



## MINUTES

### PUBLIC HEARING MEETING OF COUNCIL

**April 8, 2025, 9:30 AM  
IN THE COUNCIL CHAMBER**

**PRESENT:**

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

**ALSO PRESENT:**

Chief Administrative Officer D. Duckworth  
Chief Operating Officer S. Dalglish  
City Solicitor and General Counsel J. Floen, KC  
Chief Financial Officer L. Tochor  
General Manager C. Arthurs  
General Manager K. Black  
General Manager D. Hamilton  
A/General Manager K. Fromherz  
A/General Manager M. Asefi  
Assistant City Solicitor T. Wobeser  
Assistant City Solicitor H. Oh  
Director T. Goldstein  
Manager C. Lee  
City Clerk K. Martin  
Deputy City Clerk J. Fraser  
Senior Legislative Specialist J. Palaschuk  
Senior Legislative Specialist J. Booth

**1. CALL TO ORDER**

Mayor Gondek called the meeting to order at 9:32 a.m. on 2025 April 8.

**ROLL CALL**

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

Absent from Roll Call: Councillor Carra and Councillor Wyness

2. OPENING REMARKS

Mayor Gondek provided opening remarks.

Councillor Sharp provided a traditional land acknowledgement.

Mayor Gondek recognized the National Day of Remembrance of the Battle of Vimy Ridge.

Mayor Gondek and Councillor Dhaliwal recognized Sikh Heritage Month.

3. RECOGNITIONS

None

4. QUESTION PERIOD

1. Councillor Chabot

Topic: Engagement requirements when transferring land with school boards under the Joint Use and Planning Agreement.

2. Councillor Penner

Topic: Recycling program for federal election signs.

3. Mayor Gondek

Topic: The scope of the Bearspaw Feeder Main independent review and if it can include the wastewater network component.

5. CONFIRMATION OF AGENDA

**Moved by** Councillor McLean

**Seconded by** Councillor Dhaliwal

That the Agenda for the 2025 April 8 Public Hearing Meeting of Council be confirmed.

**MOTION CARRIED**

**Moved by** Councillor Wong

**Seconded by** Councillor Sharp

That with respect to Report C2025-0326, the following be adopted:

That Council direct the City Clerk's Office to distribute the letter from Heritage Calgary with respect to Item 7.3.3, Council Directed Amendments to the Riley Communities Local Area Plan, C2025-0326.

**MOTION CARRIED**

**Moved by** Councillor Penner  
**Seconded by** Councillor Sharp

That with respect to Report EC2024-1272, the following be adopted:

That Council direct the City Clerk's Office to distribute the letter from BOMA Calgary with respect to Item 7.3.2, Commercial Clean Energy Improvement Program Bylaw, EC2024-1272.

**MOTION CARRIED**

6. CONSENT AGENDA

6.1 DEFERRALS AND PROCEDURAL REQUESTS

None

7. PLANNING MATTERS FOR PUBLIC HEARING

7.1 POSTPONED REPORTS REQUIRING A PUBLIC HEARING

None

7.2 CALGARY PLANNING COMMISSION REPORTS

7.2.1 Land Use Amendment in Parkdale (Ward 7) at 503 – 35 Street NW, LOC2024-0246, CPC2025-0079

Councillor Wong introduced a group of Grades 2 and 3 students from Queen Elizabeth School (Ward 7), along with their teacher, Emily Wentzell.

A presentation entitled "LOC2024-0246 / CPC2025-0079 Land Use Amendment" was distributed with respect to Report CPC2025-0079.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 52D2025.

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

That with respect to Report CPC2025-0079, the following be adopted:

That Council give three readings to Proposed Bylaw 52D2025 for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 503 – 35 Street NW (Plan 8321AF, Block 44, portions of Lots 15 and 16) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

**MOTION CARRIED**

That Bylaw 52D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 52D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 52D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 52D2025 be read a third time.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Banff Trail (Ward 7) at 2636 Capitol Hill Crescent NW, LOC2024-0296, CPC2025-0159

A presentation entitled "LOC2024-0296 / CPC2025-0159 Land Use Amendment" was distributed with respect to Report CPC2025-0159.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 61D2025.

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

That with respect to Report CPC2025-0159, the following be adopted:

That Council give three readings to Proposed Bylaw 61D2025 for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 2636 Capitol Hill Crescent (Plan 2846GW, Block 5, Lot 7) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

**MOTION CARRIED**

That Bylaw 61D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 61D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 61D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 61D2025 be read a third time.

**MOTION CARRIED**

7.2.3 Land Use Amendment in Banff Trail (Ward 7) at 2364 – 23 Street NW, LOC2024-0279, CPC2025-0179

A presentation entitled "LOC2024-0279 / CPC2025-0179 Land Use Amendment" was distributed with respect to Report CPC2025-0179.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 53D2025.

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

That with respect to Report CPC2025-0179, the following be adopted:

That Council give three readings to Proposed Bylaw 53D2025 for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2364 – 23 Street NW (Plan 91110GI, Block 6, Lot 16) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

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

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

**MOTION CARRIED**

That Bylaw 53D2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 53D2025 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 53D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 53D2025 be read a third time.

