



## City Council Public Hearing Minutes

August 17, 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 17, 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.

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

Councillor M. Nickel was absent with notice for a portion of the meeting.

Councillor S. Hamilton was absent with notice.

K. Gibson, 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 17, 2021, City Council Public Hearing agenda be adopted with the following change:

Replacement attachment:

- 3.10 Charter Bylaw 19802 - To allow for a low rise mixed use building that is compatible with adjacent land uses a pedestrian friendly streetscape, Glengarry - Attachment 1

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

#### **Bylaws 19813 and 19812**

There were no speakers registered to the passing of Bylaws 19813 and 19812.

#### **Charter Bylaw 19771**

The following speakers registered in favour:

1. H. Battad, City of Edmonton (to answer questions only)
2. B. Smid, City of Edmonton (to answer questions only)
3. T. Olsen, ISL Engineering (to answer questions only)
4. D. Schoor, ISL Engineering (to answer questions only)

### **Charter Bylaw 19729**

The following speaker registered in favour:

1. T. Portugal, City of Edmonton (to answer questions only)

### **Bylaw 19836 and Charter Bylaw 19791**

The following speakers registered in favour:

1. T. Battle, Skyrattler Neighbourhood Association (to answer questions only)
2. N. Osaduik, City of Edmonton (to answer questions only)

### **Charter Bylaw 19704**

The following speakers registered in favour:

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

### **Charter Bylaw 19792**

The following speakers registered in favour:

1. M. Ouellette, Latitude Consulting Ltd. (to answer questions only)
2. P. Manley, Centurion Property Associates (to answer questions only)

### **Charter Bylaw 19818**

The following speaker registered in favour:

1. R. Clunes, Equity Residential Holdings (to answer questions only)

### **Charter Bylaw 19802**

The following speaker registered in favour:

1. L. Mantyka, Krahn Engineering (to answer questions only)

### **Charter Bylaw 19794**

The following speakers registered in favour:

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

### **Bylaw 19808 and Charter Bylaw 19809**

The following speakers registered in favour:

1. N. Pryce, V3 Companies of Canada (to answer questions only)
2. M. Edwards, Panattoni (to answer questions only)

### **Charter Bylaw 19811**

The following speakers registered in favour:

1. R. Dauk, Rohit Group (to answer questions only)
2. C. Gushaty, Covenant Health (to answer questions only)
3. K. Shillington, Stantec (to answer questions only)
4. C. Oberg, Bunt Engineering (to answer questions only)
5. Y. Lew, Stantec (to answer questions only)
6. A. Merali, Covenant Health (to answer questions only)

### **Charter Bylaw 19814**

The following speakers registered in favour:

1. B. Dibben, Select Engineering Consultants (to answer questions only)
2. S. Leppky, Genstar Developments (to answer questions only)

### **Charter Bylaw 19793**

The following speakers registered in favour:

1. C. Nicholas, MLC (to answer questions only)
2. E. Shillington, Stantec (to answer questions only)

### **Charter Bylaws 19796 and 19797**

The following speaker registered in favour:

1. O. Joshi, WSP Canada (to answer questions only)

### **Charter Bylaw 19801**

The following speaker registered in favour:

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

### **Charter Bylaw 19819**

The following speakers registered in favour:

1. H. Chisholm, B&A Planning Group (to answer questions only)
2. R. Dauk, Rohit Group (to answer questions only)

The following speaker registered in opposition:

1. C. Mills

### **Bylaw 19773 and Charter Bylaw 19774**

The following speakers registered in favour:

1. O. Joshi, WSP Canada
2. P. Shaver, Avillia Developments (to answer questions only)
3. M. Shankowsky, WSP Canada (to answer questions only)
4. C. Sherstone, WSP Canada (to answer questions only)

The following speakers registered in opposition:

1. D. Morin
2. D. Dost
3. B. Dost
4. D. Thomas
5. R. Heit

6. G. Pinckney

**Charter Bylaw 19740**

The following speakers registered in favour:

1. O. Joshi, WSP Canada (to answer questions only)
2. P. Shaver, Avillia Developments (to answer questions only)

**Charter Bylaw 19790**

The following speakers registered in favour:

1. M. de Wolf, L7 Architecture Inc. (to answer questions only)
2. P. Gray, Gray Properties Inc. (to answer questions only)

