



City Council Public Hearing Minutes

May 18, 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

1. Call to Order and Related Business

1.1 Call to Order

Deputy Mayor T. Caterina called the meeting to order at 1:31 p.m., Tuesday, May 18, 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, Sauteaux, Blackfoot, Nakota Sioux, as well as Metis and Inuit, and now settlers from around the world.

1.2 Roll Call

Deputy Mayor T. Caterina conducted roll call and confirmed the attendance of Members of City Council.

Mayor. D. Iveson; and Councillors 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 participated electronically.

Mayor D. Iveson was absent with notice for a portion of the meeting.

S. McKerry, T. Orbell and K. Gibson, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: B. Esslinger
Seconded by: M. Nickel

That the May 18, 2021, City Council Public Hearing agenda be adopted.

In Favour (12): 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 (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

Deputy Mayor T. Caterina explained the public hearing process. S. McKerry, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws:

Bylaws 19350 and 19351 and Charter Bylaw 19352

In favour: W. Zwicker, Cameron Corporation; R. Dollevoet, Invistec; and Y. Lew, Stantec (to answer questions only).

Charter Bylaw 19702

In favour: E. Shillington, Stantec; and C. Nicholas, MLC Land (to answer questions only).

Charter Bylaw 19703

In favour: T. Portigal, City of Edmonton (to answer questions only).

Charter Bylaw 19633

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

Charter Bylaw 19705

In favour: P. Pescod, Melcor Developments (to answer questions only).

Bylaw 19697 and Charter Bylaw 19698

In favour: W. Zwicker, Cameron Corporation; Y. Lew and E. Shillington, Stantec; and C. Nicholas, MLC Land (to answer questions only).

Charter Bylaw 19693

In favour: J. Kitlarchuk and R. Rehman, Qualico Communities (to answer questions only).

Charter Bylaw 19694

In favour: E. Shillington, Stantec; and C. Nicholas, MLC Land (to answer questions only).

Charter Bylaw 19695

In favour: E. Shillington, Stantec; and C. Nicholas, MLC Land (to answer questions only).

Bylaw 19696

In favour: N. Osaduik, City of Edmonton (to answer questions only).

Charter Bylaw 19654

In favour: S. McCartney, 1525758 Alberta Ltd. and Jay Westman Investments Inc. (to answer questions only).

Bylaw 19699 and Charter Bylaw 19700

In favour: E. Sehn, Select Engineering Consultants Ltd.; and J. Killoh, Rohit Land Development (to answer questions only).

Bylaws 19706 and 19707 and Charter Bylaw 19708

In favour: E. Sehn, Select Engineering Consultants Ltd.; and J. Killoh, Rohit Land Development (to answer questions only).

Charter Bylaw 19710

There were no persons present to speak to the passing of Charter Bylaw 19710.

Charter Bylaw 19711

In favour: N. Seibel, Oak Point Developments (to answer questions only).

Charter Bylaw 19682

In favour: M. Ouellette, Latitude Consulting Ltd.; A. Gruson, Pymont Developments; and M. Farrar (to answer questions only).

Charter Bylaw 19709

In favour: A. Pagnotta; B. Dibben, Select Engineering Consultants; and I. Evans. E. Sehn, Select Engineering Consultants (to answer questions only).

Opposed: B. Sutherland; and S. de Waal.

