate a heritage density transfer, with guidelines (Attachment 2).

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 1D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 1D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 1D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 1D2025 be read a third time.

**MOTION CARRIED**

7.2.8 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2627 – 31 Street SW, LOC2024-0206, CPC2024-1151

The following documents were distributed with respect to Report CPC2024-1151:

- Revised Attachment 1; and
- A presentation entitled "LOC2024-0206 / CPC2024-1151 Land Use Amendment".

The Public Hearing was called and Rob Trampuh, Timber Peak Construction, addressed Council with respect to Bylaw 2D2025.

**Moved by** Councillor Walcott

**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1151, the following be adopted:

That Council give three readings to Proposed Bylaw 2D2025 for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2627 – 31

Street SW (Plan 1855W, Block 3B, Lots 7 and 8) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) 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 2D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 2D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 2D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 2D2025 be read a third time.

**MOTION CARRIED**

**7.2.9 Land Use Amendment in Currie Barracks (Ward 8) at multiple addresses, LOC2024-0184, CPC2024-1290**

A presentation entitled "LOC2024-0184 / CPC2024-1290 Land Use Amendment" was distributed with respect to Report CPC2024-1290.

The Public Hearing was called and Kathy Oberg, B&A Studios, addressed Council with respect to Bylaws 15D2025, 16D2025, and 17D2025.

**Moved by** Councillor Walcott

**Seconded by** Councillor Dhaliwal

That with respect to Report CPC2024-1290, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 15D2025 for the redesignation of 1.30 hectares  $\pm$  (3.21 acres  $\pm$ ) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development with interim uses, with guidelines (Attachment 2);
2. Give three readings to Proposed Bylaw 16D2025 for the redesignation of 0.42 hectares  $\pm$  (1.04 acres  $\pm$ ) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from

Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3); and

3. Give three readings to Proposed Bylaw 17D2025 for the redesignation of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) located at 203 and 208 Calais Drive SW (Plan 2111941, Block 20, Lot 18 and Plan 2111945, Block 23, Lot 9) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 4).

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 15D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 15D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 15D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 15D2025 be read a third time.

**MOTION CARRIED**

That Bylaw 16D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 16D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 16D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 16D2025 be read a third time.

**MOTION CARRIED**

That Bylaw 17D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 17D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 17D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 17D2025 be read a third time.

**MOTION CARRIED**

7.2.10 Policy Amendment, Road Closure and Land Use Amendment in  
Inglewood (Ward 9) adjacent to 45 New Street SE, LOC2024-0194,  
CPC2024-1154

The following documents were distributed with respect to Report  
CPC2024-1154:

- A presentation entitled "LOC2024-0194 / CPC2024-1154 Policy Amendment, Road Closure and Land Use Amendment";
- A presentation entitled "LOC2024-0194 45 New Street SE Inglewood";
- A presentation entitled "HI, I'M KAYLA, THE HOMEOWNER AND ARCHITECT";
- A presentation entitled "LOC2024-0194 45 New Street SE Road Closure and Land Use Amendment R-CG-H-GO";
- A letter from Sara Jane Gruetzner;
- A presentation entitled "45 New Street Inglewood H-GO Proposal Response from Inglewood Community Members";
- A presentation entitled "I would like to thank the council for considering our input";
- A presentation entitled "45 New Street Inglewood H-GO Proposal";
- A presentation entitled "R-CG: Generic infill solution on a unique parcel";

- A presentation entitled “45 New Street Inglewood H-GO Proposal”; and
- A letter dated September 16, 2024.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 1C2025.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 5P2025 and 13D2025:

1. Kate MacGregor, XYZ Design Corp.
2. Kayla Browne, BOLD Workshop Architecture
3. Nick Tumu
4. Steve Norris, SNAP Building
5. Matthew Jakobfi

Councillor Demong (Remote Member) left the meeting at 11:55 a.m.

By General Consent, Council modified the lunch recess to begin following questions of the current speaker.

Council recessed at 12:00 p.m. and reconvened at 1:16 p.m. with Mayor Gondek in the Chair.

#### ROLL CALL

Councillor Walcott, Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Sharp, Councillor Spencer, and Mayor Gondek

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

6. Maura Graham
7. Matthew Kennedy, Studio North
8. Cody Watson
9. Glen Kerr, Inglewood Community Association
10. Sara Jane Gruetzner
11. Bob Swan
12. Marina Ortman
13. Julie Huston
14. Andree Roberts
15. Jessica Stollbert
16. Laura Halvorsen

17. Darren Polanski
18. Dean Symonds
19. Molly McDougall
20. Robyn Baxter
21. Bruce Byford
22. Tandon Naylor
23. Jasmine Palardy
24. Lindsay Andreas
25. David Farmer
26. Adam Casole Buchanan
27. Paul McCloy
28. Hayden Pattullo
29. Garrett Martin
30. Natasha Levinski
31. Ellinor Stenroos
32. Ian MacGregor
33. James Ford

**Moved by** Councillor Mian

**Seconded by** Councillor Penner

That Council modify the afternoon recess to begin following the conclusion of Item 7.2.10.

For: (8): Councillor Penner, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

**Moved by** Councillor Carra

**Seconded by** Councillor Mian

That with respect to Report CPC2024-1154, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 5P2025 for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
2. Give three readings to Proposed Bylaw 1C2025 closure of 0.02 hectares  $\pm$  (0.04 acres  $\pm$ ) of road (all that portion of St. Mary Avenue on Plan A3 (municipally known as St. Monica Avenue S.E. lying within Area A on Plan 241\_\_\_\_) adjacent to 45 New Street SE, with conditions (Attachment 4); and
3. Give three readings to Proposed Bylaw 13D2025 for the redesignation of 0.11 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 45 New Street SE and the closed road (Plan A3, Block 17, Lot 30; municipally known as St. Monica Avenue S.E. lying within Area A on Plan 241\_\_\_\_) Residential – Grade-Oriented Infill (R-CG) District and Undesignated Road Right-of-Way to Housing – Grade Oriented (H-GO) District.

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

Against: (1): Councillor Chu

**MOTION CARRIED**

That Bylaw 5P2025 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 5P2025 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 5P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 5P2025 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 1C2025 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 1C2025 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 1C2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 1C2025 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 13D2025 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 13D2025 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 13D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 13D2025 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

Council recessed at 3:43 p.m. and reconvened at 4:13 p.m. with Mayor Gondek in the Chair.

#### ROLL CALL

Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Carra, Councillor Demong, and Councillor Wong



7.2.11 Land Use Amendment in Red Carpet (Ward 9) at 901 – 68 Street SE,  
LOC2024-0148, CPC2024-1205

The following documents were distributed with respect to Report  
CPC2024-1205:

- A presentation entitled "LOC2024-0148 / CPC2024-1205 Land Use Amendment"; and
- A presentation entitled "LOC2024-0148 Elliston Village phase 3B".

Councillor Carra (Remote Member) joined the meeting at 4:19 p.m.

The Public Hearing was called and James Andalis, FAAS, addressed Council with respect to Bylaw 12D2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1205, the following be adopted:

That Council give three readings to Proposed Bylaw 12D2025 for the redesignation of 1.77 hectares  $\pm$  (4.37 acres  $\pm$ ) located at 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from Multi-Residential – Contextual Grade-Oriented (M-CGd60) District to Multi-Residential – Contextual Grade-Oriented (M-CGd70) 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 12D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 12D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 12D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 12D2025 be read a third time.

**MOTION CARRIED**

7.2.12 Land Use Amendment in Manchester Industrial (Ward 9) at 423 – 58  
Avenue SE, LOC2024-0105, CPC2024-1143

The following documents were distributed with respect to Report CPC2024-1143:

- A presentation entitled "LOC2024-0105 / CPC2024-1143 Land Use Amendment"; and
- A presentation entitled "423 58 AV SE".

Mayor Gondek left the Chair at 4:22 p.m. and Deputy Mayor Penner assumed the Chair.

Mayor Gondek resumed the Chair at 4:24 p.m.

The Public Hearing was called and Scott Kruse, CivicWorks, addressed Council with respect to Bylaw 5D2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Penner

That with respect to Report CPC2024-1143, the following be adopted:

That Council give three readings to Proposed Bylaw 5D2025 for the redesignation of 0.57 hectares  $\pm$  (1.41 acres  $\pm$ ) located at 423 – 58 Avenue SE (Plan 4494HB, a portion of Block 2) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

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 5D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 5D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 5D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 5D2025 be read a third time.

**MOTION CARRIED**

7.2.13 Outline Plan and Land Use Amendment in Acadia and Fairview Industrial (Ward 11) at multiple addresses, LOC2023-0242, CPC2024-1218

The following documents were distributed with respect to Report CPC2024-1218:

- A presentation entitled "LOC2023-0242 / CPC2024-1218 Land Use Amendment"; and
- A presentation entitled "OUTLINE PLAN".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 9D2025:

1. Crystal Hofer, QuantumPlace Developments
2. Jessica Karpas, QuantumPlace Developments

**Moved by** Councillor Penner

**Seconded by** Councillor Wong

That with respect to Report CPC2024-1218, the following be adopted:

That Council give three readings to Proposed Bylaw 9D2025 for the redesignation of 7.11 hectares  $\pm$  (17.53 acres  $\pm$ ) located at 9200 and 9890 Blackfoot Trail SE (Plan 2674JK, Parcel H; Portion of SW1/4 Section 23-23-1-5) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District and Special Purpose – Urban Nature (S-UN) District to Multi-Residential – Contextual Medium Profile (M-C2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) 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 9D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 9D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 9D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 9D2025 be read a third time.

**MOTION CARRIED**

7.2.14 Land Use Amendment in McKenzie Towne (Ward 12) at 88 Prestwick Drive SE, LOC2024-0161, CPC2024-1183

A presentation entitled "LOC2024-0161 / CPC2024-1183 Land Use Amendment" was distributed with respect to Report CPC2024-1183.

The Public Hearing was called and Sohrab Said addressed Council with respect to Bylaw 8D2025.

**Moved by** Councillor Spencer

**Seconded by** Councillor Penner

That with respect to Report CPC2024-1183, the following be adopted:

That Council give three readings to Proposed Bylaw 8D2025 for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 88 Prestwick Drive SE (Plan 0311816, Block 55, Lot 5) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) 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 8D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 8D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 8D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 8D2025 be read a third time.

**MOTION CARRIED**

7.2.15 Land Use Amendment in Arbour Lake (Ward 2) at 8860 – 85 Street NW, LOC2024-0186, CPC2024-1208

The following documents were distributed with respect to Report CPC2024-1208:

- A presentation entitled "LOC2024-0186 / CPC2024-1208 Land Use Amendment";
- A presentation entitled "8860 85 ST NW"; and
- A document entitled "Arbour Lake LOC2024-0186".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 10D2025:

1. David White, CivicWorks
2. Taylor Kupchanko Baker
3. Scott Baker
4. Marilyn Vrooman-Robertson
5. Kristine Ganske
6. Simar Singh
7. Alice Gordon

**Moved by** Councillor Penner

**Seconded by** Councillor Walcott

That with respect to Report CPC2024-1208, the following be adopted:

That Council give three readings to Proposed Bylaw 10D2025 for the redesignation of 0.25 hectares  $\pm$  (0.63 acres  $\pm$ ) located at 8860 – 85 Street NW (Plan 4674JK, Block OT) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Direct Control (DC) District to accommodate flexible ground oriented development, with guidelines (Attachment 2).

For: (7): Councillor Penner, Councillor Wong, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

That Bylaw 10D2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 10D2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 10D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 10D2025 be read a third time.

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

**MOTION CARRIED**

### 7.3 OTHER REPORTS FOR PUBLIC HEARING

#### 7.3.1 Proposed Amendments to the Online Advertising for Planning Matters Bylaw, IP2024-1169

Mayor Gondek left the Chair at 5:51 p.m. and Deputy Mayor Penner  
assumed the Chair.

Councillor Demong (Remote Member) joined the meeting at 5:52 p.m.

The Public Hearing was called; however, no speakers addressed Council  
with respect to Bylaw 5M2025.

**Moved by** Councillor Sharp

**Seconded by** Councillor Walcott

That with respect to Report IP2024-1169, the following be adopted:

That Council give three readings to Proposed Bylaw 5M2025 for the  
Online Advertising for Planning Matters Bylaw (Attachment 2).

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

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

**MOTION CARRIED**

That Bylaw 5M2025 be introduced and read a first time.

Against: Councillor Chabot and Councillor Chu

**MOTION CARRIED**

That Bylaw 5M2025 be read a second time.

Against: Councillor Chabot and Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 5M2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 5M2025 be read a third time.

Against: Councillor Chabot and Councillor Chu

**MOTION CARRIED**

7.3.2 Calgary Planning Commission Governance Review and Bylaw Amendments – Phase Two, IP2024-1262

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

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 8P2025.

**Moved by** Councillor Sharp

**Seconded by** Councillor Chabot

That with respect to Report IP2024-1262, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 6P2025, The Calgary Planning Commission Bylaw (Attachment 2);
2. Give three readings to Proposed Bylaw 7P2025, The Development Authority and Subdivision Authority Bylaw (Attachment 3); and
3. Give three readings to Proposed Bylaw 8P2025 to amend Land Use Bylaw 1P2007 (Attachment 4).

For: (13): Councillor Demong, 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 6P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 6P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 6P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 6P2025 be read a third time.

**MOTION CARRIED**

That Bylaw 7P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 7P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 7P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 7P2025 be read a third time.

**MOTION CARRIED**

That Bylaw 8P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 8P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 8P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 8P2025 be read a third time.

**MOTION CARRIED**

7.3.3 Westbrook Communities Local Area Plan Heritage Guidelines Policy  
Amendment, IP2024-1162

The following documents were distributed with respect to Report IP2024-1162:



- Revised Attachment 4; and
- A collection of photos.

**Moved by** Councillor Walcott  
**Seconded by** Councillor Spencer

That Council modify the dinner recess to begin following the conclusion of the Public Hearing for Item 7.3.3.

For: (10): Councillor Demong, Councillor Penner, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, and Councillor Chabot

Against: (3): Councillor Wyness, Councillor Wong, and Councillor McLean

### **MOTION CARRIED**

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 3P2025 and 4P2025:

1. Mike Grovue, Shaganappi Community Association
2. Allan Shewchuk, Shaganappi Community Association

Councillor Carra (Remote Member) left the meeting at 6:15 p.m.

3. Susan Morison, Shaganappi Community Association
4. Robert McManus, Shaganappi Community Association
5. Michael Wilhelm, Shaganappi Community Association

**Moved by** Councillor Dhaliwal  
**Seconded by** Councillor Mian

That Council modify the dinner recess from 75 minutes to 30 minutes.