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

**MOTION CARRIED**

7.2.4 Policy Amendment in Crescent Heights (Ward 7) at 411 and 413 – 2 Avenue NE, LOC2024-0281, CPC2025-0116

A presentation entitled "LOC2024-0281 / CPC2025-0116 Policy Amendment" was distributed with respect to Report CPC2025-0116.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 31P2025.

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

That with respect to Report CPC2025-0116, the following be adopted:

That Council give three readings to Proposed Bylaw 31P2025 for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (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 31P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 31P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 31P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 31P2025 be read a third time.

**MOTION CARRIED**

7.2.5 Policy and Land Use Amendment in Mission (Ward 8) at 101 – 25 Avenue SW, LOC2024-0176, CPC2025-0070

A presentation entitled "LOC2024-0176 / CPC2025-0070 Policy and Land Use Amendment" was distributed with respect to Report CPC2025-0070.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaws 32P2025 and 57D2025.

**Moved by** Councillor Walcott

**Seconded by** Councillor Spencer

That with respect to Report CPC2025-0070, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 32P2025 for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 57D2025 for the redesignation of 0.16 hectares ± (0.39 acres ±) located at 101 – 25 Avenue SW (Plan B1, Block 49, Lots 32 and 33, OT) from Multi-Residential – High Density Medium Rise (M-H2d160) District to Multi-Residential – High Density Medium Rise (M-H2) 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 Garra, Councillor Chabot, and Mayor Gondek

**MOTION CARRIED**

That Bylaw 32P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 32P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 32P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 32P2025 be read a third time.

**MOTION CARRIED**

That Bylaw 57D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 57D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 57D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 57D2025 be read a third time.

**MOTION CARRIED**

Council then dealt with Item 7.2.7.

7.2.6 Outline Plan, Policy and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2023-0359, CPC2025-0098

This Item was dealt with following Item 7.2.12.

The following documents were distributed with respect to Report CPC2025-0098:

- A presentation entitled "LOC2023-0359 / CPC2025-0098 Policy and Land Use Amendment";
- A presentation entitled "2501 Richmond City Council - April 8, 2025";
- A site map entitled "N.W. corner, 1 acre park";
- A presentation entitled "R.B. Bennett Site Redevelopment Master Plan";
- A presentation entitled "Design Assessment Approach";
- A presentation entitled "I am not asking council for special treatment";
- A presentation entitled "Westbrook LAP";
- A presentation entitled "Opposition to LOC2023-0359";
- A presentation entitled "Transportation"; and
- A presentation entitled "Slide: 1".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 35P2025 and 66D2025:

1. Norah Fraser, Minto

Councillor Wyness (Remote Member) left the meeting at 1:34 p.m. on 2025 April 8.

2. Martha McClary, B&A Studios
3. Jennifer Duff, B&A Studios



4. Kathy Oberg, B&A Studios
5. Tom Dvorak, Minto
6. Frank Frey
7. Christie Page
8. Noah Davis
9. Amanda Frazer
10. Robert Bombardieri
11. Pamela Jukes, Richmond Knob Hill Community Association
12. Cornelia Wiebe
13. Jesse Keith
14. Gary Bobrovitz
15. Peter Koning
16. Karsten van den Berg
17. Mike Houston
18. Greg Miller
19. Hazen Ellwood

By General Consent, Council modified the afternoon recess to begin following the conclusion of Panel 5.

20. Sheryl Purdy
21. Kevin Widenmaier, Richmond Knob Hill Community Association
22. Leif Undsegh
23. Marni Evans
24. Annie Lam

Council recessed at 3:29 p.m. and reconvened at 4:02 p.m. on 2025 April 8 with Mayor Gondek in the Chair.

#### ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, 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 and Councillor Dhaliwal

25. Peter Grobauer
26. Michael Glenney

27. Sarah Haynes
28. Tara Lee
29. Justin Simaluk
30. Ashley Bills
31. Philip Harding
32. Celia Meunier
33. Craig Riley
34. Murray Lorenzo
35. Storm Purdy
36. Lori Kennedy
37. Derek Anderson
38. Stephanie Howard
39. Chad Saunders
40. Richard Craig
41. Jeremy Flynn
42. Dave Avramenko
43. Joan Little

Council recessed at 5:53 p.m. and reconvened at 7:11 p.m. on 2025 April 8 with Mayor Gondek in the Chair.

#### ROLL CALL

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

Absent from Roll Call: Councillor Demong and Councillor Penner

44. John Ferguson
45. Jonathon Wilcke
46. Jakob Fushtey, Calgary Transit Riders

Councillor Penner (Remote Member) joined the meeting at 7:23 p.m. on 2025 April 8.

47. Joshua McCullough
48. David Vera
49. Steve White

50. Kathryn Davies, More Neighbours Calgary

51. Michael Storozhakov

52. Rajdeep Kandola

Councillor Demong (Remote Member) joined the meeting at 7:50 p.m. on 2025 April 8.

Councillor Demong (Remote Member) left the meeting at 8:03 p.m. on 2025 April 8.

