



MINUTES

PUBLIC HEARING MEETING OF COUNCIL

**July 15, 2025, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

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

ALSO PRESENT:

Chief Administrative Officer D. Duckworth
Chief Operating Officer S. Dagleish
City Solicitor and General Counsel J. Floen, KC
Chief Financial Officer L. Tochor
A/General Manager C. Collier
General Manager K. Black
General Manager D. Morgan
General Manager M. Thompson
General Manager D. Hamilton
Assistant City Solicitor T. Wobeser
Manager C. Lee
City Clerk K. Martin
Leader, Legislative Services M. A. Cario
Senior Legislative Specialist C. Doi
Senior Legislative Specialist J. Palaschuk

1. CALL TO ORDER

Mayor Gondek called the meeting to order at 9:32 a.m. on 2025 July 15.

ROLL CALL

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

2. OPENING REMARKS

Mayor Gondek provided opening remarks.

Councillor Mian provided a traditional land acknowledgement.

3. RECOGNITIONS

None

4. QUESTION PERIOD

1. Councillor Chabot

Topic: The City's maintenance and repair of Community signs.

2. Councillor Walcott

Topic: Update on 26 Avenue SW bike lane construction.

5. CONFIRMATION OF AGENDA

Moved by Councillor Carra
Seconded by Councillor Penner

That the Agenda for today's meeting be amended by postponing Item 7.2.31, Land Use Amendment in Manchester Industrial (Ward 9) at 6100 Macleod Trail SW, LOC2024-0319, CPC2025-0462, to the 2025 September 9 Public Hearing Meeting of Council.

MOTION CARRIED

Moved by Councillor Walcott
Seconded by Councillor Penner

That the Agenda for today's meeting be amended by setting Item 7.2.21, Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2024-0265, CPC2025-0553, to be dealt with following the lunch recess.

MOTION CARRIED

Moved by Councillor Dhaliwal
Seconded by Councillor Walcott

That the Agenda for the 2025 July 15 Public Hearing Meeting of Council be confirmed, **as amended.**

MOTION CARRIED

Moved by Councillor Walcott
Seconded by Councillor Mian

That with respect to Report CPC2025-0470, the following be adopted:

That Council direct the City Clerk's Office to distribute the late public submission letters from the Shaganappi Community Association with respect to Item 7.2.19, Land Use Amendment in Shaganappi (Ward 8) at 1408 – 33 Street SW, LOC2024-0278, CPC2025-0470.

MOTION CARRIED

Moved by Councillor Walcott
Seconded by Councillor Wong

That with respect to Report CPC2024-0914, the following be adopted:

That Council direct the City Clerk's Office to redistribute two public submission letters under Item 7.2.16, Land Use Amendment in Downtown Commercial Core (Ward 7) at 311 and 311R – 8 Street SW, LOC2025-0047, CPC2025-0558, to Item 7.2.18, Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2024-0047, CPC2024-0914.

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Penner

That with respect to Report CPC2025-0439, the following be adopted:

That Council direct the City Clerk's Office to distribute the late public submission with respect to Item 7.2.14, Land Use Amendment in Hounsfeld Heights/Briar Hill (Ward 7) at 1831 and 1835 – 13 Avenue NW, LOC2024-0268, CPC2025-0439.

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Walcott

That with respect to Report CPC2025-0500, the following be adopted:

That Council direct the City Clerk's Office to distribute the late public submissions with respect to Item 7.2.20, Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2024-0144, CPC2025-0500.

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Walcott

That with respect to Report CPC2025-0091, the following be adopted:

That Council direct the City Clerk's Office to distribute the late public submission with respect to Item 7.2.23, Land Use Amendment in Richmond (Ward 8) at 2604 and 2608 – 24 Street SW, LOC2024-0264, CPC2025-0091.

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 Fairview (Ward 11) at 8003 Fairmount Drive SE, LOC2024-0168, CPC2025-0356

A presentation entitled "LOC2024-0168 / CPC2025-0356 Land Use Amendment" was distributed with respect to Report CPC2025-0356.

The Public Hearing was called and Manu Chugh, Manu Chugh Architect Ltd., addressed Council with respect to Bylaw 98D2025.

Moved by Councillor Penner

Seconded by Councillor Mian

That with respect to Report CPC2025-0356, the following be adopted:

That Council give three readings to Proposed Bylaw 98D2025 for the redesignation of 0.07 hectares ± (0.18 acres ±) located at 8003 Fairmount Drive SE (Plan 3323HR, Block 10, Lot 16) from Housing – Grade Oriented (H-GO) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

MOTION CARRIED

That Bylaw 98D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 98D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 98D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 98D2025 be read a third time.

MOTION CARRIED

7.2.2 Land Use Amendment in Shepard Industrial (Ward 12) at 2787 – 86 Avenue SE, LOC2025-0022, CPC2025-0574

A presentation entitled "LOC2025-0022 / CPC2025-0574 Land Use Amendment" was distributed with respect to Report CPC2025-0574.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 110D2025:

1. Jim McKay, Carlisle Group
2. Calista Wintrip

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

Moved by Councillor Spencer
Seconded by Councillor Penner

That with respect to Report CPC2025-0574, the following be adopted:

That Council give three readings to Proposed Bylaw 110D2025 for the redesignation of 0.01 hectares ± (0.03 acres ±) located at 2787 – 86 Avenue SE (Plan 0112703, Block 1, Lot 1) from Mixed Use – General (MU-1f3.5h50) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Mixed Use – General (MU-1f3.5h50) 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 110D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 110D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 110D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 110D2025 be read a third time.

MOTION CARRIED

7.2.3 Land Use Amendment in Mckenzie Towne (Ward 12) at 48 Elgin Terrace SE, LOC2025-0029, CPC2025-0590

A presentation entitled "LOC2025-0029 / CPC2025-0590 Land Use Amendment" was distributed with respect to Report CPC2025-0590.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 108D2025.

Moved by Councillor Spencer
Seconded by Councillor Wong

That with respect to Report CPC2025-0590, the following be adopted:

That Council give three readings to Proposed Bylaw 108D2025 for the redesignation of 0.04 hectares ± (0.09 acres ±) located at 48 Elgin Terrace SE (Plan 0713338, Block 44, Lot 2) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

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

Against: (1): Councillor Demong

MOTION CARRIED

That Bylaw 108D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 108D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 108D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 108D2025 be read a third time.