For: (6): Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, and Councillor Walcott

Against: (6): Councillor Demong, Councillor Penner, Councillor Wong, Councillor Chu, Councillor Sharp, and Councillor Chabot

### **MOTION DEFEATED**

Council recessed at 6:29 p.m. and reconvened at 7:48 p.m. with Mayor Gondek in the Chair.

### **ROLL CALL**

Councillor Carra, Councillor Chabot, Councillor Chu, 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 and Councillor Demong

Councillor Penner (Remote Member) joined the meeting at 7:50 p.m.

**Moved by** Councillor Walcott

**Seconded by** Councillor Wong

That with respect to Report IP2024-1162, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 3P2025 for amendments to the Westbrook Communities Local Area Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 4P2025 for amendments to the Land Use Maps in the Land Use Bylaw to include the Heritage Guideline Area (Attachment 3).

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 3P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 3P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 3P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 3P2025 be read a third time.

**MOTION CARRIED**

That Bylaw 4P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 4P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 4P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 4P2025 be read a third time.

**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

9.1 Green Line Update (Verbal), C2025-0095

**Moved by** Councillor Mian

**Seconded by** Councillor Wong

That pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 17 (Disclosure harmful to personal privacy), 21 (Disclosure harmful to intergovernmental relations), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting, at 7:52 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.1, Green Line Update (Verbal), C2025-0095.

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**

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2025-0095:

Clerks: K. Martin, M. A. Cario, and J. Booth. Chief Administrative Officer: D. Duckworth. Law: J. Floen. Advice: S. Dalgleish, L. Tochor, K. Black, D. Hamilton, C. Arthurs, S. Fleming, M. Thompson, W. Tynan, and S. Brandt.

A Confidential Distribution #1 was distributed with respect to Confidential Verbal Report C2025-0095.

Councillor Penner (Remote Member) joined the meeting at 8:00 p.m.

Council reconvened in public meeting at 8:37 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 Penner, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

**Moved by** Councillor Sharp

**Seconded by** Councillor Wong

That Council rise and report.

#### MOTION CARRIED

**Moved by** Councillor Chabot

**Seconded by** Councillor Demong

That with respect to Confidential Verbal Report C2025-0095, the following be adopted:

That Council:

1. Receive Confidential Presentation in Confidential Distribution #1 for the Corporate Record; and
2. Direct that Confidential Presentation in Confidential Distribution #1 and the Closed Meeting discussions be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 17 (Disclosure harmful to personal privacy), 21 (Disclosure harmful to intergovernmental relations), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of the public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2039 December 31.

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

#### 9.2 Council Compensation (Verbal), C2025-0104

**Moved by** Councillor Dhaliwal

**Seconded by** Councillor Sharp

That with respect to Verbal Report C2025-0104, the following be adopted:

That Council:

1. Reconsider its decision from its 2024 December 17 Regular Meeting to adopt Recommendation 1 of the Council Compensation Review Committee contained in its Final Report (C2024-1309, Attachment 2) to maintain the current Alberta Average Weekly Earnings (“AWE”) calculation methodology as the basis for determining Council’s annual pay adjustments for 2025;
2. Reconsider its decision from the 2020 November 2 Combined Meeting of Council to continue to use the AWE index to adjust Council’s annual salary for 2025, based on a monthly AWE average from September to September each year, as approved by Council in 2012; and

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

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

**MOTION DEFEATED**

**Moved by** Councillor Sharp

**Seconded by** Councillor Dhaliwal

That with respect to Verbal Report C2025-0104, the following be adopted:

That Council thank Administration for the verbal presentation.

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**

10. URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

**Moved by** Councillor Chabot

**Seconded by** Councillor Dhaliwal

That this Council adjourn at 9:15 p.m.

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON 2025 JANUARY 28

  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CITY CLERK



**MINUTES**  
**REGULAR MEETING OF COUNCIL**

**January 28, 2025, 9:30 AM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:**

Councillor P. Demong (Partial Remote Participation)  
Councillor K. Penner (Partial Remote Participation)  
Councillor J. Wyness (Partial Remote Participation)  
Councillor T. Wong  
Councillor E. Spencer (Partial Remote Participation)  
Councillor R. Dhaliwal  
Councillor J. Mian  
Councillor D. McLean  
Councillor S. Chu  
Councillor C. Walcott  
Councillor S. Sharp (Partial Remote Participation)  
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  
A/Chief Financial Officer L. Tochor  
General Manager C. Arthurs  
General Manager K. Black  
General Manager D. Hamilton  
General Manager D. Morgan  
General Manager M. Thompson  
City Clerk K. Martin  
Deputy City Clerk J. Fraser  
Senior Legislative Advisor C. Doi  
Senior Legislative Advisor A. de Grood

**1. CALL TO ORDER**

Mayor Gondek called the meeting to order at 9:34 a.m.

**ROLL CALL**

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, 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 Carra provided a traditional land acknowledgement.

Mayor Gondek recognized January 29 as the National Day of Remembrance and Action Against Islamophobia.

Mayor Gondek and Councillor Walcott recognized February as Black History Month.

Mayor Gondek and Councillor Wong recognized the Lunar New Year.

3. RECOGNITIONS

3.1 International Holocaust Remembrance Day

Mayor Gondek recognized January 27 as International Holocaust Remembrance Day.

A presentation entitled "Recognition by Council International Holocaust Remembrance Day" was distributed with respect to Item 3.1.

Council then dealt with Item 4.

3.2 Past Members of BCC Recognition

This Item was dealt with following Item 9.4.1.

Mayor Gondek recognized outgoing Public Members for their service on Boards, Commissions and Committees.

A presentation entitled "2025 Boards, Commissions and Committees Public Member Recognition" was distributed with respect to Item 3.2.

Council then dealt with Item 12.2.1.

4. QUESTION PERIOD

This Item was dealt with following Item 3.1.

1. Councillor Dhaliwal

Topic: Status update on the Blue Line LRT Extension.

2. Councillor Chabot

Topic: The amount of mill-rate tax revenue funding the operating and capital costs of public transit.

5. CONFIRMATION OF AGENDA

**Moved by** Councillor Wong

**Seconded by** Councillor Walcott

That the Agenda for today's meeting be amended by setting Item 9.3.1, Business Improvement Area - 2025 Board Appointments, Budgets and Enabling Bylaws, C2025-0008, to be dealt with immediately following Item 8.1, Status of Emergency Preparedness Focus on Risk - The Emergency Operations Centre, EM2024-1299.



**MOTION CARRIED**

**Moved by** Councillor Spencer  
**Seconded by** Councillor Penner

That the Agenda for the 2025 January 28 Regular Meeting of Council be confirmed, **as amended**.

**MOTION CARRIED**

6. CONFIRMATION OF MINUTES

**Moved by** Councillor Chabot  
**Seconded by** Councillor Sharp

That the following Minutes be confirmed in an omnibus motion:

- 6.1 Minutes of the Public Hearing Meeting of Council, 2024 December 3
- 6.2 Minutes of the Strategic Meeting of Council, 2024 December 10
- 6.3 Minutes of the Regular Meeting of Council, 2024 December 17
- 6.4 Minutes of the Public Hearing Meeting of Council, 2025 January 14

**MOTION CARRIED**

7. CONSENT AGENDA

**Moved by** Councillor Dhaliwal  
**Seconded by** Councillor Mian

That the Consent Agenda be adopted as follows:

- 7.1 DEFERRALS AND PROCEDURAL REQUESTS
  - None
- 7.2 Shareholder Alignment Review of Wholly-Owned Subsidiaries Update, AC2024-1166
- 7.3 Audit Committee 2025 Work Plan, AC2024-1277
- 7.4 Accounts Receivable Data Analytics Continuous Auditing Project, AC2024-1287
- 7.5 IT Disaster Recovery Audit, AC2024-1332
- 7.7 External Auditor 2023 Management Letter Update, AC2025-0048
- 7.8 City Auditor's Office 4th Quarter 2024 Report, AC2025-0019
- 7.9 Annual Environmental, Social, and Governance Report Framework, AC2025-0003
- 7.10 Federation of Canadian Municipalities (FCM) Update - December 2024 (Verbal), IGA2024-1234

- 7.11 Alberta Municipalities Update December 2024 (Verbal), IGA2024-1233
- 7.12 Calgary Metropolitan Region Board - 2024 December Board Meeting Update (Verbal), IGA2024-1367
- 7.13 Intermunicipal Update (Verbal), IGA2024-1363
- 7.14 Update to the Action Plan to Minimize Impacts of Waste and Recycling Sites, CD2024-1315
- 7.15 2025-2026 Family and Community Support Services Additional Funding Recommendations, CD2025-0097
- 7.16 Proposed Acquisition (Moraine) – Ward 02 (2000 144 AV NW), IP2025-0058
- 7.18 Referred Recommendations of the Council Compensation Review Committee (Verbal), CSC2025-0093

**MOTION CARRIED**

Council then dealt with Item 8.1.

- 7.6 2024 Year-End Principal Corporate Risk Report, AC2025-0002

This Item was dealt with following Item 9.3.1.

**Moved by** Councillor Wong

**Seconded by** Councillor Spencer

That with respect to Report AC2025-0002, the following be adopted:

That Council:

1. Receive this report and presentation for information and the Corporate Record; and
2. Direct that Attachments 4 and 5 and Closed Meeting discussions remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2030 January 31.

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

**MOTION CARRIED**

- 7.17 Ward Boundary Commission - Revised Recommendations, CSC2025-0075

**Moved by** Councillor Chabot

**Seconded by** Councillor Wong

That with respect to Report CSC2025-0075, the following be adopted:

That Council:

1. Direct Administration to:

- a. Bring recommendations 5, 9, 10, 11, and 13 contained in Report WBC2024- 0979 be reviewed as part of potential future work by Council Services Committee in Q2 2027;
  - b. Return to Council Services Committee for discussion on the implementation of recommendation 8 contained in Report WBC2024-0979 in Q2 2026;
  - c. Direct the implementation of recommendations 14, 15, and 16;
  - d. Continue the work with respect to recommendation 3 contained in Report WBC2024-0979 to support incoming council staff in 2025 and return to Council Services Committee with a review of training, professional development, onboarding, and future opportunities in Q3 2026;
  - e. Merge recommendations 3, 4, and 6 contained in Report WBC2024-0979 with recommendations 4 and 5 contained in Report C2024-1309 (Council Compensation Review Committee) and return to Council Services Committee for review and discussion of implementation at the 2025 March 5 Council Services Committee Meeting; and
2. Direct that Confidential Attachment 1 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 24 (Advice from Officials) of the *Freedom of Information and Protection of Privacy Act*.

For: (10): Councillor Demong, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

Against: (4): Councillor Penner, Councillor Wyness, Councillor McLean, and Councillor Chu

## **MOTION CARRIED**

Council then dealt with Item 9.3.2.

## **8. POSTPONED REPORTS**

- 8.1 Status of Emergency Preparedness Focus on Risk - The Emergency Operations Centre, EM2024-1299

This Item was dealt with following the Consent Agenda.

Councillor Wyness introduced a group of Grade 4 students from Citadel Park School (Ward 2), along with their teacher, Sara Kuczma.

Mayor Gondek left the Chair at 10:21 a.m. and Deputy Mayor Penner assumed the Chair.

Mayor Gondek resumed the Chair at 10:24 a.m.

**Moved by** Councillor Walcott  
**Seconded by** Councillor Carra

That with respect to Report EM2024-1299, the following be adopted:

That Council receive this report for the Corporate Record.

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**

Council then dealt with Item 9.3.1.

9. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

7.6 2024 Year-End Principal Corporate Risk Report, AC2025-0002

7.17 Ward Boundary Commission - Revised Recommendations, CSC2025-0075

9.2 OFFICER OF COUNCIL REPORTS

None

9.3 ADMINISTRATION REPORTS

9.3.1 Business Improvement Areas - 2025 Board Appointments, Budgets and Enabling Bylaws, C2025-0008

This Item was dealt with following Item 8.1.

The following documents were distributed with respect to Report C2025-0008:

- A package of Public Submissions; and
- A collection of photos.

**Moved by** Councillor Wong

**Seconded by** Councillor Sharp

That, in accordance with Sections 12(1) and (2) of the *Business Improvement Area Regulation*, Council allow persons representing notified businesses in the Business Improvement Areas to speak on Item 9.3.1, Business Improvement Areas - 2025 Board Appointments, Budgets and Enabling Bylaws, C2025-0008.

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

**MOTION CARRIED**

Nathan Hayashi, The Gear Shop, addressed Council with respect to Report C2025-0008.

**Moved by** Councillor Wong

**Seconded by** Councillor Carra

That with respect to Report C2025-0008, the following be adopted, **after amendment**:

That Council:

1. Give three readings to the proposed 2025 Business Improvement Area Tax Bylaw 6M2025 (Attachment 2);
2. Approve the proposed 2025 Business Improvement Area budgets (Attachment 3) and if budget amendments are needed, authorize each Business Improvement Area board to amend its respective budget by transferring amounts to or from that Business Improvement Area board's reserves and transferring amounts between expenditures so long as the amount of the total expenditures is not increased;
3. Give three readings to the proposed 2025 Business Improvement Area Tax Rates Bylaw 7M2025 (Attachment 4);
4. Appoint the nominees to each of the 15 Business Improvement Areas' boards of directors as set out in Attachment 5;
5. Provide a letter to newly appointed and retiring board members to thank them for their service; and
6. Direct that Attachment 5 be held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act* until Council **decides** on the matter.

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

**MOTION CARRIED**

That Bylaw 6M2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 6M2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 6M2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 6M2025 be read a third time.

**MOTION CARRIED**

That Bylaw 7M2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 7M2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 7M2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 7M2025 be read a third time.

**MOTION CARRIED**

Council then dealt with Item 7.6.

9.3.2 Calgary Plan Update (Verbal), C2025-0163

This Item was dealt with following Item 7.17.

A presentation entitled "Calgary Plan Update" was distributed with respect to Verbal Report C2025-0163.

**Moved by** Councillor Wyness

**Seconded by** Councillor Sharp

That with respect to Verbal Report C2025-0163, the following be adopted:

That Council receive the presentation for the Corporate Record.

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

Against: (1): Councillor Carra

**MOTION CARRIED**

9.4 COMMITTEE REPORTS

9.4.1 Vehicle-for-Hire – Proposed Amendments to the Livery Transport Bylaw 20M2021, CD2024-1288

By General Consent, Council modified the lunch recess to begin following the conclusion of Item 9.4.1.

