



City Council Public Hearing Minutes

June 8, 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

Mayor D. Iveson called the meeting to order at 1:30 p.m., Tuesday, June 8, 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.

C. Schlamp, 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. Banga

That the June 8, 2021, City Council Public Hearing agenda be adopted.

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)

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. C. Schlamp, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws:

Charter Bylaw 19561

The following speaker registered in favor:

1. M. Hundert (to answer questions only)

Item 3.2 and Charter Bylaw 19728

The following speaker registered in favor:

1. L. Benane, Millwoods Suzuki Ltd. (to answer questions only)

Charter Bylaw 19716

The following speakers registered in favor:

1. S. Sherman, IBI Group
2. P. Pescod, Melcor Developments (to answer questions only)

Bylaw 19713 and Charter Bylaw 19714

The following speakers registered in favor:

1. C. Dulaba, Beljan Development
2. C. Klassen, Old Strathcona Business Association (to answer questions only)

Charter Bylaws 19722 and 19723

The following speakers registered in favor:

1. M. Hundert, MH Project Planning Ltd.
2. T. Loreman, Concordia University
3. B. Burgess, Concordia University
4. V. Manasc, Reimagine Architects
5. J. Gendron
6. B. Finley
7. M. Wade
8. S. Willis, Bunt Engineering
9. G. Thoman, AI-Terra Engineering (to answer questions only)

The following speakers registered in opposition:

1. S. Heschuk
2. S. Klann
3. G. Klann
4. H. Smits
5. W. Vandervlede
6. V. Krinke
7. D. Staszewski
8. W. Orr

Bylaw 19720 and Charter Bylaw 19721

The following speakers registered in favor:

1. S. Summers, Stantec
2. J. Smalley, Inglewood Community League
3. E. Tu, Limak Investments Inc. (to answer questions only)

The following speakers registered in opposition:

1. D. Niedermayer
2. B. Arsenault
3. M. Gariano

4. M. Hashmi, MAC Islamic School
5. N. Handous, MAC Islamic School
6. R. Ritchie
7. A. Zhou
8. C. Bodewitz
9. C. Wendell

Bylaws 19725 and 19726 and Charter Bylaw 19724

The following speakers registered in favor:

1. S. Kovach, Edmonton Federation of Community Leagues
2. M. Samji, Infill Development in Edmonton Association
3. C. Keeler, Beverly Heights Community League
4. M. Davis, Urban Development Institute - Edmonton Region
5. L. Cunningham-Shpeley, Edmonton Federation of Community Leagues (to answer questions only)

The following speakers registered in opposition:

1. I. Gerona
2. D. Gelinis
3. S. Bolton, Parkallen Community League
4. D. Forbes, Parkallen Community League
5. B. Zubot, Parkallen Community League
6. S. Cherdarchuk, Parkallen Community League
7. J. Hardstaff, Parkallen Community League
8. S. Poole, Parkallen Community League
9. G. Montgomery, Parkallen Community League

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 19561 - To allow for industrial businesses and limited compatible non-industrial businesses, Prince Rupert
- 3.2 Amendment to the South Industrial Area Outline Plan
- 3.3 Charter Bylaw 19728 - To allow for a range of industrial business uses and limited compatible commercial uses, Strathcona Industrial Park
- 3.4 Charter Bylaw 19716 - To allow for shallow-lot Multi-unit Housing, Second

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. Nickel

That the following Bylaws be read a first time:

- 3.1 Charter Bylaw 19561 - To allow for industrial businesses and limited compatible non-industrial businesses, Prince Rupert
- 3.3 Charter Bylaw 19728 - To allow for a range of industrial business uses and limited compatible commercial uses, Strathcona Industrial Park
- 3.4 Charter Bylaw 19716 - To allow for shallow-lot Multi-unit Housing, Second

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. Nickel

That the following Bylaws be read a second time:

- 3.1 Charter Bylaw 19561 - To allow for industrial businesses and limited compatible non-industrial businesses, Prince Rupert
- 3.3 Charter Bylaw 19728 - To allow for a range of industrial business uses and limited compatible commercial uses, Strathcona Industrial Park

- 3.4 Charter Bylaw 19716 - To allow for shallow-lot Multi-unit Housing, Second 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. Nickel

That the following Bylaws be considered for third reading:

- 3.1 Charter Bylaw 19561 - To allow for industrial businesses and limited compatible non-industrial businesses, Prince Rupert
- 3.3 Charter Bylaw 19728 - To allow for a range of industrial business uses and limited compatible commercial uses, Strathcona Industrial Park
- 3.4 Charter Bylaw 19716 - To allow for shallow-lot Multi-unit Housing, Second

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. Nickel

That the following Bylaws be read a third time:

- 3.1 Charter Bylaw 19561 - To allow for industrial businesses and limited compatible non-industrial businesses, Prince Rupert
- 3.3 Charter Bylaw 19728 - To allow for a range of industrial business uses and limited compatible commercial uses, Strathcona Industrial Park
- 3.4 Charter Bylaw 19716 - To allow for shallow-lot Multi-unit Housing, Second

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. Nickel

That the recommendation in the following report be approved:

- 3.2 Amendment to the South Industrial Area Outline Plan

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)

3.1 Charter Bylaw 19561 - To allow for industrial businesses and limited compatible non-industrial businesses, Prince Rupert

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19561 received three readings.

