



City Council Public Hearing Minutes

September 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, 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., Wednesday, September 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.

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.

Mayor D. Iveson and Councillors T. Cartmell, M. Nickel and M. Walters were absent with notice for a portion of the meeting.

Councillor J. Dziadyk was absent without notice for a portion of the meeting.

K. Gibson, T. Orbell, M. de Guzman 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 September 8, 2021, City Council Public Hearing agenda be adopted with the following change:

Replacement page:

- 3.15 Charter Bylaw 18888 - To allow for a mix of commercial and multi-unit residential uses, Albany
- Attachment 1, 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: S. McKeen

Seconded by: M. Nickel

1. That the Orders of the Day for the September 10, 2021, Special City Council meeting, be changed to adjourn at 10:30 a.m.
2. That the Orders of the Day for the September 8, 2021, City Council Public Hearing, be changed to continue on Friday, September 10, 2021, at 10:30 a.m., break at noon and continue from 1:30 p.m. to 5:30 p.m.

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

Motion Carried (9 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 M. Walters 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:

Bylaw 19592 and Charter Bylaw 19593

The following speakers registered in favour:

1. M. Figueira, Green Space Alliance (to answer questions only)
2. B. Pinto, Precision Engineering (to answer questions only)

Bylaw 19862 and Charter Bylaw 19863

The following speakers registered in favour:

1. J. Booth, Situate Inc. (to answer questions only)
2. C. Jersak, Situate Inc. (to answer questions only)
3. W. Leung, Little Village Wellness Centre (to answer questions only)
4. P. Martinovich, Little Village Wellness Centre (to answer questions only)
5. E. Lobo, Little Village Wellness Centre (to answer questions only)

Bylaws 19848, 19849 and Charter Bylaw 19850

The following speakers registered in favour:

1. L. Houlder, Invistec (to answer questions only)
2. S. Yu, Invistec (to answer questions only)

The following speakers registered in opposition:

1. J. Powell
2. D. Powell

Bylaw 19225

The following speakers registered in favour:

1. K. Davies, Stantec (to answer questions only)
2. R. Rehman, Qualico (to answer questions only)

Charter Bylaw 19847

The following speaker registered in favour:

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

Bylaw 19807

The following speakers registered in favour:

1. R. Carey, City of Edmonton (to answer questions only)
2. L. Nelson, City of Edmonton (to answer questions only)
3. C. Cej, City of Edmonton (to answer questions only)

Bylaw 19838 and Charter Bylaw 19839

The following speaker registered in favour:

1. B. Allsopp, Brian Allsopp Architect Ltd. (to answer questions only)

Bylaws 18886, 18887 and Charter Bylaw 18888

The following speakers registered in favour:

1. B. Dibben, Select Engineering (to answer questions only)
2. C. Domanski, Cameron Corporation (to answer questions only)

Bylaw 19852 and Charter Bylaw 19853

The following speakers registered in favour:

1. D. Schoor, ISL Engineering (to answer questions only)
2. T. Merhej, 2084981 Alberta Ltd. (to answer questions only)
3. D. Macdonald, ISL Engineering (to answer questions only)

Charter Bylaw 19842

The following speaker registered in favour:

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

Bylaw 19799 and Charter Bylaw 19800

The following speakers registered in favour:

1. R. Mahmi, A1 Athletic Facility (to answer questions only)
2. J. Erwee, YEG Architectural (to answer questions only)
3. C. Huber, Scott Builders (to answer questions only)

4. J. Bourgeois, A1 Athletic Facility (to answer questions only)
5. E. Charpentier, Edmonton Minor Soccer Association (to answer questions only)

The following speakers registered in opposition:

1. M. Lindemann
2. W. Green

Bylaw 19866 and Charter Bylaw 19867

The following speakers registered in favour:

1. J. Lockett, Air Products Canada Ltd. (to answer questions only)
2. K. Cahayla-Hoffman, Air Products Canada Ltd. (to answer questions only)
3. R. Smith, Air Products Canada Ltd. (to answer questions only)
4. C. Lipsett, Air Products Canada Ltd. (to answer questions only)
5. W. Caldwell, Air Products Canada Ltd. (to answer questions only)

Charter Bylaw 19841

The following speaker registered in favour:

1. T. Olsen, ISL Engineering (to answer questions only)

Charter Bylaw 19855

The following speakers registered in favour:

1. D. Onishenko, Clarity Development
2. A. Salloum, Arc Studio (to answer questions only)

The following speakers registered in opposition:

1. J. Jones
2. B. Jones, Condo plan 902146

Bylaw 19844 and Charter Bylaw 19845

The following speakers registered in favour:

1. E. Shillington, Stantec (to answer questions only)
2. T. Lumsden, City of Edmonton (to answer questions only)

Charter Bylaw 19837

The following speakers registered in favour:

1. S. Carlyle, City of Edmonton (to answer questions only)
2. T. Lumsden, City of Edmonton (to answer questions only)
3. T. Antoniuk (to answer questions only)
4. S. Kaba, Ask* (to answer questions only)
5. D. Johnson (to answer questions only)

Charter Bylaw 19843

There were no speakers registered to the passing of Charter Bylaw 19843.

