



MINUTES

PUBLIC HEARING MEETING OF COUNCIL

**December 3, 2024, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

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

ALSO PRESENT:

Chief Administrative Officer D. Duckworth
Chief Operating Officer S. Dalgleish
City Solicitor and General Counsel J. Floen
General Manager C. Arthurs
General Manager K. Black
General Manager D. Morgan
General Manager D. Hamilton
A/General Manager Ryan Vanderputten
Assistant City Solicitor T. Wobeser
Director T. Goldstein
City Clerk K. Martin
Deputy City Clerk J. Fraser
Legislative Coordinator M. A. Cario
Senior Legislative Advisor J. Palaschuk
Senior Legislative Advisor J. Booth

1. CALL TO ORDER

Deputy Mayor McLean called the meeting to order at 9:33 a.m. on 2024 December 3.

ROLL CALL

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

Absent from Roll Call: Councillor Chabot

2. OPENING REMARKS

Deputy Mayor McLean provided opening remarks.

Councillor Penner provided a traditional land acknowledgement.

Deputy Mayor McLean recognized December 3 as International Day of Persons with Disabilities.

Deputy Mayor McLean recognized the Councillors' Food Bank Challenge Start and Melissa From, Calgary Food Bank CEO, provided further information.

3. RECOGNITIONS

None

4. QUESTION PERIOD

None

5. CONFIRMATION OF AGENDA

Mayor Gondek (Remote Member) left the meeting at 9:44 a.m. on 2024 December 3.

Moved by Councillor Penner

Seconded by Councillor Sharp

That the Agenda for today's meeting be amended as follows:

1. Setting the following Items to be dealt with prior to Item 7.1.1;
 - a. Item 7.2.4, Land Use Amendment in Glendale (Ward 6) at 3939 – 17 Avenue SW, LOC2023-0297, CPC2024-1086, to be followed by;
 - b. Item 7.2.10, Land Use Amendment in Parkhill (Ward 8) at 4337 Macleod Trail SW, LOC2023-0298, CPC2024-1087, to be followed by;
 - c. Item 7.2.13, Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2023-0295, CPC2024-1047, to be followed by;
 - d. Item 7.2.22, Land Use Amendment in Oakridge (Ward 11) at 2515 – 90 Avenue SW, LOC2023-0296, CPC2024-1079.
2. Setting Item 7.2.21, Outline Plan, Policy and Land Use Amendment in Bayview (Ward 11) at multiple addresses, LOC2023-0130, CPC2024-1067, to be dealt with as the first Item following the lunch recess;
3. Setting Item 7.2.24, Land Use Amendment in Bowness (Ward 1) at 6623 Bowness Road NW, LOC2024-0196, CPC2024-1120, to be dealt with as the first Item following the dinner recess; and

- 4. Setting Item 7.2.2, Policy and Land Use Amendment in Springbank Hill (Ward 6) at 7755 – 17 Avenue SW, LOC2023-0127, CPC2024-0615, to be dealt with as the first Item on Wednesday, December 4.

Against: Councillor Chabot and Councillor Wong

MOTION CARRIED

Moved by Councillor Sharp
Seconded by Councillor Penner

That the Agenda for today's meeting be amended by adding Item 10.1, Ward 6 Assistants and Community Representation (Verbal), C2024-1339, as an Item of Urgent Business, and set it to be dealt with as the first Item after Confirmation of Agenda.

MOTION CARRIED

Moved by Councillor Mian
Seconded by Councillor Wong

That the Agenda for the 2024 December 3 Public Hearing Meeting of Council be confirmed, **as amended**.

Against: Councillor Chabot

MOTION CARRIED

Moved by Councillor Mian
Seconded by Councillor Wyness

That Council change the start time of the 2024 December 10 Strategic Meeting of Council from 9:30 a.m. to 9:00 a.m.

Against: Councillor Chabot and Councillor Demong

MOTION CARRIED

Council then dealt with Item 10.1.

6. CONSENT AGENDA

6.1 DEFERRALS AND PROCEDURAL REQUESTS

None

7. PLANNING MATTERS FOR PUBLIC HEARING

7.1 POSTPONED REPORTS REQUIRING A PUBLIC HEARING

- 7.1.1 Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2023-0244, CPC2024-0621

This Item was dealt with following Item 7.2.22.

The following documents were distributed with respect to Report CPC2024-0621:

- Revised Cover Report;
- Revised Attachment 2;
- Revised Attachment 3;
- Revised Attachment 5;
- Revised Attachment 9;
- A presentation entitled "LOC2023-0244 / CPC2024-0621 Land Use Amendment";
- A presentation entitled "Public Hearing Presentation: December 3, 2024";
- A presentation entitled "LOC2023-0244"; and
- A presentation entitled "PROPOSED LAND USE CHANGE R-C2(R-CG) TO H-GO".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 223D2024:

1. Zach Hoefs, CivicWorks
2. David White, CivicWorks
3. Adam Jiwani

By General Consent, Council allowed for a panel of 6 speakers with respect to Item 7.1.1, Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2023-0244, CPC2024-0621.

4. Anila Samji, Residents of West Hillhurst
5. James Dixon, Residents of West Hillhurst
6. Peter Bauman, Residents of West Hillhurst
7. Deborah Kowbel, Residents of West Hillhurst
8. Susan Kober, Residents of West Hillhurst
9. Adam Marofke, Residents of West Hillhurst

By General Consent, Council modified the lunch recess to begin following the conclusion of Item 7.1.1.