Councillor Demong (Remote Member) joined the meeting at 8:06 p.m. on 2025 April 8.

Councillor Wong (Remote Member) left the meeting at 8:19 p.m. on 2025 April 8.

Councillor Wong (Remote Member) joined the meeting at 8:26 p.m. on 2025 April 8.

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

That with respect to Report CPC2025-0098, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 35P2025 for the amendment to the Westbrook Communities Local Area Plan (Attachment 3); and
2. Give three readings to Proposed Bylaw 66D2025 for the redesignation of 4.65 hectares  $\pm$  (11.49 acres  $\pm$ ) located at 2505 Richmond Road SW and 2519 Richmond Road SW (Plan 5118FQ, Block A; Plan 8598GF, Block B) from Residential – Grade-Oriented Infill (R- CG) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a comprehensive transit-oriented development, with guidelines. (Attachment 4).

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**

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

That Bylaw 35P2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 35P2025 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 35P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 35P2025 be read a third time.

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

**MOTION CARRIED**

That Bylaw 66D2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 66D2025 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 66D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 66D2025 be read a third time.

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

**MOTION CARRIED**

Council then dealt with Item 7.2.13.

- 7.2.7 Policy Amendment in Ogden (Ward 9) at 7804 – 22 Street SE, LOC2024-0275, CPC2025-0122

This Item was dealt with following Item 7.2.5.

A presentation entitled "LOC2024-0275 / CPC2025-0122 Policy Amendment" was distributed with respect to Report CPC2025-0122.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 33P2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Spencer

That with respect to Report CPC2025-0122, the following be adopted:

That Council give three readings to Proposed Bylaw 33P2025 for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

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

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

**MOTION CARRIED**

That Bylaw 33P2025 be introduced and read a first time.

Against: Councillor Chabot and Councillor Sharp

**MOTION CARRIED**

That Bylaw 33P2025 be read a second time.

Against: Councillor Chabot and Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 33P2025 a third time.

**MOTION CARRIED**

That Bylaw 33P2025 be read a third time.

Against: Councillor Chabot and Councillor Sharp

**MOTION CARRIED**

**7.2.8 Land Use Amendment in Forest Lawn (Ward 9) at 1509 – 37 Street SE, LOC2024-0266, CPC2025-0143**

The following documents were distributed with respect to Report CPC2025-0143:

- A presentation entitled "LOC2024-0266 / CPC2025-0143 Land Use Amendment"; and
- A presentation entitled "1509 37 ST SE".

Councillor Demong (Remote Member) left the meeting at 10:28 a.m. on 2025 April 8.

The Public Hearing was called and Paul Needham, CivicWorks, addressed Council with respect to Bylaw 51D2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Dhaliwal

That with respect to Report CPC2025-0143, the following be adopted:

That Council give three readings to Proposed Bylaw 51D2025 for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1509 – 37 Street SE (Plan 5428GG, Block 9, Lot 3) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

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

**MOTION CARRIED**

That Bylaw 51D2025 be introduced and read a first time.

Against: Councillor Chabot, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

That Bylaw 51D2025 be read a second time.

Against: Councillor Chabot, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 51D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 51D2025 be read a third time.

Against: Councillor Chabot, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

7.2.9 Land Use Amendment in Red Carpet (Ward 9) at 901 – 68 Street SE,  
LOC2024-0152, CPC2025-0199

The following documents were distributed with respect to Report  
CPC2025-0199:

- A presentation entitled "LOC2024-0152 / CPC2025-0199 Land Use Amendment"; and
- A presentation entitled "Elliston Village Phase 4".

The Public Hearing was called and Kathy Oberg, B&A Studios, addressed Council with respect to Bylaw 60D2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0199, the following be adopted:

That Council give three readings to Proposed Bylaw 60D2025 for the redesignation of 0.71 hectares ± (1.75 acres ±) located at 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District and Multi-Residential – Contextual Grade-Oriented (M-CGd60) District to Mixed Use – Active Frontage (MU- 2f4.0h24) District

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

**MOTION CARRIED**

That Bylaw 60D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 60D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 60D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 60D2025 be read a third time.

**MOTION CARRIED**

7.2.10 Land Use Amendment in Southview (Ward 9) at 1804 – 34 Street SE,  
LOC2024-0269, CPC2025-0144

A presentation entitled "LOC2024-0269 / CPC2025-0144 Land Use Amendment" was distributed with respect to Report CPC2025-0144.

Councillor Demong (Remote Member) joined the meeting at 10:42 a.m. on 2025 April 8.

The Public Hearing was called and Jeanie Gartley, Arup Datta Architect Ltd., addressed Council with respect to Bylaw 54D2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0144, the following be adopted:

That Council give three readings to Proposed Bylaw 54D2025 for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1804 – 34 Street SE (Plan 5682GI, Block 2, Lot 19) from Commercial – Corridor 1 (C-COR1f2.5h16) District to Mixed Use – General (MU-1f4.5h23) 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 54D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 54D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 54D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 54D2025 be read a third time.

