



## City Council Public Hearing Minutes

May 4, 2021

1:30 p.m.

Council Chamber, 2nd floor, City Hall

Present: D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, M. Walters

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### 1. Call to Order and Related Business

#### 1.1 Call to Order

Mayor D. Iveson called the meeting to order at 1:33 p.m., Tuesday, May 4, 2021, and acknowledged that City Council meets on the traditional land of Treaty 6 Territory. The Chair also acknowledged the diverse Indigenous peoples whose ancestors' footsteps have marked this territory for centuries such as: Cree, Dene, Saulteaux, Blackfoot, Nakota Sioux, as well as Metis and Inuit, and now settlers from around the world.

#### 1.2 Roll Call

Mayor D. Iveson conducted roll call and confirmed the attendance of Members of City Council.

Councillors M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, A. Paquette and M. Walters participated electronically.

Mayor D. Iveson and Councillor B. Henderson participated electronically for a portion of the meeting.

Councillors M. Banga, S. Hamilton, S. McKeen, M. Nickel and M. Walters were absent with notice for a portion of the meeting.

D. Beaudry, Deputy City Clerk, K. Gibson, T. Orbell, C. Schlamp and R. Zheng, Office of the City Clerk, were also in attendance.

### 1.3 Adoption of Agenda

**Moved by:** B. Esslinger

**Seconded by:** M. Banga

That the May 4, 2021, City Council Public Hearing agenda be adopted with the following change:

Replacement attachment:

3.5 Charter Bylaw 19673 - To allow for a shared-use-path, stormwater management facility and a range of low density ground-oriented housing forms, The Uplands

- Attachment 1

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** B. Henderson

**Seconded by:** M. Nickel

That the Orders of the Day for the May 4, 2021, City Council Public Hearing meeting be extended to continue on May 5, 2021, from 9 a.m. to noon.

With the unanimous consent of City Council, the motion carried.

**Moved by:** B. Henderson

**Seconded by:** A. Knack

1. That the Orders of the Day for the May 11, 2021, Urban Planning Committee meeting be changed to adjourn at noon.
2. That the Orders of the Day for the May 14, 2021, Community and Public Services Committee meeting be changed to adjourn at noon.
3. That the Orders of the Day for the May 4, 2021, City Council Public Hearing be extended to continue on Tuesday, May 11, 2021, from 1:30 p.m. to 5:30 p.m. and Friday, May 14, 2021, from 1:30 p.m. to 5:30 p.m..

With the unanimous consent of City Council, the motion carried.

**Moved by:** B. Henderson

**Seconded by:** B. Esslinger

1. That the May 14, 2021, Community and Public Services Committee meeting be cancelled and the items on the agenda be rescheduled to the May 28, 2021, Community and Public Services Committee meeting.
2. That the Orders of the Day for the May 4/5/11/14, 2021, City Council Public Hearing be changed to convene at 9:30 a.m. instead of 1:30 p.m. on Friday, May 14, 2021.
3. That item 3.25 be made time specific as first item of business on Tuesday, May 11, 2021.
4. That items 3.26/3.27 and 3.28/3.29 be made time specific as first and second items of business on Friday, May 14, 2021.

In Favour (11): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (11 to 0)**

**Moved by:** M. Nickel

**Seconded by:** S. McKeen

1. That the Orders of the Day for the May 4/5/11/14, 2021, City Council Public Hearing be extended to continue on Wednesday, May 19, 2021, at 9:30 a.m.
2. That the Orders of the Day for the May 17/19, 2021, City Council meeting be amended to continue upon adjournment of the May 4/5/11/14/19, 2021, City Council Public Hearing.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, and A. Paquette

**Motion Carried (12 to 0)**

#### **1.4 Protocol Items**

There were no Protocol Items.