Moved by Councillor Mian
Seconded by Councillor Penner

That with respect to Revised Report CPC2024-0621, the following amendments be adopted:

1. That Recommendation 1 be amended by deleting the words “three readings” and inserting the words “first reading” in their place; and
2. That a new Recommendation 2 be inserted, as follows, and all Recommendations be re-numbered accordingly:
 2. **Withhold second and third readings of Proposed Bylaw 223D2024 until a development permit is ready for approval; and**

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

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

MOTION CARRIED

Moved by Councillor Penner
Seconded by Councillor Carra

That with respect to Revised Report CPC2024-0621, the following be adopted, **as amended**:

That Council:

1. Give **first reading** to Proposed Bylaw 223D2024 for the redesignation of 0.20 hectares ± (0.49 acres ±) located at 405, 407, 411 and 415 – 19 Street NW (Plan 2554AC, Block 21, Lots 8, 9 and 10; Plan 8942GB, Block 21, Lots 2, 3 and 4) from **Residential – Grade-Oriented Infill (R-CG) District** to Housing – Grade Oriented (H-GO) District;
2. **Withhold second and third readings of Proposed Bylaw 223D2024 until a development permit is ready for approval; and**

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

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

MOTION CARRIED

Moved by Councillor Penner
Seconded by Councillor Carra

That with respect to Revised Report CPC2024-0621, the following be adopted, **as amended**:

That Council:

3. **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: (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 223D2024 be introduced and read a first time.

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

MOTION CARRIED

Council recessed at 12:11 p.m. on 2024 December 3 and reconvened at 1:29 p.m. on 2024 December 3 with Mayor Gondek in the Chair.

ROLL CALL

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

Council then dealt with Item 7.2.21.

7.2 CALGARY PLANNING COMMISSION REPORTS

7.2.1 Land Use Amendment in Stoney 3 (Ward 5) at 4220 – 108 Avenue NE, LOC2023-0215, CPC2024-1115

This Item was dealt with following Item 7.2.21.

A presentation entitled "LOC2023-0215 / CPC2024-1115 Land Use Amendment" was distributed with respect to Report CPC2024-1115.

The Public Hearing was called and Darrell Grant addressed Council with respect to Bylaw 300D2024.

Moved by Councillor Dhaliwal
Seconded by Councillor Demong

That with respect to Report CPC2024-1115, the following be adopted:

That Council give three readings to Proposed Bylaw 300D2024 for the redesignation of 0.93 hectares ± (2.30 acres ±) located at 4220 – 108 Avenue NE (Plan 1811550, Block 6, Lot 5) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional commercial uses, 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 300D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 300D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 300D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 300D2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.3.

7.2.2 Policy and Land Use Amendment in Springbank Hill (Ward 6) at 7755 – 17 Avenue SW, LOC2023-0127, CPC2024-0615

This Item was dealt with following the postponement of Item 7.2.24.

The following documents were distributed with respect to Report CPC2024-0615:

- Revised Cover Report;
- A presentation entitled "LOC2023-0127 / CPC2024-0615 Policy and Land Use Amendment";
- A presentation entitled "7755 17 AVENUE SW - 17TH & 77TH";
- A presentation entitled "SpringBank Hill Community Association LOC2023-0127 Presentation"; and
- A presentation entitled "For sites located east of 77 St SW between 17th Ave SW and 26th Ave SW".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 87P2024 and 287D2024:

1. Nathaniel Froese, RockPointe Church
2. Brian Horton, O2 Planning and Design

3. Dean Leischner, RockPointe Church

Councillor Carra (Remote Member) joined the meeting at 1:20 p.m. on 2024 December 4.

4. Ken Siemens, RockPointe Church
5. Cheryl Flieger, RockPointe Church
6. Barclay Laughland, RockPointe Church
7. Marshall Naruzny, Springbank Hill Community Association

Mayor Gondek left the Chair at 1:54 p.m. on 2024 December 4 and Deputy Mayor McLean assumed the Chair.

8. Stephen Carter-Edwards

Mayor Gondek resumed the Chair at 1:58 p.m. on 2024 December 4.

9. Courtney Kachur
10. Michael Massing
11. Lee Dowd
12. Jan Cerny
13. Lisa Danis
14. Kirsten Klingvall
15. Donna Hall
16. Jason Rogers
17. Matt Krawiec
18. Justine Dowd
19. Hazen Ellwood

By General Consent, Council modified the afternoon recess to begin following the conclusion of Item 7.2.2.

Moved by Councillor Wyness
Seconded by Councillor Chabot

That with respect to Revised Report CPC2024-0615, the following amendments be adopted:

1. That Recommendation 2 be amended by deleting the words “three reading” and inserting the words “first reading” in their place; and
2. That a new Recommendation 3 be inserted, as follows:

3. Withhold second and third readings of Proposed Bylaw 287D2024 until a development permit is ready for approval.

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

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

MOTION DEFEATED

Moved by Councillor Penner
Seconded by Councillor Carra

That with respect to Revised Report CRC2024-0615, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 87P2024 for the amendments to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 287D2024 for the redesignation of 1.91 hectares ± (4.72 acres ±) at 7755 – 17 Avenue SW (Plan 2420AK, portions of Blocks 25 and 26) from Direct Control (DC) District to Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3).

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

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

MOTION CARRIED

That Bylaw 87P2024 be introduced and read a first time.

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

MOTION CARRIED

That Bylaw 87P2024 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 87P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 87P2024 be read a third time.

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

MOTION CARRIED

That Bylaw 287D2024 be introduced and read a first time.

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

MOTION CARRIED

That Bylaw 287D2024 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 287D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 287D2024 be read a third time.

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

MOTION CARRIED

Moved by Councillor Penner
Seconded by Councillor McLean

That Council recess the 2024 December 3 Public Hearing Meeting of Council at 6:00 p.m. on 2024 December 4, to reconvene on 2024 December 5 following the recess of the 2024 December 5 Regular Meeting of the Executive Committee.

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

Council recessed at 4:09 p.m. on 2024 December 4 and reconvened at 4:43 p.m. on 2024 December 4 with Mayor Gondek in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Demong and Councillor Walcott

Council then returned to Item 7.2.24.