MOTION CARRIED

7.2.4 Land Use Amendment in Bowness (Ward 1) at 8620 – 48 Avenue NW, LOC2025-0030, CPC2025-0464

A presentation entitled "LOC2025-0030 / CPC2025-0464 Land Use Amendment" was distributed with respect to Report CPC2025-0464.

The Public Hearing was called and Hayden Keogh, O2 Planning and Design, addressed Council with respect to Bylaw 121D2025.

Moved by Councillor Sharp
Seconded by Councillor Chabot

That with respect to Report CPC2025-0464, the following be adopted, **after amendment:**

That Council:

1. Give three readings to Proposed Bylaw 121D2025 for the redesignation of 0.19 hectares ± (0.47 acres ±) located at 8620 – 48 Avenue NW (Plan 5565AH, Block 39, a portion of Lot 17) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional uses of child care service and health care service, with guidelines (Attachment 2); **and**
2. **Direct that Attachment 7 be held confidential pursuant to Section 20 (Disclosure harmful to personal privacy) of the Access to Information 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 121D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 121D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 121D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 121D2025 be read a third time.

MOTION CARRIED

7.2.5 Land Use Amendment in Harvest Hills (Ward 3) at 108 Harvest Hills Drive NE, LOC2024-0316, CPC2025-0482

A presentation entitled "LOC2024-0316 / CPC2025-0482 Land Use Amendment" was distributed with respect to Report CPC2025-0482.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 104D2025:

1. Jessica Zhang
2. Jeff Smith
3. Mitch Smith
4. Bob Churchill
5. Tony Pane
6. Gordon Orr
7. Ken Pootz
8. Stephanie Pertyman

Councillor McLean rose on a Question of Privilege.

The Chair ruled on the Question of Privilege.

Moved by Councillor Mian
Seconded by Councillor Carra

That with respect to Report CPC2025-0482, the following be adopted:

That Council give three readings to Proposed Bylaw 104D2025 for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 108 Harvest Hills Drive NE (Plan 9011877, Block 7, Lot 1) from Residential – Grade-Oriented Infill (R-OG) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

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

7.2.6 Road Closure and Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2024-0139, CPC2025-0570

A presentation entitled "LOC2024-0139 / CPC2025-0570 Road Closure & Land Use Amendment" was distributed with respect to Report CPC2025-0570.

Councillor Walcott (Remote Member) joined the meeting at 11:37 a.m. on 2025 July 15.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 10C2025:

1. Chuck Smith, S+Co Planning+Design
2. Robert Krebs
3. Rob Wong

Councillor Walcott (Remote Member) left the meeting at 11:51 a.m. on 2025 July 15.

By General Consent, Council modified the lunch recess to start following the conclusion of the Public Hearings with respect to Bylaws 10C2025 and 125D2025.

4. Greg Miller
5. Kenton Manning

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 125D2025:

1. Greg Miller
2. Rob Wong

By General Consent, Council postponed Item 7.2.6 to the Call of the Chair.

Council recessed at 12:18 p.m. and reconvened at 1:37 p.m. on 2025 July 15 with Mayor Gondek in the Chair.

ROLL CALL

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

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

Council then dealt with Item 7.2.21.

Council returned to this Item following Item 7.2.21.

By General Consent, Council postponed Item 7.2.6 to the Call of the Chair.

Council then dealt with Item 7.2.7.

Council returned to this Item following Item 7.2.8.

Moved by Councillor Carra
Seconded by Councillor Penner

That with respect to Report CPC2025-0570, the following amendment be adopted:

That Recommendation 3 be deleted in its entirety and replaced with the following:

3. Direct Administration to work with the Applicant during the Development Permit stage to explore alternate pedestrian connections through the site to the satisfaction of the Development Authority and identify the associated costs and funding mechanisms of both capital and operating maintenance and return to Council to request budget if required; and

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

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

MOTION CARRIED

Moved by Councillor Penner
Seconded by Councillor Carra

That with respect to Report CPC2025-0570, the following be adopted, **as amended**:

That Council:

1. Give three readings to Proposed Bylaw 10C2025 for the closure of 0.12 hectares \pm (0.29 acres \pm) of road (Plan 2510791, Area 'A'), adjacent to 3624 Centre A Street NE and 3703 – 1 Street NE, with conditions (Attachment 2);
2. Give three readings to Proposed Bylaw 125D2025 for the redesignation of 0.43 hectares \pm (1.06 acres \pm) located at 3703 and 3707 – 1 Street NE and 3620, 3624 and 3704 Centre A Street NE (Plan 7330HA, Block 17, Lots 1, 2, 23 and 24; Plan 3674S, Block 16, Lots 10 and 11) and the closed road (Plan 2510791, Area 'A') from Residential – Grade-Oriented Infill (R-CG) District and Undesignated Road Right-of-Way to Residential – Grade-Oriented Infill (R-CG) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – High Density Low Rise (M-H1) District;
3. **Direct Administration to work with the Applicant during the Development Permit stage to explore alternate pedestrian connections through the site to the satisfaction of the Development Authority and identify the associated costs and**

funding mechanisms of both capital and operating maintenance and return to Council to request budget if required; and

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

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

MOTION CARRIED

Moved by Councillor Penner
Seconded by Councillor Carra

That with respect to Report CPC2025-0570, the following be adopted, as amended:

That Council:

- 4. **Direct that Attachment 11 be held confidential pursuant to Section 20 (Disclosure harmful to personal privacy) of the Access to Information 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 10C2025 be introduced and read a first time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That Bylaw 10C2025 be read a second time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That authorization now be given to read Bylaw 10C2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 10C2025 be read a third time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That Bylaw 125D2025 be introduced and read a first time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That Bylaw 125D2025 be read a second time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

That authorization now be given to read Bylaw 125D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 125D2025 be read a third time.

Against: Councillor Chabot, Councillor Chu, and Councillor Sharp

MOTION CARRIED

Council then dealt with Item 7.2.9.

7.2.7 Land Use Amendment in Martindale (Ward 5) at 43 Martindale Drive NE, LOC2024-0209, CPC2025-0151

This Item was dealt with following the postponement of Item 7.2.6.

A presentation entitled "LOC2024-0209 / CPC2025-0151 Land Use Amendment" was distributed with respect to Report CPC2025-0151.

The Public Hearing was called and Dino Kasparis, Olympia Planning, addressed Council with respect to Bylaw 126D2025.