**Bylaw 19788 and Charter Bylaw 19789**

The following speakers registered in favour:

1. J. Soneff
2. R. Lee
3. K. Cooper

The following speaker registered in opposition:

1. D. Buchanan, Garneau Planning Committee

**Bylaw 19786 and Charter Bylaw 19787**

The following speakers registered in favour:

1. R. Chadha (to answer questions only)
2. T. Kakkar (to answer questions only)

**Charter Bylaw 19681**

The following speaker registered in favour:

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

The following speakers registered in opposition:

1. J. Forster, Holyrood Development Committee
2. M. Baran, Holyrood Development Committee
3. M. Harden, Holyrood Development Committee
4. C. Skinner, Holyrood Development Committee
5. D. Sutherland, Holyrood Development Committee
6. M. Russell
7. S. Shorten
8. A. Winter

### **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 19813 - To repeal the Elsinore Neighbourhood Structure Plan
- 3.2 Bylaw 19812 - Amendment to the Castle Downs Extension Area Structure Plan
- 3.3 Charter Bylaw 19771 - To allow for the realignment of the current zoning boundary lines, Potter Greens
- 3.5 Bylaw 19836 - Skyrattler Surplus School Site - Proposed MR Designation
- 3.6 Charter Bylaw 19791 - To allow for existing and planned park uses, Skyrattler
- 3.7 Charter Bylaw 19704 - To allow for businesses that require a location with good visibility and accessibility along major public roadways, Ritchie
- 3.8 Charter Bylaw 19792 - To allow for a mid-rise residential building with opportunities for ground floor commercial uses, Ritchie
- 3.9 Charter Bylaw 19818 - To allow for small scale infill development, Canora
- 3.10 Charter Bylaw 19802 - To allow for a low rise mixed use building that is compatible with adjacent land uses and supports a pedestrian friendly streetscape, Glengarry
- 3.11 Charter Bylaw 19794 - To allow for low density residential uses, Secord

- 3.12 Bylaw 19808 - Amendment to Maple Ridge Industrial Area Structure Plan
- 3.13 Charter Bylaw 19809 - To allow for industrial and commercial businesses and a stormwater management facility, Southeast Industrial
- 3.14 Charter Bylaw 19811 - To allow for a mixed use development containing a range of medical, commercial, and residential uses, Kameyosek
- 3.15 Charter Bylaw 19814 - To allow for a range of low density residential uses, Crystallina Nera West
- 3.16 Charter Bylaw 19793 - To allow for a multi-unit (row) housing, Rosenthal
- 3.17 Charter Bylaw 19796 - To allow for low density residential uses, multi-unit housing, commercial uses, park uses, and public utility uses, Marquis
- 3.18 Charter Bylaw 19797 - To allow for site-specific multi-unit (row) housing, Marquis
- 3.19 Charter Bylaw 19801 - To allow for small scale infill development, Glenwood
- 3.24 Charter Bylaw 19790 - To allow for low rise Multi-unit Housing, Bonnie Doon
- 3.27 Bylaw 19786 - To amend the 109 Street Corridor Area Redevelopment Plan
- 3.28 Charter Bylaw 19787 - To allow for medium rise Multi-unit Housing, Garneau

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. Banga

That the following Bylaws be read a first time:

- 3.1 Bylaw 19813 - To repeal the Elsinore Neighbourhood Structure Plan
- 3.2 Bylaw 19812 - Amendment to the Castle Downs Extension Area Structure Plan



- 3.3 Charter Bylaw 19771 - To allow for the realignment of the current zoning boundary lines, Potter Greens
- 3.5 Bylaw 19836 - Skyrattler Surplus School Site - Proposed MR Designation
- 3.6 Charter Bylaw 19791 - To allow for existing and planned park uses, Skyrattler
- 3.7 Charter Bylaw 19704 - To allow for businesses that require a location with good visibility and accessibility along major public roadways, Ritchie
- 3.8 Charter Bylaw 19792 - To allow for a mid-rise residential building with opportunities for ground floor commercial uses, Ritchie
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- 3.10 Charter Bylaw 19802 - To allow for a low rise mixed use building that is compatible with adjacent land uses and supports a pedestrian friendly streetscape, Glengarry
- 3.11 Charter Bylaw 19794 - To allow for low density residential uses, Secord
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- 3.28 Charter Bylaw 19787 - To allow for medium rise Multi-unit Housing, Garneau