7.2.3 Road Closure and Land Use Amendment in Christie Park (Ward 6) adjacent to 5615 – 14 Ave SW, LOC2023-0210, CPC2024-1099

This Item was dealt with following Item 7.2.1.

A presentation entitled "LOC2024-0210 / CPC2024-1099 Road Closure and Land Use Amendment" was distributed with respect to Report CPC2024-1099.

Councillor Walcott (Remote Member) left the meeting at 10:43 a.m. on 2024 December 5.

The Public Hearing was called and Carmen Bronsch addressed Council with respect to Bylaw 14C2024.

The Public Hearing was called and Carmen Bronsch addressed Council with respect to Bylaw 285D2024.

Moved by Councillor Carra

Seconded by Councillor Penner

That with respect to Report CPC2024-1099, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 14C2024 for the closure of 0.13 hectares \pm (0.32 acres \pm) of road (Plan 2410162, Area "A"), adjacent to 5615 – 14 Avenue SW, with conditions (Attachment 2); and
2. Give three readings to Proposed Bylaw 285D2024 for the redesignation of 0.13 hectares \pm (0.32 acres \pm) of closed road (Plan 2410162, Area "A") from Undesignated Road Right-of-Way to Special Purpose – Community Institution (S-CI) District.

For: (8): Councillor Penner, Councillor Wong, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Carra, Councillor Chabot, and Mayor Gondek

Against: (4): Councillor Wyness, Councillor Spencer, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That Bylaw 14C2024 be introduced and read a first time.

Against: Councillor Sharp

MOTION CARRIED

That Bylaw 14C2024 be read a second time.

Against: Councillor Sharp

MOTION CARRIED

That authorization now be given to read Bylaw 14C2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 14C2024 be read a third time.

MOTION CARRIED

That Bylaw 285D2024 be introduced and read a first time.

Against: Councillor Sharp

MOTION CARRIED

That Bylaw 285D2024 be read a second time.

Against: Councillor Sharp

MOTION CARRIED

That authorization now be given to read Bylaw 285D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 285D2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.5.

7.2.4 Land Use Amendment in Glendale (Ward 6) at 3939 – 17 Avenue SW,
LOC2023-0297, CPC2024-1086

This Item was dealt with following Item 10.1.

The following documents were distributed with respect to Report CPC2024-1086:

- A presentation entitled "LOC2023-0297 / CPC2024-1086 Land Use Amendment"; and
- A presentation entitled "JOLT Move Freely".

The Public Hearing was called and Justin Dempsey, JOLT Charge, addressed Council with respect to Bylaw 290D2024.

Councillor Dhaliwal (Remote Member) joined the meeting at 10:16 a.m. on 2024 December 3.

Moved by Councillor Mian

Seconded by Councillor Demong

That with respect to Report CPC2024-1086, the following be adopted:

That Council give three readings to Proposed Bylaw 290D2024 for the redesignation of 1.73 hectares ± (4.27 acres ±) located at 3939 – 17 Avenue SW (Plan 9010708, Block 7, Lot 1) from Commercial – Corridor 1 f5.0h26 (C-COR1f5.0h26) District to Direct Control (DC) District to accommodate a Digital Sign with Electric Vehicle Charging Facility, with guidelines (Attachment 2).

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

Against: (1): Councillor Wyness

MOTION CARRIED

That Bylaw 290D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 290D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 290D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 290D2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.10.

7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2640 Capitol Hill Crescent NW, LOC2024-0125, CPC2024-1055

This Item was dealt with following Item 7.2.3.

A presentation entitled "LOC2024-0125 / CPC2024-1055 Land Use Amendment" was distributed with respect to Report CPC2024-1055.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 283D2024.

Moved by Councillor Wong
Seconded by Councillor Dhaliwal

That with respect to Report CPC2024-1055, the following be adopted:

That Council give three readings to Proposed Bylaw 283D2024 for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 2640 Capitol Hill Crescent NW (Plan 2846GW, Block 5, Lot 8) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

That Bylaw 283D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 283D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 283D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 283D2024 be read a third time.

MOTION CARRIED

7.2.6 Policy and Land Use Amendment in Banff Trail (Ward 7) at 2016 and 2020 – 17 Avenue NW, LOC2024-0193, CPC2024-1057

A presentation entitled "LOC2024-0193 / CPC2024-1057 Land Use Amendment" was distributed with respect to Report CPC2024-1057.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaws 85P2024 and 282D2024.

Moved by Councillor Wong
Seconded by Councillor Sharp

That with respect to Report CPC2024-1057, the following be adopted:

That Council:

1. Give three readings to the Proposed Bylaw 85P2024 for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the Proposed Bylaw 282D2024 for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 2016 and 2020 – 17 Avenue NW (Plan 8100AF, Block 47, Lots 7 to 10 and a portion of Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

That Bylaw 85P2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 85P2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 85P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 85P2024 be read a third time.

MOTION CARRIED

That Bylaw 282D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 282D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 282D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 282D2024 be read a third time.

MOTION CARRIED

7.2.7 Land Use Amendment in Tuxedo Park (Ward 7) at 111 – 28 Avenue NW, LOC2024-0109, CPC2024-1136

A presentation entitled "LOC2024-0109 / CPC2024-1136 Land Use Amendment" was distributed with respect to Report CPC2024-1136.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 296D2024.

Moved by Councillor Wong
Seconded by Councillor Chabot

That with respect to Report CPC2024-1136, the following be adopted:

That Council give three readings to Proposed Bylaw 296D2024 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 111 – 28 Avenue NW (Plan 2617AG, Block 28, Lots 11 and 12) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate an Office, 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 Sharp, Councillor Garra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 296D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 296D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 296D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 296D2024 be read a third time.