**MOTION CARRIED**

**7.2.11 Road Closure and Land Use Amendment in Dover (Ward 9) at 3004 and 3020 – 36 Street SE, LOC2024-0245, CPC2025-0164**

A presentation entitled "LOC2024-0245 / CPC2025-0164 Road Closure & Land Use Amendment" was distributed with respect to Report CPC2025-0164.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 5C2025:

1. Ben Gilchrist, The City of Calgary



2. Joshua Busuttil

The Public Hearing was called and Ben Gilchrist, The City of Calgary, addressed Council with respect to Bylaw 58D2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0164, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 5C2025 for the closure of 0.88 hectares  $\pm$  (2.17 acres  $\pm$ ) of road (Plan 2510013, Area 'D'), adjacent to 3004 and 3020 – 36 Street SE, with conditions (Attachment 3); and
2. Give three readings to Proposed Bylaw 58D2025 for the redesignation of 0.88 hectares  $\pm$  (2.17 acres  $\pm$ ) of closed road (Plan 2510013, Area 'D') from Undesignated Road Right-of-Way to Special Purpose – Community Service (S-CS) 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 5C2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 5C2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 5C2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 5C2025 be read a third time.

**MOTION CARRIED**

That Bylaw 58D2025 be introduced and read a first time

**MOTION CARRIED**

That Bylaw 58D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 58D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 58D2025 be read a third time.

**MOTION CARRIED**

**7.2.12 Land Use Amendment in Starfield (Ward 9) at 5495 – 61 Avenue SE, LOC2024-0323, CPC2025-0204**

The following documents were distributed with respect to Report CPC2025-0204:

- A presentation entitled "LOC2024-0323 / CPC2025-0204 Land Use Amendment"; and
- A presentation entitled "ATS Healthcare".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 63D2025:

1. James Gardiner, The Mustard Seed Society (The Seed)
2. Karin Finley, ATS Healthcare
3. Bonnie Anderson

By General Consent, 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.

By General Consent, Council modified the lunch recess to start following the conclusion of Item 7.2.12.

**Moved by** Councillor Carra

**Seconded by** Councillor Spencer

That with respect to Report CPC2025-0204, the following be adopted:

That Council give three readings to Proposed Bylaw 63D2025 for the redesignation of 0.91 hectares  $\pm$  (2.25 acres  $\pm$ ) located at 5495 – 61 Avenue SE (Plan 1311314, Block 6, Lot 4) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate a Temporary Shelter, with guidelines (Attachment 2).

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

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

**MOTION CARRIED**

That Bylaw 63D2025 be introduced and read a first time.

**MOTION CARRIED**

Council recessed at 12:22 p.m. and reconvened at 1:18 p.m. on 2025 April 8 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

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

That Proposed Bylaw 63D2025 be amended, as follows:

1. Inserting the words "for the temporary relocation of such use to this site limited to one development permit for this parcel that does not exceed 2 years following vacation of the current shelter" after the words "use of temporary shelter" in Schedule B, Section 1;
2. Deleting the word "five" in Schedule B, Section 7, and insert the word "two" in its place; and
3. Inserting the words "following vacation of the current shelter" after the word "years."

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

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

That Proposed Bylaw 63D2025 be amended by deleting Schedule B, Section 7, Additional Temporary Shelter Rules, and replacing it with the following:

**Additional Temporary Shelter Rules**

**7 A *development permit* for a Temporary Shelter:**

- (a) may only be issued once on a ***parcel***; and
- (b) must only be approved for a period of time not greater than two years commencing at the time the applicant begins occupying the ***parcel*** and operating the ***use***.

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

Against: (2): Councillor Penner, and Councillor Spencer

**MOTION CARRIED**

That Bylaw 63D2025 be read a second time, **as amended**.

**MOTION CARRIED**

That authorization now be given to read Bylaw 63D2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 63D2025 be read a third time, **as amended**.

**MOTION CARRIED**

Council then dealt with Item 7.2.6.

7.2.13 Land Use Amendment in Starfield (Ward 9) at 4601 – 68 Street SE, LOC2022-0169, CPC2025-0057

This Item was dealt with following Item 7.2.6.

A presentation entitled "LOC2022-0169/CPC2025-0057 Land Use Amendment" was distributed with respect to Report CPC2025-0057.

The Public Hearing was called and Sandra Procyk, The City of Calgary, addressed Council with respect to Bylaw 64D2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0057, the following be adopted:

That Council give three readings to Proposed Bylaw 64D2025 for the redesignation of 2.59 hectares ± (6.40 acres ±) located at 4601 – 68 Street SE (Portion of SE1/4 Section 2-24-29-4) from Special Purpose – Future Urban Development (S-FUD) 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 64D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 64D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 64D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 64D2025 be read a third time

**MOTION CARRIED**

7.2.14 Land Use Amendment in Acadia (Ward 11) at 8900 Macleod Trail SE, LOC2024-0140, CPC2025-0200

A presentation entitled "LOC2024-0140 / CPC2025-0200 Land Use Amendment" was distributed with respect to Report CPC2025-0200.

The Public Hearing was called and Susan Dodge, Hanson Associates, addressed Council with respect to Bylaw 62D2025.