## **2. Explanation of Public Hearing Process**

### **2.1 Call for Persons to Speak**

Mayor D. Iveson explained the public hearing process. K. Gibson, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws:

#### **Charter Bylaw 19678**

In favour: C. Chopko Beck and S. Sherman, IBI Group; and P. Pescod, Melcor Developments (to answer questions only).

#### **Charter Bylaw 19677**

In favour: R. Rehman, Qualico (to answer questions only).

#### **Bylaws 19689 and 19672 and Charter Bylaw 19673**

In favour: R. Rehman, Qualico (to answer questions only).

#### **Charter Bylaw 19674**

In favour: R. Rehman, Qualico (to answer questions only).

#### **Charter Bylaw 19663**

In favour: R. Rehman, Qualico (to answer questions only).

#### **Bylaw 19670 and Charter Bylaw 19671**

In favour: E. Shillington, Stantec; and P. Tsoukalas, Brookfield Residential (to answer questions only).

#### **Bylaw 19688 and Charter Bylaw 19636**

In favour: K. Davies, Stantec; and J. Killoh, Rohit Group (to answer questions only).

#### **Charter Bylaw 19655**

In favour: C. Chopko Beck, IBI Group; and K. Backus, Anthem United (to answer questions only).

#### **Bylaw 19683 and Charter Bylaw 19684**

In favour: K. Davies, Stantec; and K. Backus, Anthem United (to answer questions only).

#### **Item 3.15 and Bylaw 19649 and Charter Bylaw 19650**

In favour: R. Eidick, EINS Development Consulting; and J. Marchese. N. Farn, Bunt Engineering (to answer questions only).

Opposed: C. Foged; A. Halat; P. Halat; L. Buckler; P. Dhaliwal; R. Dhaliwal; J. Nijjar; G. Schmidt, Ravines of Richford; S. MacLeod; G. Schuster; R. Malhi; and A. Ray. J. Ross, Royal Gardens at Blackmud Creek Homeowners Association (to answer questions only).

**Charter Bylaw 19680**

In favour: N. Nath (to answer questions only).

Opposed: L. Wizniuk.

**Bylaws 19685 and 19686 and Charter Bylaw 19687**

In favour: B. Golightly, Ebenezer Developments (to answer questions only).  
L. Stone.

Opposed D. Boccabella; L. Rackel; J. Bowerman; A. Oliver; N. Bradford; A. Ryan; J. Pittman; G. Pittman; C. Wrathall; E. Drapaka; S. Faragini; H. Gibb; R. Warchola; O. Cann; G. Mccrea; L. Pisarchuk; R. Siever; D. Roos; J. Roos; A. Nikiforuk; and J. Lazaruk.

**Item 3.22**

There were no persons present to speak to the passing of Item 3.22.

**Charter Bylaw 19676**

In favour: S. Pavlyk-Hamilton (to answer questions only).

**Charter Bylaw 19645**

In favour: J. Van Bruggen; J. Agrios, Kennedy Agrios LLP; and N. Golden.

**Charter Bylaw 19681**

In favour: R. Dhunna and D. Zeggelaar, Regency Developments; and J. Der, Der Architecture (to answer questions only).

Opposed: M. Russell; R. Terry; J. Forster, D. Sutherland, M. Baran, C. Skinner and M. Harden, Holyrood Development Committee; M. Kruszewski; J. Cyre; C. Freire; and A. Winter.

**Bylaw 19592 and Charter Bylaw 19593**

In favour: J. Candish, D. Deshpande, J. Wu, M. Figueira, J. Cowley, M. Lafleur, D. Pinto and B. Pinto, Green Space Alliance.

Opposed: M. Rich, Garneau Community League; D. Buchanan; N. Hunt; D. Gorman; S. Neufeld; K. Joosse; and B. Greidanus.

**Bylaw 19480 and Charter Bylaw 19481**

In favour: C. Dulaba and C. Johnson, Beljan Developments; T. Bell; K. Sheppard, on behalf of E. Jang and J. Der; and R. Batty, Toole Design.