MOTION CARRIED

7.2.8 Land Use Amendment in Tuxedo Park (Ward 7) at 115 and 121 – 21 Avenue NE, LOC2024-0135, CPC2024-1101

A presentation entitled "LOC2024-0135/CPC2024-1101 Land Use Amendment" was distributed with respect to Report CPC2024-1101.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 295D2024:

1. Lais Ferreira, Professional Custom Homes Ltd.
2. Shelby Milne

Moved by Councillor Wong
Seconded by Councillor Mian

That with respect to Report CPC2024-1101, the following be adopted, **after amendment**:

That Council:

1. Give three readings to Proposed Bylaw 295D2024 for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 115 and 121 – 21 Avenue NE (Plan 21290, Block 19, Lots 16 to 22) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2d296) District; **and**

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

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

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Mian

That with respect to Report CPC2024-1101, the following be adopted, **after amendment**:

That Council:

2. **Direct that Attachment 6 be held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the Freedom of Information and Protection of Privacy Act.**

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

MOTION CARRIED

That Bylaw 295D2024 be introduced and read a first time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That Bylaw 295D2024 be read a second time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That authorization now be given to read Bylaw 295D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 295D2024 be read a third time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

7.2.9 Land Use Amendment in Crescent Heights (Ward 7) at 330 – 4 Avenue NE, LOC2024-0159, CPC2024-1133

A presentation entitled "LOC2024-0159/CPC2024-1133 Land Use Amendment" was distributed with respect to Report CPC2024-1133.

The Public Hearing was called and Lais Ferreira, Professional Custom Homes Ltd., addressed Council with respect to Bylaw 299D2024.

Moved by Councillor Wong

Seconded by Councillor Dhaliwal

That with respect to Report CPC2024-1133, the following be adopted:

That Council give three readings to Proposed Bylaw 299D2024 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 330 – 4 Avenue NE (Plan 1332N, Block 8, Lots 13 and 14) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

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

MOTION CARRIED

That Bylaw 299D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 299D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 299D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 299D2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.11.

7.2.10 Land Use Amendment in Parkhill (Ward 8) at 4337 Macleod Trail SW, LOC2023-0298, CPC2024-1087

This Item was dealt with following Item 7.2.4.

A presentation entitled "LOC2023-0298/CPC2024-1087 Land Use Amendment" was distributed with respect to Report CPC2024-1087.

The Public Hearing was called and Justin Dempsey, JOLT Charge, addressed Council with respect to Bylaw 292D2024.

Moved by Councillor Walcott

Seconded by Councillor Mian

That with respect to Report CPC2024-1087, the following be adopted:

That Council give three readings to Proposed Bylaw 292D2024 for the redesignation of 0.33 hectares ± (0.82 acres ±) located at 4337 Macleod Trail SW (Plan 3550AJ, Block 4, portions of Lots 8 to 19) from Commercial – Corridor 2 f3.0h30 (C-COR2 f3.0h30) District to Direct Control (DC) District to accommodate a Digital Sign with Electric Vehicle Charging Facility, with guidelines (Attachment 2).

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

Against: (1): Councillor Wyness

MOTION CARRIED

That Bylaw 292D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 292D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 292D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 292D2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.13.

7.2.11 Land Use Amendment in Lower Mount Royal (Ward 8) at 1155 – 17 Avenue SW, LOC2024-0124, CPC2024-1044

This Item was dealt with following Item 7.2.9.

The following documents were distributed with respect to Report CPC2024-1044:

- A presentation entitled "LOC2024-0124/CPC2024-1044 Land Use Amendment"; and
- A presentation entitled "1155 17 Avenue SW Land Use Redesignation".

The Public Hearing was called and Hayden Keogh, O2 Planning and Design, addressed Council with respect to Bylaw 280D2024.

Moved by Councillor Mian
Seconded by Councillor Penner

That with respect to Report CPC2024-1044, the following be adopted:

That Council give three readings to Proposed Bylaw 280D2024 for the redesignation of 0.17 hectares ± (0.41 acres ±) located at 1155 – 17 Avenue SW (Plan 2410054, Block 41, Lot 20) from Commercial – Corridor

1 f3.0h23 (C-COR1f3.0h23) District to Mixed Use – Active Frontage (MU-2f5.0h26) District.

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

MOTION CARRIED

That Bylaw 280D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 280D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 280D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 280D2024 be read a third time.

MOTION CARRIED

By General Consent, Council modified the lunch recess to begin at 11:55 a.m. on 2024 December 5.

Council recessed at 11:55 a.m. on 2024 December 5 and reconvened at 1:11 p.m. on 2024 December 5 with Mayor Gondek in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Demong, Councillor McLean, Councillor Mian, and Councillor Penner

7.2.12 Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 537 – 20 Avenue SW, LOC2024-0041, CPC2024-1108

The following documents were distributed with respect to Report CPC2024-1108:

- Revised Attachment 4;
- A presentation entitled "LOC2024-0041/CPC2024-1108 Policy Amendment & Land Use Amendment";

- A presentation entitled "Davis Block"; and
- A collection of photos.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 89P2024 and 301D2024:

1. Liam Murphy, CivicWorks
2. Wayne McNeil, Mission Crossing Residents
3. Daniel Way
4. Carmen King, Davis Block Residents and Neighbours
5. Zaak Karim

Pursuant to Section 90(2) of Procedure Bylaw 35M2017, the Chair recalled the applicant to allow Members of Council to ask additional questions of clarification.

Moved by Councillor Walcott
Seconded by Councillor Spencer

That with respect to Report CPC2024-1108, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 89P2024 for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 301D2024 for the redesignation of 0.19 hectares \pm (0.48 acres \pm) located at 537 – 20 Avenue SW (Plan 4453L, Block 4, Lots 1 to 3 and a portion of Lot 4) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.3h21) District.