3. Bylaws and Related Reports

Moved by: T. Caterina

Seconded by: M. Banga

That the Public Hearing on the following Bylaws be closed:

- 3.1 Bylaw 19350 - To amend the Horse Hill Area Structure Plan
- 3.2 Bylaw 19351 - To amend the Marquis Neighbourhood Structure Plan
- 3.3 Charter Bylaw 19352 - To allow for the development of stormwater management facilities in the Business/Employment Area, Marquis
- 3.4 Charter Bylaw 19702 - To allow for a variety of low density residential uses, Marquis
- 3.5 Charter Bylaw 19703 - To allow for improvements to the Northern Lights Cemetery and recognize the existing utilities service, Rampart Industrial

- 3.6 Charter Bylaw 19633 - To allow for the development of low density residential housing and a multi-use trail, Rosenthal
- 3.7 Charter Bylaw 19705 - To allow for low density residential development, Rosenthal
- 3.8 Bylaw 19697 - Amendment to Cavanagh Neighbourhood Area Structure Plan
- 3.9 Charter Bylaw 19698 - To allow for low and medium rise multi-unit housing, low density residential uses, Public Park space, and the protection of a Natural Area, Cavanagh
- 3.10 Charter Bylaw 19693 - To allow for a range of low density housing and row housing, The Uplands
- 3.11 Charter Bylaw 19694 - To allow for the development of Duplex, Single and Semi-detached Housing, Secord
- 3.12 Charter Bylaw 19695 - To allow for the development of Duplex, Single and Semi-detached Housing, Secord
- 3.13 Bylaw 19696 - Amendment to Cashman Neighbourhood Area Structure Plan
- 3.14 Charter Bylaw 19654 - To assemble land required for road right-of-way and municipal reserve/park space, Hudson
- 3.15 Bylaw 19699 - To amend the Ellerslie Area Structure Plan
- 3.16 Charter Bylaw 19700 - To allow for a range of commercial uses, Ellerslie Industrial
- 3.17 Bylaw 19706 - To amend the Ellerslie Area Structure Plan
- 3.18 Bylaw 19707 - To amend the Summerside Neighbourhood Structure Plan
- 3.19 Charter Bylaw 19708 - To allow for a range of commercial uses, Summerside
- 3.20 Charter Bylaw 19710 - To allow for small scale infill development, Calder
- 3.21 Charter Bylaw 19711 - To allow for low rise multi-unit housing, McQueen
- 3.22 Charter Bylaw 19682 - To allow for a mixed use mid-rise building, Westmount

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: T. Caterina

Seconded by: M. Banga

That the following Bylaws be read a first time:

- 3.1 Bylaw 19350 - To amend the Horse Hill Area Structure Plan
- 3.2 Bylaw 19351 - To amend the Marquis Neighbourhood Structure Plan
- 3.3 Charter Bylaw 19352 - To allow for the development of stormwater management facilities in the Business/Employment Area, Marquis
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- 3.6 Charter Bylaw 19633 - To allow for the development of low density residential housing and a multi-use trail, Rosenthal
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- 3.20 Charter Bylaw 19710 - To allow for small scale infill development, Calder
- 3.21 Charter Bylaw 19711 - To allow for low rise multi-unit housing, McQueen
- 3.22 Charter Bylaw 19682 - To allow for a mixed use mid-rise building, Westmount

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: T. Caterina

Seconded by: M. Banga

That the following Bylaws be read a second time:

- 3.1 Bylaw 19350 - To amend the Horse Hill Area Structure Plan
- 3.2 Bylaw 19351 - To amend the Marquis Neighbourhood Structure Plan
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- 3.22 Charter Bylaw 19682 - To allow for a mixed use mid-rise building, Westmount

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: T. Caterina

Seconded by: M. Banga

That the following Bylaws be considered for third reading:

- 3.1 Bylaw 19350 - To amend the Horse Hill Area Structure Plan
- 3.2 Bylaw 19351 - To amend the Marquis Neighbourhood Structure Plan
- 3.3 Charter Bylaw 19352 - To allow for the development of stormwater management facilities in the Business/Employment Area, Marquis
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Motion Carried (13 to 0)

Moved by: T. Caterina

Seconded by: M. Banga

That the following Bylaws be read a third time:

- 3.1 Bylaw 19350 - To amend the Horse Hill Area Structure Plan
- 3.2 Bylaw 19351 - To amend the Marquis Neighbourhood Structure Plan
- 3.3 Charter Bylaw 19352 - To allow for the development of stormwater management facilities in the Business/Employment Area, Marquis

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Motion Carried (13 to 0)

3.1 Bylaw 19350 - To amend the Horse Hill Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19350 received three readings.