Moved by Councillor Dhaliwal

Seconded by Councillor Chabot

That with respect to Report CPC2025-0151, the following be adopted:

That Council give three readings to Proposed Bylaw 126D2025 for the redesignation of 0.55 hectares ± (1.35 acres ±) located at 43 Martindale Drive NE (Plan 8711334, Block 10, Lot 18) from the Special Purpose – Community Institution (S-CI) District to Multi-Residential – High Density Low Rise (M-H1) District.

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

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 126D2025 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 126D2025 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 126D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 126D2025 be read a third time.

Against: Councillor Chu

MOTION CARRIED

7.2.8 Land Use Amendment in Martindale (Ward 5) at 61 Martindale Drive NE, LOC2024-0210, CPC2025-0158

A presentation entitled "LOC2024-0210 / CPC2025-0158 Land Use Amendment" was distributed with respect to Report CPC2025-0158.

Council recessed at 3:15 p.m. and reconvened at 3:48 p.m. on 2025 July 15 with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, 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 Chabot and Councillor Wyness

The Public Hearing was called and Dino Kasparis, Olympia Planning, addressed Council with respect to Bylaw 127D2025

Moved by Councillor Dhaliwal
Seconded by Councillor Chabot

That with respect to Report CPC2025-0158, the following be adopted:

That Council give three readings to Proposed Bylaw 127D2025 for the redesignation of 0.15 hectares ± (0.37 acres ±) located at 61 Martindale Drive NE (Plan 8711334, Block 10, Lot 17) from the Special Purpose – Community Institution (S-CI) District to Direct Control (DC) District to accommodate a multi-residential development and social organization use, with guidelines (Attachment 4).

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

MOTION CARRIED

That Bylaw 127D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 127D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 127D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 127D2025 be read a third time.

MOTION CARRIED

Council then returned to Item 7.2.6.

7.2.9 Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at 4515 – 84 Avenue NE, LOC2024-0267, CPC2025-0349

This Item was dealt with following Item 7.2.6.

A presentation entitled "LOC2024-0267 / CPC2025-0349 Land Use Amendment" was distributed with respect to Report CPC2025-0349.

The Public Hearing was called and Patrick Wetter, B&A Studios, addressed Council with respect to Bylaw 132D2025.

Moved by Councillor Dhaliwal
Seconded by Councillor Chabot

That with respect to Report CPC2025-0349, the following be adopted:

That Council give three readings to Proposed Bylaw 132D2025 for the redesignation of 1.36 hectares ± (3.35 acres ±) located at 4515 – 84 Avenue NE (Plan 6778AW, Block 17) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing District (R-G) District, Residential – Low Density Mixed Housing District (R-Gm) 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 Walcott, Councillor Sharp, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 132D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 132D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 132D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 132D2025 be read a third time.

MOTION CARRIED

7.2.10 Land Use Amendment in Saddle Ridge (Ward 5) at #2000, 4715 – 88 Avenue NE, LOC2024-0295, CPC2025-0532

A presentation entitled "LOC2024-0295 / CPC2025-0532 Land Use Amendment" was distributed with respect to Report CPC2025-0532.

The Public Hearing was called and Darrell Grant addressed Council with respect to Bylaw 123D2025.

Moved by Councillor Dhaliwal
Seconded by Councillor Chabot

That with respect to Report CPC2025-0532, the following be adopted:

That Council give three readings to Proposed Bylaw 123D2025 for the redesignation of 0.16 hectares ± (0.39 acres ±) located at #2000, 4715 – 88 Avenue NE (Condominium Plan 2310289, Unit 2) from Commercial – Neighbourhood 2 (C-N2) District to Multi-Residential – Medium Profile Support Commercial (M-X2) 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 123D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 123D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 123D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 123D2025 be read a third time.

MOTION CARRIED

7.2.11 Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 8604 – 38 Street NE, LOC2024-0288, CPC2025-0263

A presentation entitled "LOC2024-0288 / CPC2025-0263 Policy and Land Use Amendment" was distributed with respect to Report CPC2025-0263.

The Public Hearing was called and Grant Mihalcheon, B&A Studios, addressed Council with respect to Bylaws 56P2025 and 131D2025.

Moved by Councillor Dhaliwal

Seconded by Councillor Chabot

That with respect to Report CPC2025-0263, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 56P2025 for the amendment to the Saddle Ridge Area Structure Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 131D2025 for the redesignation of 8.24 hectares ± (20.36 acres ±) at 8604 – 38 Street NE (Plan 1612881, Block 2, Lot 7) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate regional commercial development, with guidelines (Attachment 3).

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

MOTION CARRIED

That Bylaw 56P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 56P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 56P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 56P2025 be read a third time.

MOTION CARRIED

That Bylaw 131D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 131D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 131D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 131D2025 be read a third time.

MOTION CARRIED

7.2.12 Policy and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2024-0283, CPC2025-0454

The following documents were distributed with respect to Report CPC2025-0454:

- A presentation entitled "LOC2024-0283 / CPC2025-0454 Policy and Land Use Amendment"; and

- A presentation entitled "Item 7.2.12 Applicant Presentation".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 54P2025 and 115D2025:

1. Nathan Stelfox, CivicWorks
2. David White, CivicWorks
3. Joseph Healey, West Springs Cougar Ridge Community Association

Moved by Councillor Walcott
Seconded by Councillor Penner

That with respect to Report CPC2025-0454, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 54P2025 for the amendments to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 115D2025 for the redesignation of 3.98 hectares ± (9.83 acres ±) located at 740, 760 and 780 – 81 Street SW and 741 and 761 – 78 Street SW (Plan 4740AK, Blocks 55 to 58; Plan 2412294, Block 50, Lot 2) from Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – Active Frontage (MU-2f4.0h30) District, Mixed Use – Active Frontage (MU-2f5.0h30) District and Mixed Use – General (MU-1f4.0h30) District to Mixed Use – Active Frontage (MU-2f6.0h63) District, Mixed Use – Active Frontage (MU-2f5.0h63) District, Mixed Use – Active Frontage (MU-2f4.0h30) District, Mixed Use – General (MU-1f5.0h42) District, Mixed Use – General (MU-1f4.0h42) District, Mixed Use – General (MU-1f4.0h30) District and Mixed Use – General (MU-1f4.0h26) District.

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

Against: (3): Councillor Wyness, Councillor Dhaliwal, and Councillor Sharp

MOTION CARRIED

That Bylaw 54P2025 be introduced and read a first time.

Against: Councillor Sharp

MOTION CARRIED

That Bylaw 54P2025 be read a second time.

Against: Councillor Sharp

MOTION CARRIED

That authorization now be given to read Bylaw 54P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 54P2025 be read a third time.