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. Banga

That the following Bylaws be read a second time:

- 3.1 Bylaw 19813 - To repeal the Elsinore Neighbourhood Structure Plan
- 3.2 Bylaw 19812 - Amendment to the Castle Downs Extension Area Structure Plan
- 3.3 Charter Bylaw 19771 - To allow for the realignment of the current zoning boundary lines, Potter Greens
- 3.5 Bylaw 19836 - Skyrattler Surplus School Site - Proposed MR Designation
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- 3.10 Charter Bylaw 19802 - To allow for a low rise mixed use building that is compatible with adjacent land uses and supports a pedestrian friendly streetscape, Glengarry
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- 3.28 Charter Bylaw 19787 - To allow for medium rise Multi-unit Housing, Garneau

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. Banga

That the following Bylaws be considered for third reading:

- 3.1 Bylaw 19813 - To repeal the Elsinore Neighbourhood Structure Plan
- 3.2 Bylaw 19812 - Amendment to the Castle Downs Extension Area Structure Plan
- 3.3 Charter Bylaw 19771 - To allow for the realignment of the current zoning boundary lines, Potter Greens

- 3.5 Bylaw 19836 - Skyrattler Surplus School Site - Proposed MR Designation
- 3.6 Charter Bylaw 19791 - To allow for existing and planned park uses, Skyrattler
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- 3.28 Charter Bylaw 19787 - To allow for medium rise Multi-unit Housing, Garneau

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. Banga

That the following Bylaws be read a third time:

- 3.1 Bylaw 19813 - To repeal the Elsinore Neighbourhood Structure Plan
- 3.2 Bylaw 19812 - Amendment to the Castle Downs Extension Area Structure Plan
- 3.3 Charter Bylaw 19771 - To allow for the realignment of the current zoning boundary lines, Potter Greens
- 3.5 Bylaw 19836 - Skyrattler Surplus School Site - Proposed MR Designation
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- 3.28 Charter Bylaw 19787 - To allow for medium rise Multi-unit Housing, Garneau

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 19813 - To repeal the Elsinore Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19813 received three readings.

**3.2 Bylaw 19812 - Amendment to the Castle Downs Extension Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19812 received three readings.

**3.3 Charter Bylaw 19771 - To allow for the realignment of the current zoning boundary lines, Potter Greens**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19771 received three readings.

### **3.4 Charter Bylaw 19729 - To allow for the use of public land for active and passive recreational uses, Downtown**

The following member of Administration's delegation answered questions:

- T. Pawlyk, 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:** S. McKeen

**Seconded by:** T. Caterina

That the Public Hearing on Charter Bylaw 19729 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:** T. Caterina

That Charter Bylaw 19729 be read a first time.

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:** T. Caterina

That Charter Bylaw 19729 be read a second time.

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:** T. Caterina

That Charter Bylaw 19729 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:** T. Caterina

That Charter Bylaw 19729 be read a third time.

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)**

**3.5 Bylaw 19836 - Skyrattler Surplus School Site - Proposed MR Designation**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19836 received three readings.

**3.6 Charter Bylaw 19791 - To allow for existing and planned park uses, Skyrattler**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19791 received three readings.

**3.7 Charter Bylaw 19704 - To allow for businesses that require a location with good visibility and accessibility along major public roadways, Ritchie**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19704 received three readings.

**3.8 Charter Bylaw 19792 - To allow for a mid-rise residential building with opportunities for ground floor commercial uses, Ritchie**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19792 received three readings.

**3.9 Charter Bylaw 19818 - To allow for small scale infill development, Canora**



This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19818 received three readings.

**3.10 Charter Bylaw 19802 - To allow for a low rise mixed use building that is compatible with adjacent land uses and supports a pedestrian friendly streetscape, Glengarry**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19802 received three readings.

**3.11 Charter Bylaw 19794 - To allow for low density residential uses, Secord**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19794 received three readings.

**3.12 Bylaw 19808 - Amendment to Maple Ridge Industrial Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19808 received three readings.

**3.13 Charter Bylaw 19809 - To allow for industrial and commercial businesses and a stormwater management facility, Southeast Industrial**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19809 received three readings.