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

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

MOTION CARRIED

That Bylaw 89P2024 be introduced and read a first time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That Bylaw 89P2024 be read a second time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That authorization now be given to read Bylaw 89P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 89P2024 be read a third time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That Bylaw 301D2024 be introduced and read a first time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That Bylaw 301D2024 be read a second time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That authorization now be given to read Bylaw 301D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 301D2024 be read a third time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

Council then dealt with Item 7.2.14.

7.2.13 Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2023-0295, CPC2024-1047

This Item was dealt with following Item 7.2.10.

A presentation entitled "LOC2023-0295/CPC2024-1047 Land Use Amendment" was distributed with respect to Report CPC2024-1047.

The Public Hearing was called and Justin Dempsey, JOLT Charge, addressed Council with respect to Bylaw 293D2024.

Moved by Councillor Walcott
Seconded by Councillor Mian

That with respect to Report CPC2024-1047, the following be adopted:

That Council give three readings to Proposed Bylaw 293D2024 for the redesignation of 0.08 hectares ± (0.20 acres ±) located at 1116, 1120, and 1124 – 17 Avenue SW (Plan A1, Block 118, Lots 10 to 12) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to Direct Control (DC) District to accommodate a Digital Sign with Electric Vehicle Charging Facility, with guidelines (Attachment 2).

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

Against: (1): Councillor Wyness

MOTION CARRIED

That Bylaw 293D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 293D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 293D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 293D2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.22.

7.2.14 Policy and Land Use Amendment in Bankview (Ward 8) at 2303 – 16A Street SW, LOC2024-0111, CPC2024-0991

This Item was dealt with following Item 7.2.12.

A presentation entitled "LOC2024-0111/CPC2024-0991 Land Use Amendment" was distributed with respect to Report CPC2024-0991.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaws 88P2024 and 289D2024.

Moved by Councillor Walcott
Seconded by Councillor Dhaliwal

That with respect to Report CPC2024-0991, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 88P2024 for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 289D2024 for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 2303 – 16A Street SW (Plan 9210947, Block F, Lot 1A) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

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

MOTION CARRIED

That Bylaw 88P2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 88P2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 88P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 88P2024 be read a third time.

MOTION CARRIED

That Bylaw 289D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 289D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 289D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 289D2024 be read a third time.

MOTION CARRIED

7.2.15 Land Use Amendment in Shaganappi (Ward 8) at 3011 – 12 Avenue SW, LOC2024-0189, CPC2024-1084

A presentation entitled "LOC2024-0189/CPC2024-1084 Land Use Amendment" was distributed with respect to Report CPC2024-1084.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 284D2024.

Moved by Councillor Walcott
Seconded by Councillor Penner

That with respect to Report CPC2024-1084, the following be adopted:

That Council give three readings to Proposed Bylaw 284D2024 for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 3011 – 12 Avenue SW (Plan 8033FW, Lot 8) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

That Bylaw 284D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 284D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 284D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 284D2024 be read a third time.

MOTION CARRIED

7.2.16 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3440 Richmond Road SW, LOC2024-0134, CPC2024-0980

A presentation entitled "LOC2024-0134/CPC2024-0980 Land Use Amendment" was distributed with respect to Report CPC2024-0980.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 279D2024.

Moved by Councillor Walcott
Seconded by Councillor Wong

That with respect to Report CPC2024-0980, the following be adopted:

That Council give three readings to Proposed Bylaw 279D2024 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3440 Richmond Road SW (Plan 732GN, Block 1, Lot 10) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District

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

MOTION CARRIED

That Bylaw 279D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 279D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 279D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 279D2024 be read a third time.

MOTION CARRIED

7.2.17 Land Use Amendment in Southview (Ward 9) at 2715 – 19 Avenue SE, LOC2024-0180, CPC2024-1100

A presentation entitled "LOC2024-0180/CPC2024-1100 Land Use Amendment" was distributed with respect to Report CPC2024-1100.

Councillor Walcott (Remote Member) left the meeting at 2:15 p.m. on 2024 December 5.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 294D2024.

Moved by Councillor Carra
Seconded by Councillor Mian

That with respect to Report CPC2024-1100, the following be adopted:

That Council give three readings to Proposed Bylaw 294D2024 for the redesignation of 0.07 hectares ± (0.18 acres ±) located at 2715 – 19 Avenue SE (Plan 5954GK, Block 13, Lot 15) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

That Bylaw 294D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 294D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 294D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 294D2024 be read a third time.

MOTION CARRIED

7.2.18 Land Use Amendment and Outline Plan in Huxley (Ward 9) at 500 – 84 Street SE, LOC2024-0016, CPC2024-1078

The following documents were distributed with respect to Report CPC2024-1078:

- A presentation entitled "LOC2024-0016/CPC2024-1078 Land Use Amendment and Outline Plan"; and
- A presentation entitled "LIBERTY, BELVEDERE SLIDE 1".

The Public Hearing was called and Bela Syal, Planning Plus, addressed Council with respect to Bylaw 298D2024.

Moved by Councillor Carra
Seconded by Councillor Chabot

That with respect to Report CPC2024-1078, the following be adopted:

That Council give three readings to Proposed Bylaw 298D2024 for the redesignation of 15.61 hectares ± (38.58 acres ±) located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

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

MOTION CARRIED

That Bylaw 298D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 298D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 298D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 298D2024 be read a third time.

MOTION CARRIED

7.2.19 Land Use Amendment in Marlborough (Ward 10) at multiple addresses, LOC2024-0164, CPC2024-0990

A presentation entitled "LOC2024-0164/CPC2024-0990 Land Use Amendment" was distributed with respect to Report CPC2024-0990.

The Public Hearing was called and Manu Chugh, Manu Chugh Architect, addressed Council with respect to Bylaw 281D2024.