Opposed: M. Rich, Garneau Community League; T. Moss; Strathcona Housing Cooperative; D. Miller; A.M. Benitez, Strathcona Housing Cooperative; A.C. Benitez; S. Veldhuysen van Zanten, Manhattan Lofts; D. Buchanan; L. Pashniak; A. Seehagen; C. Stys; E. Armstrong; S. Dawson; A. Giasson; B. Reib; R. McVey; G. Miazga; B. Prochnau; and M. Mulder.

### **3. Bylaws and Related Reports**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the Public Hearing on the following Bylaws be closed:

- 3.1 Charter Bylaw 19678 - To allow for low density residential development, Rosenthal
- 3.8 Bylaw 19670 - Amendment to the Chappelle Neighbourhood Area Structure Plan
- 3.9 Charter Bylaw 19671 - To allow back-to-back Stacked Row Housing, Chappelle
- 3.10 Bylaw 19688 - To amend the Kinglet Gardens Neighbourhood Structure Plan
- 3.11 Charter Bylaw 19636 - To allow for multi-unit housing, Kinglet Gardens
- 3.12 Charter Bylaw 19655 - To allow for a range of low density residential housing, Walker
- 3.13 Bylaw 19683 - Amendment to Glenridding Heights Neighbourhood Structure Plan
- 3.14 Charter Bylaw 19684 - To allow for medium and low density housing, Glenridding Heights
- 3.22 Evansdale Municipal Reserve Removal
- 3.23 Charter Bylaw 19676 - To allow for the additional health services use class in an existing Direct Control Provision, Grovenor

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the following Bylaws be read a first time:

- 3.1 Charter Bylaw 19678 - To allow for low density residential development, Rosenthal
- 3.8 Bylaw 19670 - Amendment to the Chappelle Neighbourhood Area Structure Plan
- 3.9 Charter Bylaw 19671 - To allow back-to-back Stacked Row Housing, Chappelle
- 3.10 Bylaw 19688 - To amend the Kinglet Gardens Neighbourhood Structure Plan
- 3.11 Charter Bylaw 19636 - To allow for multi-unit housing, Kinglet Gardens
- 3.12 Charter Bylaw 19655 - To allow for a range of low density residential housing, Walker
- 3.13 Bylaw 19683 - Amendment to Glenridding Heights Neighbourhood Structure Plan
- 3.14 Charter Bylaw 19684 - To allow for medium and low density housing, Glenridding Heights
- 3.23 Charter Bylaw 19676 - To allow for the additional health services use class in an existing Direct Control Provision, Grovenor

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the following Bylaws be read a second time:

- 3.1 Charter Bylaw 19678 - To allow for low density residential development, Rosenthal

- 3.8 Bylaw 19670 - Amendment to the Chappelle Neighbourhood Area Structure Plan
- 3.9 Charter Bylaw 19671 - To allow back-to-back Stacked Row Housing, Chappelle
- 3.10 Bylaw 19688 - To amend the Kinglet Gardens Neighbourhood Structure Plan
- 3.11 Charter Bylaw 19636 - To allow for multi-unit housing, Kinglet Gardens
- 3.12 Charter Bylaw 19655 - To allow for a range of low density residential housing, Walker
- 3.13 Bylaw 19683 - Amendment to Glenridding Heights Neighbourhood Structure Plan
- 3.14 Charter Bylaw 19684 - To allow for medium and low density housing, Glenridding Heights
- 3.23 Charter Bylaw 19676 - To allow for the additional health services use class in an existing Direct Control Provision, Grovenor

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the following Bylaws be considered for third reading:

- 3.1 Charter Bylaw 19678 - To allow for low density residential development, Rosenthal
- 3.8 Bylaw 19670 - Amendment to the Chappelle Neighbourhood Area Structure Plan
- 3.9 Charter Bylaw 19671 - To allow back-to-back Stacked Row Housing, Chappelle
- 3.10 Bylaw 19688 - To amend the Kinglet Gardens Neighbourhood Structure Plan
- 3.11 Charter Bylaw 19636 - To allow for multi-unit housing, Kinglet Gardens



- 3.12 Charter Bylaw 19655 - To allow for a range of low density residential housing, Walker
- 3.13 Bylaw 19683 - Amendment to Glenridding Heights Neighbourhood Structure Plan
- 3.14 Charter Bylaw 19684 - To allow for medium and low density housing, Glenridding Heights
- 3.23 Charter Bylaw 19676 - To allow for the additional health services use class in an existing Direct Control Provision, Grovenor

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the following Bylaws be read a third time:

- 3.1 Charter Bylaw 19678 - To allow for low density residential development, Rosenthal
- 3.8 Bylaw 19670 - Amendment to the Chappelle Neighbourhood Area Structure Plan
- 3.9 Charter Bylaw 19671 - To allow back-to-back Stacked Row Housing, Chappelle
- 3.10 Bylaw 19688 - To amend the Kinglet Gardens Neighbourhood Structure Plan
- 3.11 Charter Bylaw 19636 - To allow for multi-unit housing, Kinglet Gardens
- 3.12 Charter Bylaw 19655 - To allow for a range of low density residential housing, Walker
- 3.13 Bylaw 19683 - Amendment to Glenridding Heights Neighbourhood Structure Plan
- 3.14 Charter Bylaw 19684 - To allow for medium and low density housing, Glenridding Heights

- 3.23 Charter Bylaw 19676 - To allow for the additional health services use class in an existing Direct Control Provision, Grovenor

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** T. Caterina

**Seconded by:** J. Dziadyk

That the recommendation in the following report be approved:

- 3.22 Evansdale Municipal Reserve Removal

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**3.1 Charter Bylaw 19678 - To allow for low density residential development, Rosenthal**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19678 received three readings.

**3.2 Charter Bylaw 19677 - To allow for low to medium density residential with limited commercial uses at ground level, The Uplands**

L. Moulton, Urban Planning and Economy, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

**Moved by:** S. Hamilton

**Seconded by:** M. Banga

That the Public Hearing on Charter Bylaw 19677 be closed.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19677 be read a first time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19677 be read a second time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19677 be considered for third reading.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19677 be read a third time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

- 3.3 Bylaw 19689 - Amendment to the North Saskatchewan River Valley Area Redevelopment Plan**
- 3.4 Bylaw 19672 - Amendment to The Uplands Neighbourhood Structure Plan**
- 3.5 Charter Bylaw 19673 - To allow for a shared-use-path, stormwater management facility and a range of low density ground-oriented housing forms, The Uplands**

Bylaws 19689 and 19672 and Charter Bylaw 19673 were dealt with together.

F. Saeed, Urban Planning and Economy, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

R. Rehman, Qualico, made a presentation and answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

**Moved by:** S. Hamilton

**Seconded by:** B. Henderson

That the Public Hearing on Bylaws 19689, 19672 and Charter Bylaw 19673 be closed.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton

**Seconded by:** B. Henderson

That Bylaws 19689, 19672 and Charter Bylaw 19673 be read a first time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton

**Seconded by:** B. Henderson

That Bylaws 19689, 19672 and Charter Bylaw 19673 be read a second time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton

**Seconded by:** B. Henderson

That Bylaws 19689, 19672 and Charter Bylaw 19673 be considered for third reading.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton

**Seconded by:** B. Henderson

That Bylaws 19689, 19672 and Charter Bylaw 19673 be read a third time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**3.6 Charter Bylaw 19674 - To allow for a variety of ground oriented housing types including rowhousing on shallow lots, Riverview Neighbourhood 3**

T. Ford, Urban Planning and Economy, answered questions.

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That the Public Hearing on Charter Bylaw 19674 be closed.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19674 be read a first time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19674 be read a second time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19674 be considered for third reading.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19674 be read a third time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**3.7 Charter Bylaw 19663 - To allow for low density residential housing and a stormwater management facility, Riverview Neighbourhood 3**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That the Public Hearing on Charter Bylaw 19663 be closed.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19663 be read a first time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19663 be read a second time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19663 be considered for third reading.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Banga

That Charter Bylaw 19663 be read a third time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**3.8 Bylaw 19670 - Amendment to the Chappelle Neighbourhood Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19670 received three readings.