**Moved by** Councillor Penner  
**Seconded by** Councillor Sharp

That with respect to Report CPC2025-0200, the following be adopted:

That Council give three readings to Proposed Bylaw 62D2025 for the redesignation of 1.60 hectares  $\pm$  (3.96 acres  $\pm$ ) located at 8900 Macleod Trail SE (Plan 8211147, Block 119, Lot 2) from Commercial – Corridor 3 f1.75h37 (C-COR3 f1.75h37) District to Commercial – Corridor 2 f1.75h37 (C-COR2 f1.75h37) 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 62D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 62D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 62D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 62D2025 be read a third time.

**MOTION CARRIED**

**7.2.15 Land Use Amendment in Residual Sub Area 12J (Ward 12) at 16311 – 104 Street SE, LOC2024-0113, CPC2025-0267**

The following documents were distributed with respect to Report CPC2025-0267:

- A presentation entitled "LOC2024-0113 / CPC2025-0267 Land Use Amendment";
- A presentation entitled "First Assembly Church"; and
- A presentation entitled "First Assembly SE Campus Council Presentation".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 69D2025:

1. Derek Dawson, First Assembly Church
2. Jennifer Duff, B&A Studios

**Moved by** Councillor Spencer  
**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0267, the following be adopted:

That Council give three readings to Proposed Bylaw 69D2025 for the redesignation of 8.09 hectares ± (20.00 acres ±) located at 16311 – 104 Street SE (Plan 0712234, Block 8, Lot 1) from Direct Control District (DC) District to Direct Control (DC) District to accommodate additional 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 69D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 69D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 69D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 69D2025 be read a third time.

**MOTION CARRIED**

Council recessed at 9:28 p.m. on 2025 April 8 and reconvened at 1:05 p.m. on 2025 April 9 with Deputy Mayor Wong in the Chair.

**ROLL CALL**

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

Absent from Roll Call: Councillor Carra, Councillor Demong, Councillor Penner, Councillor Sharp, and Mayor Gondek

**7.2.16 Outline Plan and Land Use Amendment in Alpine Park (Ward 13) at multiple addresses, LOC2024-0248, CPC2025-0176**

A presentation entitled "LOC2024-0248 / CPC2025-0176 Land Use Amendment" was distributed with respect to Report CPC2025-0176.

The Public Hearing was called and Claire Woodside, Stantec Consulting, addressed Council with respect to Bylaws 55D2025 and 56D2025.

**Moved by** Councillor McLean

**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0176, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 55D2025 for the redesignation of 5.14 hectares  $\pm$  (12.71 acres  $\pm$ ) located at 16028 – 37 Street SW (Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – City and Regional Infrastructure (S-CRI) District, Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 8); and
2. Give three readings to Proposed Bylaw 56D2025 for the redesignation of 6.70 hectares  $\pm$  (16.55 acres  $\pm$ ) located at 16028 – 37 Street SW (Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) from Special Purpose – Future Urban Development (S-FUD) to Direct Control (DC) District to accommodate commercial development, with guidelines (Attachment 9).

For: (9): Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, and Councillor Chabot

**MOTION CARRIED**

That Bylaw 55D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 55D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 55D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 55D2025 be read a third time.

**MOTION CARRIED**

That Bylaw 56D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 56D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 56D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 56D2025 be read a third time.

**MOTION CARRIED**

7.2/17 Outline Plan, Policy and Land Use Amendment in Saddle Ridge (Ward 5) at multiple properties, LOC2024-0127, CPC2025-0023

Mayor Gondek resumed the Chair at 1:13 p.m. on 2025 April 9.

The following documents were distributed with respect to Report CPC2025-0023:

- A presentation entitled "LOC2024-0127/ CPC2025-0023 Land Use Amendment ";



- A presentation entitled "Triumph Properties Outline Plan & Land Use Amendment in Saddle Ridge"; and
- A document entitled "Distribution #1".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 34P2025 and 59D2025:

1. Patrick Wetter, B&A Studios
2. John MacDonald

**Moved by** Councillor Dhaliwal  
**Seconded by** Councillor McLean

That with respect to Report CPC2025-0023, the following amendments be adopted:

1. That the words "three readings" be deleted in Recommendation #1, and the words "first reading" be inserted in their place;
2. That a new Recommendation #2 be inserted as follows and subsequent bullets be renumbered accordingly: 2. Withhold second and third readings of Proposed Bylaw 34P2025 until Administration has determined the design for 52 Street NE from 80 Avenue to 88 Avenue NE has achieved a consistent design standard as a collector road along this entire section of roadway, to the satisfaction of the Manager, Development Engineering;
3. That a new Recommendation #4 be inserted as follows: 4. Direct Administration to work with the Applicant and explore opportunities to realign the road bordering block 22 and block 23 to extend all the way from 84 Avenue NE to Saddleranch Boulevard NE, and advance any necessary outline plan / land use revisions associated with any changes to the proposed road network.