**Moved by** Councillor Dhaliwal

**Seconded by** Councillor Walcott

That with respect to Report CD2024-1288, the following be adopted, **after amendment:**

That Council:

1. Give first reading to the proposed bylaw in Attachment 3 to amend the Livery Transport Bylaw 20M2021;

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**

**Moved by** Councillor Dhaliwal

**Seconded by** Councillor Walcott

That with respect to Report CD2024-1288, the following be adopted, **after amendment**:

That Council:

2. Following first reading, amend the proposed bylaw by deleting section 29 in its entirety **and renumbering the remaining sections accordingly; and**
3. Give second and third readings to the proposed bylaw, as amended.

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

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

**MOTION CARRIED**

That Bylaw 10M2025 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

**Moved by** Councillor Dhaliwal

**Seconded by** Councillor Wyness

That Bylaw 10M2025 be amended by deleting section 29 in its entirety and renumbering the remaining sections accordingly.

For: (9): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

That Bylaw 10M2025 be read a second time, **as amended**.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 10M2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 10M2025 be read a third time, **as amended**.

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

**MOTION CARRIED**

**Moved by** Councillor Dhaliwal  
**Seconded by** Councillor Chabot

That with respect to Report CD2024-1288, the following Motion Arising be adopted:

That Council request the Mayor write a letter to the Government of Alberta to support the taxi industry in the City of Calgary by undertaking *Insurance Act* reforms that will lower insurance rates for the industry.

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**

Council recessed at 12:05 p.m. and reconvened at 1:19 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



Penner, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, and Mayor Gondek

Absent from Roll Call: Councillor Wyness

Council then dealt with Item 3.2.

9.4.2 Tax Exemption Bylaw for Non-Profit Non-Market Housing, CD2024-1202

This Item was dealt with following Item 12.2.1.

Councillor Carra (Remote Member) joined the meeting at 7:19 p.m.

Councillor Spencer (Remote Member) joined the meeting at 7:19 p.m.

Councillor Sharp (Remote Member) joined the meeting at 7:20 p.m.

**Moved by** Councillor Walcott

**Seconded by** Councillor Dhaliwal

That with respect to Report CD2024-1202, the following be adopted:

That Council:

1. Give three readings to the Proposed Bylaw in Attachment 2 to establish exemptions from property taxes for non-market housing properties held by non-profit organizations;
2. Following first reading by Council, amend the Proposed Bylaw in Attachment 2 by deleting the words "80 percent of the average" in subsection 2(1)(e)(ii) and replacing with "90 percent of the median"; and
3. Approve the proposed amended Non-Profit Tax Mitigation Council Policy in Attachment 3, to make exempt non-market housing properties under the proposed Bylaw eligible for municipal property tax mitigation during the period they were under construction or renovation and were therefore ineligible for exemption.

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 9M2025 be introduced and read a first time.

**MOTION CARRIED**

**Moved by** Councillor Walcott

**Seconded by** Councillor Dhaliwal

That Bylaw 9M2025 be amended by deleting the words “80 percent of the average” in subsection 2(1)(e)(ii) and replacing with “90 percent of the median”.

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 9M2025 be read a second time, **as amended**.

**MOTION CARRIED**

That authorization now be given to read Bylaw 9M2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 9M2025 be read a third time, **as amended**.

**MOTION CARRIED**

#### 9.4.3 ENMAX 2025 Borrowing Request, EC2025-0015

**Moved by** Councillor Chabot

**Seconded by** Councillor Demong

That with respect to Report EC2025-0015, the following be adopted:

That Council:

1. Give first reading to proposed Bylaws 1B2025, 2B2025, 3B2025, 4B2025, authorizing The City to borrow up to the maximum sum of \$224.984 million for financing ENMAX's 2025 capital spending, as further defined by the proposed Bylaws attached to this report and summarized as:
  - a. 1B2025 – 5 Years - \$36.561 million – Acquisition of Technology and Support Services;
  - b. 2B2025 – 10 Years - \$7.806 million – Acquisition of Fleet Equipment and Capital Tools;
  - c. 3B2025 – 20 Years - \$7.389 million – Non-Residential Development;
  - d. 4B2025 – 25 Years - \$173.228 million – Electric System and Building Improvements;
2. Give first reading to proposed Bylaw 4M2025 – Authorizing Municipal Loans to ENMAX up to the maximum sum of \$224.984

million to fund ENMAX's 2025 capital spending in connection with its regulated operations;

3. Withhold second and third reading of all proposed Bylaws until the advertising requirements have been met; and
4. Should the proposed Bylaws be fully approved by Council, direct Administration to amend any existing agreements between The City and ENMAX, as applicable, and in accordance with the Credit Documentation – Loans and Loan Guarantees Policy and Procedures.

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 1B2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 2B2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 3B2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 4B2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 4M2025 be introduced and read a first time.

**MOTION CARRIED**

9.4.4 Notice of Motion - Accelerating Housing Development: Bill 20 and Residential Sub-Classes, EC2025-0117

A Revised Notice of Motion was distributed with respect to Notice of Motion EC2025-0117.

By General Consent, pursuant to Section 105 of Procedure Bylaw 35M2017, Council granted a request for a Friendly Amendment to add the word "whether" following "d. Recommendations for" and adding the words "are needed" following "creation".

**Moved by** Councillor Walcott  
**Seconded by** Councillor Sharp

That with respect to Revised Notice of Motion EC2025-0117, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Council direct Administration to return to Executive Committee by Q2 2026 with a scoping report, workplan, and supporting budget request for consideration in the 2027-2030 Service Plans and Budgets for a:

1. Vacant Property Tax Program, which includes but is not limited to:
  - a. A program for vacant land targeted toward incentivizing development through variable tax rates;
  - b. A program for derelict properties targeted toward incentivizing development through variable tax rates;
  - c. Eligibility criteria to identify and assess vacant or derelict residential properties, including parcels with and without any improvements and a communications strategy and methods by which property owners would be notified of the program;
  - d. Recommendations for **whether** additional residential sub-class(es) and necessary bylaw(s) for their creation **are needed**;
  - e. Recommendations for directing any taxes collected from these programs, after the capital and operational costs of establishing and administrating the program are recovered, to the Housing Land Fund to support capital funding for Affordable Housing;

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

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

**MOTION CARRIED**

**Moved by** Councillor Walcott  
**Seconded by** Councillor Sharp

That with respect to Revised Notice of Motion EC2025-0117, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Council direct Administration to return to Executive Committee by Q2 2026 with a scoping report, workplan, and supporting budget request for consideration in the 2027-2030 Service Plans and Budgets for a:

2. Purpose-Built Rental Tax Exemption Program for existing market-ready City-identified Transit Oriented Development (TOD) locations that:

- a. Utilizes the ability granted to municipalities by the Municipal Affairs Statutes Amendment Act, 2024 (Bill 20) to exempt purpose built rental buildings from property taxes, in part or in full, when developed in existing market-ready City-identified Transit Oriented Development locations.

For: (9): Councillor Demong, Councillor Penner, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

### **MOTION CARRIED**

**Moved by** Councillor Walcott

**Seconded by** Councillor Sharp

That with respect to Revised Notice of Motion EC2025-0117, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Council direct Administration to return to Executive Committee by Q2 2026 with a scoping report, workplan, and supporting budget request for consideration in the 2027-2030 Service Plans and Budgets for a:

3. Taxation Program to incentivize Multi-Residential Housing Developments city-wide, which may include, but is not limited to:
  - a. The use of residential sub-classes for multi-residential developments that is reflective of the relationship between population density and the per capita cost of providing City services (the building, operating, and maintenance of City services, in addition to the revenues generated by higher per-capita use of City services); and,
  - b. Assessment and taxation modelling that reflect for the cost and productivity of servicing (capital and operating requirements) multi-residential developments or higher density neighbourhoods based on their use and location or Residential Tax Productivity reporting.

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

Against: (7): Councillor Demong, Councillor Wyness, Councillor Wong, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

### **MOTION DEFEATED**

**Moved by** Councillor Walcott  
**Seconded by** Councillor Sharp

That with respect to Revised Notice of Motion EC2025-0117, the following be adopted:

AND FURTHER BE IT RESOLVED that Council approve up to \$130,000 in one time funding from the Fiscal Stability Reserve in 2025 and in 2026 to accomplish this work.

For: (8): Councillor Demong, Councillor Penner, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

9.4.5 Notice of Motion - Northeast Industrial Area Structure Plan Amendment, EC2025-0121

**Moved by** Councillor Dhaliwal  
**Seconded by** Councillor Walcott

That with respect to Notice of Motion EC2025-0121, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Council directs Administration to prepare amendments to the Municipal Development Plan, to enable residential within the Northeast Industrial ASP, and to bring those amendments directly to the Public Hearing of Council on March 4, 2025 for three readings to that proposed bylaw;

AND FURTHER BE IT RESOLVED that Council directs Administration to prepare amendments to the Northeast Industrial ASP, to enable residential within the lands included in LOC2024-0171 through development of a Comprehensive Planning Overlay inserted into the Northeast Industrial ASP to indicate in the plan that these lands are undergoing planning review to analyze proposed residential uses and bring those amendments directly to the Public Hearing of Council on March 4, 2025 for three readings to that proposed bylaw;

AND FURTHER BE IT RESOLVED that both items (Municipal Development Plan and Area Structure Plan amendments) may advance to Council without prior consideration at Calgary Planning Commission;

AND FURTHER BE IT RESOLVED that such report shall include appropriate next steps for the applications including dates for presentation at CPC and Council for the subsequent amendments to the Northeast Industrial ASP, land use amendment, Outline Plan(s) and any other statutory plan amendments, returning to a Public Hearing of Council no later than March 31, 2026 for consideration.

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**

9.4.6 Notice of Motion - People Living in Recreational Vehicles on Public Roadways, EC2025-0094

A Revised Notice of Motion was distributed with respect to Notice of Motion EC2025-0094.

**Moved by** Councillor Chabot  
**Seconded by** Councillor Dhaliwal

That with respect to Revised Notion of Motion EC2025-0094, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Council direct Administration to identify alternative off-street locations for recreational vehicles to locate and provide a scoping report to Council through the Standing Policy Committee of Community Development by the end of Q3 2025; including but not limited to the steps required to designate, rezone if necessary, conduct public engagement, make capital upgrades, outline safety and security considerations and financing options to create a site or sites suitable to accommodate people living in recreational vehicles, as well as the steps required to identify an interested third-party organization to manage and operate a site or sites.

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

Against: (1): Councillor McLean

**MOTION CARRIED**

10. ITEMS DIRECTLY TO COUNCIL

10.1 BYLAW TABULATIONS

10.1.1 Bylaw Tabulation - Water Services Borrowing Bylaws, C2025-0073

Councillor Sharp (Remote Member) left the meeting at 8:24 p.m.

**Moved by** Councillor Dhaliwal  
**Seconded by** Councillor Wong

That with respect to Report C2025-0073, the following be adopted:

That Council:

1. Amend Proposed Bylaw 10B2024 as follows: In the sixth preamble, delete “257” and replace with “258”;
2. Give second and third readings to Proposed Bylaw 10B2024, as amended;
3. Amend Proposed Bylaw 11B2024 as follows: In the sixth preamble, delete “257” and replace with “258”; and
4. Give second and third readings to Proposed Bylaw 11B2024, as amended

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

**MOTION CARRIED**

**Moved by** Councillor Chabot  
**Seconded by** Councillor Wong

That Bylaw 10B2024 be amended in the sixth preamble, by deleting “257” and replacing with “258”.

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

**MOTION CARRIED**

That Bylaw 10B2024 be read a second time, **as amended**.

**MOTION CARRIED**

That Bylaw 10B2024 be read a third time, **as amended**.

**MOTION CARRIED**

**Moved by** Councillor Chabot  
**Seconded by** Councillor Wong

That Bylaw 11B2024 be amended in the sixth preamble, by deleting “257” and replacing with “258”.

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

**MOTION CARRIED**



That Bylaw 11B2024 be read a second time, **as amended**.

**MOTION CARRIED**

That Bylaw 11B2024 be read a third time, **as amended**.

**MOTION CARRIED**

Council then dealt with Item 12.2.2.

10.2 MISCELLANEOUS BUSINESS

None

11. URGENT BUSINESS

None

12. CONFIDENTIAL ITEMS

12.1 CONSENT AGENDA

None

12.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

12.2.1 Green Line Update (Verbal), C2025-0133

This Item was dealt with following Item 3.2.

**Moved by** Councillor Demong  
**Seconded by** Councillor Chabot

That pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 17 (Disclosure harmful to personal privacy), 21 (Disclosure harmful to intergovernmental relations), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of the public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting, at 1:25 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 12.2.1, Green Line Update (Verbal), C2025-0133.

For: (13): Councillor Demong, Councillor Penner, 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**

By General Consent, Council modified the afternoon recess to begin at the Call of the Chair.

Councillor Wyness (Remote Member) joined the meeting at 1:33 p.m.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2025-0133:

Clerks: K. Martin, J. Fraser, M. A. Cario, and J. Booth. Chief Administrative Officer: D. Duckworth. Law: J. Floen, L. Davies, and L. Bonnett. Advice: S. Dalglish, L. Tochor, K. Black, D. Hamilton, D. Morgan, M. Thompson, C. Arthurs, S. Brandt, W. Tynan, M. Seera, L. Harris, and F. Snyders.

The following documents were distributed with respect to Confidential Verbal Report C2025-0133:

- Confidential Distribution 1;
- Confidential Distribution 2;
- Confidential Distribution 3;
- Confidential Distribution 4;
- Confidential Distribution 5;
- Revised Distribution 2;
- Revised Distribution 3;
- Revised Distribution 5; and
- Distribution 6.

Council recessed at 4:23 p.m. in Closed Meeting and reconvened in public meeting at 4:58 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 Penner, Councillor Sharp, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Spencer

**Moved by** Councillor Sharp

**Seconded by** Councillor Walcott

That Council rise and report.

#### MOTION CARRIED

By General Consent, Council modified the dinner recess to begin following the conclusion of Item 12.2.1.

**Moved by** Councillor Chabot

**Seconded by** Councillor Demong

That with respect to Confidential Verbal Report C2025-0133, the following be adopted:

That Council:

2. Direct Administration to implement a concurrent development process for delivery of a south-to-north LRT program, as follows:
  - b. Downtown Segment: Event Centre/Grand Central Station through Downtown – Begin Functional Plan in 2025.