**3.14 Charter Bylaw 19811 - To allow for a mixed use development containing a range of medical, commercial, and residential uses, Kameyosek**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19811 received three readings.

**3.15 Charter Bylaw 19814 - To allow for a range of low density residential uses, Crystallina Nera West**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19814 received three readings.

**3.16 Charter Bylaw 19793 - To allow for a multi-unit (row) housing, Rosenthal**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19793 received three readings.

**3.17 Charter Bylaw 19796 - To allow for low density residential uses, multi-unit housing, commercial uses, park uses, and public utility uses, Marquis**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19796 received three readings.

**3.18 Charter Bylaw 19797 - To allow for site-specific multi-unit (row) housing, Marquis**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19797 received three readings.

**3.19 Charter Bylaw 19801 - To allow for small scale infill development, Glenwood**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19801 received three readings.

**3.20 Charter Bylaw 19819 - To allow additional commercial opportunities and appropriate signage regulations to support a high density, mixed use transit oriented development, Boyle Street**

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

- H. Mikkelsen, Urban Planning and Economy

The following speakers answered questions in favour:

- H. Chisholm, B&A Planning Group
- R. Dauk, Rohit Group

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

- C. Mills

The following member of Administration's delegation answered questions:

- T. Pawlyk, 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:** S. McKeen

**Seconded by:** T. Caterina

That the Public Hearing on Charter Bylaw 19819 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:** T. Caterina

That Charter Bylaw 19819 be read a first time.

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:** T. Caterina

That Charter Bylaw 19819 be read a second time.

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:** T. Caterina

That Charter Bylaw 19819 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:** T. Caterina

That Charter Bylaw 19819 be read a third time.

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)**

**3.21 Bylaw 19773 - Amendment to the Horse Hill Area Structure Plan**

**3.22 Charter Bylaw 19774 - Adoption of Neighbourhood 1A Neighbourhood Structure Plan**

Bylaw 19773 and Charter Bylaw 19774 were dealt with together.

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

- L. Moulton, Urban Planning and Economy

The following speakers made presentations and answered questions in favour:

- O. Joshi, WSP Canada
- P. Shaver, Avillia Developments

The following speakers made presentations and answered questions in opposition:

- D. Morin
- D. Dost
- D. Thomas
- R. Heit
- G. Pinckney

The following members of Administration's delegation answered questions:

- L. Moulton, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- T. Ford, 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:** A. Paquette  
**Seconded by:** T. Caterina

That the Public Hearing on Bylaw 19773 and Charter Bylaw 19774 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:** A. Paquette  
**Seconded by:** T. Caterina

That Bylaw 19773 and Charter Bylaw 19774 be read a first time.

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:** A. Paquette  
**Seconded by:** T. Caterina

That Bylaw 19773 and Charter Bylaw 19774 be read a second time.

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:** A. Paquette  
**Seconded by:** T. Caterina

That Bylaw 19773 and Charter Bylaw 19774 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:** A. Paquette  
**Seconded by:** T. Caterina

That Bylaw 19773 and Charter Bylaw 19774 be read a third time.

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)**

**3.23 Charter Bylaw 19740 - To allow for a public utility corridor, pocket park, and low density residential development, Rural North East South Sturgeon**

**Moved by:** T. Caterina  
**Seconded by:** S. McKeen

That the Public Hearing on Charter Bylaw 19740 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:** T. Caterina  
**Seconded by:** S. McKeen

That Charter Bylaw 19740 be read a first time.

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:** S. McKeen

That Charter Bylaw 19740 be read a second time.

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:** S. McKeen

That Charter Bylaw 19740 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:** T. Caterina

**Seconded by:** S. McKeen

That Charter Bylaw 19740 be read a third time.

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)**

**3.24 Charter Bylaw 19790 - To allow for low rise Multi-unit Housing, Bonnie Doon**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19790 received three readings.