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

**MOTION CARRIED**

**Moved by** Councillor Wyness  
**Seconded by** Councillor McLean

That with respect to Report CPC2025-0023, the following be adopted, **as amended**:

That Council:

1. Give **first reading** to Proposed Bylaw 34P2025 for the amendments to the Saddle Ridge Area Structure Plan (Attachment 8);

2. **Withhold second and third readings of Proposed Bylaw 34P2025 until Administration has determined the design for 52 Street NE from 80 Avenue to 88 Avenue NE has achieved a consistent design standard as a collector road along this entire section of roadway, to the satisfaction of the Manager, Development Engineering;**
3. Give three readings to Proposed Bylaw 59D2025 for the redesignation of 5.63 hectares  $\pm$  (13.91 acres  $\pm$ ) located at 5029 and 5119 – 84 Avenue NE and 5220 – 80 Avenue NE (Plan 6778AW, Blocks 22, 23 and 25) from Special Purpose – Future Urban Development (S FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing District (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate specific setback and height rules for Multi-Residential Development, with guidelines (Attachment 9);  
**and**
4. **Direct Administration to work with the Applicant and explore opportunities to realign the road bordering block 22 and block 23 to extend all the way from 84 Avenue NE to Saddleranch Boulevard NE, and advance any necessary outline plan / land use revisions associated with any changes to the proposed road network.**

For: (9): Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Chabot, and Mayor Gondek

Against: (1): Councillor Dhaliwal

**MOTION CARRIED**

That Bylaw 34P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 59D2025 be introduced and read a first time.

**MOTION CARRIED**

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

That Proposed Bylaw 59D2025 be amended as follows:

1. Amend Section 8 titled Building Height by deleting Illustration 1, Subsection (2) and replacing it with Revised Subsection (2), as set out in Distribution #1; and

2. Amend Section 8 titled Building Height by deleting Illustration 1, Subsection (3) and replacing it with Revised Subsection (3), as set out in Distribution #1.

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

**MOTION CARRIED**

That Bylaw 59D2025 be read a second time, **as amended**.

**MOTION CARRIED**

That authorization now be given to read Bylaw 59D2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 59D2025 be read a third time, **as amended**.

**MOTION CARRIED**

Councillor Penner (Remote Member) joined the meeting at 1:30 p.m. on 2025 April 9.

Councillor Sharp (Remote Member) joined the meeting at 1:36 p.m. on 2025 April 9.

7.2.18 Land Use Amendment in West Springs (Ward 6) at 870 – 81 Street SW, LOC2024-0218, CPC2025-0218

A presentation entitled "LOC2024-0218 / CPC2025-0218 Land Use Amendment" was distributed with respect to Report CPC2025-0218.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 68D2025.

**Moved by** Councillor Walcott

**Seconded by** Councillor Dhaliwal

That with respect to Report CPC2025-0218, the following be adopted:

That Council give three readings to Proposed Bylaw 68D2025 for the redesignation of 0.65 hectares  $\pm$  (1.60 acres  $\pm$ ) located at 870 – 81 Street SW (Plan 4740AK, Block 42) from Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

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

Against: (1): Councillor Sharp

**MOTION CARRIED**

That Bylaw 68D2025 be introduced and read a first time.

Against: Councillor Sharp

**MOTION CARRIED**

That Bylaw 68D2025 be read a second time.

Against: Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 68D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 68D2025 be read a third time.

Against: Councillor Sharp

**MOTION CARRIED**

7.2.19 Land Use Amendment in Springbank Hill (Ward 6) at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW, LOC2024-0219, CPC2025-0222

A presentation entitled "LOC2024-0219 / CPC2025-0222 Land Use Amendment" was distributed with respect to Report CPC2025-0222.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 67D2025.

**Moved by** Councillor Walcott

**Seconded by** Councillor Dhaliwal

That with respect to Report CPC2025-0222, the following be adopted:

That Council give three readings to Proposed Bylaw 67D2025 for the redesignation of 1.00 hectares  $\pm$  (2.47 acres  $\pm$ ) located at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW (Plan 252HP, Block 4; Plan 2370IB, Block 3, Lot 3) from Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

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

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

**MOTION CARRIED**

That Bylaw 67D2025 be introduced and read a first time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

**MOTION CARRIED**

That Bylaw 67D2025 be read a second time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 67D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 67D2025 be read a third time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

**MOTION CARRIED**

7.2.20 Land Use Amendment in Signal Hill (Ward 6) at 1919 Sirocco Drive SW, LOC2018-0184, CPC2025-0078

A presentation entitled "LOC2018-0184 / CPC2025-0078 Land Use Amendment" was distributed with respect to Report CPC2025-0078.

The Public Hearing was called and David Symons, S2 Architecture, addressed Council with respect to Bylaw 65D2025.

**Moved by** Councillor Chu

**Seconded by** Councillor Sharp

That with respect to Report CPC2025-0078, the following be adopted:

That Council give three readings to Proposed Bylaw 65D2025 for the redesignation of 0.44 hectares  $\pm$  (1.08 acres  $\pm$ ) located at 1919 Sirocco Drive SW (Plan 9011583, portion of Block 3), from Commercial – Community 1 (C-C1) District to Mixed Use – General (MU-1f3.0h25) District.

For: (12): 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 65D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 65D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 65D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 65D2025 be read a third time.