ROLL CALL VOTE:

For: (8): Councillor Demong, Councillor Wong, Councillor Spencer, Councillor McLean, Councillor Chu, Councillor Sharp, Councillor Carra, and Councillor Chabot

Against: (6): Councillor Penner, Councillor Wyness, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, and Mayor Gondek

**MOTION CARRIED**

**Moved by** Councillor Chabot

**Seconded by** Councillor Demong

That with respect to Confidential Verbal Report C2025-0133, the following be adopted:

That Council:

3. Direct Administration to work with the Government of Alberta to submit an updated business case to the Government of Canada by February 14, 2025. The business case will be for the proposed concurrent development of the SE and Downtown Segments in order to secure the federal funding based on requirements of the Investing in Canada Infrastructure Program (ICIP) grant.

ROLL CALL VOTE:

For: (9): Councillor Demong, Councillor Penner, Councillor Wong, Councillor Spencer, Councillor McLean, Councillor Chu, Councillor Sharp, Councillor Carra, and Councillor Chabot

Against: (5): Councillor Wyness, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, and Mayor Gondek

**MOTION CARRIED**

**Moved by** Councillor Chabot

**Seconded by** Councillor Demong

That with respect to Confidential Verbal Report C2025-0133, the following be adopted:

That Council:

5. Direct Administration to immediately undertake the Functional Plan for the Downtown Segment of the LRT from Event Centre/Grand Central Station through Downtown. The Functional Plan will include but not be limited to:

- a. Advancing design;
- b. Validating the cost estimate;
- c. Engagement and collaboration from stakeholders and community members;
- d. Flooding and Stormwater impacts;
- e. Noise and Vibration;
- f. Property Impacts: access/egress and assessed value impacts;
- g. Safety impacts: crime prevention through environmental design (CPTED) considerations;
- h. Traffic modeling and traffic impacts; and
- i. Transit system underlying service impacts.

With reporting back directly to Council with the results of the Downtown Segment Functional Plan no later than the end of Q4 2026, with updates directly to Council quarterly or as required at the discretion of Administration.

**ROLL CALL VOTE:**

For: (8): Councillor Demong, Councillor Wong, Councillor Spencer, Councillor McLean, Councillor Chu, Councillor Sharp, Councillor Carra, and Councillor Chabot

Against: (6): Councillor Penner, Councillor Wyness, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, and Mayor Gondek

**MOTION CARRIED**

**Moved by** Councillor Chabot

**Seconded by** Councillor Demong

That with respect to Confidential Verbal Report C2025-0133, the following be adopted:

That Council:

- 6. Following the completion of the Downtown Segment Functional Plan work, including the validation of the Government of Alberta cost estimate, and with broad project support from Calgarians and Stakeholders, seek Council direction to initiate construction including enabling works in 2027.

**ROLL CALL VOTE:**

For: (8): Councillor Demong, Councillor Wong, Councillor Spencer, Councillor McLean, Councillor Chu, Councillor Sharp, Councillor Carra, and Councillor Chabot

Against: (6): Councillor Penner, Councillor Wyness, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, and Mayor Gondek

**MOTION CARRIED**

**Moved by** Councillor Chabot

**Seconded by** Councillor Demong

That with respect to Confidential Verbal Report C2025-0133, the following be adopted:

That Council:

1. Endorse the shared common vision between the City of Calgary and the Government of Alberta for a south-to-north Light Rail Transit (LRT) program in the City of Calgary that extends from 160 Avenue North through the downtown on 2 Street SW to Seton in the Southeast, which includes:
  - a. Connection to the Red and Blue Lines;
  - b. Connection to the new event centre; and
  - c. Allows for a future connection between south and north legs of the LRT.
2. Direct Administration to implement a concurrent development process for delivery of a south-to-north LRT program, as follows:
  - a. SE Segment: Shepard to Event Centre/Grand Central Station – Begin construction in 2025 and
4. Upon confirmation of ICIP funding for the SE and Downtown Segments, direct Administration to begin construction in 2025 for all required project elements for an operational LRT system for the SE Segment, including but not limited to:
  - a. Track;
  - b. Stations;
  - c. LRT Systems;
  - d. Bridges;
  - e. Maintenance and storage facility; and
  - f. Delivery of the Light Rail Vehicles.
7. Once construction on the Downtown Segment has been initiated, direct Administration to undertake the Preliminary Design for the south-to-north LRT program from:

- a. Shepard to Seton; and
  - b. Downtown to 160 Avenue North.
8. Direct Administration to collaborate with the Government of Alberta to establish a program governance and delivery oversight committee comprised of equal representation from the Government of Alberta and the City of Calgary.
  9. Direct Administration to advise the Government of Canada and the Government of Alberta of Council's approval of the recommendations in this report.
  10. Direct that the Confidential Distributions #1, #2 and #4, Distributions #3 and #5 and Closed Meeting discussions be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 17 (Disclosure harmful to personal privacy), 21 (Disclosure harmful to intergovernmental relations), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of the public body) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 31 December 2039.

**ROLL CALL VOTE:**

For: (10): Councillor Demong, Councillor Penner, Councillor Wong, Councillor Spencer, Councillor McLean, Councillor Chu, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

Against: (4): Councillor Wyness, Councillor Dhaliwal, Councillor Mian, and Councillor Walcott

**MOTION CARRIED**

Council recessed at 6:09 p.m. and reconvened at 7:18 p.m. with Mayor Gondek in the Chair.

**ROLL CALL**

Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Walcott, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Carra, Councillor Sharp, Councillor Spencer, and Councillor Wong

Council then dealt with Item 9.4.2.

**12.2.2 Collective Bargaining Update (Verbal), C2025-0115**

This Item was dealt with following Item 10.1.1.

**Moved by** Councillor Wong

**Seconded by** Councillor Dhaliwal

That pursuant to Sections 17 (Disclosure harmful to personal privacy), 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*, Council now move into Closed Meeting, at 8:28 p.m. in the Council Boardroom, to discuss confidential matters with respect to the following Items:

- 12.2.2, Collective Bargaining Update (Verbal), C2025-0115
- 12.2.3, Regular Update with Chief Administrative Officer (Verbal), C2025-0112

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

### **MOTION CARRIED**

Councillor Sharp (Remote Member) joined the meeting at 8:29 p.m.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2025-0115:

Clerks: K. Martin, J. Fraser, M. A. Cario. Chief Administrative Officer: D. Duckworth. Law: J. Floen. Advice: S. Dalglish, L. Tochor, C. Arthurs, K. Black, D. Morgan, G. Juliano, D. Hamilton, F. Snyders, and C. Jacyk.

A Confidential Presentation was distributed with respect to Confidential Verbal Report C2025-0115.

Council reconvened in public meeting at 9:00 p.m. with Mayor Gondek in the Chair.

### **ROLL CALL**

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

Absent from Roll Call: Councillor Carra and Councillor Spencer

Councillor Carra (Remote Member) joined the meeting at 9:01 p.m.

Councillor Spencer (Remote Member) joined the meeting at 9:01 p.m.

**Moved by** Councillor Wong  
**Seconded by** Councillor Walcott

That Council rise and report.

### **MOTION CARRIED**

**Moved by** Councillor Penner  
**Seconded by** Councillor Carra

That with respect to Confidential Verbal Report C2025-0115, the following be adopted:

That Council:

1. Adopt Confidential Recommendation 1 contained in the Confidential Presentation;
2. Direct that the Closed Meeting discussions and Confidential Presentation remain confidential pursuant to Sections 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*, to be reviewed by 2027 January 27; and
3. Notwithstanding Recommendation 2, permit Administration to share the information when and as needed and as necessary.

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**

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

12.2.3 Regular Update with Chief Administrative Officer (Verbal), C2025-0112

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2025-0112:

Clerks: K. Martin. Chief Administrative Officer: D. Duckworth.

**Moved by** Councillor Dhaliwal

**Seconded by** Councillor McLean

That with respect to Confidential Verbal Report C2025-0112, the following be adopted:

That Council direct that the Closed Meeting discussions be held confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

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**

12.3 URGENT BUSINESS

None

13. ADMINISTRATIVE INQUIRIES



13.1 Response to Administrative Inquiry - Crosswalk Improvements, C2025-0059

14. BRIEFINGS

None

15. ADJOURNMENT

**Moved by** Councillor Mian

**Seconded by** Councillor Chabot

That this Council adjourn at 9:03 p.m.

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON 2025 FEBRUARY 25



MAYOR

  
CITY CLERK



## **MINUTES**

### **PUBLIC HEARING MEETING OF COUNCIL**

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

**PRESENT:**

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

**ALSO PRESENT:**

Chief Administrative Officer D. Duckworth  
Chief Operating Officer S. Dalglish  
City Solicitor and General Counsel J. Floen, KC

A/Chief Financial Officer L. Tochor  
General Manager C. Arthurs  
General Manager K. Black  
General Manager D. Morgan  
General Manager M. Thompson  
General Manager D. Hamilton  
Assistant City Solicitor T. Wobeser  
Director T. Goldstein  
City Clerk K. Martin  
Legislative Coordinator M. A. Cario  
Senior Legislative Advisor J. Palaschuk  
Legislative Specialist A. Lennox

**1. CALL TO ORDER**

Mayor Gondek called the meeting to order at 9:33 a.m. on 2025 February 4.

**ROLL CALL**

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

Absent from Roll Call: Councillor Penner

2. OPENING REMARKS

Mayor Gondek provided opening remarks and a traditional land acknowledgement.

3. RECOGNITIONS

None

4. QUESTION PERIOD

None

5. CONFIRMATION OF AGENDA

**Moved by** Councillor Sharp  
**Seconded by** Councillor Wong

That the Agenda for today's meeting be amended by setting Item 7.2.27, Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024-0093, CPC2024-1260, to be dealt with as the first Item following Item 9.2, Green Line Update (Verbal), C2025-0182.

**MOTION CARRIED**

**Moved by** Councillor Sharp  
**Seconded by** Councillor Walcott

That the Agenda for today's meeting be amended by postponing Item 7.2.24, Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW, LOC2024-0213, CPC2024-1152, to the 2025 March 4 Public Hearing Meeting of Council.

**MOTION CARRIED**

**Moved by** Councillor McLean  
**Seconded by** Councillor Walcott

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

**MOTION CARRIED**

6. CONSENT AGENDA

6.1 DEFERRALS AND PROCEDURAL REQUESTS

None

Council then dealt with Item 9.2.

7. PLANNING MATTERS FOR PUBLIC HEARING

7.1 POSTPONED REPORTS REQUIRING A PUBLIC HEARING

None

7.2 CALGARY PLANNING COMMISSION REPORTS

7.2.1 Land Use Amendment in Skyview Ranch (Ward 5) at 72 Skyview Shores Manor NE, LOC2024-0044, CPC2024-1286

This Item was dealt with following the postponement of Item 7.2.27.

A presentation entitled "LOC2024-0044/CPC2024-1286 Land Use Amendment" was distributed with respect to Report CPC2024-1286.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 25D2025.

**Moved by** Councillor Dhaliwal

**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1286, the following be adopted:

That Council give three readings to Proposed Bylaw 25D2025 for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 72 Skyview Shores Manor NE (Plan 1111433, Block 18, Lot 21) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

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

**MOTION CARRIED**

That Bylaw 25D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 25D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 25D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 25D2025 be read a third time.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Saddle Ridge (Ward 5) at #500, 669 Savanna Boulevard NE, LOC2024-0229, CPC2024-1322

A presentation entitled "LOC2024-0229/CPC2024-1322 Land Use Amendment" was distributed with respect to Report CPC2024-1322.

The Public Hearing was called and Amrit Bedi addressed Council with respect to Bylaw 32D2025.

**Moved by** Councillor Dhaliwal

**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1322, the following be adopted:

That Council give three readings to Proposed Bylaw 32D2025 for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at #500, 669 Savanna Boulevard NE (Condominium Plan 2311176, Units 101 to 104) from Multi-Residential – Low Profile Support Commercial (M-X1d100) District to Commercial – Neighbourhood 2 (C-N2) 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 32D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 32D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 32D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 32D2025 be read a third time.

**MOTION CARRIED**

**7.2.3 Land Use Amendment in Deerfoot Business Centre (Ward 5) at 6400 – 11 Street NE, LOC2024-0211, CPC2024-1285**

A presentation entitled "LOC2024-0211/CPC2024-1285 Land Use Amendment" was distributed with respect to Report CPC2024-1285.

The Public Hearing was called and Josh Grenon, Foremost Industries, addressed Council with respect to Bylaw 29D2025.

**Moved by** Councillor Dhaliwal

**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1285, the following be adopted:

That Council give three readings to Proposed Bylaw 29D2025 for the redesignation of 0.2 hectares  $\pm$  (0.6 acres  $\pm$ ) located at 6400 – 11 Street NE (Plan 9410205, Block C, Lot 5PUL) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) 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 29D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 29D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 29D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 29D2025 be read a third time.

**MOTION CARRIED**

7.2.4 Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2024-0147, CPC2024-1275

A presentation entitled "LOC2024-0147/CPC2024-1275 Land Use Amendment" was distributed with respect to Report CPC2024-1275.

Councillor Demong (Remote Member) left the meeting at 11:19 a.m. on 2025 February 4.

The Public Hearing was called and Grant Mihalcheon, B&A Studios, addressed Council with respect to Bylaw 35D2025.

Mayor Gondek left the Chair at 11:22 a.m. on 2025 February 4 and Deputy Mayor Chu assumed the Chair.

Mayor Gondek resumed the Chair at 11:25 a.m. on 2025 February 4.

**Moved by** Councillor Sharp

**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1275, the following be adopted:

That Council give three readings to Proposed Bylaw 35D2025 for the redesignation of 0.85 hectares  $\pm$  (2.10 acres  $\pm$ ) located at 1024 Na'a

Drive SW (Plan 1612946, Block 3, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

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

Against: (1): Councillor Wong

**MOTION CARRIED**

That Bylaw 35D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 35D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 35D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 35D2025 be read a third time.

**MOTION CARRIED**

7.2.5 Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239, CPC2024-1238

A presentation entitled "LOC2024-0239/CPC2024-1238 Policy Amendment" was distributed with respect to Report CPC2024-1238.

Councillor Demong (Remote Member) joined the meeting at 11:30 a.m. on 2025 February 4.

The Public Hearing was called and Ryan Cairns, Ryan G Cairns Residential Design, addressed Council with respect to Bylaw 16P2025.

**Moved by** Councillor Wong

**Seconded by** Councillor Walcott

That with respect to Report CPC2024-1238, the following be adopted:

That Council give three readings to Proposed Bylaw 16P2025 for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

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

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

**MOTION CARRIED**

That Bylaw 16P2025 be introduced and read a first time.

Against: Councillor Chabot and Councillor Sharp

**MOTION CARRIED**

That Bylaw 16P2025 be read a second time.

Against: Councillor Chabot and Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 16P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 16P2025 be read a third time.

Against: Councillor Chabot and Councillor Sharp

**MOTION CARRIED**

Council then returned to Item 7.2.27.