Against: Councillor Sharp

MOTION CARRIED

That Bylaw 115D2025 be introduced and read a first time.

Against: Councillor Sharp

MOTION CARRIED

That Bylaw 115D2025 be read a second time.

Against: Councillor Sharp

MOTION CARRIED

That authorization now be given to read Bylaw 115D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 115D2025 be read a third time.

Against: Councillor Sharp

MOTION CARRIED

7.2.13 Policy and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2024-0153, CPC2025-0513

The following documents were distributed with respect to Report CPC2025-0513:

- A presentation entitled "LOC2024-0153 / CPC2025-0513 Policy and Land Use Amendment"; and
- A presentation entitled "Azure Springbank Hill".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 53P2025 and 111D2025:

1. Mitchell Stykalo, O2 Planning and Design
2. Stephen Carter-Edwards, Springbank Hill Community Association

Moved by Councillor Sharp
Seconded by Councillor Walcott

That with respect to Report CPC2025-0513, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 53P2025 for the amendment to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 111D2025 for the redesignation of 1.14 hectares ± (2.82 acres ±) located at 2435 – 81 Street SW, 2435R – 81 Street SW, 351R Springcreek Circle SW and 363 Springcreek Circle SW (Plan 3056AC, Block 20 and Plan 2310494, Block 34, Lots 5MR, 8MR, and 6PUL) from Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Multi-Residential – Low Profile (M-1d77) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) 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 53P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 53P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 53P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 53P2025 be read a third time.

MOTION CARRIED

That Bylaw 111D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 111D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 111D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 111D2025 be read a third time.

MOTION CARRIED

7.2.14 Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1831 and 1835 – 13 Avenue NW, LOC2024-0268, CPC2025-0439

The following documents were distributed with respect to Report CPC2025-0439:

- A public submission; and
- A presentation entitled "LOC2024-0268 / CPC2025-0439 Land Use Amendment".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 122D2025:

1. Lei Wang, Horizon Land Surveys
2. Beth Atkinson, Hounsfield Heights - Briar Hill Community Association
3. Garry Squirell
4. Jennifer Varzari, Rosedale Restrictive Covenant Committee
5. Dinh Viet Nguyen
6. Flora Gillespie
7. Jeff Marsh

By General Consent, Council modified the dinner recess to start following the conclusion of Item 7.2.14.

Moved by Councillor Mian

Seconded by Councillor Walcott

That with respect to Report CPC2025-0439, the following be adopted:

That Council give three readings to Proposed Bylaw 122D2025 for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 1831 and 1835 – 13 Avenue NW (Plan 5625AC, Block 18, Lots 11 and 12) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a minimum residential density, with guidelines (Attachment 2).

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

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

MOTION CARRIED

That Bylaw 122D2025 be introduced and read a first time.

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

MOTION CARRIED

That Bylaw 122D2025 be read a second time.

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

MOTION CARRIED

That authorization now be given to read Bylaw 122D2025 a third time.

Against: Councillor Chabot

MOTION DEFEATED

Council recessed at 6:17 p.m. and reconvened at 7:31 p.m. on 2025 July 15 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

7.2.15 Land Use Amendment in Hillhurst (Ward 7) at 1706 Westmount Boulevard NW, LOC2023-0203, CPC2025-0512

The following documents were distributed with respect to Report CPC2025-0512:

- A presentation entitled "LOC2023-0203 / CPC2025-0512 Land Use Amendment";
- A presentation entitled "1706 Westmount Blvd NW";
- A presentation entitled "Land Use Amendment in Hillhurst (Ward 7) at 1706 Westmount Boulevard NW, LOC2023-0203, CPC2025-0512"; and
- A presentation entitled "Memorial Drive Sidewalk".

Councillor Carra (Remote Member) joined the meeting at 7:33 p.m. on 2025 July 15.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 128D2025:

1. Nicholas Kuhl, O2 Planning and Design

Councillor Carra (Remote Member) left the meeting at 7:40 p.m. on 2025 July 15.

Councillor Carra (Remote Member) joined the meeting at 7:42 p.m. on 2025 July 15

2. Rose-Mary Damiani, Anthem Properties
3. Raminder Grewal, Keystone Environmental
4. Riaan de Beer, Anthem Properties
5. Amrit Uppal, Bunt & Associates
6. Helen Henderson
7. Kerry Busby
8. James Stirling

Councillor Spencer (Remote Member) left the meeting at 8:20 p.m. on 2025 July 15.

9. Neil Campbell
10. Alexey Baranov

Councillor Spencer (Remote Member) joined the meeting at 8:30 p.m. on 2025 July 15.

11. Beth Atkinson, Hounsfield Heights - Briar Hill Community Association
12. Alexandra Robertson

- 13. Darwin Bateyko
- 14. Danielle Smythe
- 15. Jennifer Haverhals
- 16. Humaira Palibroda
- 17. Christie Page

Council recessed at 9:27 p.m. on 2025 July 15 and reconvened at 1:03 p.m. on 2025 July 16 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

By General Consent, pursuant to Section 88 of Procedure Bylaw 35M2017, Council reopened the Public Hearing.

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

Moved by Councillor Mian
Seconded by Councillor Walcott

That with respect to Report CPC2025-0512, the following be adopted:

That Council give three readings to Proposed Bylaw 128D2025 for the redesignation of 0.98 hectares ± (2.42 acres ±) located at 1706 Westmount Boulevard NW (Plan 51510, Block 34, Lots 1 to 20) from Direct Control District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

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

MOTION CARRIED

That Bylaw 128D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 128D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 128D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 128D2025 be read a third time.

MOTION CARRIED

7.2.16 Land Use Amendment in Downtown Commercial Core (Ward 7) at 311 and 311R – 8 Street SW, LOC2025-0047, CPC2025-0558

The following documents were distributed with respect to Report CPC2025-0558:

- Revised Attachment 6;
- A presentation entitled "LOC2025-0047/ CPC2025-0558 Land Use Amendment"; and
- A presentation entitled "RIVER HALL".

The Public Hearing was called and Morgan Huber, Downtown Strategy, The City of Calgary, addressed Council with respect to Bylaw 119D2025.

Moved by Councillor Wong
Seconded by Councillor Mian

That with respect to Report CPC2025-0558, the following be adopted:

That Council give three readings to Proposed Bylaw 119D2025 for the redesignation of 0.21 hectares ± (0.52 acres ±) located at 311 and 311R – 8 Street SW (Plan A1, Block 11, Lots 6 to 15) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development, 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 119D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 119D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 119D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 119D2025 be read a third time.

