



**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. Dalgleish  
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 ± (0.09 acres ±) 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 ± (0.07 acres ±) 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 Renner, 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 Cafta, 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 ± (0.27 acres ±) located at 2406 - 23 Avenue and 2407 - 23 Street NW (Plan 9110G1, 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 ± (0.59 acres ±) 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 Garra, 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 ± (13.33 acres ±) 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 ± (2.16 acres ±) 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 Renner, 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 ± (0.77 acres ±) 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 ± (3.05 acres ±) 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 ± (2.42 acres ±) 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 ± (0.09 acres ±) 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 ± (0.12 acres ±) located at 10 Tuscan 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

\_\_\_\_\_  
MAYOR

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

UNCONFIRMED