7.2.6 Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW, LOC2024-0225, CPC2024-1300

This Item was dealt with following Item 7.2.27.

The following documents were distributed with respect to Report CPC2024-1300:

- A presentation entitled "LOC2024-0225/CPC2024-1300 Policy Amendment";
- A document entitled "Land Use Policy Amendment LOC2024-0225"; and
- A letter from Don Belsheim.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 15P2025:

1. Jessica Willsie, Ellergodt Design
2. Don Belsheim



**Moved by** Councillor Penner  
**Seconded by** Councillor Walcott

That with respect to Report CPC2024-1300, the following be adopted:

That Council give three readings to Proposed Bylaw 15P2025 for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

For: (8): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

That Bylaw 15P2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 15P2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 15P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 15P2025 be read a third time.

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

**MOTION CARRIED**

7.2.7 Policy Amendment in Montgomery (Ward 7) at 2823 Mackay Road NW, LOC2024-0208, CPC2024-1266

A presentation entitled "LOC2024-0208/CPC2024-1266 Policy Amendment" was distributed with respect to Report CPC2024-1266.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 13P2025:

1. Lei Wang, Horizon Land Surveys

Councillor Dhaliwal (Remote Member) left the meeting at 1:45 p.m. on 2025 February 4.

Councillor Dhaliwal (Remote Member) joined the meeting at 1:47 p.m. on 2025 February 4.

2. Don Belsheim

**Moved by** Councillor Wong

**Seconded by** Councillor Penner

That with respect to Report CPC2024-1266, the following be adopted:

That Council give three readings to Proposed Bylaw 13P2025 for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2)

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

Against: (3): Councillor Demong, Councillor Sharp, and Councillor Chabot

**MOTION CARRIED**

That Bylaw 13P2025 be introduced and read a first time.

Against: Councillor Chabot, Councillor Demong, and Councillor Sharp

**MOTION CARRIED**

That Bylaw 13P2025 be read a second time.

Against: Councillor Chabot, Councillor Demong, and Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 13P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 13P2025 be read a third time.

Against: Councillor Chabot, Councillor Demong, and Councillor Sharp

**MOTION CARRIED**

7.2.8 Policy Amendment in Montgomery (Ward 7) at 4636 – 20 Avenue NW, LOC2024-0237, CPC2024-1242

A presentation entitled "LOC2024-0237/CPC2024-1242 Policy Amendment" was distributed with respect to Report CPC2024-1242.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 9P2025.

**Moved by** Councillor Wong  
**Seconded by** Councillor Penner

That with respect to Report CPC2024-1242, the following be adopted:

That Council give three readings to Proposed Bylaw 9P2025 for the amendment to Montgomery Area Redevelopment Plan (Attachment 2).

For: (10): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Chu, Councillor Walcott, Councillor Carra, and Mayor Gondek

Against: (4): Councillor Demong, Councillor McLean, Councillor Sharp, and Councillor Chabot

**MOTION CARRIED**

That Bylaw 9P2025 be introduced and read a first time.

Against: Councillor Chabot, Councillor Demong, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

That Bylaw 9P2025 be read a second time.

Against: Councillor Chabot, Councillor Demong, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 9P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 9P2025 be read a third time.

Against: Councillor Chabot, Councillor Demong, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

7.2.9 Policy Amendment in Montgomery (Ward 7) at 2119 Mackay Road NW, LOC2024-0207, CPC2024-1265

A presentation entitled "LOC2024-0207/CPC2024-1265 Policy Amendment" was distributed with respect to Report CPC2024-1265.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 12P2025.

**Moved by** Councillor Wong  
**Seconded by** Councillor Spencer

That with respect to Report CPC2024-1265, the following be adopted:

That Council give three readings to Proposed Bylaw 12P2025 for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

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

Against: (3): Councillor Demong, Councillor Sharp, and Councillor Chabot

**MOTION CARRIED**

That Bylaw 12P2025 be introduced and read a first time.

Against: Councillor Chabot, Councillor Demong, and Councillor Sharp

**MOTION CARRIED**

That Bylaw 12P2025 be read a second time.

Against: Councillor Chabot, Councillor Demong, and Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 12P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 12P2025 be read a third time.

Against: Councillor Chabot, Councillor Demong, and Councillor Sharp

**MOTION CARRIED**

7.2.10 Land Use Amendment in Parkdale (Ward 7) at 3407 – 3 Avenue NW, LOC2024-0201, CPC2024-1321

The following documents were distributed with respect to Report CPC2024-1321:

- A presentation entitled "LOC2024-0201/CPC2024-1321 Land Use Amendment"; and
- A presentation entitled "3407 3 AV NW".

The Public Hearing was called and Paul Needham, CivicWorks, addressed Council with respect to Bylaw 31D2025.

**Moved by** Councillor Wong  
**Seconded by** Councillor Penner

That with respect to Report CPC2024-1321, the following be adopted:

That Council give three readings to Proposed Bylaw 31D2025 for the redesignation of 0.08 hectares  $\pm$  (0.2 acres  $\pm$ ) located at 3407 – 3 Avenue NW (Plan 2573GE, Block 31, Lot A) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (10): Councillor Demong, Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

Against: (4): Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

**MOTION CARRIED**

That Bylaw 31D2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 31D2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 31D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 31D2025 be read a third time.

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

**MOTION CARRIED**

7.2.11 Land Use Amendment in Banff Trail (Ward 7) at 2406 and 2407 – 23 Avenue NW, LOC2024-0165, CPC2024-1304

A presentation entitled "LOC2024-0165/CPC2024-1304 Land Use Amendment" was distributed with respect to Report CPC2024-1304.

Councillor Demong (Remote Member) left the meeting at 2:15 p.m. on 2025 February 4.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 30D2025:

1. Lei Wang, Horizon Land Surveys

Councillor Dhaliwal (Remote Member) left the meeting at 2:23 p.m. on 2025 February 4.

Councillor Dhaliwal (Remote Member) joined the meeting at 2:26 p.m. on 2025 February 4.

2. Flora Gillespie
3. Andrew Boothman

**Moved by** Councillor Walcott  
**Seconded by** Councillor Spencer

That with respect to Report CPC2024-1304, the following be adopted:

That Council give three readings to Proposed Bylaw 30D2025 for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 2406 - 23 Avenue and 2407 - 23 Street NW (Plan 9110GI, Block 4, Lots 37 and 38) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate transit-oriented development, with guidelines (Attachment 2).

For: (8): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

That Bylaw 30D2025 be introduced and read a first time.

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

**MOTION CARRIED**

**Moved by** Councillor Wong  
**Seconded by** Councillor Chabot

That Proposed Bylaw 30D2025 be amended by deleting Section 4 Permitted Uses and replace with the following:

**Permitted Uses**

4. The **permitted uses** of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

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

Against: (9): Councillor Penner, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

**MOTION DEFEATED**

That Bylaw 30D2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 30D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 30D2025 be read a third time.

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

**MOTION CARRIED**

Councillor Demong (Remote Member) joined the meeting at 2:37 p.m. on 2025 February 4.

7.2.12 Policy Amendment in Banff Trail (Ward 7) at 2015 – 28 Avenue NW, LOC2024-0205, CPC2024-1249

A presentation entitled "LOC2024-0205/CPC2024-1249 Policy Amendment" was distributed with respect to Report CPC2024-1249.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 2P2025:

1. Vaughn Scott, VSDG
2. Gail Whiteford
3. Robin Malegowski

**Moved by** Councillor Penner

**Seconded by** Councillor Spencer

That with respect to Report CPC2024-1249, the following be adopted:

That Council give three readings to Proposed Bylaw 2P2025 for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2).

For: (9): Councillor Demong, Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

That Bylaw 2P2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 2P2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 2P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 2P2025 be read a third time.

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

**MOTION CARRIED**

7.2.13 Policy Amendment in Banff Trail (Ward 7) at 3223 Cochrane Road NW, LOC2024-0233, CPC2024-1297

A presentation entitled "LOC2024-0233/CPC2024-1297 Policy Amendment" was distributed with respect to Report CPC2024-1297.

Councillor Dhaliwal (Remote Member) left the meeting at 3:06 p.m. on 2025 February 4.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 14P2025:

1. Ryan Cairns, Ryan G Cairns Residential Design
2. Graham Evans



By General Consent, Council modified the afternoon recess to begin following the conclusion of Item 7.2.13.

**Moved by** Councillor Spencer

**Seconded by** Councillor Penner

That with respect to Report CPC2024-1297, the following be adopted:

That Council give three readings to Proposed Bylaw 14P2025 for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2).

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

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

**MOTION CARRIED**

That Bylaw 14P2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 14P2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 14P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 14P2025 be read a third time.

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

**MOTION CARRIED**

Council recessed at 3:22 p.m. and reconvened at 3:57 p.m. on 2025 February 4 with Mayor Gondek in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Penner

7.2.14 Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064, CPC2024-1317

The following documents were distributed with respect to Report CPC2024-1317:

- A presentation entitled "LOC2024-0064/CPC2024-1317 Land Use Amendment"; and
- A presentation entitled "40 Avenue N Station Area".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 28D2025:

1. Hans Koppe, Casola Koppe Architects Ltd.
2. Ziad Farhat, Hamadiya Group
3. Chris Frederick

**Moved by** Councillor Wong

**Seconded by** Councillor Mian

That with respect to Report CPC2024-1317, the following be adopted:

That Council give three readings to Proposed Bylaw 28D2025 for the redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 3103, 3105, 3111, 3115, and 3119 Centre Street NW (Plan 2617AG, Block 59, Lots 1 to 10) from Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District.

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**

That Bylaw 28D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 28D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 28D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 28D2025 be read a third time.

**MOTION CARRIED**

Councillor Penner (Remote Member) joined the meeting at 4:13 p.m. on 2025 February 4.

7.2.15 Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2024-0163, CPC2024-1274

The following documents were distributed with respect to Report CPC2024-1274:

- A presentation entitled "LOC2024-0163/CPC2024-1274 Land Use Amendment"; and
- A presentation entitled "Westmount Council Presentation".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 34D2025:

1. Jennifer Duff, B&A Studios
2. Karley Blair
3. Leanne Ellis, Rutland Park Community Association
4. Sarah Orton
5. Nicole Gocal

**Moved by** Councillor Walcott

**Seconded by** Councillor Penner

That with respect to Report CPC2024-1274, the following be adopted:

That Council give three readings to Proposed Bylaw 34D2025 for the redesignation of 5.39 hectares  $\pm$  (13.33 acres  $\pm$ ) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h32) District.

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

**MOTION CARRIED**

That Bylaw 34D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 34D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 34D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 34D2025 be read a third time.

**MOTION CARRIED**

**7.2.16 Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 608 – 22 Avenue SW, LOC2024-0220, CPC2024-1160**

A clerical correction was noted on the Cover Report of Report CPC2024-1160, on page 2, in the “Discussion” section, second paragraph, by deleting the two sentences following the words “with vehicle access provided from the rear lane.”

The following documents were distributed with respect to Report CPC2024-1160:

- Revised Attachment 1;
- A presentation entitled "LOC2024-0220/CPC2024-1160 Policy and Land Use Amendment"; and
- A presentation entitled "Outlining the Three Policy Areas of Cliff Bungalow".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 10P2025 and 22D2025:

1. Peter Schulz, Riddell Kurczaba Architecture
2. Zaakir Karim, Cliff Bungalow-Mission Community Association

**Moved by** Councillor Walcott

**Seconded by** Councillor Spencer

That with respect to Report CPC2024-1160, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 10P2025 for amendments to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 22D2025 for the redesignation of 0.03 hectares (0.06 acres) located at 608 – 22 Avenue SW (Plan 2112AC, Block K, Lot 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

For: (9): Councillor Demong, Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Chabot, and Mayor Gondek

Against: (4): Councillor Wong, Councillor McLean, Councillor Chu, and Councillor Sharp

**MOTION CARRIED**

That Bylaw 10P2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 10P2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 10P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 10P2025 be read a third time.

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

**MOTION CARRIED**

That Bylaw 22D2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 22D2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 22D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 22D2025 be read a third time.

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

**MOTION CARRIED**

7.2.17 Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2024-0192, CPC2025-0034

The following documents were distributed with respect to Report CPC2025-0034:

- A presentation entitled "LOC2024-0192/CPC2025-0034 Policy and Land Use Amendment"; and
- A presentation entitled "17th and Broadway".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 19P2025 and 36D2025:

1. Cody Reimer, Vesta Properties
2. Nicholas Dykstra, O2 Planning & Design
3. Brian Horton, O2 Planning & Design

**Moved by** Councillor Walcott

**Seconded by** Councillor Spencer

That with respect to Report CPC2025-0034, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 19P2025 for the amendments to the Beltline Area Redevelopment Plan Part 1 (Attachment 2); and
2. Give three readings to Proposed Bylaw 36D2025 for the redesignation of 0.87 hectares  $\pm$  (2.16 acres  $\pm$ ) located at 1520 – 4 Street SW and 332, 338 and 340 – 17 Avenue SW (Plan 1910115, Block 120, Lot 51; Plan C, Block 120, Lots 41 to 46) from Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

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 19P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 19P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 19P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 19P2025 be read a third time.

**MOTION CARRIED**

That Bylaw 36D2025 be introduced and read a first time.

**MOTION CARRIED**

**Moved by** Councillor Walcott  
**Seconded by** Councillor Sharp

That Proposed Bylaw 36D2025 be amended by deleting subsection 14(1) and replacing with the following:

**“(1)** The maximum ***floor area ratio*** is 7.0.”

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 36D2025 be read a second time, **as amended**.

**MOTION CARRIED**

That authorization now be given to read Bylaw 36D2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 36D2025 be read a third time, **as amended**.

**MOTION CARRIED**

7.2.18 Policy and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2023-0257, CPC2024-1311

A presentation entitled "LOC2023-0257/CPC2024-1311 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-1311.

Councillor Mian (Remote Member) left at 5:30 p.m. on 2025 February 4.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 18P2025 and 27D2025:

1. Chuck Smith, Smith and Co. Studio
2. Derrick White

**Moved by** Councillor Carra

**Seconded by** Councillor Walcott

That with respect to Report CPC2024-1311, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 18P2025 for the amendments to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 27D2025 for the redesignation of 0.22 hectares  $\pm$  (0.54 acres  $\pm$ ) located at 1117, 1121, 1123 and 1125 – 8 Street SE and 1120 Maggie Street SE (Plan A2, Block 17, Lots 15 to 19) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate grade-oriented development, with guidelines (Attachment 3).

For: (8): Councillor Demong, Councillor Penner, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

That Bylaw 18P2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 18P2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 18P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 18P2025 be read a third time.



