



**MINUTES**

**PUBLIC HEARING MEETING OF COUNCIL**

**September 9, 2025, 9:30 AM  
IN THE COUNCIL CHAMBER**

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

**ALSO PRESENT:** Chief Administrative Officer D. Duckworth  
Chief Operating Officer S. Dalgleish  
City Solicitor and General Counsel J. Floen, KC  
Chief Financial Officer L. Tochor  
General Manager C. Arthurs  
A/General Manager H. Johnson  
General Manager D. Morgan  
A/General Manager R. Vanderputten  
General Manager D. Hamilton  
Assistant City Solicitor T. Wobeser  
Manager C. Lee  
Deputy City Clerk J. Fraser  
Leader, Legislative Services M. A. Cario  
Senior Legislative Specialist C. Doi  
Legislative Specialist A. Lennox

**1. CALL TO ORDER**

Mayor Gondek called the meeting to order at 9:33 a.m. on 2025 September 9.

**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 Chu provided a traditional land acknowledgement.

Mayor Gondek recognized Calgary Pride Week.

Mayor Gondek recognized United Way Month.

3. RECOGNITIONS

None

4. QUESTION PERIOD

1. Councillor Carra

Topic: Calgary Salutes Coordinating Committee collaboration with The Veterans Walkway

2. Councillor Mian

Topic: Drainage bylaws and guidelines and how they can be improved to reduce conflicts about downspouts

5. CONFIRMATION OF AGENDA

**Moved by** Councillor Mian

**Seconded by** Councillor Penner

That the Agenda for today's meeting be amended by setting Item 7.2.9, Land Use Amendment in Stoney 1 (Ward 3) at 1117 – 110 Avenue NE, LOC2024-0274, CPC2025-0700, to be dealt with following the dinner recess.

**MOTION CARRIED**

**Moved by** Councillor Sharp

**Seconded by** Councillor Wyness

That the Agenda for today's meeting be amended by postponing Item 7.2.12, Land Use Amendment Springbank Hill (Ward 6), at 30 Elveden Drive SW, LOC2025-0011, CPC2025-0658, to the 2026 January Public Hearing Meeting of Council.

**MOTION CARRIED**

**Moved by** Councillor Demong

**Seconded by** Councillor Walcott

That the Agenda for the 2025 September 9 Public Hearing Meeting of Council be confirmed, **as amended**.

**MOTION CARRIED**

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

That Council modify the lunch recess to begin at 11:45 a.m.

**MOTION CARRIED**

Council then dealt with Item 9.1.

6. CONSENT AGENDA

6.1 DEFERRALS AND PROCEDURAL REQUESTS

None

7. PLANNING MATTERS FOR PUBLIC HEARING

7.1 POSTPONED REPORTS REQUIRING A PUBLIC HEARING

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

This Item was dealt with following Item 9.1.1.

A presentation entitled "LOC2024-0319 / CPC2025-0462 Land Use Amendment" was distributed with respect to Report CPC2025-0462.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 114D2025.

**Moved by** Councillor Carra  
**Seconded by** Councillor Penner

That with respect to Report CPC2025-0462, the following be adopted:

That Council give three readings to Proposed Bylaw 114D2025 for the redesignation of 1.06 hectares ± (2.61 acres ±) located at 6100 Macleod Trail SW (Plan 9210444, Block H, Lot 2) from Direct Control (DC) District to Mixed Use – General (MU-1f8.0h110) 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 114D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 114D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 114D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 114D2025 be read a third time.

**MOTION CARRIED**

7.2 CALGARY PLANNING COMMISSION REPORTS

7.2.1 Land Use Amendment in Windsor Park (Ward 11) at 722 – 55 Avenue SW, LOC2025-0055, CPC2025-0690

The following documents were distributed with respect to Report CPC2025-0690:

- A presentation entitled "LOC2025-0055 / CPC2025-0690 Land Use Amendment";
- Revised Attachment 1;
- A presentation entitled, "720-728 55th Avenue SW Land Use Redesignation";
- A presentation entitled, "Here's how the new application compares to the original approval.";
- A collection of photos;
- A presentation entitled "Opposition to LOC2025-0055: Six-Storey Rezoning on 55 Avenue SW"; and
- A presentation entitled, "LOC2025-0055 722 55 Avenue SW".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 156D2025:

1. Jessica Karpat, QuantumPlace Developments
2. Bradley Pierce
3. Daria Crisan
4. Evgeny Zhuromsky
5. Johnny Tsang

Council recessed at 11:44 a.m. and reconvened at 1:18 p.m. on 2025 September 9 with Mayor Gondek in the Chair.

**ROLL CALL**

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

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

- 6. Simarjeet Dhanoa
- 7. Ken Young, Windsor Park Development Committee

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

That with respect to Report CPC2025-0690, the following be adopted:

That Council give three readings to Proposed Bylaw 156D2025 for the redesignation of 0.18 hectares ± (0.44 acres ±) located at 722 – 55 Avenue SW (Plan 2212002, Block 24, Lot 11) from the Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.5h20) District.

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

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

**MOTION CARRIED**

That Bylaw 156D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 156D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 156D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 156D2025 be read a third time.

**MOTION CARRIED**

Council then dealt with Item 7.2.19.

- 7.2.2 Land Use Amendment in Haysboro (Ward 11) at 9504 Horton Road SW, LOC2025-0027, CPC2025-0581

This Item was dealt with following Item 7.2.19.

A presentation entitled "LOC2025-0027 / CPC2025-0581 Land Use Amendment" was distributed with respect to Report CPC2025-0581.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 135D2025.

**Moved by** Councillor Penner  
**Seconded by** Councillor Wong

That with respect to Report CPC2025-0581, the following be adopted:

That Council give three readings to Proposed Bylaw 135D2025 for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 9504 Horton Road SW (Plan 9311963, Block 9, Lot 6) from Industrial – General (I-G) District to Industrial – Commercial (I-C) 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

**MOTION CARRIED**

That Bylaw 135D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 135D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 135D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 135D2025 be read a third time.

**MOTION CARRIED**

7.2.3 Land Use Amendment in Acadia (Ward 11) at 9316 Fairmount Drive SE, LOC2024-0169, CPC2025-0660

The following documents were distributed with respect to Report CPC2025-0660:

- A presentation entitled "LOC2024-0169 / CPC2025-0660 Land Use Amendment"; and
- A document entitled "Applicant Submission".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 140D2025:

1. Gibron Makhdoomi, Manu Chugh Architect
2. Keith Simmons

**Moved by** Councillor Penner  
**Seconded by** Councillor Dhaliwal

That with respect to Report CPC2025-0660, the following be adopted:

That Council give three readings to Proposed Bylaw 140D2025 for the redesignation of 0.07 hectares ± (0.18 acres ±) located at 9316 Fairmount Drive SE (Plan 23031D, Block 21, Lot 1) from Housing – Grade Oriented (H-GO) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (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 140D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 140D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 140D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 140D2025 be read a third time.