**3.25 Bylaw 19788 - To amend the Garneau Area Redevelopment Plan**

**3.26 Charter Bylaw 19789 - To preserve the Cecil Burgess Residence as a Designated Municipal Historic Resource while allowing for a Garden Suite with limited Accessory Non-Residential Uses at the rear of the Site, Garneau**

Bylaw 19788 and Charter Bylaw 19789 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:

- J. Soneff
- R. Lee

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

- K. Cooper

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

- D. Buchanan, Garneau Planning Committee

The following members of Administration's delegation answered questions:

- H. Mikkelsen, Urban Planning and Economy
- T. Pawlyk, 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:

- J. Soneff
- K. Cooper
- D. Buchanan

The following speaker made a presentation and answered questions:

- R. Lee

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. Walters

That Schedule "B" of Charter Bylaw 19789 be amended to delete Convenience Retail Stores from Section 3 and remove the words "Convenience Retail Stores" from Section 4.4.



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:** S. McKeen

**Seconded by:** M. Walters

That the Public Hearing on Bylaw 19788 and Charter Bylaw 19789 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. Walters

That Bylaw 19788 and Charter Bylaw 19789 be read a first time.

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. Walters

That Bylaw 19788 and Charter Bylaw 19789 be read a second time.

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. Walters

That Bylaw 19788 and Charter Bylaw 19789 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. Walters

That Bylaw 19788 and Charter Bylaw 19789 be read a third time.

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)**

**3.27 Bylaw 19786 - To amend the 109 Street Corridor Area Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19786 received three readings.

**3.28 Charter Bylaw 19787 - To allow for medium rise Multi-unit Housing, Garneau**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19787 received three readings.

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

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

- H. Mikkelsen, Urban Planning and Economy

The following speaker answered questions in favour:

- R. Dhunna, Regency Developments

The following speakers made presentations in opposition:

- M. Baran, Holyrood Development Committee

- C. Skinner, Holyrood Development Committee
- M. Russell
- A. Winter

The following speakers made presentations and answered questions in opposition:

- J. Forster, Holyrood Development Committee
- M. Harden, Holyrood Development Committee
- D. Sutherland, Holyrood Development Committee

The following members of Administration's delegation answered questions:

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

- J. Forster
- M. Harden

The following speakers made presentations and answered questions:

- R. Dhunna
- C. Skinner
- D. Sutherland

The following members of Administration's delegation answered questions:

- T. Pawlyk, 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 and answered questions:

- R. Dhunna
- J. Forster

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

**Moved by:** M. Walters

**Seconded by:** S. McKeen

That Charter Bylaw 19681 be amended to add a section 9.6 which reads: "Prior to the issuance of any Development Permit for a principal building containing 12 or more Dwellings, the Development Officer shall ensure that a signed agreement has been executed between the City and the owner requiring the owner to provide the City, at the time of Development Permit approval, the option to purchase up to 10 percent (exact percentage at the discretion of the City) of the proposed number of residential units (rounded to the nearest unit) at 85 percent of market value or provide the equivalent value as cash-in-lieu (at the option of the owner) to the City; or, requiring the owner to rent 10% of units at 85% market rental rate for 10 years from the granting of each occupancy permit."

### **Amendment**

**Moved by:** T. Caterina

**Seconded by:** M. Banga

Strike "; or, requiring the owner to rent 10% of units at 85% market rental rate for 10 years from the granting of each occupancy permit."

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

Opposed (1): A. Knack

**Motion Carried (9 to 1)**

**Motion as Amended, put:**

**Moved by:** M. Walters

**Seconded by:** S. McKeen

That Charter Bylaw 19681 be amended to add a section 9.6 which reads: "Prior to the issuance of any Development Permit for a principal building containing 12 or more Dwellings, the Development Officer shall ensure that a signed agreement has been executed between the City and the owner requiring the owner to provide the City, at the time of Development Permit approval, the option to purchase up to 10 percent (exact percentage at the discretion of the City) of the proposed number of residential units (rounded to the nearest unit) at 85 percent of market value or provide the equivalent value as cash-in-lieu (at the option of the owner) to the City".

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

**Motion Carried (10 to 0)**

**Moved by:** M. Banga

**Seconded by:** T. Caterina

That the Public Hearing on Charter Bylaw 19681 be closed.

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

**Motion Carried (10 to 0)**

**Moved by:** M. Banga

**Seconded by:** T. Caterina

That Charter Bylaw 19681 be read a first time.

In Favour (5): M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, and B. Esslinger

Opposed (5): D. Iveson, A. Knack, S. McKeen, A. Paquette, and M. Walters

**Motion Defeated (5 to 5)**

#### **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 8:40 p.m., Tuesday, August 17, 2021.

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Chair

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City Clerk