MOTION CARRIED

7.2.17 Road Closure and Land Use Amendment in the Downtown Commercial Core (Ward 7) at 201 and 215 – 8 Avenue SE, LOC2024-0255, CPC2025-0361

The following documents were distributed with respect to Report CPC2025-0361:

- A presentation entitled "LOC2024-0255 / CPC2025-0361 Road Closure & Land Use Amendment"; and
- A presentation entitled "Arts Commons Land Use & 8 Avenue SE Partial Road Closure".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 8C2025:

1. Jesse Hindle, Hindle Architects
2. Hayden Keogh, O2 Planning and Design

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 120D2025.

Moved by Councillor Wong,
Seconded by Councillor Sharp

That with respect to Report CPC2025-0361, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 8C2025 for the closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2510830, Area 'A'), adjacent to 222 – 8 Avenue SE, with conditions (Attachment 2); and
2. Give three readings to Proposed Bylaw 120D2025 for the redesignation of 1.20 hectares \pm (2.96 acres \pm) located at 201 and 215 – 8 Avenue SE and the closed road (Plan A, Block 61, Lots 1 to 16 and 21 to 40; Plan 2510830, Area 'A') from Commercial Residential District (CR20 – C20/R20) and Undesignated Road Right-of-Way to Commercial Residential District (CR20 – C20/R20) and Direct Control (DC) District to accommodate an at-grade Plus 15 pedestrian walkway, with guidelines (Attachment 3).

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

MOTION CARRIED

That Bylaw 8C2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 8C2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 8C2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 8C2025 be read a third time.

MOTION CARRIED

That Bylaw 120D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 120D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 120D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 120D2025 be read a third time.

MOTION CARRIED

7.2.18 Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2024-0047, CPC2024-0914

The following documents were distributed with respect to Report CPC2024-0914:

- Revised Attachment 7;

- A presentation entitled "LOC2024-0047 / CPC2024-0914 Land Use and Policy Amendment"; and
- A presentation entitled "1st Street SW & 14th Ave SW".

The Public Hearing was called and Brian Horton, O2 Planning and Design, addressed Council with respect to Bylaws 51P2025 and 101D2025.

Moved by Councillor Walcott
Seconded by Councillor Mian

That with respect to Report CPC2024-0914, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 51P2025 for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 101D2025 for the redesignation of 0.35 hectares ± (0.86 acres ±) located at 125 – 14 Avenue SW and 1400, 1410 and 1412 – 1 Street SW (Plan 9111729, Block 1, Lots 1 to 4) from the Centre City Commercial Corridor District (CC□COR) and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

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

MOTION CARRIED

That Bylaw 51P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 51P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 51P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 51P2025 be read a third time.

MOTION CARRIED

That Bylaw 101D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 101D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 101D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 101D2025 be read a third time.

MOTION CARRIED

7.2.19 Land Use Amendment in Shaganappi (Ward 8) at 1408 – 33 Street SW, LOC2024-0278, CPC2025-0470

The following documents were distributed with respect to Report CPC2025-0470:

- A public submission;
- A presentation entitled "LOC2024-0278 / CPC2025-0470 Land Use Amendment"; and
- A presentation entitled "1408 33 Street SW".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 106D2025:

1. Brian Horton, O2 Planning and Design
2. Michael Wilhelm, Shaganappi Community Association

Moved by Councillor Walcott
Seconded by Councillor Mian

That with respect to Report CPC2025-0470, the following be adopted:

That Council give three readings to Proposed Bylaw 106D2025 for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 1408 – 33 Street SW (Plan 2084GQ, Block 4, Lot 15) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f4.0h24) 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 106D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 106D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 106D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 106D2025 be read a third time.

MOTION CARRIED

Council recessed at 3:10 p.m. and reconvened at 3:41 p.m. on 2025 July 16.

ROLL CALL

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

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

7.2.20 Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2024-0144, CPC2025-0500

The following documents were distributed with respect to Report CPC2025-0500:

- A package of public submissions;
- A presentation entitled "LOC2024-0144 / CPC2025-0500 Land Use Amendment"; and
- A presentation entitled "Loop 26: 1920-1948 26 AV SW".

Councillor Penner (Remote Member) joined the meeting at 3:43 p.m. on 2025 July 16.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 117D2025:

1. Boris Karn, CivicWorks
2. Nathan Robb

Councillor Demong (Remote Member) joined the meeting at 3:52 p.m. on 2025 July 16.

3. Jennifer Varzari, Rosedale Restrictive Covenant Committee
4. Joyce Seeley

Mayor Gondek left the Chair at 4:25 p.m. on 2025 July 16 and Deputy Mayor Dhaliwal assumed the Chair.

Councillor Penner rose on a Question of Privilege.

The Chair ruled on the Question of Privilege.

Moved by Councillor Walcott
Seconded by Councillor Penner

That with respect to Report CPC2025-0500, the following be adopted:

That Council give three readings to Proposed Bylaw 117D2025 for the redesignation of 0.46 hectares ± (1.14 acres ±) located at 1920, 1924, 1928, 1932, 1936, 1940, 1944 and 1948 – 26 Avenue SW (Plan 8997GC, Block 17, Lots 5 to 12) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate minimum density, with guidelines (Attachment 2).

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

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

MOTION DEFEATED

Council then dealt with Item 7.2.22.

Council returned to this Item following Item 7.3.1.

Moved by Councillor Chu
Seconded by Councillor Carra

That with respect to Report CPC2025-0500, the following be adopted:

That Council reconsider its decision with respect to Report CPC2025-0500.

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

Against: (5): Councillor Demong, Councillor Wyness, Councillor Wong, Councillor Sharp, and Councillor Chabot

MOTION CARRIED

Moved by Councillor Walcott
Seconded by Councillor Penner

That with respect to Report CPC2025-0500, the following be adopted:

That Council give three readings to Proposed Bylaw 117D2025 for the redesignation of 0.46 hectares ± (1.14 acres ±) located at 1920, 1924, 1928, 1932, 1936, 1940, 1944 and 1948 – 26 Avenue SW (Plan 8997GC, Block 17, Lots 5 to 12) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate minimum density, with guidelines (Attachment 2).

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

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

MOTION CARRIED

That Bylaw 117D2025 be introduced and read a first time.

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

MOTION CARRIED

That Bylaw 117D2025 be read a second time.