**MOTION CARRIED**

7.2.4 Policy and Land Use Amendment in Shepard Industrial (Ward 12) at 11519 – 29 Street SE, LOC2024-0256, CPC2025-0584

A presentation entitled "LOC2024-0256 / CPC2025-0584 Land Use Amendment" was distributed with respect to Report CPC2025-0584.

The Public Hearing was called and Mitchell Martens, Rick Balbi Architect, addressed Council with respect to Bylaws 64P2025 and 136D2025.

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

That with respect to Report CPC2025-0584, the following be adopted, **after amendment:**

That Council:

1. Give three readings to Proposed Bylaw 64P2025 for the amendment to the Southeast Industrial Area Structure Plan (Attachment 2); and

- 2. Give three readings to Proposed Bylaw 136D2025 for the redesignation of 1.75 hectares ± (4.32 acres ±) located at **#1 11519 – 29 Street SE (Condominium Plan 2511170, Unit 1)** from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h46) 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 64P2025 be introduced and read a first time

**MOTION CARRIED**

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

That Proposed Bylaw 64P2025 be amended by amending Section 1(a) as follows:

Delete:

“11519 - 29 Street SE (Plan 0813806, Block 24, Lot 4)”

Replace with:

“#1 11519 – 29 Street SE (Condominium Plan 2511170, Unit 1)”

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 64P2025 be read a second time, **as amended**.

**MOTION CARRIED**

That authorization now be given to read Bylaw 64P2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 64P2025 be read a third time, **as amended**.

**MOTION CARRIED**

Council then dealt with Item 7.2.5.

Council returned to this Item following Administration's presentation on Item 7.2.5.

That Bylaw 136D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 136D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 136D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 136D2025 be read a third time.

**MOTION CARRIED**

Council then returned to Item 7.2.5.

7.2.5 Land Use Amendment in Mahogany (Ward 12) at 80R Mahogany Road SE, LOC2024-0293, CPC2025-0711

A presentation entitled "LOC2024-0293 / CPC2025-0711 Land Use Amendment" was distributed with respect to Report CPC2025-0711.

By General Consent, Item 7.2.5 was postponed to the Call of the Chair.

Council returned to Item 7.2.4 in order to give three readings to Proposed Bylaw 136D2025.

Council returned to this Item following the third reading of Bylaw 136D2025.

The Public Hearing was called and Grant Mihalcheon, B&A Studios, addressed Council with respect to Bylaw 150D2025.

**Moved by** Councillor Spencer

**Seconded by** Councillor Demong

That with respect to Report CPC2025-0711, the following be adopted:

That Council give three readings to Proposed Bylaw 150D2025 for the redesignation of 2.36 hectares ± (5.83 acres ±) located at 80R Mahogany Road SE (Plan 2511187, Block 43, Lot 3) from Commercial – Community 2f0.75h18 (C-C2f0.75h18) District to Mixed Use – General (MU-1f4.0h26) 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 150D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 150D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 150D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 150D2025 be read a third time.

**MOTION CARRIED**

7.2.6 Land Use Amendment in Seton (Ward 12) at 317 Setonstone Green SE, LOC2024-0317, CPC2025-0657

A presentation entitled "LOC2024-0317 / CPC2025-0657 Land Use Amendment" was distributed with respect to Report CPC2025-0657.

The Public Hearing was called and Boris Dimitrov addressed Council with respect to Bylaw 137D2025.

**Moved by** Councillor Spencer

**Seconded by** Councillor Demong

That with respect to Report CPC2025-0657, the following be adopted:

That Council give three readings to Proposed Bylaw 137D2025 for the redesignation of 0.04 hectares ± (0.09 acres ±) located at 317 Setonstone Green SE (Plan 2311056, Block 51, Lot 39) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service use, with guidelines (Attachment 2).

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

**MOTION CARRIED**

That Bylaw 137D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 137D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 137D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 137D2025 be read a third time.

**MOTION CARRIED**

7.2.7 Land Use Amendment in Varsity (Ward 1) at 4607 Valiant Drive NW, LOC2025-0017, CPC2025-0608

A presentation entitled "LOC2025-0017 / CPC2025-0608 Land Use Amendment" was distributed with respect to Report CPC2025-0608.

The Public Hearing was called and Barbara Laprade addressed Council with respect to Bylaw 134D2025.

**Moved by** Councillor Penner

**Seconded by** Councillor Walcott

That with respect to Report CPC2025-0608, the following be adopted:

That Council give three readings to Proposed Bylaw 134D2025 for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 4607 Valiant Drive NW (Plan 3473JK, Block 7, Lot 14) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

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

**MOTION CARRIED**

**Moved by** Councillor Chu

**Seconded by** Councillor Sharp

That Council reconsider its decision with respect to Report CPC2025-0608.

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

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

**MOTION CARRIED**

**Moved by** Councillor Penner  
**Seconded by** Councillor Walcott

That with respect to Report CPC2025-0608, the following be adopted:

That Council give three readings to Proposed Bylaw 134D2025 for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 4607 Valiant Drive NW (Plan 3473JK, Block 7, Lot 14) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (7): Councillor Penner, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

**MOTION DEFEATED**

7.2.8 Land Use Amendment in Carrington (Ward 3) at 272 and 276 Carrington Way NW, LOC2025-0069, CPC2025-0577

A presentation entitled "LOC2025-0069 / CPC2025-0577 Land Use Amendment" was distributed with respect to Report CPC2025-0577.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 133D2025.

**Moved by** Councillor Mian  
**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0577, the following be adopted:

That Council give three readings to Proposed Bylaw 133D2025 for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 272 and 276 Carrington Way NW (Plan 1911103, Block 9, Lots 65 and 66) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-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 133D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 133D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 133D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 133D2025 be read a third time.

**MOTION CARRIED**

Council then dealt with Item 7.2.10.

7.2.9 Land Use Amendment in Stoney 1 (Ward 3) at 1117 – 110 Avenue NE, LOC2024-0274, CPC2025-0700

This Item was dealt with following Item 7.2.31.

