



## City Council Public Hearing Minutes

August 31, 2021

1:30 p.m.

Council Chamber, 2nd floor, City Hall

Present: D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, 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, August 31, 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, Sauleaux, 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.

Councillor B. Henderson was absent as per the leave of absence authorized by City Council on August 16, 2021.

Councillor S. Hamilton was absent with notice.

S. McKerry, T. Orbell 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 August 31, 2021, City Council Public Hearing agenda be adopted with the following changes:

Replacement pages:

- 3.4 Charter Bylaw 19804 - To allow for low density residential uses and public utility uses, Cy Becker  
- Attachment 2, page 4
- 3.7 Charter Bylaw 19826 - To allow for low density residential development on individual shallow lots, Rosenthal- Attachment 2, page 4

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

**Motion Carried (11 to 0)**

**Moved by:** T. Caterina  
**Seconded by:** A. Knack

That the August 31, 2021, City Council Public Hearing continue at 10:15 a.m., or upon conclusion of the September 1, 2021, City Council Public Hearing - Non-Regular, whichever comes later.

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

**Motion Carried (11 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. S. McKerry, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws:

### **Bylaw 19820**

The following speaker registered in favour:

1. M. Saunders, Station Lands Ltd. (to answer questions only)

### **Charter Bylaw 19817**

The following speaker registered in favour:

1. Y. Lew, Stantec (to answer questions only)

### **Charter Bylaw 19834**

The following speakers registered in favour:

1. B. Dibben, Select Engineering (to answer questions only)
2. L. Donnan, Genstar Developments (to answer questions only)

### **Bylaw 19803 and Charter Bylaw 19804**

The following speakers registered in favour:

1. S. Cole, Stantec (to answer questions only)
2. K. Davies, Stantec (to answer questions only)
3. J. Kitlarchuk, Qualico (to answer questions only)

### **Charter Bylaw 19827**

The following speakers registered in favour:

1. K. Rowe, Cantiro Communities (to answer questions only)
2. E. Sehn, Select Engineering (to answer questions only)

### **Charter Bylaw 19826**

The following speakers registered in favour:

1. B. Dibben, Select Engineering (to answer questions only)
2. K. Rowe, Cantiro Communities (to answer questions only)

### **Charter Bylaw 19825**

The following speaker registered in favour:

1. B. Ross, Qualico (to answer questions only)

### **Charter Bylaw 19835**

The following speakers registered in favour:

1. Y. Lew, Stantec (to answer questions only)
2. C. Domanski, Cameron Corporation (to answer questions only)

**Charter Bylaw 19824**

The following speaker registered in favour:

1. S. Yu, Invistec Consulting Ltd. (to answer questions only)

**Charter Bylaw 19822**

The following speakers registered in favour:

1. J. Booth, Situate Inc. (to answer questions only)
2. S. Khan, ICNA Edmonton (to answer questions only)
3. C. Jersak, Situate Inc. (to answer questions only)

**Charter Bylaw 19785**

The following speaker registered in favour:

1. M. Figueira, Green Space Alliance (to answer questions only)

**Charter Bylaw 19830**

The following speakers registered in favour:

1. C. McNutt, WSP Canada Inc. (to answer questions only)
2. J. Haley, Nova Cannabis Stores Limited Partnership by its GP Nova Cannabis GP Inc. (to answer questions only)

**Bylaw 19815 and Charter Bylaw 19816**

The following speaker registered in favour:

1. R. Mohiuddin

**Bylaw 19832 and Charter Bylaw 19833**

The following speaker registered in favour:

1. S. Boyd, Arc Studio (to answer questions only)

**Bylaw 19828 and Charter Bylaw 19829**

The following speakers registered in favour:

1. Y. Lew, Stantec (to answer questions only)
2. I. Evans (to answer questions only)
3. H. Edgar, Edgar Development (to answer questions only)
4. M. Huberman, Huberman TC (to answer questions only)

#### **Bylaw 19766 and Charter Bylaw 19767**

The following speakers registered in favour:

1. M. Figueira, Green Space Alliance
2. D. Deshpande, Green Space Alliance
3. J. Candish, Green Space Alliance
4. B. Pinto, Precision Engineering

The following speakers registered in opposition:

1. J. Miller
2. J. Crookshanks, Caledon Condominium Corporation
3. G. Lavigne, High Level Crossing
4. B. Prochnau
5. S. Pianzola, Garneau Community League
6. M. Dunlop
7. S. Neufeld, Garneau Community League
8. C. McPherson

#### **Charter Bylaw 19831**

The following speaker registered in favour:

1. R. Dhunna, Regency Developments (to answer questions only)

The following speakers registered in opposition:

1. E. Tennant
2. C. Oko
3. E. Poirier, North Glenora Community League

#### **Charter Bylaw 19823**

The following speakers registered in favour:

1. S. Yu, Invistec Consulting Ltd.
2. F. Coppola (to answer questions only)

The following speakers registered in opposition:

1. B. Murnaghan
2. J. Abtosway
3. P. Keatley
4. M. Friske

### **Bylaw 19685 and Charter Bylaw 19687**

The following speakers registered in favour:

1. W. Daly, Ebenezer Developments
2. K. Daly, Ebenezer Developments
3. B. Golightly, Ebenezer Developments
4. T. Collier, Points West Living/Connecting Care (to answer questions only)
5. G. Garside, Ebenezer Developments

The following speakers registered in opposition:

1. D. Boccabella
2. G. McCrea
3. J. Bowerman
4. H. Gibb, Cromdale Group
5. S. Faragini
6. T. Bryski
7. L. Rackel
8. J. Wrathall
9. D. Reid
10. N. Bradford, Friends of Cromdale Corner

11. B. Bradford
12. G. Pittman
13. J. Roos
14. E. Dent
15. K. Roos
16. M. Jackman
17. C. Wrathall
18. A. Oliver, Cromdale Community League
19. A. Ryan
20. R. Warchola
21. A. Nikiforuk
22. J. Pittman
23. O. Cann
24. J. Lazaruk
25. C. Dent
26. H. Lazaruk
27. C. Frigon

**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 Bylaw 19820 - Amendment to the Capital City Downtown Community Revitalization Levy Bylaw 16521
- 3.2 Charter Bylaw 19817 - To allow for the preservation of natural area, Cavanagh
- 3.3 Charter Bylaw 19834 - To allow for low density residential development, Crystallina Nera East
- 3.4 Bylaw 19803 - To amend the Cy Becker Neighbourhood Structure Plan

- 3.5 Charter Bylaw 19804 - To allow for low density residential uses and public utility uses, Cy Becker
- 3.6 Charter Bylaw 19827 - To allow for low density residential development on individual shallow lots, Rosenthal
- 3.7 Charter Bylaw 19826 - To allow for low density residential development on individual shallow lots, Rosenthal
- 3.8 Charter Bylaw 19825 - To amend Section 993.6 (RTTC) Riverview Town Centre Commercial Zone, The Uplands
- 3.9 Charter Bylaw 19835 - To add a self storage use, and other commercial uses to an existing DC1 Provision, Ambleside
- 3.10 Charter Bylaw 19824 - To add Cannabis Retail Sales Use to a commercial site, Ellerslie
- 3.11 Charter Bylaw 19822 - To add Private Education Services to a site zoned (RA7) Low Rise Apartment Zone, Weinlos
- 3.13 Charter Bylaw 19830 - To add Cannabis Retail Sales as a listed Use, Oliver
- 3.14 Bylaw 19815 - Amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan
- 3.15 Charter Bylaw 19816 - To allow for expanded development opportunities, Central McDougall/Queen Mary Park
- 3.16 Bylaw 19832 - To amend the Jasper Place Area Redevelopment Plan
- 3.17 Charter Bylaw 19833 - To allow for a mid-rise residential development, Glenwood
- 3.18 Bylaw 19828 - To amend the Oliver Area Redevelopment Plan
- 3.19 Charter Bylaw 19829 - To allow for a mixed-use, multi-unit housing building with ground floor commercial uses, Oliver

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

**Motion Carried (11 to 0)**

**Moved by:** T. Caterina  
**Seconded by:** M. Nickel



That the following Bylaws be read a first time:

- 3.1 Bylaw 19820 - Amendment to the Capital City Downtown Community Revitalization Levy Bylaw 16521
- 3.2 Charter Bylaw 19817 - To allow for the preservation of natural area, Cavanagh
- 3.3 Charter Bylaw 19834 - To allow for low density residential development, Crystallina Nera East
- 3.4 Bylaw 19803 - To amend the Cy Becker Neighbourhood Structure Plan
- 3.5 Charter Bylaw 19804 - To allow for low density residential uses and public utility uses, Cy Becker
- 3.6 Charter Bylaw 19827 - To allow for low density residential development on individual shallow lots, Rosenthal
- 3.7 Charter Bylaw 19826 - To allow for low density residential development on individual shallow lots, Rosenthal
- 3.8 Charter Bylaw 19825 - To amend Section 993.6 (RTTC) Riverview Town Centre Commercial Zone, The Uplands
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- 3.14 Bylaw 19815 - Amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan
- 3.15 Charter Bylaw 19816 - To allow for expanded development opportunities, Central McDougall/Queen Mary Park
- 3.16 Bylaw 19832 - To amend the Jasper Place Area Redevelopment Plan
- 3.17 Charter Bylaw 19833 - To allow for a mid-rise residential development, Glenwood

- 3.18 Bylaw 19828 - To amend the Oliver Area Redevelopment Plan
- 3.19 Charter Bylaw 19829 - To allow for a mixed-use, multi-unit housing building with ground floor commercial uses, Oliver

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

**Motion Carried (11 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the following Bylaws be read a second time:

- 3.1 Bylaw 19820 - Amendment to the Capital City Downtown Community Revitalization Levy Bylaw 16521
- 3.2 Charter Bylaw 19817 - To allow for the preservation of natural area, Cavanagh
- 3.3 Charter Bylaw 19834 - To allow for low density residential development, Crystallina Nera East
- 3.4 Bylaw 19803 - To amend the Cy Becker Neighbourhood Structure Plan
- 3.5 Charter Bylaw 19804 - To allow for low density residential uses and public utility uses, Cy Becker
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- 3.13 Charter Bylaw 19830 - To add Cannabis Retail Sales as a listed Use, Oliver
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- 3.15 Charter Bylaw 19816 - To allow for expanded development opportunities, Central McDougall/Queen Mary Park
- 3.16 Bylaw 19832 - To amend the Jasper Place Area Redevelopment Plan
- 3.17 Charter Bylaw 19833 - To allow for a mid-rise residential development, Glenwood
- 3.18 Bylaw 19828 - To amend the Oliver Area Redevelopment Plan
- 3.19 Charter Bylaw 19829 - To allow for a mixed-use, multi-unit housing building with ground floor commercial uses, Oliver

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

**Motion Carried (11 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the following Bylaws be considered for third reading:

- 3.1 Bylaw 19820 - Amendment to the Capital City Downtown Community Revitalization Levy Bylaw 16521
- 3.2 Charter Bylaw 19817 - To allow for the preservation of natural area, Cavanagh
- 3.3 Charter Bylaw 19834 - To allow for low density residential development, Crystallina Nera East
- 3.4 Bylaw 19803 - To amend the Cy Becker Neighbourhood Structure Plan
- 3.5 Charter Bylaw 19804 - To allow for low density residential uses and public utility uses, Cy Becker
- 3.6 Charter Bylaw 19827 - To allow for low density residential development on individual shallow lots, Rosenthal

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- 3.8 Charter Bylaw 19825 - To amend Section 993.6 (RTTC) Riverview Town Centre Commercial Zone, The Uplands
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- 3.17 Charter Bylaw 19833 - To allow for a mid-rise residential development, Glenwood
- 3.18 Bylaw 19828 - To amend the Oliver Area Redevelopment Plan
- 3.19 Charter Bylaw 19829 - To allow for a mixed-use, multi-unit housing building with ground floor commercial uses, Oliver

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

**Motion Carried (11 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the following Bylaws be read a third time:

- 3.1 Bylaw 19820 - Amendment to the Capital City Downtown Community Revitalization Levy Bylaw 16521