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

MOTION CARRIED

That authorization now be given to read Bylaw 117D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 117D2025 be read a third time.

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

MOTION CARRIED

Council then dealt with Item 12.

7.2.21 Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2024-0265, CPC2025-0553

This Item was dealt with following the Public Hearings for Item 7.2.6.

The following documents were distributed with respect to Report CPC2025-0553:

- A presentation entitled "LOC2024-0265 / CPC2025-0553 Land Use Amendment"; and
- A presentation entitled "Marc & Mada Block 2101, 2123, & 2127 33 AV SW".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 129D2025:

1. Jim Gordon, Calgary Co-operative Association Ltd.
2. David White, CivicWorks
3. Bruce Miller
4. Bob van Wegen, Marda Loop Business Improvement Area
5. John Speer
6. Michael Bruni
7. Brendan Murphy

Moved by Councillor Walcott
Seconded by Councillor Penner

That with respect to Report CPC2025-0553, the following be adopted:

That Council give three readings to Proposed Bylaw 129D2025 for the redesignation of 0.71 hectares ± (1.76 acres ±) located at 2101, 2123 and 2127 – 33 Avenue SW (Plan 4479P, Block 70, Lots 1 to 14) from Mixed Use – Active Frontage District (MU-2f3.0h23) to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 2).

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

Against: (1): Councillor McLean

MOTION CARRIED

That Bylaw 129D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 129D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 129D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 129D2025 be read a third time.

MOTION CARRIED

Council then returned to Item 7.2.6.

7.2.22 Land Use Amendment in Richmond (Ward 8) at 2822 – 25 Street SW, LOC2024-0292, CPC2025-0530

This Item was dealt with following the defeated motion for Item 7.2.20.

The following documents were distributed with respect to Report CPC2025-0530:

- A presentation entitled "LOC2024-0292 / CPC2025-0530 Land Use Amendment"; and
- A presentation entitled "The Bennett".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 112D2025:

1. Joanna Patton, CivicWorks
2. Storm Purdy

Moved by Councillor Walcott
Seconded by Councillor Carra

That with respect to Report CPC2025-0530, the following be adopted:

That Council give three readings to Proposed Bylaw 112D2025 for the redesignation of 0.21 hectares ± (0.52 acres ±) located at 2822 – 25 Street SW (Plan 5661O, Block 47, Lots 11 to 17) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f4.0h24) District.

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

Against: (1): Councillor McLean

MOTION CARRIED

That Bylaw 112D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 112D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 112D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 112D2025 be read a third time.

MOTION CARRIED

7.2.23 Land Use Amendment in Richmond (Ward 8) at 2604 and 2608 – 24 Street SW, LOC2024-0264, CPC2025-0091

The following documents were distributed with respect to Report CPC2025-0091:

- A package of public submissions; and
- A presentation entitled "LOC2024-0264 / CPC2025-0091 Land Use Amendment".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 118D2025:

1. Lei Wang, Horizon Land Surveys
2. Jennifer Varzari, Rosedale Restrictive Covenant Committee

Councillor Sharp (Remote Member) joined the meeting at 5:17 p.m. on 2025 July 16.

3. Amber New
4. Ryan Algar

Moved by Councillor Walcott

Seconded by Councillor Mian

That with respect to Report CPC2025-0091, the following be adopted:

That Council give three readings to Proposed Bylaw 118D2025 for the redesignation of 0.12 hectares ± (0.30 hectares ±) located at 2604 and 2608 – 24 Street SW (Plan 8997CG, Block 4, Lots 12 and 13) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate minimum density, with guidelines (Attachment 2).

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

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

MOTION DEFEATED

7.2.24 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3209 – 28 Street SW, LOC2025-0021, CPC2025-0383

Councillor Chu (Remote Member) left the meeting at 5:31 p.m. on 2025 July 16.

A presentation entitled "LOC2025-0021 / CPC2025-0383 Land Use Amendment" was distributed with respect to Report CPC2025-0383.

Mayor Gondek (Remote Member) joined the meeting at 5:31 p.m. on 2025 July 16.

ROLL CALL

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

Absent from Roll Call: Councillor Carra and Councillor Chu

Councillor Carra (Remote Member) joined the meeting at 5:34 p.m. on 2025 July 16.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 103D2025.

Moved by Councillor Walcott

Seconded by Councillor Chabot

That with respect to Report CPC2025-0383, the following be adopted:

That Council give three readings to Proposed Bylaw 103D2025 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3209 – 28 Street SW (Plan 5661O, Block 53, Lots 25 and 26) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

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

MOTION CARRIED

That Bylaw 103D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 103D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 103D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 103D2025 be read a third time.

MOTION CARRIED

7.2.25 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3027 – 34 Street SW, LOC2025-0043, CPC2025-0564

A presentation entitled "LOC2025-0043 / CPC2025-0564 Land Use Amendment" was distributed with respect to Report CPC2025-0564.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 109D2025.

Moved by Councillor Walcott

Seconded by Councillor McLean

That with respect to Report CPC2025-0564, the following be adopted:

That Council give three readings to Proposed Bylaw 109D2025 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3027 – 34 Street SW (Plan 732GN, Block 7, Lot 17) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

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

Against: (1): Councillor Chabot

MOTION CARRIED

That Bylaw 109D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 109D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 109D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 109D2025 be read a third time.

MOTION CARRIED

7.2.26 Road Closure and Land Use Amendment in Renfrew (Ward 9) at 956 Radnor Avenue NE, LOC2024-0259, CPC2025-0544

The following documents were distributed with respect to Report CPC2025-0544:

- A presentation entitled "LOC2024-0259 / CPC2025-0544 Road Closure & Land Use Amendment"; and
- A presentation entitled "956 Radnor AV NE".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 9C2025:

1. Boris Karn, CivicWorks
2. Caylee Campbell

The Public Hearing was called, however, no speakers addressed Council with respect to Bylaw 124D2025.

Moved by Councillor Carra
Seconded by Councillor Chabot

That with respect to Report CPC2025-0544, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 9C2025 for the road closure of 0.005 hectares \pm (0.012 acres \pm) of road (Plan 2510893, Area 'A') adjacent to 956 Radnor Avenue NE, with conditions (Attachment 2); and
2. Give three readings to Proposed Bylaw 124D2025 for the redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 956 Radnor Avenue NE (Plan 4221GL, Block 24, Lots 1, 2 and 3) and closed road (Plan 2510893, Area 'A') from Residential – Grade-Oriented Infill (R□CG) District and Undesignated Road Right-of-Way to Multi-Residential – Contextual Medium Profile (M-C2f1.5) District.