The following documents were distributed with respect to Report CPC2025-0700:

- A presentation entitled "LOC2024-0274 / CPC2025-0700 Land Use Amendment";
- A presentation entitled "CASA Mental Health in the District South"; and
- A presentation entitled "CASA Mental Health - Calgary".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 144D2025:

1. Mike Coldwell, Urban Systems
2. Punit Somaya, Reimagine Architects Ltd.
3. Bianca Dahlman, CASA Mental Health

**Moved by** Councillor Mian

**Seconded by** Councillor Penner

That with respect to Report CPC2025-0700, the following be adopted:

That Council give three readings to Proposed Bylaw 144D2025 for the redesignation of 1.54 hectares ± (3.81 acres ±) located at 1117 – 110 Avenue NE (Plan 1213696, Block 4, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of Residential Care (Attachment 2).

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

**MOTION CARRIED**

That Bylaw 144D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 144D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 144D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 144D2025 be read a third time.

**MOTION CARRIED**

Council then dealt with Item 7.3.1.

7.2.10 Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at 6811 – 89 Avenue NE, LOC2024-0290, CPC2025-0662

This Item was dealt with following Item 7.2.8.

A presentation entitled "LOC2024-0290 / CPC2025-0662 Outline Plan and Land Use Amendment" was distributed with respect to Report CPC2025-0662.

The Public Hearing was called and Grant Mihalcheon, B&A Studios, addressed Council with respect to Bylaw 155D2025.

**Moved by** Councillor Dhaliwal  
**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0662, the following be adopted:

That Council give three readings to Proposed Bylaw 155D2025 for the redesignation of 1.39 hectares ± (3.43 acres ±) located 6811 – 89 Avenue NE (Plan 731001, Block 7) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District.

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

**MOTION CARRIED**

That Bylaw 155D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 155D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 155D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 155D2025 be read a third time.

**MOTION CARRIED**

7.2.11 Outline Plan and Land Use Amendment in Aspen Woods (Ward 6) at 1477 – 69 Street SW, LOC2024-0320, CPC2025-0664

The following documents were distributed with respect to Report CPC2025-0664:

- A presentation entitled "LOC2024-0320 / CPC2025-0664 Outline Plan and Land Use Amendment"; and
- A presentation entitled "William Blake Homes".

By General Consent, Council modified the afternoon recess to begin following the conclusion of Item 7.2.11.

The Public Hearing was called and Bob Clark, William Blake Homes, addressed Council with respect to Bylaw 149D2025.

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

That with respect to Report CPC2025-0664, the following be adopted:

That Council give three readings to Proposed Bylaw 149D2025 for the redesignation of 1.99 hectares ± (4.92 acres ±) located at 1477 – 69 Street SW (Plan 1144AC, Block A, Lot 6) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

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

Against: (3): Councillor Penner, Councillor Spencer, and Councillor Carra

**MOTION CARRIED**

That Bylaw 149D2025 be introduced and read a first time.

Against: Councillor Penner

**MOTION CARRIED**

That Bylaw 149D2025 be read a second time.

Against: Councillor Penner

**MOTION CARRIED**

That authorization now be given to read Bylaw 149D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 149D2025 be read a third time.

Against: Councillor Penner

**MOTION CARRIED**

Council recessed at 3:29 p.m. and reconvened at 4:04 p.m. on 2025 September 9 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 Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Sharp

7.2.12 Policy and Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2025-0011, CPC2025-0658

This Item was postponed at Confirmation of Agenda.

7.2.13 Land Use Amendment in Capitol Hill (Ward 7) at 1439 – 23 Avenue NW, LOC2025-0033, CPC2025-0713

A presentation entitled "LOC2025-0033 / CPC2025-0713 Land Use Amendment" was distributed with respect to Report CPC2025-0713.

The Public Hearing was called and Tom Dong, Calgreen Living, addressed Council with respect to Bylaw 145D2025.

**Moved by** Councillor Wong

**Seconded by** Councillor Walcott

That with respect to Report CPC2025-0713, the following be adopted:

That Council give three readings to Proposed Bylaw 145D2025 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1439 – 23 Avenue NW (Plan 3150P, Block 35, Lots 21 and 22) from Residential –

Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CG) 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 145D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 145D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 145D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 145D2025 be read a third time.

**MOTION CARRIED**

7.2.14 Land Use Amendment in Rosedale (Ward 7) at 1623 – 6A Street NW, LOC2025-0056, CPC2025-0675

The following documents were distributed with respect to Report CPC2025-0675:

- A presentation entitled "LOC2025-0056 / CPC2025-0675 Land Use Amendment"; and
- A presentation entitled "Long Journey".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 141D2025:

1. Lei Wang, Horizon Land Surveys
2. Brett Horan
3. Douglas Christie
4. Jennifer Varzari, Rosedale Restrictive Covenant Committee
5. Robert Power

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

That with respect to Report CPC2025-0675, the following be adopted:

That Council refuse and abandon Proposed Bylaw 141D2025 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1623 – 6A Street NW (Plan 2187V, Block 5, Lots 11 and 12) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum density (Attachment 2).

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

Against: (3): Councillor Chu, Councillor Walcott, and Councillor Carra

**MOTION CARRIED**

7.2.15 Policy Amendment in Crescent Heights (Ward 7) at 420 and 422 Meredith Road NE, LOC2025-0006, CPC2025-0592

A presentation entitled "LOC2025-0006 / CPC2025-0592 Policy Amendment" was distributed with respect to Report CPC2025-0592.

The Public Hearing was called and Darrell Grant, Suteki Developments, addressed Council with respect to Bylaw 65P2025.

**Moved by** Councillor Wong  
**Seconded by** Councillor Carra

That with respect to Report CPC2025-0592, the following be adopted:

That Council give three readings to Proposed Bylaw 65P2025 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 65P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 65P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 65P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 65P2025 be read a third time.