Bylaw 19859 and Charter Bylaw 19860

The following speakers registered in favour:

1. S. Summers, Stantec
2. D. Blazeka, Stantec
3. E. Tu, Limak Investments Inc. (to answer questions only)

Charter Bylaw 19864

The following speakers registered in favour:

1. E. Shillington, Stantec (to answer questions only)
2. S. Cole, Stantec (to answer questions only)
3. S. Prasad (to answer questions only)

The following speakers registered in opposition:

1. C. Walford
2. J. Bradley
3. L. Trytten
4. W. Banas
5. M. Dumkee
6. A. Vrban-McRae

7. J. Newton, on behalf of R. Hoines

Charter Bylaw 19857

The following speakers registered in favour:

1. C. Jersak, Situate Inc.
2. H. Edgar, Edgar Development
3. J. Booth, Situate Inc. (to answer questions only)

The following speakers registered in opposition:

1. K. Mackenzie
2. A. Oshry

Charter Bylaw 19865

The following speakers registered in favour:

1. C. Oberg, Bunt & Associates (to answer questions only)
2. D. Kent, Nearctic Property Group
3. A. Benoit, GEC Architecture
4. J. Stein, Rockwell Investments
5. P. Osborne, GEC Architecture (to answer questions only)
6. D. Edmunds, GEC Architecture (to answer questions only)
7. K. Wakefield, GEC Architecture/Rockwell Investments (to answer questions)
8. G. Sterparn, Strathearn Heights Ltd. (to answer questions only)

The following speakers registered in opposition:

1. C. Garnier
2. S. Binassi
3. G. Plouffe
4. E. Nelson
5. J. Kosowan
6. T. McKee

7. E. Wilkins
8. S. Angelos

Charter Bylaw 19851

The following speakers registered in favour:

1. C Jersak, Situate Inc.
2. J. Booth, Situate Inc. (to answer questions only)
3. A. Nystad, Tri-Stad Designs Ltd. (to answer questions only)
4. D. McIntosh

The following speakers registered in opposition:

1. B. Finlay, Old Glenora Conservation Association
2. L. Odynski, Old Glenora Conservation Association

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 19592 - Amendment to the Garneau Area Redevelopment Plan
- 3.2 Charter Bylaw 19593 - To allow for ground-oriented multi-unit housing, Garneau
- 3.3 Bylaw 19862 - To amend the Oliver Area Redevelopment Plan
- 3.4 Charter Bylaw 19863 - To allow for the continued use of a Municipal Historic Resource, the John L. Lang Apartments
- 3.8 Bylaw 19225 - Closure of portions of road right-of-way, The Uplands
- 3.9 Charter Bylaw 19847 - To add Cannabis Retail Sales to an existing DC1 Provision, Desrochers
- 3.10 Bylaw 19807 - To close a portion of 149 Street NW, north of Yellowhead Trail NW, Brown Industrial
- 3.11 Bylaw 19838 - Amendment to the Klarvatten Neighbourhood Structure Plan

- 3.12 Charter Bylaw 19839 - To allow for low intensity commercial, office and service uses, and limited Residential-related uses, Klarvatten
- 3.13 Bylaw 18886 - To amend the Palisades Area Structure Plan
- 3.14 Bylaw 18887 - Amendment to the Albany Neighbourhood Structure Plan
- 3.15 Charter Bylaw 18888 - To allow for a mix of commercial and multi-unit residential uses, Albany
- 3.16 Bylaw 19852 - Amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan
- 3.17 Charter Bylaw 19853 - To allow for a mixed use development, Heritage Valley Town Centre
- 3.18 Charter Bylaw 19842 - To add Cannabis Retail Sales to an existing Commercial Site, Larkspur
- 3.21 Bylaw 19866 - Amendment to the Aurum Industrial Business Park Area Structure Plan
- 3.22 Charter Bylaw 19867 - To allow for heavy industrial uses, Clover Bar Area
- 3.23 Charter Bylaw 19841 - To allow for medium and high rise multi-unit housing, Belvedere
- 3.25 Charter Bylaw 19844 - Text Amendment to the Zoning Bylaw - Urban Institutional Zone
- 3.26 Charter Bylaw 19845 - To allow educational and institutional facilities for the Northern Alberta Institute of Technology, Blatchford
- 3.27 Charter Bylaw 19837 - To allow for the adaptive reuse of the historic Hangar 11 building as a mixed use building, Blatchford Area
- 3.28 Charter Bylaw 19843 - To allow for small scale infill development, Sherwood