**3.9 Charter Bylaw 19671 - To allow back-to-back Stacked Row Housing, Chappelle**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19671 received three readings.

**3.10 Bylaw 19688 - To amend the Kinglet Gardens Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19688 received three readings.

**3.11 Charter Bylaw 19636 - To allow for multi-unit housing, Kinglet Gardens**



This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19636 received three readings.

**3.12 Charter Bylaw 19655 - To allow for a range of low density residential housing, Walker**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19655 received three readings.

**3.13 Bylaw 19683 - Amendment to Glenridding Heights Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19683 received three readings.

**3.14 Charter Bylaw 19684 - To allow for medium and low density housing, Glenridding Heights**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19684 received three readings.

**3.15 Amendment to Heritage Valley Servicing Concept Design Brief**

**3.16 Bylaw 19649 - Amendment to the Richford Neighbourhood Area Structure Plan**

**3.17 Charter Bylaw 19650 - To allow for a range of commercial, office, and service uses, Richford**

Item 3.15, Bylaw 19649 and Charter Bylaw 19650 were dealt with together.

R. Heinrichs, Urban Planning and Economy, made a presentation.

R. Eidick, EINS Development Consulting; and J. Marchese, made presentations and answered questions.

N. Farn, Bunt Engineering, answered questions.

L. Buckler; P. Dhaliwal; R. Dhaliwal; R. Malhi; and A. Ray, made presentations.

C. Foged; P. Halat; J. Nijjar; G. Schmidt, Ravines of Richford; and S. MacLeod, made presentations and answered questions.

J. Ross, Royal Gardens at Blackmud Creek Homeowners Association, answered questions.

R. Heinrichs, F. Saeed and T. Pawlyk, Urban Planning and Economy, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

N. Farn; C. Foged; P. Halat; J. Ross; J. Nijjar; S. MacLeod; and R. Malhi, made presentations.

R. Dhaliwal, made a presentation and answered questions.

T. Pawlyk and F. Saeed, Urban Planning and Economy; and J. Johnson, Office of the City Manager (Legal Services), answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

C. Foged, made a presentation.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

**Moved by:** M. Nickel

**Seconded by:** A. Knack

That the Public Hearing on Item 3.15, Bylaw 19649 and Charter Bylaw 19650 be closed.

In Favour (11): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (11 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** A. Knack

That Bylaw 19649 and Charter Bylaw 19650 be read a first time.

In Favour (7): D. Iveson, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack, and A. Paquette

Opposed (5): M. Banga, T. Cartmell, S. Hamilton, M. Nickel, and M. Walters

**Motion Carried (7 to 5)**

**Moved by:** B. Henderson  
**Seconded by:** J. Dziadyk

That Bylaw 19649 and Charter Bylaw 19650 be read a second time.

In Favour (7): D. Iveson, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack, and A. Paquette

Opposed (5): M. Banga, T. Cartmell, S. Hamilton, M. Nickel, and M. Walters

**Motion Carried (7 to 5)**

**Moved by:** B. Henderson  
**Seconded by:** J. Dziadyk

That Bylaw 19649 and Charter Bylaw 19650 be considered for third reading.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** B. Henderson  
**Seconded by:** J. Dziadyk

That Bylaw 19649 and Charter Bylaw 19650 be read a third time.