**MOTION CARRIED**

7.2.16 Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses, LOC2024-0166, CPC2025-0665

The following documents were distributed with respect to Report CPC2025-0665:

- A presentation entitled "LOC2024-0166 / CPC2025-0665 Land Use Amendment"; and
- A presentation entitled "4 Street NE"; and
- A presentation entitled "LOC2024-0166".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 146D2025:

1. Mitchell Stykalo, O2 Planning and Design
2. Greg Santucci
3. Dee Naidoo
4. Simonetta Acteson, Crescent Heights Community Association

**Moved by** Councillor Carra  
**Seconded by** Councillor Wong

That with respect to Report CPC2025-0665, the following be adopted:

That Council give three readings to Proposed Bylaw 146D2025 for the redesignation of 0.30 hectares ± (0.74 acres ±) located at 201, 207 and 217 – 4 Street NE (Plan 1332N, Block 4, Lots 1-10) from Mixed Use – Active Frontage (MU-2f4.0h34) District to Mixed Use – Active Frontage (MU-2f9.0h80) 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 146D2025 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 146D2025 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 146D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 146D2025 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

7.2.17 Policy and Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses, LOC2024-0322, CPC2025-0717

The following documents were distributed with respect to Report CPC2025-0717:

- A presentation entitled "LOC2024-0322 / CPC2025-0717 Policy and Land Use Amendment"; and
- A presentation entitled "2 Avenue NE".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 75P2025 and 147D2025:

1. Brian Horton, O2 Planning and Design
2. Enrique Santander

**Moved by** Councillor Wong  
**Seconded by** Councillor Carra

That with respect to Report CPC2025-0717, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 75P2025 for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 147D2025 for the redesignation of 0.14 hectares ± (0.35 acres ±) located at 423, 425, 431 – 2 Avenue NE (Plan 1332N, Block 4, Lots 36 to 40) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f5.0h26) 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 75P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 75P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 75P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 75P2025 be read a third time.

**MOTION CARRIED**

That Bylaw 147D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 147D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 147D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 147D2025 be read a third time.

**MOTION CARRIED**

**Moved by** Councillor Mian  
**Seconded by** Councillor Wong

That Council postpone Item 7.2.9, Land Use Amendment in Stoney 1 (Ward 3) at 1117 – 110 Avenue NE, LOC2024-0274, CPC2025-0700, to the Call of the Chair.

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

**MOTION CARRIED**

Council recessed at 5:55 p.m. and reconvened at 7:13 p.m. on 2025 September 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 Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Spencer and Councillor Demong

7.2.18 Policy and Land Use Amendment in Eau Claire (Ward 7) at 610 – 2 Avenue SW, LOC2024-0197, CPC2025-0733

The following documents were distributed with respect to Report CPC2025-0733:

- A presentation entitled "LOC2024-0197 / CPC2025-0733 Policy and Land Use Amendment"; and
- A presentation entitled "Eau Claire City Council Presentation".

Councillor Demong (Remote Member) joined the meeting at 7:15 p.m. on 2025 September 9.

Councillor Spencer (Remote Member) joined the meeting at 7:16 p.m. on 2025 September 9.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 77P2025 and 157D2025:

1. Jennifer Duff, B&A Studios
2. Lothar Wiwiorra
3. Randy Pettipas

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.

4. Kathy Oberg, B&A Studios
5. Jeff Hyde, QuadReal

**Moved by Councillor Mian**  
**Seconded by Councillor Wong**

That Council postpone Item 7.2.18, Policy and Land Use Amendment in Eau Claire (Ward 7) at 610 – 2 Avenue SW, LOC2024-0197, CPC2025-0733, to the Call of the Chair.

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

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

**MOTION CARRIED**

Council then dealt with Item 7.2.20.

Council returned to this Item following Item 7.2.20.

**Moved by** Councillor Mian  
**Seconded by** Councillor Wong

That with respect to Report CPC2025-0733, the following be adopted, **after amendment:**

That Council:

1. Give three readings to Proposed Bylaw 77P2025 for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 157D2025 for the redesignation of 2.55 hectares ± (6.30 acres ±) located at 610 – 2 Avenue SW (Plan 1512083, Block 3, Lot 3) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).; **and**
3. **Direct that Attachment 9 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 77P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 77P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 77P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 77P2025 be read a third time.

**MOTION CARRIED**

That Bylaw 157D2025 be introduced and read a first time.

**MOTION CARRIED**

**Moved by** Councillor Wong  
**Seconded by** Councillor Mian

That Proposed Bylaw 157D2025 be amended by amending Schedule B in Section 8 entitled Setback Areas, by deleting subsection (1) in its entirety, replacing it with the following and renumbering the subsequent sections accordingly:

- “(1) The **setback area** must have a minimum depth of 3.0 metres from a **property line** shared with Eau Claire Avenue SW.
- (2) The **setback area** must have a minimum depth of 1.26 metres from a **property line** shared with 2 Avenue SW.”

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

Against: (3): Councillor Wyness, Councillor Carra, and Councillor Chabot

**MOTION CARRIED**

**Moved by** Councillor Wong  
**Seconded by** Councillor McLean

That Proposed Bylaw 157D2025 be amended by amending Section 12 entitled Incentive Density Calculation Method, by deleting subsection (3) in its entirety and replacing it with the following:

- “(3) The incentive rate will be set by **Council** through an amendment to the Eau Claire Area Redevelopment Plan. If, at the time of **development permit** application for a **development** proposing to rely on an incentive rate, the rate has not yet been set, the applicant must submit a study, completed by a qualified third party land appraiser to the satisfaction of the **Development Authority**, recommending an appropriate incentive rate. Upon receipt of such study, the **General Manager** must initiate an application for amendment to the Eau Claire Area Redevelopment Plan as amended or replaced.”

For: (4): Councillor Wong, Councillor Spencer, Councillor Dhaliwal, and Councillor Chu

Against: (10): Councillor Demong, Councillor Penner, Councillor Wyness, Councillor Mian, Councillor McLean, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

**MOTION DEFEATED**

That Bylaw 157D2025 be read a second time, **as amended**.

**MOTION CARRIED**

That authorization now be given to read Bylaw 157D2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 157D2025 be read a third time, **as amended**.

**MOTION CARRIED**

Council then dealt with Item 7.2.21.

7.2.19 Land Use Amendment in Mission (Ward 8) at 101 and 109 – 17 Avenue SW, LOC2024-0257, CPC2025-0573

This Item was dealt with following Item 7.2.1.

The following documents were distributed with respect to Report CPC2025-0573:

- A presentation entitled "LOC2024-0257 / CPC2025-0573 Land Use Amendment"; and
- A presentation entitled "101 –109 17 Ave SW Land Use Redesignation".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 152D2025:

1. Jessica Karpat, QuantumPlace Developments
2. Lorraine Morrison

**Moved by** Councillor Walcott

**Seconded by** Councillor Penner

That with respect to Report CPC2025-0573, the following be adopted, **after amendment**:

That Council give three readings to Proposed Bylaw 152D2025 for the redesignation of 0.14 hectares ± (0.35 acres ±) located at 101 and 109 – 17 Avenue SW (Plan B1, Block 3, Lots 30 to 32) from Commercial – Corridor 2 **f3.0h46** (C-COR2 f3.0h46) District to Direct Control (DC) District to accommodate a mixed-use high-density development, with guidelines (Attachment 2).