**MOTION CARRIED**

### 7.3 OTHER REPORTS FOR PUBLIC HEARING

#### 7.3.1 Residential Clean Energy Improvement Program Bylaw Amendment, EC2024-1271

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 3M2025.

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

That with respect to Report EC2024-1271, the following be adopted, **after amendment:**

That Council give three readings to Proposed Bylaw 3M2025.

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

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

**MOTION CARRIED**

That Bylaw 3M2025 be introduced and read a first time.

Against: Councillor Chu and Councillor McLean

**MOTION CARRIED**

That Bylaw 3M2025 be read a second time.

Against: Councillor Chu and Councillor McLean

**MOTION CARRIED**

That authorization now be given to read Bylaw 3M2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 3M2025 be read a third time.

Against: Councillor Chu and Councillor McLean

**MOTION CARRIED**

**7.3.2 Commercial Clean Energy Improvement Program Bylaw, EC2024-1272**

A letter from BOMA Calgary was distributed with respect to Report EC2024-1272.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 2M2025.

**Moved by** Councillor Penner

**Seconded by** Councillor Spencer

That with respect to Report EC2024-1272, the following be adopted, **after amendment:**

That Council give three readings to Proposed Bylaw 2M2025.

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

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

**MOTION CARRIED**

That Bylaw 2M2025 be introduced and read a first time.

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

**MOTION CARRIED**

That Bylaw 2M2025 be read a second time.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 2M2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 2M2025 be read a third time.

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

**MOTION CARRIED**

7.3.3 Council Directed Amendments to the Riley Communities Local Area Plan, C2025-0326

The following documents were distributed with respect to Report C2025-0326:

- A letter from Heritage Calgary; and
- A presentation entitled "Heritage Guideline & Commercial Areas Supplementary Slides".

The Public Hearing was called and Rick Grol addressed Council with respect to Bylaw 38P2025.

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

That with respect to Report C2025-0326, the following amendment be adopted:

That the Recommendations be amended by inserting a new Recommendation 1 as follows and renumbering accordingly:

1. Direct Administration to prepare the following bylaw amendments for five parcels located at 111 - 7 Street NW, 115 - 7 Street NW, 117 - 7 Street NW, 809 - 11 Avenue NW and 811 - 11 Avenue NW and to bring a new proposed bylaws directly to the 2025 June 10 Public Hearing of Council for three readings:
  - a. Amend Map 21C of Land Use Bylaw 1P2007 to remove the five subject parcels from the Heritage Guideline Areas; and
  - b. Amend Map 5: Heritage Guideline Areas of Bylaw 25P2025, the Riley Communities Local Area Plan, to remove the five subject parcels from the Heritage Guideline Areas.

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

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

**MOTION DEFEATED**

**Moved by** Councillor Walcott  
**Seconded by** Councillor Wyness

That with respect to Report C2025-0326, the following be adopted:



That Council give three readings to Proposed Bylaw 38P2025 for amendments to the Riley Communities Local Area Plan (Attachment 2).

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

Against: (1): Councillor Chu

**MOTION CARRIED**

That Bylaw 38P2025 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 38P2025 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 38P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 38P2025 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

7.3.4 Amendments to the South Shaganappi Communities Local Area Plan, C2025-0321

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 37P2025.

**Moved by** Councillor Sharp

**Seconded by** Councillor Walcott

That with respect to Report C2025-0321, the following be adopted:

That Council give three readings to Proposed Bylaw 37P2025 for amendments to the South Shaganappi Communities Local Area Plan (Attachment 2).

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

**MOTION CARRIED**

That Bylaw 37P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 37P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 37P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 37P2025 be read a third time.

**MOTION CARRIED**

Councillor Sharp (Remote Member) left the meeting at 2:29 p.m. on 2025 April 9.

#### 7.3.5 Chinook Communities Local Area Plan, IP2025-0072

The following documents were distributed with respect to Report IP2025-0072:

- Revised Attachment 7;
- A presentation entitled "Landfill Variance: Technical Support and Land Utilization";
- A presentation entitled "Public Hearing Meeting of Council, April 8, 2025";
- A letter dated March 31, 2025;
- A site map entitled "Ridge on 33 Ave overlooking downtown";
- A presentation entitled "Chinook LAP Feedback";
- A presentation entitled "Chinook Communities LAP"; and
- Revised Map 4 to Proposed Bylaw 36P2025.

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

1. Amelia Nechka, Business Condominiums Inc.
2. Peter Collins, Mayfair Bel-Aire Community Association

3. Dana Lougheed, Elboya Britannia Community Association
4. Michael Read, Elboya Britannia Community Association

By General Consent, Council modified the afternoon recess to begin following the conclusion of Samantha Stokes' presentation.

5. Samantha Stokes

Council recessed at 3:19 p.m. and reconvened at 3:52 p.m. on 2025 April 9 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, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Carra and Councillor Demong

6. Tara Weiss

7. Matthew McIntyre

Councillor Spencer (Remote Member) left the meeting at 4:02 p.m. on 2025 April 9.