Moved by Councillor Chabot
Seconded by Councillor Dhaliwal

That with respect to Report CPC2024-0990, the following be adopted:

That Council give three readings to Proposed Bylaw 281D2024 for the redesignation of 0.41 hectares ± (1.01 acres ±) located at 5268 Memorial Drive NE and 211 – 52 Street NE (Plan 5571JK, Block 1, Lots 42 and OT)

from Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District.

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

MOTION CARRIED

That Bylaw 281D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 281D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 281D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 281D2024 be read a third time.

MOTION CARRIED

7.2.20 Land Use Amendment in Riverbend (Ward 11) at Multiple Addresses, LOC2024-0178, CPC2024-1112

A presentation entitled "LOC2024-0178/CPC2024-0112 Land Use Amendment" was distributed with respect to Report CPC2024-1112.

The Public Hearing was called and Kathy Oberg, B&A Studios, addressed Council with respect to Bylaw 288D2024.

Moved by Councillor Penner
Seconded by Councillor Carra

That with respect to Report CPC2024-1112, the following be adopted:

That Council give three readings to Proposed Bylaw 288D2024 for the redesignation of 3.12 hectares ± (7.70 acres ±) located at 9358, 9372, 9468, 9580 – 23 Street SE and 2456 – 96 Avenue SE (Plan 0612718, Block 40, Lots 3 to 7) from Direct Control (DC) District to Direct Control (DC) District to accommodate medical services, 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 Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 288D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 288D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 288D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 288D2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.23.

7.2.21 Outline Plan, Policy and Land Use Amendment in Bayview (Ward 11) at multiple addresses, LOC2023-0130, CPC2024-1067

This Item was dealt with following Item 7.1.1.

The following documents were distributed with respect to Report CPC2024-1067:

- A presentation entitled "LOC2023-0130/CPC2024-1067 Policy, Outline Plan, and Land Use Amendment";
- A presentation entitled "Glenmore Landing";
- A presentation entitled "Calgary Population Growth 1952-2024";
- A map;
- A presentation entitled "Glenmore Landing - Shadow Study Questions";
- A presentation entitled "Palliser Bayview PumPhill PBP Community";
- A presentation entitled "Important Differences: Preliminary Natural Site Assessment vs Biophysical Impact Assessment";

- A presentation entitled "How Calgary's Municipal Development Plan Calls for a Complete Biophysical Impact Assessment before any Redevelopment at Glenmore Landing";
- A presentation entitled "Calgary Policies Designed to Protect Calgary's Drinking Water and Parklands"
- A presentation entitled "Transparency Issues";
- A presentation entitled "Glenmore Landing Redevelopment Traffic & Safety Concerns";
- A presentation entitled "Glenmore Landing Redevelopment Consider the Impacts on Reservoir Parklands";
- A presentation entitled "PBPCA Submission Regarding Proposed Glenmore Landing Parkland Land Sale";
- A presentation entitled "Necessity of an ARP/LAP before Glenmore Landing Redevelopment";
- A letter from the Haysboro Community Association;
- A public submission from Gurmeet Brar; and
- A presentation entitled "The Not-So-Silent Threat: Understanding Noise Pollution".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 302D2024:

1. Mike Coldwell, Urban Systems Ltd.
2. Heidi Green, RioCan
3. Willem Klumpenhower
4. Jakob Fushtey, Calgary Transit Riders
5. Rowan Wiebe
6. Carol Gordon
7. Leslie Cynthia Levant
8. Jeffrey Wiggers
9. Bruce Wiggers
10. Tracy Cherniawsky
11. Noah Davis
12. Stephanie Chipeur
13. Hai Doan

14. Greg Miller

15. Rajdeep Kandola

Moved by Councillor Penner

Seconded by Councillor Mian

That Council modify the afternoon recess to fifteen minutes, and to begin following the conclusion of Panel 4.

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

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

MOTION CARRIED

16. John Hutchings

17. David Zebak

18. Elizabeth Bourque

19. Richard Harrison

Council recessed at 3:18 p.m. on 2024 December 3 and reconvened at 3:36 p.m. on 2024 December 3 with Mayor Gondek in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Wyness, Councillor Dhaliwal, Councillor Carra, and Councillor Demong

20. Alan Boras

21. Janneta Zelezkina

22. Marina Ortman, Stop the Towers

23. Alexia Minton

Councillor Dhaliwal (Remote Member) joined the meeting at 3:57 p.m. on 2024 December 3.

24. Angeles Mendoza Sammet

Councillor Carra (Remote Member) joined the meeting at 4:03 p.m. on 2024 December 3.

25. Bruce Clarke

26. David Jacobs

27. Guy Buchanan
28. Jeff Hunter
29. Jennifer Baldwin, Haysboro Community Association
30. Karen Arndt
31. Frank Anderson
32. John Tatlow, Communities for Glenmore Landing Preservation
33. Nathaniel Schmidt
34. Kathleen Johnson
35. Jane Kinzer, Haysboro Community Association
36. Gill Basford, Palliser Bayview Pumphill Community Association
37. Irwin Rajesky, Palliser Bayview Pumphill Community Association
38. Anna Kaufman, Palliser Bayview Pumphill Community Association
39. Mike Krayacich, Palliser Bayview Pumphill Community Association
40. Lesley Farrar, Palliser Bayview Pumphill Community Association
41. David Barrett
42. Denys Robinson

By General Consent, Council modified the dinner recess to begin following the conclusion of Panel 11.

Moved by Councillor Sharp
Seconded by Councillor Penner

That Council postpone Item 7.2.21 to the Call of the Chair.

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 6:03 p.m. on 2024 December 3 and reconvened at 7:16 p.m. on 2024 December 3 with Mayor Gondek in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Demong

Council then dealt with Item 7.2.24.

Council returned to this Item following Item 7.2.24.