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

Against: (1): Councillor Sharp

**MOTION CARRIED**

That Bylaw 152D2025 be introduced and read a first time.

Against: Councillor Sharp

**MOTION CARRIED**

That Bylaw 152D2025 be read a second time.

Against: Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 152D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 152D2025 be read a third time.

Against: Councillor Sharp

**MOTION CARRIED**

Council then dealt with Item 7.2.2.

7.2.20 Land Use Amendment in Sunalta (Ward 8) at 1730 and 1732 – 12 Avenue SW, LOC2024-0294, CPC2025-0661

This Item was dealt with following the postponement of Item 7.2.18.

A presentation entitled "LOC2024-0294 / CPC2025-0661 Land Use Amendment" was distributed with respect to Report CPC2025-0661.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 151D2025:

1. Gibron Makhdoomi, Manu Chugh Architect
2. Micheal Jones, Sunalta Community Association

**Moved by** Councillor Walcott

**Seconded by** Councillor Dhaliwal

That with respect to Report CPC2025-0661, the following be adopted:

That Council give three readings to Proposed Bylaw 151D2025 for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 1730 and 1732

– 12 Avenue SW (Plan 5380V, Block 217, Lots 35 and 36) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.7h20d688) District.

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

**MOTION CARRIED**

That Bylaw 151D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 151D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 151D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 151D2025 be read a third time.

**MOTION CARRIED**

Council then returned to Item 7.2.18.

7.2.21 Land Use Amendment in South Calgary (Ward 8) at 1501 – 33 Avenue SW, LOC2025-0065, CPC2025-0580

This Item was dealt with following Item 7.2.18.

The following documents were distributed with respect to Report CPC2025-0580:

- A presentation entitled "LOC2025-0065 / CPC2025-0580 Land Use Amendment"; and
- A presentation entitled "1500".

The Public Hearing was called and Alex Ramadan, Sarina Homes, addressed Council with respect to Bylaw 139D2025.

**Moved by** Councillor Walcott  
**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0580, the following be adopted:

That Council give three readings to Proposed Bylaw 139D2025 for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 1501 – 33 Avenue SW (Plan 4479P, Block 64, Lots 39 and 40) from Residential –

Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f3.6h24) 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 139D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 139D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 139D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 139D2025 be read a third time.

**MOTION CARRIED**

7.2.22 Land Use Amendment in South Calgary (Ward 8) at 1711 – 33 Avenue SW, LOC2025-0044, CPC2025-0656

A presentation entitled "LOC2025-0044 / CPC2025-0656 Land Use Amendment" was distributed with respect to Report CPC2025-0656.

The Public Hearing was called and Rochelle Cote, Rochelle Cote Interior Design, addressed Council with respect to Bylaw 153D2025.

**Moved by** Councillor Walcott  
**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0656, the following be adopted:

That Council give three readings to Proposed Bylaw 153D2025 for the redesignation of 0.07 hectares ± (0.18 acres) located at 1711 – 33 Avenue SW (Plan 4479P, Block 66, Lots 35, 36 and a portion of Lot 34) from Direct Control (DC) District to Direct Control (DC) District to accommodate an Office, 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 153D2025 be introduced and read a first time.

**MOTION CARRIED**

**Moved by** Councillor Walcott  
**Seconded by** Councillor Chabot

That Proposed Bylaw 153D2025 be amended, as follows:

1. Inserting a new Section 7 to Schedule B as follows:

**“Building Setback Areas**

- 7 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in Section 8 of this Direct Control District and sections 535, 537, 538, and 539 of Land Use Bylaw 1P2007.”;

2. Renumbering all subsequent sections accordingly; and
3. In new Section 9 entitled Relaxations, replacing the words “Sections 6 and 7” with “Sections 6, 7, and 8”.

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 153D2025 be read a second time, **as amended**.

**MOTION CARRIED**

That authorization now be given to read Bylaw 153D2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 153D2025 be read a third time, **as amended**.

**MOTION CARRIED**

7.2.23 Policy Amendment in Killarney/Glengarry (Ward 8) at 3216 – 30 Street SW, LOC2025-0060, CPC2025-0629

The following documents were distributed with respect to Report CPC2025-0629:

- A presentation entitled "LOC2025-0060 / CPC2025-0629 Policy Amendment"; and
- A presentation entitled "The Proposal".

Councillor Sharp (Remote Member) left the meeting at 8:44 p.m. on 2025 September 9.

Councillor Sharp (Remote Member) joined the meeting at 8:45 p.m. on 2025 September 9.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 66P2025.

**Moved by** Councillor Walcott  
**Seconded by** Councillor Mian

That with respect to Report CPC2025-0629, the following be adopted:

That Council give three readings to Proposed Bylaw 66P2025 for the amendment to the Westbrook Communities Local Area Plan (Attachment 2).

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

Against: (3): Councillor Demong, Councillor Wong, and Councillor McLean

**MOTION CARRIED**

That Bylaw 66P2025 be introduced and read a first time.

Against: Councillor Wong

**MOTION CARRIED**

That Bylaw 66P2025 be read a second time.

Against: Councillor Wong

**MOTION CARRIED**

That authorization now be given to read Bylaw 66P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 66P2025 be read a third time.

**MOTION CARRIED**

7.2.24 Land Use Amendment in Shaganappi (Ward 8) at 1406 – 26 Street SW, LOC2025-0062, CPC2025-0712

Mayor Gondek left the Chair at 8:53 p.m. on 2025 September 9 and Deputy Mayor Carra assumed the Chair.

A presentation entitled "LOC2025-0062 / CPC2025-0712 Land Use Amendment" was distributed with respect to Report CPC2025-0712.

Mayor Gondek resumed the Chair at 8:57 p.m. on 2025 September 9.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 148D2025:

1. Jack Moddle, B&A Studios
2. Bryan Romaneski, Onward Homes

**Moved by** Councillor Walcott

**Seconded by** Councillor Mian

That with respect to Report CPC2025-0712, the following be adopted:

That Council give three readings to Proposed Bylaw 148D2025 for the redesignation of 0.18 hectares ± (0.44 acres ±) located at 1406 – 26 Street SW (Plan 2311009, Block 5, Lot 55) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Direct Control (DC) District to accommodate 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 148D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 148D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 148D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 148D2025 be read a third time.