3.2 Bylaw 19351 - To amend the Marquis Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19351 received three readings.

3.3 Charter Bylaw 19352 - To allow for the development of stormwater management facilities in the Business/Employment Area, Marquis

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19352 received three readings.

3.4 Charter Bylaw 19702 - To allow for a variety of low density residential uses, Marquis

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19702 received three readings.

3.5 Charter Bylaw 19703 - To allow for improvements to the Northern Lights Cemetery and recognize the existing utilities service, Rampart Industrial

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19703 received three readings.

3.6 Charter Bylaw 19633 - To allow for the development of low density residential housing and a multi-use trail, Rosenthal

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19633 received three readings.

3.7 Charter Bylaw 19705 - 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 19705 received three readings.

3.8 Bylaw 19697 - Amendment to Cavanagh Neighbourhood Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19697 received three readings.

3.9 Charter Bylaw 19698 - To allow for low and medium rise multi-unit housing, low density residential uses, Public Park space, and the protection of a Natural Area, Cavanagh

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19698 received three readings.

3.10 Charter Bylaw 19693 - To allow for a range of low density housing and row housing, The Uplands

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19693 received three readings.

3.11 Charter Bylaw 19694 - To allow for the development of Duplex, Single and Semi-detached Housing, Secord

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19694 received three readings.

3.12 Charter Bylaw 19695 - To allow for the development of Duplex, Single and Semi-detached Housing, Secord

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19695 received three readings.

3.13 Bylaw 19696 - Amendment to Cashman Neighbourhood Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19696 received three readings.

3.14 Charter Bylaw 19654 - To assemble land required for road right-of-way and municipal reserve/park space, Hudson

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19654 received three readings.

3.15 Bylaw 19699 - To amend the Ellerslie Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19699 received three readings.

3.16 Charter Bylaw 19700 - To allow for a range of commercial uses, Ellerslie Industrial

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19700 received three readings.

3.17 Bylaw 19706 - To amend the Ellerslie Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19706 received three readings.

3.18 Bylaw 19707 - To amend the Summerside Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19707 received three readings.

3.19 Charter Bylaw 19708 - To allow for a range of commercial uses, Summerside

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19708 received three readings.

3.20 Charter Bylaw 19710 - To allow for small scale infill development, Calder

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19710 received three readings.

3.21 Charter Bylaw 19711 - To allow for low rise multi-unit housing, McQueen

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19711 received three readings.

3.22 Charter Bylaw 19682 - To allow for a mixed use mid-rise building, Westmount

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19682 received three readings.

3.23 Charter Bylaw 19709 - To allow for a mid-rise building, Windsor Park

H. Mikkelsen, Urban Planning and Economy, made a presentation.

I. Evans, made a presentation.

A. Pagnotta; and B. Dibben, Select Engineering Consultants, made presentations and answered questions.

S. de Waal, made a presentation.

B. Sutherland, made a presentation and answered questions.

H. Mikkelsen and K. Petrin, Urban Planning and Economy, answered questions.

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

B. Sutherland, made a presentation.

A. Pagnotta, 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: M. Walters

That the Public Hearing on Charter Bylaw 19709 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: B. Henderson

Seconded by: M. Banga

That Charter Bylaw 19709 be read a first time.

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: B. Henderson

Seconded by: M. Walters

That Charter Bylaw 19709 be read a second time.

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: B. Henderson

Seconded by: M. Walters

That Charter Bylaw 19709 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: B. Henderson

Seconded by: M. Walters

That Charter Bylaw 19709 be read a third time.

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)

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 2:45 p.m., Tuesday, May 18, 2021.

Chair

City Clerk