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

MOTION CARRIED

That Bylaw 9C2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 9C2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 9C2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 9C2025 be read a third time.

MOTION CARRIED

That Bylaw 124D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 124D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 124D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 124D2025 be read a third time.

MOTION CARRIED

Moved by Councillor Penner
Seconded by Councillor Sharp

That Council modify the dinner recess to shorten it to 60 minutes.

MOTION CARRIED

Council recessed at 6:00 p.m. and reconvened at 7:00 p.m. on 2025 July 16 with Deputy Mayor Dhaliwal in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Wyness

7.2.27 Policy Amendment in Ramsay (Ward 9) at 1910 Alexander Street SE, LOC2024-0304, CPC2025-0435

The following documents were distributed with respect to Report CPC2025-0435:

- A presentation entitled "LOC2024-0304 / CPC2025-0435 Policy Amendment"; and
- A presentation entitled "OPPOSITION OF LOC2024 0304 1910 ALEXANDER STREET SE".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 49P2025.

1. Alex Dobrin, Marcel Design Studios
2. Geoff Allan
3. Khalil Hati

Moved by Councillor Carra
Seconded by Councillor Mian

That with respect to Report CPC2025-0435, the following be adopted:

That Council give three readings to Proposed Bylaw 49P2025 for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2).

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

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

MOTION CARRIED

That Bylaw 49P2025 be introduced and read a first time.

Against: Councillor Chabot, Councillor Chu, and Councillor McLean

MOTION CARRIED

That Bylaw 49P2025 be read a second time.

Against: Councillor Chabot, Councillor Chu, and Councillor McLean

MOTION CARRIED

That authorization now be given to read Bylaw 49P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 49P2025 be read a third time.

MOTION CARRIED

7.2.28 Policy and Land Use Amendment in Ramsay (Ward 9) at 706 and 710 Burns Avenue SE, LOC2024-0260, CPC2025-0461

Mayor Gondek resumed the Chair at 7:22 p.m. on 2025 July 16.

The following documents were distributed with respect to Report CPC2025-0461:

- A presentation entitled "LOC2024-0260 / CPC2025-0461 Policy and Land Use Amendment"; and
- A presentation entitled "ORPOSITION OF LOC2024 0260 706, 710 BURNS AVE SE".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 50P2025 and 100D2025:

1. Mike Borkristl, Tricor Design
2. Geoff Allan

Moved by Councillor Carra

Seconded by Councillor Walcott

That with respect to Report CPC2025-0461, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 50P2025 for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 100D2025 for the redesignation of 0.11 hectares ± (0.26 acres ±) located at 706 and 710 Burns Avenue SE (Plan 0711842; Block 9; Lots 42 and 43) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd80) District

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

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

MOTION CARRIED

That Bylaw 50P2025 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 50P2025 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 50P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 50P2025 be read a third time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 100D2025 be introduced and read a first time.

Against: Councillor Chabot and Councillor Chu

MOTION CARRIED

That Bylaw 100D2025 be read a second time.

Against: Councillor Chabot and Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 100D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 100D2025 be read a third time.

Against: Councillor Chabot and Councillor Chu

MOTION CARRIED

7.2.29 Policy and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2025-0019, CPC2025-0589

The following documents were distributed with respect to Report CPC2025-0589:

- A presentation entitled "LOC2025-0019 / CPC2025-0589 Policy and Land Use Amendment"; and
- A presentation entitled "MacLean Court".

The Public Hearing was called and Neal Greywall, CivicWorks, addressed Council with respect to Bylaws 55P2025 and 116D2025.

Moved by Councillor Carra
Seconded by Councillor Chabot

That with respect to Report CPC2025-0589, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 55P2025 for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 116D2025 for the redesignation of 0.33 hectares ± (0.82 acres ±) located at 1016, 1018, 1020, 1022, 1024 and 1026 – 8 Street SE (Plan A2, Block 15, lots 11 to 17) 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 Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

MOTION CARRIED

That Bylaw 55P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 55P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 55P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 55P2025 be read a third time.

MOTION CARRIED

That Bylaw 116D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 116D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 116D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 116D2025 be read a third time.

MOTION CARRIED

7.2.30 Land Use Amendment in Manchester Industrial (Ward 9) at multiple addresses, LOC2024-0271, CPC2025-0446

A presentation entitled "LOC2024-0271 / CPC2025-0446 Land Use Amendment" was distributed with respect to Report CPC2025-0446.

The Public Hearing was called and Jennifer Duff, B&A Studios, addressed Council with respect to Bylaw 105D2025.

Moved by Councillor Carra

Seconded by Councillor Penner

That with respect to Report CPC2025-0446, the following be adopted:

That Council give three readings to Proposed Bylaw 105D2025 for the redesignation of 1.35 hectares ± (3.34 acres ±) located at 203, 209 and 211 – 60 Avenue SW, 220 – 61 Avenue SW, 6120, 6126 and 6130 – 3 Street SW (Plan 379FS, Parcel A; Plan 4880AJ, Block 16; Plan 1923GM, Block 16, Lots 1 to 6) from Direct Control (DC) District to Mixed Used – General (MU-1f6.0h75) District and Mixed Used – General (MU-1f10.0h150) District.

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

MOTION CARRIED

That Bylaw 105D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 105D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 105D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 105D2025 be read a third time.

MOTION CARRIED

7.2.31 Land Use Amendment in Manchester Industrial (Ward 9) at 6100 Macleod Trail SW, LOC2024-0319, CPC2025-0462

This Item was postponed to the 2025 September 9 Public Hearing Meeting of Council during Confirmation of Agenda.

7.2.32 Land Use Amendment in Manchester (Ward 9) at 4336 and 4344 Macleod Trail SW, LOC2024-0235, CPC2025-0389

A presentation entitled "LOC2024-0235 / CPC2025-0389 Land Use Amendment" was distributed with respect to Report CPC2025-0389.

The Public Hearing was called and Jennifer Duff, B&A Studios, addressed Council with respect to Bylaw 99D2025.

Moved by Councillor Carra
Seconded by Councillor Penner

That with respect to Report CPC2025-0389, the following be adopted:

That Council give three readings to Proposed Bylaw 99D2025 for the redesignation of 1.11 hectares ± (2.74 acres ±) located at 4336 and 4344 Macleod Trail SW (Plan 9212019, Block 1, Lots 22A and 27A) from Direct Control District (DC) District to Mixed Use – General (MU-1f8.0h90) District.