- 3.2 Charter Bylaw 19817 - To allow for the preservation of natural area, Cavanagh
- 3.3 Charter Bylaw 19834 - To allow for low density residential development, Crystallina Nera East
- 3.4 Bylaw 19803 - To amend the Cy Becker Neighbourhood Structure Plan
- 3.5 Charter Bylaw 19804 - To allow for low density residential uses and public utility uses, Cy Becker
- 3.6 Charter Bylaw 19827 - To allow for low density residential development on individual shallow lots, Rosenthal
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- 3.8 Charter Bylaw 19825 - To amend Section 993.6 (RTTC) Riverview Town Centre Commercial Zone, The Uplands
- 3.9 Charter Bylaw 19835 - To add a self storage use, and other commercial uses to an existing DC1 Provision, Ambleside
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- 3.11 Charter Bylaw 19822 - To add Private Education Services to a site zoned (RA7) Low Rise Apartment Zone, Weinlos
- 3.13 Charter Bylaw 19830 - To add Cannabis Retail Sales as a listed Use, Oliver
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- 3.17 Charter Bylaw 19833 - To allow for a mid-rise residential development, Glenwood
- 3.18 Bylaw 19828 - To amend the Oliver Area Redevelopment Plan
- 3.19 Charter Bylaw 19829 - To allow for a mixed-use, multi-unit housing building with ground floor commercial uses, Oliver

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

**Motion Carried (11 to 0)**

**3.1 Bylaw 19820 - Amendment to the Capital City Downtown Community Revitalization Levy Bylaw 16521**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19820 received three readings.

**3.2 Charter Bylaw 19817 - To allow for the preservation of natural area, Cavanagh**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19817 received three readings.

**3.3 Charter Bylaw 19834 - To allow for low density residential development, Crystallina Nera East**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19834 received three readings.

**3.4 Bylaw 19803 - To amend the Cy Becker Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19803 received three readings.

**3.5 Charter Bylaw 19804 - To allow for low density residential uses and public utility uses, Cy Becker**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19804 received three readings.

**3.6 Charter Bylaw 19827 - To allow for low density residential development on individual shallow lots, Rosenthal**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19827 received three readings.

**3.7 Charter Bylaw 19826 - To allow for low density residential development on individual shallow lots, Rosenthal**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19826 received three readings.

**3.8 Charter Bylaw 19825 - To amend Section 993.6 (RTTC) Riverview Town Centre Commercial Zone, The Uplands**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19825 received three readings.

**3.9 Charter Bylaw 19835 - To add a self storage use, and other commercial uses to an existing DC1 Provision, Ambleside**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19835 received three readings.

**3.10 Charter Bylaw 19824 - To add Cannabis Retail Sales Use to a commercial site, Ellerslie**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19824 received three readings.

**3.11 Charter Bylaw 19822 - To add Private Education Services to a site zoned (RA7) Low Rise Apartment Zone, Weinlos**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19822 received three readings.

**3.12 Charter Bylaw 19785 - To allow for a high rise, high density mixed use tower, Downtown**

The following members of Administration's delegation answered questions:

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

**Moved by:** S. McKeen

**Seconded by:** M. Nickel

That Charter Bylaw 19785 be referred to Administration to work with the applicant and return to a future City Council Public Hearing.

**Due Date: To be determined**

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

**Motion Carried (11 to 0)**

**3.13 Charter Bylaw 19830 - To add Cannabis Retail Sales as a listed Use, Oliver**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19830 received three readings.

**3.14 Bylaw 19815 - Amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19815 received three readings.

**3.15 Charter Bylaw 19816 - To allow for expanded development opportunities, Central McDougall/Queen Mary Park**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19816 received three readings.

**3.16 Bylaw 19832 - To amend the Jasper Place Area Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19832 received three readings.

**3.17 Charter Bylaw 19833 - To allow for a mid-rise residential development, Glenwood**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19833 received three readings.

**3.18 Bylaw 19828 - To amend the Oliver Area Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19828 received three readings.

**3.19 Charter Bylaw 19829 - To allow for a mixed-use, multi-unit housing building with ground floor commercial uses, Oliver**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19829 received three readings.

**3.20 Bylaw 19766 - Amendment to the Garneau Area Redevelopment Plan**

**3.21 Charter Bylaw 19767 - To allow for medium rise Multi-unit Housing, Garneau**

Bylaw 19766 and Charter Bylaw 19767 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 favour:

- D. Deshpande, Green Space Alliance
- J. Candish, Green Space Alliance

The following speakers made presentations and answered questions in favour:

- M. Figueira, Green Space Alliance
- B. Pinto, Precision Engineering

The following speakers made presentations in opposition:

- J. Miller
- G. Lavigne, High Level Crossing
- S. Pianzola, Garneau Community League
- M. Dunlop
- C. McPherson

The following speakers made presentations and answered questions in opposition:

- J. Crookshanks, Caledon Condominium Corporation
- B. Prochnau
- S. Neufeld, Garneau Community League

The following members of Administration's delegation answered questions:

- H. Mikkelsen, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- J. Tiwana, 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:

- M. Figueira

- D. Deshpande
- B. Pinto
- J. Miller
- G. Lavigne
- S. Pianzola
- M. Dunlop
- S. Neufeld
- C. McPherson

The following speaker made a presentation and answered questions:

- J. Crookshanks

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 19766 and Charter Bylaw 19767 be closed.