Moved by Councillor Penner

Seconded by Councillor Wong

That with respect to Report CPC2024-1067, the following be adopted:

That Council receive public correspondence submitted by Councillors Penner and McLean for the Corporate Record.

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

MOTION CARRIED

43. Sushma Mahaja, Palliser Bayview Pumphill Community Association

44. Kevin Taylor, Palliser Bayview Pumphill Community Association

Councillor Demong (Remote Member) joined the meeting at 7:35 p.m. on 2024 December 4.

45. David Krayacich, Palliser Bayview Pumphill Community Association

46. Mike Melnas, Palliser Bayview Pumphill Community Association

47. Don Schapira, Palliser Bayview Pumphill Community Association

48. Klas Ohman

49. Kelsey Wiggers

Councillor Sharp (Remote Member) joined the meeting at 8:12 p.m. on 2024 December 4.

50. Corbin Auriti, Strong Towns Calgary

51. Michael Storozhakov

52. Robert Tremblay

53. Gurmeet Brar

54. Hugh Stewart

55. Julia Wowkodaw

56. David Gelinis

Council recessed at 9:30 p.m. on 2024 December 4 and reconvened at 9:45 a.m. on 2024 December 5 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 Wong, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Walcott

Mayor Gondek left the Chair at 9:52 a.m. on 2024 December 5 and Deputy Mayor McLean assumed the Chair.

Mayor Gondek resumed the Chair at 9:57 a.m. on 2024 December 5.

Councillor Walcott (Remote Member) joined the meeting at 10:05 a.m. on 2024 December 5.

Moved by Councillor Penner
Seconded by Councillor Carra

That with respect to Report CPC2024-1067, the following be adopted:

That Council:

1. Adopt, by resolution, the proposed Glenmore Landing Land Use and Design Framework (Attachment 3); and
2. Give three readings to Proposed Bylaw 302D2024 for the redesignation of 2.38 hectares \pm (5.88 acres \pm) located at 1600 and 1630 – 90 Avenue SW and 9045 – 14 Street SW, (Plan 8311942, Blocks 1, 3 and 4) from Commercial – Community 2 f0.34h10 (C-C2f0.34h10) District and Special Purpose – Community Service (S-CS) District to Commercial – Community 2 f0.34h10 (C-C2f0.34h10) District, Multi-Residential – High Density High Rise (M-H3f5.75h65) District, Multi-Residential – High Density High Rise (M-H3f6.75h65) District, Multi-Residential – High Density High Rise (M-H3f9.0h96) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

For: (6): Councillor Penner, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

Against: (8): Councillor Demong, Councillor Wyness, Councillor Wong, Councillor Dhaliwal, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

MOTION DEFEATED

Council then dealt with Item 7.2.1.

7.2.22 Land Use Amendment in Oakridge (Ward 11) at 2515 – 90 Avenue SW, LOC2023-0296, CPC2024-1079

This Item was dealt with following Item 7.2.13.

A presentation entitled "LOC2023-0296/CPC2024-1079 Land Use Amendment" was distributed with respect to Report CPC2024-1079.

The Public Hearing was called and Justin Dempsey, JOLT Charge, addressed Council with respect to Bylaw 291D2024.

Moved by Councillor Penner
Seconded by Councillor Mian

That with respect to Report CPC2024-1079, the following be adopted:

That Council give three readings to Proposed Bylaw 291D2024 for the redesignation of 1.68 hectares ± (4.16 acres ±) located at 2515 – 90 Avenue SW (Plan 440LK, Block G) from Commercial – Community 1 (C-C1) District to Direct Control (DC) District to accommodate a Digital Sign with Electric Vehicle Charging Facility, with guidelines (Attachment 2).

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

Against: (1): Councillor Wyness

MOTION CARRIED

That Bylaw 291D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 291D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 291D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 291D2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.1.1.

7.2.23 Policy and Land Use Amendment in Copperfield (Ward 12) at 30 Copperpond Passage SE, LOC2024-0112, CPC2024-1062

This Item was dealt with following Item 7.2.20.

The following documents were distributed with respect to Report CPC2024-1062:

- A presentation entitled "LOC2024-0112/CPC2024-1062 Policy and Land Use Amendment"; and
- A presentation entitled "CP30: 30 Copperpond PS SE".

The Public Hearing was called and Neal Greywall, CivicWorks, addressed Council with respect to Bylaws 86P2024 and 286D2024.

Moved by Councillor Spencer
Seconded by Councillor Demong

That with respect to Report CPC2024-1062, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 86P2024 for the amendment to the Revised East McKenzie Area Structure Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 286D2024 for the redesignation of 0.79 hectares ± (1.95 acres ±) located at 30 Copperpond Passage SE (Condominium Plan 2011698, Unit 1) from Direct Control (DC) District to Multi-Residential – Low Profile (M-1) District.

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

Against: (1): Councillor Mian

MOTION CARRIED

That Bylaw 86P2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 86P2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 86P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 86P2024 be read a third time.

MOTION CARRIED

That Bylaw 286D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 286D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 286D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 286D2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 12.

7.2.24 Land Use Amendment in Bowness (Ward 1) at 6623 Bowness Road NW, LOC2024-0196, CPC2024-1120

This Item was dealt with following the postponement of Item 7.2.21.

The following documents were distributed with respect to Report CPC2024-1120:

- A presentation entitled "LOC2024-0196/CPC2024-1120 Land Use Amendment";
- A public submission from Christine Laitmer;
- A presentation entitled "Trellis Bowness New Home for Families"; and
- A confidential public submission.

Councillor Demong (Remote Member) joined the meeting at 7:17 p.m. on 2024 December 3.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 297D2024:

1. Jeff Dyer, Trellis Society
2. Maria Landry, LOLA Architecture
3. David Barrett
4. Leslie Hill
5. Lori van Rooijen
6. Sol Castro
7. Jackie Stebanuk
8. Barbara Jessiman

9. Leslie Herrera
10. Sophia Stebanuk

Councillor Demong (Remote Member) left the meeting at 8:08 p.m. on 2024 December 3.