In Favour (7): D. Iveson, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack, and A. Paquette

Opposed (5): M. Banga, T. Cartmell, S. Hamilton, M. Nickel, and M. Walters

**Motion Carried (7 to 5)**

**Moved by:** B. Henderson  
**Seconded by:** J. Dziadyk

That Attachment 1 of the May 4, 2021, Urban Form and Corporate Strategic Development report, to amend the Heritage Valley Servicing Concept Design Brief, be approved.

In Favour (9): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, and A. Paquette

Opposed (3): M. Banga, M. Nickel, and M. Walters

**Motion Carried (9 to 3)**

**Moved by:** M. Walters

**Seconded by:** B. Henderson

That Administration conduct a safety review of 5 Avenue SW, looking into potential shortcutting and other traffic related concerns, including but not limited to assessment of the intersection at 111 Street and 5 Avenue and provide a memo to Council by Q4 2021.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**3.18 Charter Bylaw 19680 - To allow for small scale infill development, Calder**

L. Moulton, Urban Planning and Economy, made a presentation.

N. Nath, answered questions.

L. Wizniuk, made a presentation and answered questions.

L. Moulton, J. Tiwana and T. Pawlyk, Urban Planning and Economy, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

L. Wizniuk, made a presentation and answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

**Moved by:** B. Esslinger

**Seconded by:** B. Henderson

That the Public Hearing on Charter Bylaw 19680 be closed.

*\*Due to technical difficulties, Councillor T. Cartmell was absent for the vote.*

In Favour (11): D. Iveson, M. Banga, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (11 to 0)**

**Moved by:** B. Esslinger

**Seconded by:** B. Henderson

That Charter Bylaw 19680 be read a first time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** B. Esslinger

**Seconded by:** B. Henderson

That Charter Bylaw 19680 be read a second time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** B. Esslinger

**Seconded by:** B. Henderson

That Charter Bylaw 19680 be considered for third reading.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**Moved by:** B. Esslinger

**Seconded by:** B. Henderson

That Charter Bylaw 19680 be read a third time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (12 to 0)**

**3.19 Bylaw 19685 - To close road right-of-way, Cromdale**

**3.20 Bylaw 19686 - To amend the Cromdale/Virginia Park Area Redevelopment Plan**

**3.21 Charter Bylaw 19687 - To allow for a medium rise apartment building, Cromdale**

Bylaws 19685 and 19686 and Charter Bylaw 19687 were dealt with together.

T. Ford, Urban Planning and Economy, made a presentation.

B. Golightly, Ebenezer Developments, made a presentation and answered questions.

D. Boccabella; L. Rackel; A. Oliver; J. Bowerman; A. Ryan; J. Pittman; S. Faragini; H. Gibb; R. Warchola; O. Cann; E. Drapaka; L. Pisarchuk; G. Mccrea; R. Siever; J. Roos; A. Nikiforuk; and J. Lazaruk, made presentations.

N. Bradford; and C. Wrathall, made presentations and answered questions.

T. Ford and F. Saeed, Urban Planning and Economy, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

B. Golightly, made a presentation and answered questions.

J. Johnson, Office of the City Manager (Legal Services); and T. Pawlyk, Urban Planning and Economy, answered questions.

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That Bylaws 19685 and 19686 and Charter Bylaw 19687, be referred to Administration, to conduct additional engagement with the community, and return to the August 31, 2021, City Council Public Hearing.

**Due Date: August 31, 2021**

In Favour (10): D. Iveson, T. Cartmell, T. Caterina, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

Opposed (1): J. Dziadyk

**Motion Carried (10 to 1)**

### **3.22 Evansdale Municipal Reserve Removal**

This item was not selected for debate and was dealt with as part of item 3. The following motion carried:

1. That the removal of the reserve designation from the lands legally described as Lot 3R, Block 40, Plan 4136RS, as shown in Attachment 1 of the May 4, 2021, Financial and Corporate Services report FCS00233, be approved.
2. That a designated officer within Administration notify the Registrar of the Northern Alberta Land Titles Office that the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26 have been complied with and request the Registrar to remove the designation of reserve from lands legally described as Lot 3R, Block 40, Plan 4136RS, as shown in Attachment 1 of the May 4, 2021, Financial and Corporate Services report FCS00233.