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

**Motion Carried (11 to 0)**

**Moved by:** S. McKeen

**Seconded by:** M. Banga

That Bylaw 19766 and Charter Bylaw 19767 be read a first time.

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

Opposed (1): M. Nickel

**Motion Carried (10 to 1)**

**Moved by:** S. McKeen

**Seconded by:** M. Banga

That Bylaw 19766 and Charter Bylaw 19767 be read a second time.

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

Opposed (1): M. Nickel

**Motion Carried (10 to 1)**

**Moved by:** S. McKeen

**Seconded by:** M. Banga

That Bylaw 19766 and Charter Bylaw 19767 be considered for third reading.

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

**Motion Carried (11 to 0)**

**Moved by:** S. McKeen

**Seconded by:** M. Banga

That Bylaw 19766 and Charter Bylaw 19767 be read a third time.

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

Opposed (1): M. Nickel

**Motion Carried (10 to 1)**

### **3.22 Charter Bylaw 19831 - To allow for low rise Multi-unit Housing, North Glenora**

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

- C. St. Aubin, Urban Planning and Economy

The following speaker answered questions in favour:

- R. Dhunna, Regency Developments

The following speakers made presentations and answered questions in opposition:

- E. Tennant
- C. Oko
- E. Poirier, North Glenora Community League

The following member of Administration's delegation answered questions:

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

The following speaker made a presentation in regards to the referral motion:

- R. Dhunna, Regency Developments

**Moved by:** S. McKeen

**Seconded by:** A. Knack

That Charter Bylaw 19831 be referred back to Administration to seek to work with the applicant to engage with the residents of the North Glenora community and community league to discuss the community's concerns, and return to a future City Council Public Hearing.

**Due Date: To be determined**

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

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

**Motion Carried (9 to 2)**

### **3.23 Charter Bylaw 19823 - To allow for low rise Multi-unit Housing, Grovenor**

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

- H. Mikkelsen, Urban Planning and Economy

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

- S. Yu, Invistec Consulting Ltd.

The following speaker made a presentation in opposition:

- M. Friske

The following speakers made presentations and answered questions in opposition:

- B. Murnaghan
- J. Abtosway
- P. Keatley

The following members of Administration's delegation answered questions:

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

**Moved by:** A. Knack

**Seconded by:** S. McKeen

That Charter Bylaw 19823 be referred back to Administration to work with the applicant to engage with the residents of the Grovenor community and community league to discuss the community's concerns, and return to a future City Council Public Hearing.

**Due Date: To be determined**

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

Opposed (2): M. Banga, and M. Walters

**Motion Carried (9 to 2)**

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

### **3.25 Charter Bylaw 19687 - To allow for medium rise Multi-unit Housing, Cromdale**

Bylaw 19685 and Charter Bylaw 19687 were dealt with together.

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

- H. Mikkelsen, Urban Planning and Economy

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

The following speakers made presentations and answered questions in favour:

- W. Daly, Ebenezer Developments
- K. Daly, Ebenezer Developments
- B. Golightly, Ebenezer Developments
- T. Collier, Points West Living/Connecting Care
- G. Garside, Ebenezer Developments

The following speakers made presentations and answered questions regarding the referral motion:

- G. Garside
- A. Oliver, Cromdale Community League

The following members of Administration's delegation answered questions:

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

**Moved by:** T. Caterina

**Seconded by:** M. Banga

That Bylaw 19685 and Charter Bylaw 19687 be referred back to Administration to return with a Direct Control Provision that reflects the RA8 Zone while addressing the transition to adjacent properties and a reduction in height, and to work with the applicant to engage with the residents of the Cromdale community and community league, and return to a future City Council Public Hearing.

**Due Date: To be determined**

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

**Motion Carried (11 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 11:07 a.m., Wednesday, September 1, 2021.

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Chair

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City Clerk