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

**MOTION CARRIED**

That Bylaw 27D2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 27D2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 27D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 27D2025 be read a third time.

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

**MOTION CARRIED**

7.2.19 Land Use Amendment in Inglewood (Ward 9) at 914 – 11 Street SE, LOC2024-0095, CPC2024-1056

A presentation entitled "LOC2024-0095/CPC2024-1056 Land Use Amendment" was distributed with respect to Report CPC2024-1056.

The Public Hearing was called and Max Tayefi, Max Tayefi Architect, addressed Council with respect to Bylaw 21D2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Penner

That with respect to Report CPC2024-1056, the following be adopted:

That Council give three readings to Proposed Bylaw 21D2025 for the redesignation of 0.31 hectares  $\pm$  (0.77 acres  $\pm$ ) located at 914 – 11 Street SE (Plan 0813035, Block 1, Lot 37) from Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District to Direct Control (DC) District to accommodate General Industrial – Light, with guidelines (Attachment 2).

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

**MOTION CARRIED**

That Bylaw 21D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 21D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 21D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 21D2025 be read a third time.

**MOTION CARRIED**

7.2.20 Policy Amendment in Bridgeland-Riverside (Ward 9) at 528 – 8A Street NE, LOC2024-0230, CPC2024-1261

A presentation entitled "LOC2024-0230/CPC2024-1261 Policy Amendment" was distributed with respect to Report CPC2024-1261.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 17P2025:

1. Lei Wang, Horizon Land Surveys
2. Nancy Fowler

By General Consent, Council modified the dinner recess to begin following the conclusion of Item 7.2.20.

**Moved by** Councillor Carra

**Seconded by** Councillor Spencer

That with respect to Report CPC2024-1261, the following be adopted, **after amendment:**

That Council:

1. Give three readings to Proposed Bylaw 17P2025 for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); **and**

2. **Direct that Attachment 8 be held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the Freedom of Information and Protection of Privacy Act.**

For: (10): Councillor Demong, Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Chu, Councillor Walcott, Councillor Carra, and Mayor Gondek

Against: (3): Councillor McLean, Councillor Sharp, and Councillor Chabot

**MOTION CARRIED**

That Bylaw 17P2025 be introduced and read a first time.

Against: Councillor Chabot, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

That Bylaw 17P2025 be read a second time.

Against: Councillor Chabot, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 17P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 17P2025 be read a third time.

Against: Councillor Chabot, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

Council recessed at 6:01 p.m. and reconvened at 7:16 p.m. on 2025 February 4 with Mayor Gondek in the Chair.

**ROLL CALL**

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

Absent from Roll Call: Councillor Sharp

**7.2.21 Road Closure and Land Use Amendment in Starfield (Ward 9) adjacent to multiple addresses, LOC2024-0117, CPC2024-0891**

A presentation entitled "LOC2024-0117/CPC2024-0891 Road Closure and Land Use Amendment" was distributed with respect to Report CPC2024-0891.

The Public Hearing was called and David Purcell-Chung, The City of Calgary, addressed Council with respect to Bylaw 2C2025.

The Public Hearing was called and David Purcell-Chung, The City of Calgary, addressed Council with respect to Bylaw 3C2025.

The Public Hearing was called and David Purcell-Chung, The City of Calgary, addressed Council with respect to Bylaw 19D2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Demong

That with respect to Report CPC2024-0891, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 2C2025 for the closure of 0.55 hectares  $\pm$  (1.36 acres  $\pm$ ) of road (Plan 2412125, Areas 'A', 'B', and 'C'), adjacent to 5501 – 68 Street SE, 5740 – 58 Avenue SE, 6201 – 68 Street SE and 6606 – 57 Street SE, with conditions (Attachment 4);
2. Give three readings to Proposed Bylaw 3C2025 for the closure of 0.18 hectares  $\pm$  (0.44 acres  $\pm$ ) of road (Plan 2412126, Area 'D'), adjacent to 5501 – 68 Street SE, with conditions (Attachment 5); and
3. Give three readings to Proposed Bylaw 19D2025 for the redesignation of 0.73 hectares  $\pm$  (1.80 acres  $\pm$ ) of closed road (Plan 2412125, Areas 'A', 'B', and 'C'; Plan 2412126, Area 'D') from Undesignated Road Right-of-Way to Industrial – General (I-G) District.

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

**MOTION CARRIED**

That Bylaw 2C2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 2C2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 2C2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 2C2025 be read a third time.

**MOTION CARRIED**

That Bylaw 3C2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 3C2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 3C2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 3C2025 be read a third time.

**MOTION CARRIED**

That Bylaw 19D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 19D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 19D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 19D2025 be read a third time.

**MOTION CARRIED**

**7.2.22 Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 8600 – 34 Avenue SE, LOC2024-0131, CPC2024-1104**

The following documents were distributed with respect to Report CPC2024-1104:

- A presentation entitled "LOC2024-0131/CPC2024-1104 Land Use Amendment";
- A presentation entitled "8600 34 AV SE"; and
- A presentation entitled "Application Timeline".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 24D2025:

1. Scott Kruse, CivicWorks

Councillor Sharp (Remote Member) joined the meeting at 7:31 p.m. on 2025 February 4.

2. Randy Bec, Bec Woodcraft

**Moved by** Councillor Carra

**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1104, the following be adopted:

That Council give three readings to Proposed Bylaw 24D2025 for the redesignation of 1.24 hectares  $\pm$  (3.05 acres  $\pm$ ) located at 8600 – 34 Avenue SE (Plan 0814364, Block 31, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to accommodate an existing woodworking shop, with guidelines (Attachment 2).

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 24D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 24D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 24D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 24D2025 be read a third time.

**MOTION CARRIED**

**Moved by** Councillor Carra

**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1104, the following Motion Arising be adopted:

That Council direct Administration to refund all application fees to the applicant.

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**

7.2.23 Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 4727R – 84 Street NE, LOC2021-0009, CPC2024-1316

A presentation entitled "LOC2021-0009/CPC2024-1316 Land Use Amendment" was distributed with respect to Report CPC2024-1316.

Councillor Dhaliwal (Remote Member) left the meeting at 7:45 p.m. on 2025 February 4.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 33D2025.

**Moved by** Councillor Chabot  
**Seconded by** Councillor Wong

That with respect to Report CPC2024-1316, the following be adopted:

That Council give three readings to Proposed Bylaw 33D2025 for the redesignation of 0.98 hectares  $\pm$  (2.42 acres  $\pm$ ) located at 4727R – 84 Street NE (Plan 1411635, Block 1, Lot 1) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – Future Urban Development (S-FUD) District.

For: (13): Councillor Demong, 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 33D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 33D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 33D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 33D2025 be read a third time.

**MOTION CARRIED**

Councillor Dhaliwal (Remote Member) joined the meeting at 7:47 p.m. on 2025 February 4.

Council then dealt with Item 7.2.25.

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

This Item was postponed to the 2025 March 4 Public Hearing Meeting of Council during Confirmation of Agenda.

7.2.25 Policy Amendment, Road Closure and Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2022-0058, CPC2024-1178

This Item was dealt with following Item 7.2.23.

The following documents were distributed with respect to Report CPC2024-1178:

- Revised Attachment 1; and
- A presentation entitled "LOC2022-0058/CPC2024-1178 Road Closure, Policy and Land Use Amendment".

The Public Hearing was called and David Capper, Urban Systems Ltd., addressed Council with respect to Bylaw 4C2025.

The Public Hearing was called and David Capper, Urban Systems Ltd., addressed Council with respect to Bylaws 11P2025 and 23D2025.

**Moved by** Councillor Spencer

**Seconded by** Councillor Walcott

That with respect to Report CPC2024-1178, the following be adopted, **after amendment**:

That Council:

1. Give three readings to Proposed Bylaw 11P2025 for the amendments to the Southeast Centre Area Structure Plan (Attachment 2);
2. Give three readings to Proposed Bylaw 4C2025 for the closure of 0.21 hectares  $\pm$  (0.53 acres  $\pm$ ) of road (Plan 2311851, Area 'A'), adjacent to Main Street SE, with conditions (Attachment 3); and
3. Give three readings to Proposed Bylaw 23D2025 for the redesignation of 6.65 hectares  $\pm$  (16.43 acres  $\pm$ ) located at 19600, 19651 and 19699 – 56 Street SE and the closed road (Portion of NW1/4 Section 15-22-29-4; Portion of NE1/4 Section 16-22-29-4; Plan 1810328, Area A; Plan 2311851, Area 'A') from Direct Control (DC) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, Multi-Residential – Medium Profile (M-2) District and Undesignated Road Right-of-Way to Multi-Residential – Low



Profile (M-1) District, Multi-Residential – Medium Profile (M-2)  
**District** and Mixed Use – General (MU-1h24) 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 11P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 11P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 11P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 11P2025 be read a third time.

**MOTION CARRIED**

That Bylaw 4C2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 4C2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 4C2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw Bylaw 4C2025 be read a third time.

**MOTION CARRIED**

That Bylaw 23D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 23D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 23D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 23D2025 be read a third time.

**MOTION CARRIED**

7.2.26 Land Use Amendment in Bridlewood (Ward 13) at 260 Bridlewood Avenue SW, LOC2024-0242, CPC2024-1264

Councillor Sharp (Remote Member) left the meeting at 8:03 p.m. on 2025 February 4.

A presentation entitled "LOC2024-0242/CPC2024-1264 Land Use Amendment" was distributed with respect to Report CPC2024-1264.

Councillor Sharp (Remote Member) joined the meeting at 8:05 p.m. on 2025 February 4.

The Public Hearing was called and April Toth addressed Council with respect to Bylaw 18D2025.

**Moved by** Councillor McLean  
**Seconded by** Councillor Chabot

That with respect to Report CPC2024-1264, the following be approved:

That Council give three readings to Proposed Bylaw 18D2025 for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 260 Bridlewood Avenue SW (Plan 0212796, Block 16, Lot 48) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

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

Against: (1): Councillor Chu

**MOTION CARRIED**

That Bylaw 18D2025 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 18D2025 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 18D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 18D2025 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

By General Consent, Council brought forward Item 9.1 to be dealt with following Item 7.2.26.

Council then dealt with Item 9.1.

7.2.27 Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024-0093, CPC2024-1260

This Item was dealt with following Item 9.2.

The following documents were distributed with respect to Report CPC2024-1260:

- A presentation entitled "LOC2024-0093/CPC2024-1260 Land Use Amendment";
- A document entitled "Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024-0093";
- A presentation entitled "Presentation of Opposition to Land Use Amendment at 10 Tuscany Hills Road (Ward 1)"; and
- A document entitled "City Council, Public Hearing - Tuesday February 4, 2025 Land Use Amendment in Tuscany (Ward 1)".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 26D2025:

1. Erin Chrusch, Tuscany Community Association
2. Jason Lee
3. Andrea Craigie
4. Derek Radomski
5. Marta Flynn
6. Shane Simmons
7. Bryan Romanesky

By General Consent, Item 7.2.27 was postponed to the Call of the Chair on 2025 February 4.

Council then dealt with Item 7.2.1.

Council returned to this Item following Item 7.2.5.

8. Muhammad Iqbal

By General Consent, Council modified the lunch recess to begin following the conclusion of Item 7.2.27.

**Moved by** Councillor Penner

**Seconded by** Councillor Carra

That with respect to Report CPC2024-1260, the following be adopted:

That Council give three readings to Proposed Bylaw 26D2025 for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 10 Tuscany Hills Road NW (Plan 9511068, Block 1, Lot 4) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

For: (8): Councillor Demong, Councillor Penner, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

That Bylaw 26D2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 26D2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 26D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 26D2025 be read a third time.

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

**MOTION CARRIED**

Council recessed at 12:07 p.m. and reconvened at 1:23 p.m. on 2025 February 4 with Mayor Gondek in the Chair.

#### 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

Council then dealt with Item 7.2.6.

### 7.3 OTHER REPORTS FOR PUBLIC HEARING

#### 7.3.1 Local Area Plan Reconnect, IP2025-0007

This Item was dealt with following Item 9.1.

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

- A presentation entitled "NHLAP Reconnect";
- A presentation entitled "Presentation in support of Item:";
- A submission from Doug Roberts.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 20P2025:

1. Marie Semenick-Evans, Crescent Heights Community Association

Councillor Sharp (Remote Member) left the meeting at 8:23 p.m. on 2025 February 4.

Councillor Dhaliwal (Remote Member) left the meeting at 8:25 p.m. on 2025 February 4.

2. Jeff Wiggers
3. Simonetta Acteson, Crescent Heights Planning Committee
4. Corine Jansonius

Councillor Sharp (Remote Member) joined the meeting at 8:37 p.m. on 2025 February 4.

5. Chris Bell, Norfolk Housing Association

Councillor Mian (Remote Member) left the meeting at 8:39 p.m. on 2025 February 4.

Councillor Dhaliwal (Remote Member) joined the meeting at 8:40 p.m. on 2025 February 4.

Councillor Sharp (Remote Member) left the meeting at 8:40 p.m. on 2025 February 4.

Councillor Mian (Remote Member) joined the meeting at 8:42 p.m. on 2025 February 4.

Councillor Sharp (Remote Member) joined the meeting at 8:43 p.m. on 2025 February 4.

6. Flora Gillespie

Councillor Penner (Remote Member) left the meeting at 8:55 p.m. on 2025 February 4.

Councillor Penner (Remote Member) joined the meeting at 8:56 p.m. on 2025 February 4.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 21P2025:

1. Olugbenga Adebayo
2. Flora Gillespie
3. Doug Roberts

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Council suspended Section 79 of the Procedure Bylaw to finish hearing from members of the public signed up to speak to Item 7.3.1 prior to recessing the meeting.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 22P2025:

1. Sandra Harper

Councillor Sharp (Remote Member) left the meeting at 9:27 p.m. on 2025 February 4.

Councillor Dhaliwal (Remote Member) left the meeting at 9:28 p.m. on 2025 February 4.

2. Jeff Wiggers

Councillor Sharp (Remote Member) joined the meeting at 9:32 p.m. on 2025 February 4.

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

Councillor Dhaliwal (Remote Member) joined the meeting at 9:37 p.m. on 2025 February 4.

**Moved by** Councillor Carra  
**Seconded by** Councillor Penner

That pursuant to Section 6(1) of Procedure Bylaw 35M2017, Council suspend Section 79 of the Procedure Bylaw in order to complete the remainder of the Agenda prior to adjourning.

For: (3): Councillor Penner, Councillor Spencer, and Councillor Carra

Against: (11): Councillor Demong, Councillor Wyness, Councillor Wong, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Chabot, and Mayor Gondek

**MOTION DEFEATED**

Council recessed at 9:44 p.m. on 2025 February 4 and reconvened at 1:03 p.m. on 2025 February 5 with Deputy Mayor Chu in the Chair.