11. April Renn
12. Willem Klumpenhower
13. Frank Frey
14. Hai Doan
15. Greg Miller
16. Nazim Virani, Sarina Homes
17. Shaun Heffel
18. Fionna Rouane
19. Bridget Rouane
20. Kim Anderson
21. Jonathan Stea

Mayor Gondek left the Chair at 9:03 p.m. on 2024 December 3 and Deputy Mayor McLean assumed the Chair.

Mayor Gondek resumed the Chair at 9:05 p.m. on 2024 December 3.

22. Rowan Wiebe
23. Jane Ebborn
24. Rajdeep Kandola
25. Shone Thistle
26. Nathaniel Schmidt
27. Darlene Mitchell

By General Consent, Council modified the evening recess to begin following procedural questions from Members of Council.

Moved by Councillor Sharp
Seconded by Councillor Penner

That Council postpone Item 7.2.24 to the Call of the Chair.

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 9:32 p.m. on 2024 December 3 and reconvened at 1:03 p.m. on 2024 December 4 with Mayor Gondek in the Chair.

ROLL CALL

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

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

Council then dealt with Item 7.2.2.

Council returned to this Item following Item 7.2.2.

Councillor Walcott (Remote Member) joined the meeting at 4:44 p.m. on 2024 December 4.

- 28. Alex Spence
- 29. Geoff Thio
- 30. Robert Tremblay
- 31. Ryan Phillips
- 32. Emily Krahulic
- 33. Justin Simaluk
- 34. Hazen Ellwood
- 35. Philip Terry
- 36. Kathryn Davies
- 37. Kendra Wannamaker
- 38. Corbin Auriti, Strong Towns Calgary
- 39. Michael Storozhakov

By General Consent, Council modified the dinner recess to begin following the conclusion of Item 7.2.24.

Moved by Councillor Spencer
Seconded by Councillor Penner

That with respect to Report CPC2024-1120, the following be adopted, **after amendment:**

That Council:

1. Give three readings to Proposed Bylaw 297D2024 for the redesignation of 0.20 hectares ± (0.50 acres ±) located at 6623

Bowness Road NW (Plan 4610AJ, Block 23, Lots 5 and 6) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f3.0h20.5) District; **and**

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

Moved by Councillor Spencer
Seconded by Councillor Penner

That with respect to Report CPC2024-1120, the following be adopted, **after amendment:**

That Council:

2. **Direct that the confidential distribution be held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) 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

That Bylaw 297D2024 be introduced and read a first time.

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

MOTION CARRIED

That Bylaw 297D2024 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 297D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 297D2024 be read a third time.

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

MOTION CARRIED

By General Consent, Council modified the dinner recess to 60 minutes.

Council recessed at 6:22 p.m. on 2024 December 4 and reconvened at 7:22 p.m. on 2024 December 4 with Mayor Gondek in the Chair.

ROLL CALL

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

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

Council then returned to Item 7.2.21.

7.3 OTHER REPORTS FOR PUBLIC HEARING

None

8. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

8.1 POSTPONED REPORTS NOT REQUIRING A PUBLIC HEARING

None

8.2 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

8.3 CALGARY PLANNING COMMISSION REPORTS

None

8.4 BYLAW TABULATIONS

None

9. NON-PLANNING ITEMS GOING DIRECTLY TO COUNCIL

None

10. URGENT BUSINESS

10.1 Ward 6 Assistants and Community Representation (Verbal), C2024-1339

This Item was dealt with following the Confirmation of Agenda.

A presentation entitled "Ward 6 Assistants and Community Representation (Verbal)" was distributed with respect to Verbal Report C2024-1339.

Mayor Gondek assumed the Chair at 10:02 a.m. on 2024 December 3.

Councillor Spencer introduced a group of Grade 6 students from Christ the King School (Ward 12), along with their teacher, Martin Kahlert.

Moved by Councillor Sharp

Seconded by Councillor Walcott

That with respect to Verbal Report C2024-1339, the following be adopted:

That Council, for the remainder of the current term of Council:

1. Effective 2024 November 27, direct that Councillor Walcott (Ward 8) be approved as the employing Councillor of Ward 6 Assistants;
2. Assign representation for Ward 6 communities as follows:
 - a. Councillor Sharp (Ward 1): Christie Park, Coach Hill, Glamorgan, Glenbrook, Glendale, Patterson, Signal Hill, Spruce Cliff, Strathcona Park, Westgate and Wildwood
 - b. Councillor Walcott (Ward 8): Aspen Woods, Canada Olympic Park, Cougar Ridge, Discovery Ridge, Medicine Hill, Springbank Hill and West Springs
 - c. Councillor Penner (Ward 11) will be the primary Council liaison for constituent matters pertaining to Tsuut'ina Nation.
3. For the purposes of Section 10(m) of the Councillors' Budgets and Expenses Bylaw 36M2021, authorize Councillor Walcott and Councillor Sharp to make decisions about applications made under the Ward Community Event Fund for events or initiatives to be held in Ward 6 communities as set out in Recommendation 3, within the allocated amount of the Ward Community Event Fund set for Ward 6.

For (14): Councillor Demong, Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

Councillor Dhaliwal (Remote Member) left the meeting at 10:06 a.m. on 2024 December 3.

Council then dealt with Item 7.2.4.

11. BRIEFINGS

None

12. ADJOURNMENT

This Item was dealt with following Item 7.2.23.

Moved by Councillor Demong
Seconded by Councillor Penner

That Council adjourn at 2:53 p.m. on 2024 December 5.

MOTION CARRIED

CONFIRMED BY COUNCIL ON

MAYOR

CITY CLERK

UNCONFIRMED