



**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 Groot

**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 subclass(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 administering 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 Garra, 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 Notice 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. Dalgleish, 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

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MAYOR

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CITY CLERK

UNCONFIRMED