**MOTION CARRIED**

7.2.25 Policy Amendment in Bridgeland/Riverside (Ward 9) at 523 – 9 Street NE, LOC2025-0117, CPC2025-0681

A presentation entitled "LOC2025-0117 / CPC2025-0681 Policy Amendment" was distributed with respect to Report CPC2025-0681.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 71P2025.

**Moved by** Councillor Carra  
**Seconded by** Councillor Mian

That with respect to Report CPC2025-0681, the following be adopted:

That Council give three readings to Proposed Bylaw 71P2025 for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

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

Against: (1): Councillor Chabot

**MOTION CARRIED**

That Bylaw 71P2025 be introduced and read a first time.

Against: Councillor Chabot

**MOTION CARRIED**

That Bylaw 71P2025 be read a second time.

Against: Councillor Chabot

**MOTION CARRIED**

That authorization now be given to read Bylaw 71P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 71P2025 be read a third time.

Against: Councillor Chabot

**MOTION CARRIED**

7.2.26 Policy Amendment in Ramsay (Ward 9) at 2129 Spiller Road SE, LOC2025-0112, CPC2025-0726

A presentation entitled "LOC2025-0112 / CPC2025-0726 Policy Amendment" was distributed with respect to Report CPC2025-0726.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 74P2025.

**Moved by** Councillor Carra  
**Seconded by** Councillor Walcott

That with respect to Report CPC2025-0726, the following be adopted:

That Council give three readings to Proposed Bylaw 74P2025 for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2).

For: (11): Councillor Demong, 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 74P2025 be introduced and read a first time.

Against: Councillor Chabot and Councillor McLean

**MOTION CARRIED**

That Bylaw 74P2025 be read a second time.

Against: Councillor Chabot and Councillor McLean

**MOTION CARRIED**

That authorization now be given to read Bylaw 74P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 74P2025 be read a third time.

Against: Councillor Chabot and Councillor McLean

**MOTION CARRIED**

7.2.27 Policy Amendment in Ogden (Ward 9) at 7847 – 25 Street SE, LOC2025-0088, CPC2025-0647

A presentation entitled "LOC2025-0088 / CPC2025-0647 Policy Amendment" was distributed with respect to Report CPC2025-0647.

The Public Hearing was called and Kirk Lubimov, Millican-Ogden Community Association, addressed Council with respect to Bylaw 72P2025.

**Moved by** Councillor Carra  
**Seconded by** Councillor Walcott

That with respect to Report CPC2025-0647, the following be adopted:

That Council give three readings to Proposed Bylaw 72P2025 for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

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

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

**MOTION CARRIED**

That Bylaw 72P2025 be introduced and read a first time.

Against: Councillor Chabot and Councillor McLean

**MOTION CARRIED**

**Moved by** Councillor Carra  
**Seconded by** Councillor Penner

That Proposed Bylaw 72P2025 be amended, by deleting subsection (b) in its entirety and replacing it with the following:

“(b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a), add 7847 – 25 Street SE to the list of addresses.”

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 72P2025 be read a second time, **as amended**.

Against: Councillor Chabot and Councillor McLean

**MOTION CARRIED**

That authorization now be given to read Bylaw 72P2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 72P2025 be read a third time, **as amended**.

Against: Councillor Chabot and Councillor McLean

**MOTION CARRIED**

7.2.28 Policy Amendment in Ogden (Ward 9) at 2343 Crestwood Road SE, LOC2025-0092, CPC2025-0659

A presentation entitled "LOC2025-0092 / CPC2025-0659 Policy Amendment" was distributed with respect to Report CPC2025-0659.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 73P2025:

1. Lei Wang, Horizon Land Surveys
2. Kirk Lubimov, Millican-Ogden Community Association

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Council suspended Section 79 in order to complete Item 7.2.28. prior to recessing the meeting.

**Moved by** Councillor Carra

**Seconded by** Councillor Walcott

That with respect to Report CPC2025-0659, the following be adopted:

That Council give three readings to Proposed Bylaw 73P2025 for the amendment to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

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

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

**MOTION CARRIED**

That Bylaw 73P2025 be introduced and read a first time.

Against: Councillor Chabot and Councillor McLean

**MOTION CARRIED**

**Moved by** Councillor Carra

**Seconded by** Councillor Dhaliwal

That Proposed Bylaw 73P2025 be amended, by deleting subsection (b) in its entirety and replacing it with the following:

“(b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a), add 2343 Crestwood Road SE to the list of addresses.”

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 73P2025 be read a second time, **as amended**.

Against: Councillor Chabot and Councillor McLean

**MOTION CARRIED**

That authorization now be given to read Bylaw 73P2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 73P2025 be read a third time, **as amended**.

Against: Councillor Chabot and Councillor McLean

**MOTION CARRIED**

Council recessed at 9:35 p.m. on 2025 September 9 and reconvened at 1:03 p.m. on 2025 September 10 with Mayor Gondek in the Chair.

**ROLL CALL**

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

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

**7.2.29 Land Use Amendment in Southview (Ward 9) at 1820 – 33 Street SE, LOC2025-0064, CPC2025-0722**

The following documents were distributed with respect to Report CPC2025-0722:

- A presentation entitled "LOC2025-0064 / CPC2025-0722 Land Use Amendment"; and
- A presentation entitled "Southview Mixed Income Housing".

The Public Hearing was called and Boris Karn, CivicWorks, addressed Council with respect to Bylaw 143D2025.

**Moved by** Councillor Carra  
**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0722, the following be adopted:

That Council give three readings to Proposed Bylaw 143D2025 for the redesignation of 1.33 hectares ± (3.29 acres ±) located at 1820 – 33 Street SE (Plan 1079HU, Block 3, Lot 4) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – High Density Low Rise (M-H1f4.0h26) District and Multi-Residential – High Density Medium Rise (M-H2f5.0h45) District.

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

**MOTION CARRIED**

That Bylaw 143D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 143D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 143D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 143D2025 be read a third time.

**MOTION CARRIED**

7.2.30 Land Use Amendment in Erin Woods (Ward 9) at 295 Erin Woods Drive SE, LOC2025-0084, CPC2025-0638

A presentation entitled "LOC2025-0084 / CPC2025-0638 Land Use Amendment" was distributed with respect to Report CPC2025-0638.

The Public Hearing was called and Bryan Romanesky, Citytrend, addressed Council with respect to Bylaw 138D2025.

**Moved by** Councillor Carra  
**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0638, the following be adopted:

That Council give three readings to Proposed Bylaw 138D2025 for the redesignation of 0.71 hectares ± (1.76 acres ±) located at 295 Erin Woods Drive SE (Plan 2412090, Block 15, Lot 7) from Special Purpose –

Recreation (S-R) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

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

**MOTION CARRIED**

That Bylaw 138D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 138D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 138D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 138D2025 be read a third time.