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

MOTION CARRIED

That Bylaw 99D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 99D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 99D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 99D2025 be read a third time.

MOTION CARRIED

7.2.33 Policy Amendment in Ogden (Ward 9) at 7414 Ogden Road SE, LOC2025-0074, CPC2025-0480

A presentation entitled "LOC2025-0074 / CPC2025-0480 Policy Amendment" was distributed with respect to Report CPC2025-0480.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 52P2025.

Moved by Councillor Carra
Seconded by Councillor Penner

That with respect to Report CPC2025-0480, the following be adopted:

That Council give three readings to Proposed Bylaw 52P2025 for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

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

MOTION CARRIED

That Bylaw 52P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 52P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 52P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 52P2025 be read a third time.

MOTION CARRIED

7.2.34 Land Use Amendment in Dover (Ward 9) at 2805 – 28 Avenue SE, LOC2025-0015, CPC2025-0443

A presentation entitled "LOC2025-0015 / CPC2025-0443 Land Use Amendment" was distributed with respect to Report CPC2025-0443.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 102D2025.

Moved by Councillor Carra
Seconded by Councillor Chabot

That with respect to Report CPC2025-0443, the following be adopted:

That Council give three readings to Proposed Bylaw 102D2025 for the redesignation of 0.12 hectares ± (0.29 acres ±) located at 2805 – 28 Avenue SE (Plan 2411637, Block 1, Lot 1) from Multi-Residential – Contextual Grade-Oriented (M-GGd30) District to Multi-Residential – Contextual Low Profile (M-C1) District.

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

MOTION CARRIED

That Bylaw 102D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 102D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 102D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 102D2025 be read a third time.

MOTION CARRIED

7.2.35 Land Use Amendment in Southview (Ward 9) at multiple addresses, LOC2024-0174, CPC2025-0290

The following documents were distributed with respect to Report CPC2025-0290:

- A presentation entitled "LOC2024-0174 / CPC2025-0290 Land Use Amendment"; and
- A presentation entitled "International Avenue".

The Public Hearing was called and Mitchell Stykalo, O2 Planning and Design, addressed Council with respect to Bylaw 107D2025.

Moved by Councillor Carra
Seconded by Councillor Walcott

That with respect to Report CPC2025-0290, the following be adopted:

That Council give three readings to Proposed Bylaw 107D2025 for the redesignation of 0.71 hectares ± (1.74 acres ±) located at 2805, 2825, 2875 and 2919 – 17 Avenue SE (Portion of NE1/4 Section 9-24-29-W4M; Plan 732GF, Block 10) from the Mixed Use – Active Frontage (MU-2f2.0h10) District to the Mixed Use – Active Frontage (MU-2f8.0h80 District).

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

MOTION CARRIED

That Bylaw 107D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 107D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 107D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 107D2025 be read a third time.

MOTION CARRIED

7.2.36 Outline Plan and Land Use Amendment in Belvedere (Residual Ward 9) at 2498 – 100 Street SE, LOC2022-0232, CPC2025-0571

Councillor Dhaliwal (Remote Member) joined the meeting at 8:24 p.m. on 2025 July 16.

The following documents were distributed with respect to Report CPC2025-0571:

- A presentation entitled "LOC2022-0232 / CPC2025-0571 Land Use Amendment"; and
- A presentation entitled "East Belvedere".

The Public Hearing was called and Scott Kruse, CivicWorks, addressed Council with respect to Bylaw 113D2025.

Moved by Councillor Carra

Seconded by Councillor Chabot

That with respect to Report CPC2025-0571, the following be adopted:

That Council give three readings to Proposed Bylaw 113D2025 for the redesignation of 14.90 hectares ± (36.82 acres ±) located at 2498 – 100 Street SE (Portion of NW1/4 Section 8-24-28-4) 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 – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) 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 113D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 113D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 113D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 113D2025 be read a third time.

MOTION CARRIED

7.2.37 Outline Plan and Land Use Amendment in Belvedere (Ward 9) at 2313 and 2313R - 84 Street SE, LOC2024-0321, CPC2025-0559

The following documents were distributed with respect to Report CPC2025-0559:

- A presentation entitled "LOC2024-0321 / CPC2025-0559 Land Use Amendment"; and
- A presentation entitled "2313 84 Street SE".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 130D2025:

1. Mitchell Stykalo, O2 Planning and Design
2. Alex Braun, Minto Communities

Moved by Councillor Carra
Seconded by Councillor Chabot

That with respect to Report CPC2025-0559, the following be adopted:

That Council give three readings to Proposed Bylaw 130D2025 for the redesignation of 8.00 hectares ± (19.77 acres ±) located at 2313 and 2313R – 84 Street SE (portion of NE1/4 Section 12-24-29-4; Plan 8511085, Block OT) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Direct Control (DC) District to accommodate residential development, with guidelines (Revised Attachment 3).

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

MOTION CARRIED

That Bylaw 130D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 130D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 130D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 130D2025 be read a third time.

MOTION CARRIED

7.3 OTHER REPORTS FOR PUBLIC HEARING

7.3.1 Targeted Amendments to the Municipal Development Plan, IP2025-0471

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 57P2025.

Moved by Councillor Walcott
Seconded by Councillor Wyness

That with respect to Report IP2025-0471, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 57P2025 to amend the Municipal Development Plan to:
 - a. Reflect Ministerial Order MSD:017/25 and the dissolution of the Calgary Regional Metropolitan Board (Attachment 3); and
 - b. Align the Municipal Development Plan and *Connect: Calgary's Parks Plan* (Attachment 3), and
2. Adopt, by resolution, the proposed amendments to the non-statutory appendices of the Municipal Development Plan (Attachment 4).

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

Against: (1): Councillor Carra

MOTION CARRIED

That Bylaw 57P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 57P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 57P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 57P2025 be read a third time.

MOTION CARRIED

Council then returned to Item 7.2.20

8. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

8.1 POSTPONED REPORTS NOT REQUIRING A PUBLIC HEARING

None

8.2 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

8.3 CALGARY PLANNING COMMISSION REPORTS

None

8.4 BYLAW TABULATIONS

None

9. NON-PLANNING ITEMS GOING DIRECTLY TO COUNCIL

None

10. URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

This Item was dealt with following Item 7.2.20.

Moved by Councillor Wong

Seconded by Councillor Mian

That this Council adjourn at 8:54 p.m. on 2025 July 16.

MOTION CARRIED

MAYOR

CITY CLERK