### **3.23 Charter Bylaw 19676 - To allow for the additional health services use class in an existing Direct Control Provision, Grovenor**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19676 received three readings.

### **3.24 Charter Bylaw 19645 - To allow for medium industrial development, Anthony Henday Big Lake**

L. Moulton, Urban Planning and Economy, made a presentation.

N. Golden, made a presentation.

J. Van Bruggen; and J. Agrios, Kennedy Agrios LLP, made presentations and answered questions.

T. Pawlyk, Urban Planning and Economy; and J. Johnson, Office of the City Manager (Legal Services), answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

J. Agrios, made a presentation.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

**Moved by:** A. Knack

**Seconded by:** M. Nickel

That the Public Hearing on Charter Bylaw 19645 be closed.

In Favour (11): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (11 to 0)**

**Moved by:** A. Knack

**Seconded by:** M. Nickel

That Charter Bylaw 19645 be read a first time.

In Favour (11): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (11 to 0)**

**Moved by:** A. Knack

**Seconded by:** M. Nickel

That Charter Bylaw 19645 be read a second time.

In Favour (11): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (11 to 0)**



**Moved by:** A. Knack

**Seconded by:** M. Nickel

That Charter Bylaw 19645 be considered for third reading.

In Favour (11): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (11 to 0)**

**Moved by:** A. Knack

**Seconded by:** M. Nickel

That Charter Bylaw 19645 be read a third time.

In Favour (11): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (11 to 0)**

**3.25 Charter Bylaw 19681 - To allow for mixed use, high density, transit oriented development, Holyrood**

T. Ford, Urban Planning and Economy, made a presentation.

R. Dhunna, Regency Developments, made a presentation and answered questions.

M. Russell; R. Terry; M. Kruszewski; and A. Winter, made presentations.

J. Forster, D. Sutherland, M. Baran; C. Skinner and M. Harden, Holyrood Development Committee; and J. Cyre, made presentations and answered questions.

T. Pawlyk and G. Ablett, Urban Planning and Economy, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

M. Russell; D. Sutherland; M. Baran; C. Skinner; and M. Harden, made presentations.

R. Dhunna and J. Forster, made presentations and answered questions.

J. Johnson, Office of the City Manager (Legal Services), answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

D. Sutherland made a presentation.

R. Dhunna made a presentation and answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

**Moved by:** B. Henderson

**Seconded by:** A. Knack

That Bylaw 19681 be referred back to Administration to revert the appendices to as shown in DC2.1001 and revert the maximum Height, Density, and floor plate size as shown in DC2.1001, and return to the August 17, 2021, City Council Public Hearing.

**Due Date: August 17, 2021**

In Favour (10): D. Iveson, T. Cartmell, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Opposed (3): M. Banga, T. Caterina, and J. Dziadyk

**Motion Carried (10 to 3)**

### **3.26 Bylaw 19592 - Amendment to the Garneau Area Redevelopment Plan**

### **3.27 Charter Bylaw 19593 - To allow for ground-oriented multi-unit housing, Garneau**

Bylaw 19592 and Charter Bylaw 19593 were dealt with together.