8. Ruth Melchior, Parkhill Community Association

Councillor Spencer (Remote Member) joined the meeting at 4:40 p.m. on 2025 April 9.

Councillor Dhaliwal (Remote Member) left the meeting at 4:48 p.m. on 2025 April 9.

Councillor Dhaliwal (Remote Member) joined the meeting at 4:50 p.m. on 2025 April 9.

**Moved by** Councillor Walcott

**Seconded by** Councillor Carra

That with respect to Report IP2025-0072, the following be adopted, **after amendment**:

That Council:

1. Give three readings to Proposed Bylaw 36P2025 **to adopt the Chinook Communities Local Area Plan and repeal the Bylaw 20P94 Parkhill/Stanley Park Area Redevelopment Plan, Bylaw 4P2003 Manchester Area Redevelopment Plan and Bylaw 9P2013 50 Avenue SW Area Redevelopment Plan**;
2. RESCIND, by resolution, the Revised Windsor Park Transition Area Policy Statement, Chinook Station Area Plan and Glenmore Trail Land Use Study; **and**

3. **Direct that Attachment 11 be held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the Freedom of Information and Protection of Privacy Act.**

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

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

**MOTION CARRIED**

That Bylaw 36P2025 be introduced and read a first time.

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

**MOTION CARRIED**

Council recessed at 4:57 p.m. and reconvened at 5:13 p.m. on 2025 April 9 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, and Mayor Gondek

Absent from Roll Call: Councillor Demong and Councillor Wyness

**Moved by** Councillor Penner

**Seconded by** Councillor Walcott

That Proposed Bylaw 36P2025 be amended, as follows:

1. In Contents, delete the text "Appendix B: Regional Corridors and Context Map" under the heading "Appendices" and renumber the subsequent appendices and references to the subsequent appendices accordingly throughout Attachment 2;
2. In Section 4.1 Policy Framework, delete the text "and the Regional Growth Plan" at the end of the third sentence;
3. In Section 4.2 Local Area Plan Interpretation, delete policy (g) and renumber subsequent policies accordingly; and
4. Delete the existing Appendix B entitled "Regional Corridors and Context Map" in its entirety including the existing Map B1 entitled "Regional Transmission Corridors and Context", existing Map B2 entitled "Regional Transportation Corridors and Context", and existing Map B3 entitled "Growth Plan Placetype Alignment" and renumber the subsequent maps and references to the subsequent maps accordingly throughout Attachment 2.

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

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

**MOTION CARRIED**

**Moved by** Councillor Penner

**Seconded by** Councillor Chabot

That Proposed Bylaw 36P2025 be amended, as follows:

1. Delete the existing Map 4 entitled 'Building Scale' and replace it with the distributed revised Map 4 entitled 'Building Scale' as shown in Schedule A to change the sites identified as 'Low (up to 6 storeys)' to 'Low-modified (up to 4 storeys)' south of 58 Avenue SW along Elbow Drive SW, Bel Aire Drive SW, Melville Place SW, Malibou Road SW and Meadowview Road SW.

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

Against: (1): Councillor Carra

**MOTION CARRIED**

**Moved by** Councillor Chabot

**Seconded by** Councillor McLean

That Proposed Bylaw 36P2025 be amended, as follows:

1. Amend section 2.2.1.4 subsection a.(i) by removing the word "and";
2. Amend section 2.2.1.4 subsection a.(ii) by removing the period;
3. Amend section 2.2.1.4 subsection a. by adding a third bullet as follows:  
"iii. Consider the local **built form** context; and"; and
4. Amend section 2.2.1.4 subsection a. by adding a fourth bullet as follows:  
"iv. Consider shadowing impacts on neighboring properties and parks."

For: (4): Councillor Dhaliwal, Councillor McLean, Councillor Chu, and Councillor Chabot

Against: (8): Councillor Penner, Councillor Wong, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, and Mayor Gondek

**MOTION DEFEATED**

That Bylaw 36P2025 be read a second time, **as amended**.

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

**MOTION CARRIED**

That authorization now be given to read Bylaw 36P2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 36P2025 be read a third time, **as amended**.

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

**MOTION CARRIED**

8. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

8.1 POSTPONED REPORTS NOT REQUIRING A PUBLIC HEARING

None

8.2 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

8.3 CALGARY PLANNING COMMISSION REPORTS

None

8.4 BYLAW TABULATIONS

8.4.1 Bylaw Tabulation – Land Use Amendment LOC2023-0244, CPC2024-0621, C2025-0238

**Moved by** Councillor Wong

**Seconded by** Councillor Walcott

That with respect to Report C2025-0238, the following be adopted:

That Council give second and third readings to Proposed Bylaw 223D2024.

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

Against: (1): Councillor Chabot

**MOTION CARRIED**

That Bylaw 223D2024 be read a second time.

**MOTION CARRIED**

That Bylaw 223D2024 be read a third time.

**MOTION CARRIED**

9. NON-PLANNING ITEMS GOING DIRECTLY TO COUNCIL

None

10. URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

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

That this Council adjourn at 5:27 p.m. on 2025 April 9.

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON

\_\_\_\_\_  
MAYOR

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