3.2 Amendment to the South Industrial Area Outline Plan

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

That Attachment 1 of the June 8, 2021, Urban Planning and Economy report, to amend the South Industrial Area Outline Plan, be approved.

3.3 Charter Bylaw 19728 - To allow for a range of industrial business uses and limited compatible commercial uses, Strathcona Industrial Park

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19728 received three readings.

3.4 Charter Bylaw 19716 - To allow for shallow-lot Multi-unit Housing, Secord

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19716 received three readings.

3.5 Bylaw 19713 - Amendment to the Strathcona Area Redevelopment Plan

3.6 Charter Bylaw 19714 - To allow for a low-rise commercial building north of, and a mid-rise residential building south of, the historic Canadian Pacific Railway Station, CPR Irvine (Old Strathcona)

Bylaw 19713 and Charter Bylaw 19714 were dealt with together.

The following speaker made a presentation in favor:

- C. Klassen, Old Strathcona Business Association

The following speaker answered questions in favor:

- C. Dulaba, Beljan Development

The following member of Administration's delegation answered questions:

- A. McLellan, Urban Planning and Economy

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. Nickel

That the Public Hearing on Bylaw 19713 and Charter Bylaw 19714 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. Nickel

That Bylaw 19713 and Charter Bylaw 19714 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. Nickel

That Bylaw 19713 and Charter Bylaw 19714 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. Nickel

That Bylaw 19713 and Charter Bylaw 19714 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. Nickel

That Bylaw 19713 and Charter Bylaw 19714 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)

3.7 Charter Bylaw 19722 - Text Amendment to the Zoning Bylaw - Urban Institutional Zone

3.8 Charter Bylaw 19723 - To allow for facilities of an educational and institutional nature for Concordia University, Virginia Park

Charter Bylaws 19722 and 19723 were dealt with together.

The following member of Administration's delegation made a presentation:

- H. Mikkelsen, Urban Planning and Economy

The following speakers made presentations in favor:

- M. Hundert, MH Project Planning Ltd.
- B. Finley

The following speakers made presentations and answered questions in favor:

- T. Loreman, Concordia University
- V. Manasc, Reimagine Architects
- J. Gendron
- M. Wade

The following speakers made presentations in opposition:

- S. Heschuk
- S. Klann
- G. Klann
- H. Smits
- V. Krinke
- W. Vandervlede
- W. Orr

The following speaker made a presentation and answered questions in opposition:

- D. Staszewski

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- H. Mikkelsen, Urban Planning and Economy

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

The following speakers made presentations:

- T. Loreman
- M. Hundert
- B. Burgess
- S. Heschuk

- S. Klann
- H. Smits
- W. Orr

The following speaker made a presentation and answered questions:

- D. Staszewski

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

The following speaker made a presentation:

- M. Hundert

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

Moved by: T. Caterina

Seconded by: S. McKeen

That the Public Hearing on Charter Bylaws 19722 and 19723 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: T. Caterina

Seconded by: S. McKeen

That Charter Bylaws 19722 and 19723 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: T. Caterina

Seconded by: S. McKeen

That Charter Bylaws 19722 and 19723 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: T. Caterina

Seconded by: S. McKeen

That Charter Bylaws 19722 and 19723 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: T. Caterina

Seconded by: S. McKeen

That Charter Bylaws 19722 and 19723 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)

3.9 Bylaw 19720 - Amendment to the West Ingle Area Redevelopment Plan

3.10 Charter Bylaw 19721 - To allow for a mix of small scale housing, Inglewood

Bylaw 19720 and Charter Bylaw 19721 were dealt with together.

The following member of Administration's delegation made a presentation:

- A. McLellan, Urban Planning and Economy

The following speakers made presentations and answered questions in favor:

- S. Summers, Stantec
- J. Smalley, Inglewood Community League

The following speaker answered questions in favor:

- E. Tu, Limak Investments Inc.