**MOTION CARRIED**

7.2.31 Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 2985 – 100 Street SE, LOC2025-0086, CPC2025-0742

The following documents were distributed with respect to Report CPC2025-0742:

- A presentation entitled "LOC2025-0086 / CPC2025-0742 Land Use Amendment"; and
- A presentation entitled "Garden Road LOC2025-0086".

The Public Hearing was called and Jennifer Duff, B&A Studios, addressed Council with respect to Bylaw 142D2025.

**Moved by** Councillor Carra

**Seconded by** Councillor Chabot

That with respect to Report CPC2025-0742, the following be adopted:

That Council give three readings to Proposed Bylaw 142D2025 for the redesignation of 1.68 hectares ± (4.15 acres ±) at 2985 – 100 Street SE (Plan 0213389, Block 1, Lot 10) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to reduce the minimum parcel area requirement, with guidelines (Attachment 2).

For: (11): Councillor Penner, Councillor Wyness, Councillor Wong, 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 142D2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 142D2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 142D2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 142D2025 be read a third time.

**MOTION CARRIED**

Council then dealt with Item 7.2.9.

### 7.3 OTHER REPORTS FOR PUBLIC HEARING

#### 7.3.1 Land Use Bylaw Amendments – Appeal Period and Notification of Decisions, C2025-0704

This Item was dealt with following Item 7.2.9.

The Public Hearing was called and Shameer Gaidhar, Calgary Inner City Builders Association, addressed Council with respect to Bylaw 58P2025.

**Moved by** Councillor Penner

**Seconded by** Councillor Walcott

That with respect to Report C2025-0704, the following be adopted:

That Council give three readings to Proposed Bylaw 58P2025, amendments to the Land Use Bylaw 1P2007 (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 58P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 58P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 58P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 58P2025 be read a third time.

**MOTION CARRIED**

7.3.2 Land Use Bylaw Amendments - Low Density Residential Development, C2025-0705

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

1. Shameer Gaidhar, Calgary Inner City Builders Association
2. Michael Farrar, Calgary Inner City Builders Association

**Moved by** Councillor Walcott  
**Seconded by** Councillor Carra

That with respect to Report C2025-0705, the following be adopted:

That Council give three readings to Proposed Bylaw 59P2025, amendments to Land Use Bylaw 1P2007 (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 59P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 59P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 59P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 59P2025 be read a third time.

**MOTION CARRIED**

7.3.3 Land Use Bylaw Amendments - Child Care Services, C2025-0706

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 60P2025.

**Moved by** Councillor Penner

**Seconded by** Councillor Walcott

That with respect to Report C2025-0706, the following be adopted:

That Council give three readings to Proposed Bylaw 60P2025, amendments to the Land Use Bylaw 1P2007 (Attachment 2).

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

**MOTION CARRIED**

That Bylaw 60P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 60P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 60P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 60P2025 be read a third time.

**MOTION CARRIED**

7.3.4 Land Use Bylaw Amendments - Mobility Storage Lockers and Bike Parking in Multi-Residential Buildings, C2025-0707

The following documents were distributed with respect to Report C2025-0707:

- Revised Attachment 5; and
- A letter from BILD Calgary Region.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 61P2025:

1. Shameer Gaidhar, Calgary Inner City Builders Association
2. Cody Reimer, Vesta Properties

**Moved by** Councillor Walcott  
**Seconded by** Councillor Penner

That with respect to Report C2025-0707, the following be adopted:

That Council give three readings to Proposed Bylaw 61P2025, amendments to the Land Use Bylaw 1P2007 (Attachment 2).

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

Against: (1): Councillor Wyness

**MOTION CARRIED**

That Bylaw 61P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 61P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 61P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 61P2025 be read a third time.

**MOTION CARRIED**

7.3.5 Land Use Bylaw Amendments - Updates to Definitions, C2025-0708

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 62P2025.

**Moved by** Councillor Penner  
**Seconded by** Councillor Walcott

That with respect to Report C2025-0708, the following be adopted:

That Council give three readings to Proposed Bylaw 62P2025, amendments to the Land Use Bylaw 1P2007 (Attachment 2).

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

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

**MOTION CARRIED**

That Bylaw 62P2025 be introduced and read a first time.

Against: Councillor Chabot, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

That Bylaw 62P2025 be read a second time.

Against: Councillor Chabot, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

That authorization now be given to read Bylaw 62P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 62P2025 be read a third time.

Against: Councillor Chabot, Councillor McLean, and Councillor Sharp

**MOTION CARRIED**

7.3.6 Land Use Bylaw Amendments - Expired Text and Text Error Removal, C2025-0709

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 63P2025.

**Moved by** Councillor Walcott  
**Seconded by** Councillor Penner

That with respect to Report C2025-0709, the following be adopted:

That Council give three readings to Proposed Bylaw 63P2025, amendments to the Land Use Bylaw 1P2007 (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 63P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 63P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 63P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 63P2025 be read a third time.

**MOTION CARRIED**

**Moved by** Councillor Mian  
**Seconded by** Councillor Dhaliwal

That Council direct the City Clerk's Office to distribute the late letter from BILD Calgary Region with respect to Item 7.3.4, Land Use Bylaw Amendments - Mobility Storage Lockers and Bike Parking in Multi-Residential Buildings, C2025-0707.

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

**MOTION CARRIED**

7.3.7 Naato'siyinnipi Area Structure Plan, IP2025-0703

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 67P2025 and 68P2025:

1. David Symes
2. Jaspriya Johal
3. Kristina Stephens

**Moved by** Councillor Carra  
**Seconded by** Councillor Walcott

That Council modify the afternoon recess to begin following the conclusion of Item 7.3.7.

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

Against: (4): Councillor Wyness, Councillor Wong, Councillor Spencer, and Councillor Chabot

**MOTION CARRIED**

**Moved by** Councillor Mian  
**Seconded by** Councillor Walcott

That with respect to Report IP2025-0703, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 67P2025, Naato'siyinnipi Area Structure Plan and repeal Bylaw 7P2008 Aurora Business Park Area Structure Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 68P2025 to amend the Municipal Development Plan (Attachment 3).

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

**MOTION CARRIED**

That Bylaw 67P2025 be introduced and read a first time.