**ROLL CALL**

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

Absent from Roll Call: Councillor Wong, Councillor Dhaliwal, and Mayor Gondek

Councillor Dhaliwal (Remote Member) joined the meeting at 1:06 p.m. on 2025 February 5.

Councillor Dhaliwal (Remote Member) left the meeting at 1:14 p.m. on 2025 February 5.

Councillor Dhaliwal (Remote Member) joined the meeting at 1:17 p.m. on 2025 February 5.

**Moved by** Councillor Mian

**Seconded by** Councillor Walcott

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

That Council:

1. Give three readings to Proposed Bylaw 20P2025 to amend the North Hill Communities Local Area Plan (Attachment 2);
2. Give three readings to Proposed Bylaw 21P2025 to amend the Westbrook Communities Local Area Plan (Attachment 3);
3. Give three readings to Proposed Bylaw 22P2025 to amend the Heritage Communities Local Area Plan (Attachment 4); and
4. Repeal by resolution, the Fairview Land Use Study.

For: (6): Councillor Penner, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, and Councillor Carra

Against: (7): Councillor Demong, Councillor Wyness, Councillor Wong, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

**MOTION DEFEATED**

Council then dealt with Item 12.

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

9.1 Tabulation of Bylaw 44M2024, C2025-0149

This Item was dealt with following Item 7.2.26.

**Moved by** Councillor Chabot

**Seconded by** Councillor McLean

That Council reconsider its decision with respect to Report C2024-1098, Recommendation 3 as follows:

“3. That Council: Withhold second and third readings of Bylaw 44M2024 until the Alberta Utilities Commission approves a new franchise agreement between The City of Calgary and ATCO Gas.”

For: (13): Councillor Demong, 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

Against: (1): Councillor Dhaliwal

**MOTION CARRIED**

**Moved by** Councillor Wong

**Seconded by** Councillor Chabot

That with respect to Report C2024-1098, Recommendation 3 be adopted, **after amendment:**

3. That Council: **give second and third readings to Proposed Bylaw 44M2024.**

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 44M2024 be read a second time.

**MOTION CARRIED**

That Bylaw 44M2024 be read a third time.

**MOTION CARRIED**

Council then dealt with Item 7.3.1.

9.2 Green Line Update (Verbal), C2025-0182

This Item was dealt with following the Consent Agenda.

A presentation entitled "Green Line Update (Verbal)" was distributed with respect to Verbal Report C2025-0182.

**Moved by** Councillor Wong

**Seconded by** Councillor Chabot

That with respect to Verbal Report C2025-0182, the following be adopted:

That Council receive the presentation for the Corporate Record.

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

Against: (3): Councillor Wyness, Councillor Dhaliwal, and Councillor Walcott

**MOTION CARRIED**

Council then dealt with Item 7.2.27

10. URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

This Item was dealt with following Item 7.3.1.

**Moved by** Councillor Chabot

**Seconded by** Councillor McLean

That this Council adjourn at 1:51 p.m. on 2025 February 5.

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON 2025 FEBRUARY 25

A handwritten signature in black ink, appearing to be 'R. G.', written over a horizontal line.

MAYOR

A handwritten signature in blue ink, appearing to be 'K. Martin', written over a horizontal line.

CITY CLERK



**MINUTES**  
**REGULAR MEETING OF COUNCIL**

**February 25, 2025, 9:30 AM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:**

- Councillor P. Demong
- Councillor K. Penner
- Councillor J. Wyness
- Councillor T. Wong
- Councillor E. Spencer
- Councillor R. Dhaliwal (Partial Remote Participation)
- Councillor J. Mian
- 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
- A/City Solicitor and General Counsel L. Davies
- A/Chief Financial Officer L. Tochor
- General Manager C. Arthurs
- General Manager K. Black
- General Manager D. Hamilton
- General Manager D. Morgan
- General Manager M. Thompson
- City Clerk K. Martin
- Deputy City Clerk J. Fraser
- Senior Legislative Specialist A. de Grood
- Senior Legislative Specialist C. Doi

**1. CALL TO ORDER**

Mayor Gondek called the meeting to order at 9:32 a.m.

**ROLL CALL**

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, 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 Walcott provided a traditional land acknowledgement.

A presentation entitled "Prince Karim Al-Husseini" was distributed with respect to Opening Remarks.

Mayor Gondek recognized the passing of His Highness Prince Karim Aga Khan IV.

Mayor Gondek recognized February 26 as Pink Shirt Day.

3. RECOGNITIONS

3.1 Calgary Transit American Public Transportation Association and Canadian Urban Transportation Association Awards

A presentation entitled "APTA and CUTA Awards, Calgary Transit" was distributed with respect to Item 3.1.

Mayor Gondek recognized Calgary Transit for earning the Innovation Awards from both the American Public Transit Association and the Canadian Urban Transportation Association.

3.2 Freedom to Read Week

A presentation entitled "Freedom to Read Week (February 23-March 1)" was distributed with respect to Item 3.2.

Mayor Gondek recognized 2025 February 23 to March 1 as Freedom to Read Week.

3.3 2024 United Way Employee Campaign Results

A presentation entitled "Recognition by Council 2024 United Way Employee Campaign Results" was distributed with respect to Item 3.3.

Mayor Gondek and Chief Administrative Officer Duckworth recognized the 2024 United Way Employee Campaign Results and presented a cheque to Karen Young, President and CEO of the United Way Calgary and Area.

Councillor Sharp introduced a group of Grades 5 and 6 students from Guardian Angel School (Ward 6), along with their teacher, Ann Seleshanko.

4. QUESTION PERIOD

1. Councillor Penner

Topic: Implementation of the Provincial Government's Automatic Yes Toolkit.

2. Councillor Chabot

Topic: Maintenance and safety around in-street pedestrian signage.

3. Councillor Demong

Topic: Compliance of proposed backyard suites with applicable policies, guidelines, and the Land Use Bylaw.

5. CONFIRMATION OF AGENDA

**Moved by** Councillor Spencer

**Seconded by** Councillor Mian

That the Agenda for the 2025 February 25 Regular Meeting of Council be confirmed.

**MOTION CARRIED**

6. CONFIRMATION OF MINUTES

**Moved by** Councillor Chabot

**Seconded by** Councillor Sharp

That the following Minutes be confirmed in an omnibus motion:

6.1 Minutes of the Regular Meeting of Council, 2025 January 28

6.2 Minutes of the Public Hearing Meeting of Council, 2025 February 4

**MOTION CARRIED**

7. CONSENT AGENDA

**Moved by** Councillor Penner

**Seconded by** Councillor Mian

That the Consent Agenda be adopted as follows:

7.1 DEFERRALS AND PROCEDURAL REQUESTS

None

7.2 Growth Applications Lessons Learned, IP2025-0055

7.3 Federation of Canadian Municipalities (FCM) Update - February 2025 (Verbal), IGA2025-0064

7.4 Alberta Municipalities Update - February 2025 (Verbal), IGA2025-0065

7.6 Chief Administrative Officer's Year End Report, EC2025-0082

7.7 2025 Capital Budget Recast, EC2025-0138

7.8 Water System Planning, IP2025-0150

7.9 City Auditor's Office 2024 Annual Report, AC2025-0148

7.10 User Account Management – Mobility Operations Centre, AC2025-0099

7.11 External Auditor – Approval Request for Additional Services and Fees for 2024 Audit, AC2025-0142

7.12 City Auditor 2024 Performance Evaluation (Verbal), AC2025-0208

## **MOTION CARRIED**

### 7.5 GamePLAN: Reimagining Public Recreation, CD2025-0047

The following documents were distributed with respect to Report CD2025-0047:

- A letter from the Crescent Heights Community Association;
- A letter from the Federation of Calgary Communities; and
- A package of Public Submissions.

Mayor Gondek left the Chair at 11:00 a.m. and Deputy Mayor Chu assumed the Chair.

Mayor Gondek resumed the Chair at 11:03 a.m.

**Moved by** Councillor Chabot

**Seconded by** Councillor McLean

That with respect to Report CD2025-0047, the following amendment be adopted:

That Recommendation 2 be amended by deleting the words “*Making Waves* and associated service level scenario” and replacing with the words “*Staying Afloat* and associated service level scenario”.

For: (2): Councillor Chu, and Councillor Chabot

Against: (12): Councillor Demong, Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Walcott, Councillor Sharp, Councillor Carra, and Mayor Gondek

## **MOTION DEFEATED**

**Moved by** Councillor Chabot

**Seconded by** Councillor Chu

That with respect to Report CD2025-0047, the following be adopted:

That Council refer Report CD2025-0047 back to Administration to undertake additional community based engagement and return to Council through Community and Development Committee in Q1 of 2026 with revised recommendations reflective of the additional engagement.

For: (2): Councillor Chu, and Councillor Chabot

Against: (12): Councillor Demong, Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Walcott, Councillor Sharp, Councillor Carra, and Mayor Gondek

## **MOTION DEFEATED**

**Moved by** Councillor Mian  
**Seconded by** Councillor Penner

That with respect to Report CD2025-0047, the following be adopted:

That Council:

1. Adopt the vision and principles in *GamePLAN: Reimagining Public Recreation*;
2. Establish the *Making Waves* service level scenario (Attachment 2) as the standard for public recreation facilities and amenities;
3. Direct Administration to return to Committee in 2026 Q1 with a Capital Project Prioritization List, including recommendations for the next budget cycle; and
4. Direct the development of an implementation plan to be executed through future Service Plans and Budgets.

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

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

**MOTION CARRIED**

8. POSTPONED REPORTS

None

9. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

7.5 GamePLAN: Reimagining Public Recreation, CD2025-0047

9.2 OFFICER OF COUNCIL REPORTS

None

9.3 ADMINISTRATION REPORTS

9.3.1 Board, Commission and Committee Resignations and Appointments, C2025-0135

**Moved by** Councillor Spencer  
**Seconded by** Councillor Chabot

That with respect to Report C2025-0135, the following be adopted:

That Council:

1. Thank Bill Black, Patricia Ana Pardo and Phil Ollenberg for their service as Public Members of Boards, Commissions and Committees;

2. Appoint the candidate recommended in Confidential Attachment 1 as a Public Member of the Community Peace Officer Oversight Committee for a term expiring at the 2027 Organizational Meeting of Council;
3. Appoint the candidate recommended in Confidential Attachment 2 as a Public Member on the Advisory Committee on Accessibility for the completion of a two-year term expiring at the 2026 Organizational Meeting of Council;
4. Appoint the candidate recommended in Confidential Attachment 3 as a Public Member on the Social Wellbeing Advisory Committee for the completion of a two-year term expiring at the 2026 Organizational Meeting of Council;
5. Adopt the recommendations of the Social Wellbeing Advisory Committee to place candidates on the Reserve List, as set out in Confidential Attachment 3;
6. Appoint the nominees of the Advisory Committee on Accessibility, the Anti-Racism Advisory Committee and the Calgary Aboriginal Urban Affairs Committee named in Confidential Attachment 3 to the Social Wellbeing Advisory Committee as Public Members for terms expiring at the 2025 Organizational Meeting of Council;
7. Adopt the recommendations of the Subdivision and Development Appeal Board to place candidates on the Reserve List, as set out in Confidential Attachment 4;
8. Appoint Mark Roberge to the Advisory Committee on Accessibility as an Administration Member for a term to expire at the 2025 Organizational Meeting of Council;
9. Direct the City Clerk to notify the Public Member appointed to the Community Peace Officer Oversight Committee and keep the appointment confidential until the necessary security clearance process has been completed;
10. Subject to Recommendation 9, direct the City Clerk to make appointments set out in recommendations 2, 3, 4 and 6 publicly available following notification of the appointees and their acceptance of the appointments; and
11. Direct that Confidential Attachments 1 to 8 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

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

**MOTION CARRIED**



Council then dealt with Item 9.4.1.

9.3.2 Tariff Update - Administration, Calgary Economic Development and Calgary Chamber (Verbal), C2025-0253

This Item was dealt with following Item 9.4.5.

A presentation entitled "Tariff Update - Administration, Calgary Chamber of Commerce and Calgary Economic Development (Verbal) C2025-0253" was distributed with respect to Verbal Report C2025-0253.

**Moved by** Councillor Mian

**Seconded by** Councillor Chabot

That with respect to Verbal Report C2025-0253, the following be adopted:

That Council hear from the following individuals with respect to Item 9.3.2, Tariff Update - Administration, Calgary Economic Development and Calgary Chamber (Verbal), C2025-0253:

- Deborah Yedlin, President & Chief Executive Officer, Calgary Chamber of Commerce; and
- Brad Parry, President & Chief Executive Officer, Calgary Economic Development.

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**

The following speakers addressed Council with respect to Verbal Report C2025-0253:

1. Deborah Yedlin, Calgary Chamber of Commerce
2. Brad Parry, Calgary Economic Development

**Moved by** Councillor Penner

**Seconded by** Councillor Wong

That with respect to Verbal Report C2025-0253, the following be directed to Administration:

1. Update Council monthly, starting in April, through Executive Committee on tariffs, supply chain disruptions or any other proposed regulatory changes that would have a significant negative impact on The City of Calgary's supply chain and/or financial position;
2. Administration to assess the City's procurement policies and processes, to better support the purchase of local, Canadian and non-American goods and services, where possible, and report back with options to Council through Executive Committee as required;

3. Further collaborate with our regional partners, other orders of government, and industry associations to identify, support or advocate for local supply chains;
4. Work with existing external advisory groups and civic partners to explore opportunities to streamline processes, which could include amending bylaws as needed;
5. Through the Big City Mayors Caucus, advocate to all orders of government for the immediate elimination of all inter-provincial trade barriers; and
6. Evaluate the impacts of tariffs as one of the factors when selecting banking and investment services from non-Canadian financial institutions.

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**

#### 9.3.3 Prairie Economic Gateway Intermunicipal Agreement and Statutory Plan Amendments, C2025-0102

The following documents were distributed with respect to Report C2025-0102:

- Revised Attachment 8;
- A presentation entitled "Shepard Logistics Centre at Prairie Economic Gateway"; and
- Corrected Attachment 6 Proposed Bylaw 66P2024.