T. Ford, Urban Planning and Economy, made a presentation.

D. Deshpande, M. Lafleur and D. Pinto, Green Space Alliance, made presentations.

J. Candish, J. Wu, M. Figueira, J. Cowley and B. Pinto, Green Space Alliance, made presentations and answered questions.

D. Buchanan; D. Gorman; S. Neufeld; K. Joosse; and B. Greidanus, made presentations.

M. Rich, Garneau Community League; and N. Hunt, made presentations and answered questions.

T. Pawlyk, Urban Planning and Economy, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

B. Pinto; N. Hunt; and D. Deshpande, made presentations and answered questions.

M. Figueira; N. Hunt; and S. Neufeld, made presentations.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

B. Pinto, made a presentation.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

**Moved by:** A. Knack

**Seconded by:** M. Nickel

That Bylaw 19592 and Charter Bylaw 19593 be referred back to Administration to have increased interior side and rear setbacks similar to the RF3 zone through Direct Control zoning, and return to the September 8, 2021, City Council Public Hearing.

**Due Date: September 8, 2021**

In Favour (9): D. Iveson, T. Cartmell, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, and M. Nickel

Opposed (2): M. Banga, and T. Caterina

**Motion Carried (9 to 2)**

**3.28 Bylaw 19480 - Amendment to the Garneau Area Redevelopment Plan**

**3.29 Charter Bylaw 19481 - To allow for a high rise residential tower, Garneau**

Bylaw 19480 and Charter Bylaw 19481 were dealt with together.

A. McLellan, Urban Planning and Economy, made a presentation.

T. Bell; and K. Sheppard, on behalf of E. Jang and J. Der, made presentations.

C. Dulaba, Beljan Developments, made a presentation and answered questions.

D. Miller; A.M. Benitez, Strathcona Housing Cooperative; A.C. Benitez; S. Veldhuyzen van Zanten, Manhattan Lofts; D. Buchanan; L. Pashniak; A. Seehagen; E. Armstrong; S. Dawson; A. Giasson; B. Reib; R. McVey; and G. Miazga, made presentations.

M. Rich, Garneau Community League, T. Moss, Strathcona Housing Cooperative; C. Stys; and B. Prochnau, made presentations and answered questions.

A. McLellan, E. Sabo and T. Pawlyk, Urban Planning and Economy; and J. Johnson, Office of the City Manager (Legal Services), answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

E. Armstrong, made a presentation.

C. Dulaba; M. Rich; D. Buchanan; S. Dawson; A. Giasson; and G. Miazga, made presentations and answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

C. Dulaba; and G. Miazga, made presentations.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

C. Dulaba, made a presentation.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

**Moved by:** B. Henderson

**Seconded by:** S. McKeen

That the Public Hearing on Bylaw 19480 and Charter Bylaw 19481 be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (13 to 0)**

**Moved by:** M. Nickel

**Seconded by:** S. McKeen

That Bylaw 19480 and Charter Bylaw 19481 be read a first time.

In Favour (10): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, A. Paquette, and M. Walters

Opposed (3): M. Banga, B. Henderson, and M. Nickel

**Motion Carried (10 to 3)**

**Moved by:** J. Dziadyk

**Seconded by:** S. McKeen

That Bylaw 19480 and Charter Bylaw 19481 be read a second time.

In Favour (10): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, A. Paquette, and M. Walters

Opposed (3): M. Banga, B. Henderson, and M. Nickel

**Motion Carried (10 to 3)**

**Moved by:** J. Dziadyk

**Seconded by:** S. McKeen

That Bylaw 19480 and Charter Bylaw 19481 be considered for third reading.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

**Motion Carried (13 to 0)**

**Moved by:** J. Dziadyk

**Seconded by:** S. McKeen

That Bylaw 19480 and Charter Bylaw 19481 be read a third time.

In Favour (10): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, A. Paquette, and M. Walters

Opposed (3): M. Banga, B. Henderson, and M. Nickel

**Motion Carried (10 to 3)**

**4. Notices of Motion and Motions without Customary Notice**

Mayor D. Iveson asked whether there were any Notices of Motion. There were none.

**5. Adjournment**

The meeting adjourned at 10:43 a.m., Wednesday, May 19, 2021.

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Chair

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City Clerk