**MOTION CARRIED**

**Moved by** Councillor Mian  
**Seconded by** Councillor Chabot

That Proposed Bylaw 67P2025 be amended by adding a new Section 3 as shown below and renumbering the subsequent sections accordingly:

“3. Bylaw 7P2008, the Aurora Business Park Area Structure Plan Bylaw, is hereby repealed.”

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

**MOTION CARRIED**

That Bylaw 67P2025 be read a second time, **as amended**.

**MOTION CARRIED**

That authorization now be given to read Bylaw 67P2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 67P2025 be read a third time, **as amended**.

**MOTION CARRIED**

That Bylaw 68P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 68P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 68P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 68P2025 be read a third time.

**MOTION CARRIED**

**Moved by** Councillor Mian  
**Seconded by** Councillor Penner

That Council modify the afternoon recess from 30 minutes to 15 minutes.

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

Against: (1): Councillor Chabot

**MOTION CARRIED**

Council recessed at 3:47 p.m. and reconvened at 4:05 p.m. on 2025 September 10 with Mayor Gondek in the Chair.

**ROLL CALL**

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

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

7.3.8 Saatohtsi Area Structure Plan, IP2025-0686

The following documents were distributed with respect to Report IP2025-0686:

- A Revised Schedule A in 70P2025
- A Revised Schedule B in 70P2025

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 69P2025 and 70P2025:

1. Jennifer Duff, B&A Studios
2. Sarah Itani

3. Cameron Tainsh

**Moved by Councillor McLean**  
**Seconded by Councillor Mian**

That with respect to Report IP2025-0686, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 69P2025, Saatohtsi Area Structure Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 70P2025 to amend the Municipal Development Plan (Attachment 3).

For: (12): 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 69P2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 69P2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 69P2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 69P2025 be read a third time.

**MOTION CARRIED**

That Bylaw 70P2025 be introduced and read a first time.

**MOTION CARRIED**

**Moved by Councillor McLean**  
**Seconded by Councillor Mian**

That Proposed Bylaw 70P2025 be amended, as follows:

1. Delete "Schedule A" in its entirety and replacing it with "Revised Schedule A".
2. Delete "Schedule B" in its entirety and replacing it with "Revised Schedule B".

For: (12): 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 70P2025 be read a second time, **as amended**.

**MOTION CARRIED**

That authorization now be given to read Bylaw 70P2025 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 70P2025 be read a third time, **as amended**.

**MOTION CARRIED**

7.3.9 Debt Policy, EC2025-0269

The Public Hearing was called, however, no speakers addressed Council with respect to Item 7.3.9. Debt Policy, EC2025-0269.

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

That with respect to Report EC2025-0269, the following be adopted, **after amendment**:

That Council:

1. Approve the amended Debt Policy CP2020-05 in Attachment 2 following the public hearing; and
2. Direct that Attachment 5 remain confidential pursuant to Section 30 (Disclosure harmful to economic and other interests of a public body) of the **Access to Information Act**, to be reviewed no later than 2027 April 15.

For: (12): 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**

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 LOC2024-0089, CPC2024-0754, C2025-0791

**Moved by** Councillor Penner  
**Seconded by** Councillor Walcott

That with respect to Report C2025-0791, the following be adopted:

That Council give second and third readings to Proposed Bylaw 234D2024.

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

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

**MOTION CARRIED**

That Bylaw 234D2024 be read a second time.

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

**MOTION CARRIED**

That Bylaw 234D2024 be read a third time.

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

**MOTION CARRIED**

8.4.2 Bylaw Tabulation – Land Use Amendment LOC2024-0127, CPC2025-0023, C2025-0766

Councillor Dhaliwal (Remote Member) joined the meeting at 4:49 p.m. on 2025 September 10.

**Moved by** Councillor Walcott  
**Seconded by** Councillor Mian

That with respect to Report C2025-0766, the following be adopted:

That Council give second and third readings to Proposed Bylaw 34P2025.

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 34P2025 be read a second time.

**MOTION CARRIED**

That Bylaw 34P2025 be read a third time.

**MOTION CARRIED**

Council then dealt with Item 12.

9. NON-PLANNING ITEMS GOING DIRECTLY TO COUNCIL

9.1 Business Improvement Area Change in Boundaries Requests, C2025-0586

This Item was dealt with following Confirmation of Agenda.

A letter RE: Request to postpone a decision on the Proposed Boundary Expansion of the Bridgeland Riverside Business Improvement Area was distributed with respect to Report C2025-0586.

**Moved by** Councillor Carra  
**Seconded by** Councillor Wong

That with respect to Report C2025-0586, the following be adopted:

That Council:

1. Provide an opportunity, before second reading, for current and would-be taxpayers (businesses) in the areas and Business Improvement Area representatives to make representations to Council concerning the proposed changes in boundaries; and

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 Carra, and Mayor Gondek

Against: (1): Councillor Chabot

**MOTION CARRIED**

Council gave General Consent to make a friendly amendment with respect to Councillor Wong's motion on Item 9.1 to add the words "a representative of" following the words "hear from".

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

That Council hear from **a representative of** Crescent Heights Community Association with respect to Item 9.1 Business Improvement Area Change in Boundaries Requests, C2025-0586.

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

**MOTION CARRIED**

The following speakers addressed Council with respect to Report C2025-0586:

1. Marie Semenick-Evans, Crescent Heights Community Association; and
2. Jacqui Sanderson, Bridgeland Business Improvement Area

**Moved by** Councillor Carra  
**Seconded by** Councillor Wong

That with respect to Report C2025-0586, the following be adopted:

That Council:

2. Give three readings to Proposed Bylaw 41M2025 to amend the Beltline Business Improvement Area Bylaw 34M2019 with respect to the identified boundaries as presented in Attachment 2; and
3. Give three readings to Proposed Bylaw 43M2025 to amend the Bridgeland Business Improvement Area Bylaw 33M2019 with respect to the identified boundaries as presented in 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 41M2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 41M2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 41M2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 41M2025 be read a third time.

**MOTION CARRIED**

That Bylaw 43M2025 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 43M2025 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 43M2025 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 43M2025 be read a third time.

**MOTION CARRIED**

By General Consent, Council recessed to the Call of the Chair.

Council recessed at 10:57 a.m. and reconvened at 11:06 a.m. on 2025 September 9 with Mayor Gondek in the Chair.

**ROLL CALL**

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

Council then dealt with Item 7.1.1.

10. URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

This Item was dealt with following Item 8.4.2.

**Moved by** Councillor Penner

**Seconded by** Councillor Walcott

That this Council adjourn at 4:51 p.m. on 2025 September 10.

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MAYOR

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CITY CLERK

UNCONFIRMED