**Moved by** Councillor Sharp

**Seconded by** Councillor Walcott

That with respect to Report C2025-0102, the following be adopted:

That Council hear from the following individuals with respect to Item 9.3.3, Prairie Economic Gateway Intermunicipal Agreement and Statutory Plan Amendments, C2025-0102:

- Reegan McCullough, Chief Administrative Officer, Rocky View County;
- Amy Zaluski, Director of Intergovernmental & Regional Services, Rocky View County;
- Luke Simpson, President, CANA Group of Companies;
- Ryan Riddell, Vice President, Shepard Development Corporation;

- Deborah Yedlin, President & Chief Executive Officer, Calgary Chamber of Commerce;
- Josh Pentland, Director, Policy & Governmental Relations, Calgary Chamber of Commerce; and
- Brad Parry, President & Chief Executive Officer, Calgary Economic Development.

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

### **MOTION CARRIED**

The following speakers addressed Council with respect to Report C2025-0102:

1. Reegan McCullough, Rocky View County
2. Amy Zaluski, Rocky View County
3. Luke Simpson, CANA Group of Companies
4. Ryan Riddell, Shepard Development Corporation
5. Josh Pentland, Calgary Chamber of Commerce
6. Brad Parry, Calgary Economic Development

**Moved by** Councillor Chabot

**Seconded by** Councillor Spencer

That pursuant to Sections 21 (Disclosure harmful to intergovernmental relations), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*, Council reconvene in Closed Meeting at 3:45 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.3.3, Prairie Economic Gateway Intermunicipal Agreement and Statutory Plan Amendments, C2025-0102.

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**

Council recessed at 3:12 p.m. and reconvened in Closed Meeting at 3:45 p.m. with Mayor Gondek in the Chair.

Administration in attendance during the Closed Meeting discussions with respect to Report C2025-0102:

Clerks: K. Martin, J. Fraser, and K. Picketts. Chief Administrative Officer: D. Duckworth. Law: J. Floen and M. Senek. Advice: S. Dalgleish, D. Hamilton, C. Arthurs, K. Black, L. Tochor, D. Morgan, M. Thompson, K. Davies Murphy, O. Shyllon, K. Holz, M. Choi, K. Cote, A. Brown, S. Brandt, M. Sheldrake, S. MacLean, W. Fan, and C. Wilson.

Councillor Dhaliwal (Remote Member) joined the meeting at 3:51 p.m.

Council reconvened in public meeting at 4:13 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 Penner, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

**Moved by** Councillor Sharp

**Seconded by** Councillor Wong

That Council rise without reporting.

#### MOTION CARRIED

**Moved by** Councillor Spencer

**Seconded by** Councillor Penner

That with respect to Report C2025-0102, the following be approved, **after amendment**:

That Council:

1. Approve the following respecting the Prairie Economic Gateway Deal Structure:
  - a. Authorize the Chief Administrative Officer to negotiate and execute the Deal Agreement between The City of Calgary and Rocky View County for the Prairie Economic Gateway by 2025 Q1, such Agreement to be consistent with the terms outlined in Confidential Attachment 2 and to be in content satisfactory to the Chief Administrative Officer and Chief Financial Officer and to be in form satisfactory to the City Solicitor and General Counsel;
  - b. Approve the interim financial strategy in Confidential Attachment 3, and direct Administration to develop the financial framework for the Prairie Economic Gateway implementation and report back to Council by 2026 Q1;
  - c. Approve the Prairie Gateway Oversight Committee Terms of Reference in Confidential Attachment 4;

- d. Direct Administration to prioritize securing private sector, provincial and federal financial and/or regulatory commitments by 2025 Q4;
2. Adopt by resolution that The City of Calgary commits to demonstrating leadership on a regional approach involving neighbouring municipalities to ensure that growth in the Calgary region is respectful of collective regional success, including, but not limited to:
    - a. Regional servicing and amenities, including source water protection and distribution, transit, recreation, commercial and other;
    - b. Competitive economic development, well-paying jobs, and career opportunities;
    - c. Planning and development for residential, industrial, commercial and mixed uses.
  3. Give second and third readings to:
    - a. **Corrected** Proposed Bylaw 66P2024, **as amended (Distribution)**, for the amendments to the Rocky View County/City of Calgary Intermunicipal Development Plan (**Corrected** Attachment 6); and
    - b. Proposed Bylaw 65P2024 for the amendments to the Municipal Development Plan and Calgary Transportation Plan (Attachment 7); and
  4. Direct that the Confidential content **and Closed Meeting discussions** remain confidential pursuant to Sections 21 (Disclosure harmful to intergovernmental relations), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act* as follows:
    - a. Confidential Attachment 4 remains confidential until the Deal Agreement between The City of Calgary and Rocky View County for the Prairie Economic Gateway is fully executed by both parties; and
    - b. Confidential Attachments 1, 2, and 3 remain confidential, to be reviewed by 2030 December 31.

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

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

**MOTION CARRIED**

That Bylaw 66P2024 be read a second time, **as amended**.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 66P2024 be read a third time, **as amended**.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 65P2024 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 65P2024 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

Council then dealt with Item 9.4.6.

#### 9.4 COMMITTEE REPORTS

##### 9.4.1 Addressing Predatory Tow Truck Behaviour, CD2025-0010

This Item was dealt with following Item 9.3.1.

**Moved by** Councillor Demong

**Seconded by** Councillor Mian

That with respect to Report CD2025-0010, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 11M2025, in Attachment 3, to amend the Calgary Traffic Bylaw and the Street Bylaw;
2. Direct Administration to explore advocacy opportunities with the provincial government that would help to further address predatory tow truck behaviour; and
3. Direct that the Confidential Public Submission be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party) and 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*.

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

**MOTION CARRIED**

That Bylaw 11M2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 11M2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 11M2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 11M2025 be read a third time.

**MOTION CARRIED**

9.4.2 Transition to Extended Producer Responsibility, CD2025-0076

**Moved by** Councillor Demong

**Seconded by** Councillor Penner

That with respect to Report CD2025-0076, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 12M2025, in Attachment 3, to amend the Waste Bylaw to reduce the monthly Blue Cart Program charge and enable Extended Producer Responsibility implementation in Calgary; and
2. Direct Administration to evaluate changes as a result of Extended Producer Responsibility, assess options to update Waste & Recycling's rate structure and report back to Council no later than Q2 2026.

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 12M2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 12M2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 12M2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 12M2025 be read a third time.

**MOTION CARRIED**

- 9.4.3 Notice of Motion - Enabling Cannabis Sales at Minor Prohibited Events, EC2025-0203

**Moved by** Councillor Penner

**Seconded by** Councillor Spencer

That with respect to Notice of Motion EC2025-0203, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Administration amend all relevant bylaws, permitting processes, and festival applications to allow for the sale of cannabis at minors prohibited events to align with AGLC regulations and compliance, and that any such changes be brought to the 15 April 2025 Executive Committee.

For: (8): Councillor Demong, Councillor Penner, Councillor Wong, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

**MOTION CARRIED**

- 9.4.4 Notice of Motion - Capital Conservation Grant - Top Up Funding, EC2025-0211

**Moved by** Councillor Chabot

**Seconded by** Councillor Penner

That with respect to Notice of Motion EC2025-0211, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Council approve a capital budget increase of \$15M to the Capital Conservation Grant program (P498\_001) funded from the Reserve for Future Capital in 2025;

AND FURTHER BE IT RESOLVED that Council direct Administration to delay the implementation of the CCG grant round application intake until 2026.



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**

9.4.5 Notice of Motion - Restricting Short-Term Rentals for Secondary Suites Developed through Grant Funding, EC2025-0207

**Moved by** Councillor Dhaliwal

**Seconded by** Councillor Walcott

That with respect to Notice of Motion EC2025-0207, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Council direct Administration to develop and implement a policy that:

1. Restricts short-term rentals (as defined under current municipal bylaw) in secondary suites developed or upgraded through the City of Calgary's secondary suite incentive program for a pre-defined period of time;
2. Requires applicants to the incentive program to acknowledge and agree to this restriction as a condition of receiving funding; and
3. Establishes a monitoring and enforcement mechanism to ensure compliance with this restriction;

AND BE IT FURTHER RESOLVED that Administration report back to Council with a policy framework for implementation no later than May 31, 2025.

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**

Council recessed at 11:56 a.m. and reconvened at 1:19 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 Penner, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Council then dealt with Item 9.3.2.

9.4.6 Notice of Motion - Calgary Police Service Funding, EC2025-0230

This Item was dealt with following Item 9.3.3.

A Revised Notice of Motion was distributed with respect to Notice of Motion EC2025-0230.

Councillor Dhaliwal (Remote Member) left the meeting at 4:40 p.m.

Councillor Dhaliwal (Remote Member) joined the meeting at 4:45 p.m.

**Moved by** Councillor Sharp

**Seconded by** Councillor Chabot

That with respect to Revised Notice of Motion EC2025-0230, the following be adopted:

NOW THEREFORE BE IT RESOLVED: That Council direct Administration to offer support to the Calgary Police Commission to bring forward a report on funding shortfall options to the Regular Meeting of Council on 18 March 2025, if the Calgary Police Commission determines it is necessary;

AND BE IT FURTHER RESOLVED: That Council direct Administration to inquire with the Commission on their intent to consider severing the ties between enforcement and revenue by directing future photo radar revenue towards a reserve fund to be used for all traffic safety measures and explore changes for the 2026 Service Plans and Budget Process.

AND BE IT FURTHER RESOLVED: That Administration offer to support the Calgary Police Commission to advocate to the Government of Alberta to cancel their prohibition of photo radar, if the Calgary Police Commission determines it is necessary;

AND BE IT FURTHER RESOLVED: That Council direct Administration support the Calgary Police Commission with any statistics and other data to advocate to the Government of Alberta for additional photo radar locations in high collision areas as exemptions to their restrictions;

AND BE IT FURTHER RESOLVED: That Council direct Administration to bring forward a report to the Regular Meeting of Council on 18 March 2025 with information on The City of Calgary's speed and traffic calming measures, including the annual cost and comparisons to photo radar effectiveness.

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**

10. ITEMS DIRECTLY TO COUNCIL

10.1 BYLAW TABULATIONS

None

10.2 MISCELLANEOUS BUSINESS

None

11. URGENT BUSINESS

None

12. CONFIDENTIAL ITEMS

**Moved by** Councillor Chabot

**Seconded by** Councillor Penner

That pursuant Sections 16 (Disclosure harmful to business interests of a third party), 17 (Disclosure harmful to personal privacy), 19 (Confidential evaluations), 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*, Council now move into Closed Meeting, at 4:58 p.m. in the Council Boardroom, to discuss confidential matters with respect to the following Items:

- 12.2.1 40-Foot Electric Bus Procurement Update (Verbal), C2025-0231
- 12.2.2 Collective Bargaining Update (Verbal), C2025-0221
- 12.2.3 Regular Update with Chief Administrative Officer (Verbal), C2025-0245

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**

Councillor Carra (Remote Member) left the meeting at 4:58 p.m.

Councillor Dhaliwal (Remote Member) left the meeting at 4:58 p.m.

Councillor Dhaliwal (Remote Member) joined the meeting at 5:06 p.m.

Council reconvened in public meeting at 5:59 p.m. with Mayor Gondek in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Carra

**Moved by** Councillor Penner

**Seconded by** Councillor Sharp

That Council rise and report.

**MOTION CARRIED**

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Council suspended Section 78(1)(c) in order to complete the remainder of the Agenda.

12.1 CONSENT AGENDA

None

## 12.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

### 12.2.1 40-Foot Electric Bus Procurement Update (Verbal), C2025-0231

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2025-0231:

Clerks: K. Martin, J. Fraser, M. A. Cario, and K. Picketts. Chief Administrative Officer: D. Duckworth. Law: J. Floen. Advice: S. Dalgleish, L. Tochor, C. Arthurs, K. Black, D. Hamilton, D. Morgan, M. Thompson, S. Fleming, D. Uybiama, S. James, C. Wilcock, M. Wood, S. Tariq, and E. Kortje.

**Moved by** Councillor Mian

**Seconded by** Councillor Demong

That with respect to Confidential Verbal Report C2025-0231, the following be adopted:

That Council direct that the Closed Meeting discussions and Attachment be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 19 (Confidential evaluations), and 25 (Disclosure harmful to economic and other interests of a public body) of *the Freedom of Information and Protection of Privacy Act*, to be reviewed by 2075 February 25.

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

**MOTION CARRIED**

### 12.2.2 Collective Bargaining Update (Verbal), C2025-0221

A Confidential Presentation was distributed with respect to Confidential Verbal Report C2025-0221.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2025-0221:

Clerks: K. Martin, J. Fraser and M. A. Cario. Chief Administrative Officer: D. Duckworth. Law: J. Floen. Advice: S. Dalgleish, L. Tochor, C. Arthurs, K. Black, D. Hamilton, D. Morgan, M. Thompson, S. Fleming, D. M. Hamilton, M. Game, and F. Snyders.

**Moved by** Councillor Walcott

**Seconded by** Councillor Chabot

That with respect to Confidential Verbal Report C2025-0221, the following be adopted:

That Council:

1. Adopt Confidential Recommendations 1 through 3 contained in the Confidential Presentation;
2. Direct that the Closed Meeting discussions and Confidential Presentation remain confidential pursuant to Sections 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*, to be reviewed by 2027 February 27; and
3. Notwithstanding Recommendation 2, permit Administration to share the information when and as needed and as necessary.

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

Against: (1): Councillor Chu

**MOTION CARRIED**

#### 12.2.3 Regular Update with Chief Administrative Officer (Verbal), C2025-0245

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2025-0245:

Clerks: K. Martin. Chief Administrative Officer: D. Duckworth.

**Moved by** Councillor Mian

**Seconded by** Councillor Penner

That with respect to Confidential Verbal Report C2025-0245, the following be adopted:

That Council direct that the Closed Meeting discussions be held confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

#### 12.3 URGENT BUSINESS

None

#### 13. ADMINISTRATIVE INQUIRIES

##### 13.1 Administrative Inquiry - The Automatic Yes Toolkit

Submitted by: Councillor Penner

At the end of January, the provincial government released news about "The Automatic Yes Toolkit" which could impact our existing practices, in particular planning and development. What work is City administration doing to have

discussions with both the provincial government and businesses about potential changes? And how are we auditing our processes so we remain compliant with a focus on policy and legislative frameworks vs the politics of approval which could implicate us financially.

14. BRIEFINGS

None

15. ADJOURNMENT

**Moved by** Councillor Chabot  
**Seconded by** Councillor Penner

That this Council adjourn at 6:01 p.m.

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON 2025 MARCH 18

FOR:   
MAYOR

  
CITY CLERK



## **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  $\pm$  (0.14 acres  $\pm$ ) 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 Dhaliwal, 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  $\pm$  (0.72 acres  $\pm$ ) 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 Dhaliwal, 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 Dhaliwal, 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 2025 MARCH 18

  
FOR: MAYOR

  
CITY CLERK