The following speakers made presentations in opposition:

- R. Ritchie
- A. Zhou

The following speakers made presentations and answered questions in opposition:

- D. Niedermayer
- B. Arsenault
- M. Gariano
- M. Hashmi, MAC Islamic School
- C. Bodewitz
- C. Wendell
- N. Handous

The following members of Administration's delegation answered questions:

- A. McLellan, Urban Planning and Economy
- S. McCabe, Deputy City Manager, Urban Planning and Economy
- T. Ford, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Econom
- F. Saeed, Urban Planning and Economy
- J. Tiwana, Urban Planning and Economy
- J. Johnson, Office of the City Manager (Legal Services)

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

The following speakers made presentations:

- D. Niedermayer

- B. Arsenault
- M. Gariano
- R. Ritchie
- N. Handous

The following speakers made presentations and answered questions:

- S. Summers
- C. Wendell

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

Moved by: S. McKeen

Seconded by: M. Banga

That the Public Hearing on Bylaw 19720 and Charter Bylaw 19721 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: S. Hamilton

Seconded by: M. Banga

That Bylaw 19720 and Charter Bylaw 19721 be read a first time.

In Favour (3): M. Banga, T. Caterina, and S. Hamilton

Opposed (10): D. Iveson, T. Cartmell, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Defeated (3 to 10)

Moved by: B. Esslinger

Seconded by: S. McKeen

Open Spaces - Benefits, Risks and Potential Improvements

That Administration provide a report to Committee, outlining the benefits and risks of the current process, and exploring potential process

improvements for the opportunity purchases of open spaces, for example surplus school sites.

Due Date: Fourth Quarter 2021, Executive Committee

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)

3.11 Bylaw 19725 - To repeal 75 Plans

The following member of Administration's delegation answered questions:

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

Moved by: J. Dziadyk

Seconded by: A. Knack

That Bylaw 19725 be amended by deleting line 18, Bylaw 7961 Elsinore Neighbourhood Structure Plan from Schedule "A" of Bylaw 19725 and that the proposed repeal of the Elsinore Neighbourhood Structure Plan return to the August 17, 2021, City Council Public Hearing.

Due Date: August 17, 2021

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

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

Motion Carried (10 to 2)

3.12 Bylaw 19726 - To amend five Area Structure Plans to acknowledge the repeal of 11 underlying Neighbourhood Structure Plans as proposed under Bylaw 19725

3.13 Charter Bylaw 19724 - To amend text within Sections 3, 710 and 900 of the Zoning Bylaw

Bylaws 19725 and 19726 and Charter Bylaw 19724 were dealt with together.

The following members of Administration's delegation made a presentation:

- S. McCabe, Deputy City Manager, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy

The following speakers made presentations in favor:

- M. Samji, Infill Development in Edmonton Association
- C. Keeler, Beverly Heights Community League
- M. Davis, Urban Development Institute - Edmonton Region

The following speaker made a presentation and answered questions in favor:

- S. Kovach, Edmonton Federation of Community Leagues

The following speakers made presentations in opposition:

- S. Bolton, Parkallen Community League
- D. Forbes, Parkallen Community League
- B. Zubot, Parkallen Community League
- S. Cherdarchuk, Parkallen Community League
- J. Hardstaff, Parkallen Community League
- S. Poole, Parkallen Community League

The following speakers made presentations and answered questions:

- I. Gerona
- D. Gelinias

The following members of Administration's delegation answered questions:

- S. McCabe, Deputy City Manager, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy

- K. Petrin, Urban Planning and Economy

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

The following speakers made presentations:

- B. Zubot
- D. Forbes
- D. Gelinas
- S. Bolton
- J. Hardstaff

The following speaker made a presentation and answered questions:

- B. Summer

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: J. Dziadyk

That the Public Hearing on Bylaws 19725 and 19726 and Charter Bylaw 19724 be closed.

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

Motion Carried (12 to 0)

Moved by: A. Knack

Seconded by: J. Dziadyk

That Bylaws 19725 and 19726 and Charter Bylaw 19724 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, S. McKeen, A. Paquette, and M. Walters

Motion Carried (12 to 0)

Moved by: A. Knack
Seconded by: J. Dziadyk

That Bylaws 19725 and 19726 and Charter Bylaw 19724 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, S. McKeen, A. Paquette, and M. Walters

Motion Carried (12 to 0)

Moved by: A. Knack
Seconded by: J. Dziadyk

That Bylaws 19725 and 19726 and Charter Bylaw 19724 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, S. McKeen, A. Paquette, and M. Walters

Motion Carried (12 to 0)

Moved by: A. Knack
Seconded by: J. Dziadyk

That Bylaws 19725 and 19726 and Charter Bylaw 19724 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, S. McKeen, A. Paquette, and M. Walters

Motion Carried (12 to 0)

Moved by: A. Knack
Seconded by: A. Paquette

That Administration provide a report to Committee, outlining the approach and opportunities for additional engagement on District Planning, as part of a City Plan implementation update.

Due Date: August 24, 2021, Urban Planning Committee

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

Motion Carried (12 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 12 a.m., Wednesday, June 9, 2021.

Chair

City Clerk