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 19592 - Amendment to the Garneau Area Redevelopment Plan
- 3.2 Charter Bylaw 19593 - To allow for ground-oriented multi-unit housing, Garneau
- 3.3 Bylaw 19862 - To amend the Oliver Area Redevelopment Plan
- 3.4 Charter Bylaw 19863 - To allow for the continued use of a Municipal Historic Resource, the John L. Lang Apartments
- 3.8 Bylaw 19225 - Closure of portions of road right-of-way, The Uplands
- 3.9 Charter Bylaw 19847 - To add Cannabis Retail Sales to an existing DC1 Provision, Desrochers
- 3.10 Bylaw 19807 - To close a portion of 149 Street NW, north of Yellowhead Trail NW, Brown Industrial
- 3.11 Bylaw 19838 - Amendment to the Klarvatten Neighbourhood Structure Plan
- 3.12 Charter Bylaw 19839 - To allow for low intensity commercial, office and service uses, and limited Residential-related uses, Klarvatten
- 3.13 Bylaw 18886 - To amend the Palisades Area Structure Plan
- 3.14 Bylaw 18887 - Amendment to the Albany Neighbourhood Structure Plan
- 3.15 Charter Bylaw 18888 - To allow for a mix of commercial and multi-unit residential uses, Albany
- 3.16 Bylaw 19852 - Amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan
- 3.17 Charter Bylaw 19853 - To allow for a mixed use development, Heritage Valley Town Centre
- 3.18 Charter Bylaw 19842 - To add Cannabis Retail Sales to an existing Commercial Site, Larkspur
- 3.21 Bylaw 19866 - Amendment to the Aurum Industrial Business Park Area Structure Plan
- 3.22 Charter Bylaw 19867 - To allow for heavy industrial uses, Clover Bar Area

- 3.23 Charter Bylaw 19841 - To allow for medium and high rise multi-unit housing, Belvedere
- 3.25 Charter Bylaw 19844 - Text Amendment to the Zoning Bylaw - Urban Institutional Zone
- 3.26 Charter Bylaw 19845 - To allow educational and institutional facilities for the Northern Alberta Institute of Technology, Blatchford
- 3.27 Charter Bylaw 19837 - To allow for the adaptive reuse of the historic Hangar 11 building as a mixed use building, Blatchford Area
- 3.28 Charter Bylaw 19843 - To allow for small scale infill development, Sherwood

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 19592 - Amendment to the Garneau Area Redevelopment Plan
- 3.2 Charter Bylaw 19593 - To allow for ground-oriented multi-unit housing, Garneau
- 3.3 Bylaw 19862 - To amend the Oliver Area Redevelopment Plan
- 3.4 Charter Bylaw 19863 - To allow for the continued use of a Municipal Historic Resource, the John L. Lang Apartments
- 3.8 Bylaw 19225 - Closure of portions of road right-of-way, The Uplands
- 3.9 Charter Bylaw 19847 - To add Cannabis Retail Sales to an existing DC1 Provision, Desrochers
- 3.10 Bylaw 19807 - To close a portion of 149 Street NW, north of Yellowhead Trail NW, Brown Industrial
- 3.11 Bylaw 19838 - Amendment to the Klarvatten Neighbourhood Structure Plan

- 3.12 Charter Bylaw 19839 - To allow for low intensity commercial, office and service uses, and limited Residential-related uses, Klarvatten
- 3.13 Bylaw 18886 - To amend the Palisades Area Structure Plan
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- 3.18 Charter Bylaw 19842 - To add Cannabis Retail Sales to an existing Commercial Site, Larkspur
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- 3.28 Charter Bylaw 19843 - To allow for small scale infill development, Sherwood

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 19592 - Amendment to the Garneau Area Redevelopment Plan
- 3.2 Charter Bylaw 19593 - To allow for ground-oriented multi-unit housing, Garneau
- 3.3 Bylaw 19862 - To amend the Oliver Area Redevelopment Plan
- 3.4 Charter Bylaw 19863 - To allow for the continued use of a Municipal Historic Resource, the John L. Lang Apartments
- 3.8 Bylaw 19225 - Closure of portions of road right-of-way, The Uplands
- 3.9 Charter Bylaw 19847 - To add Cannabis Retail Sales to an existing DC1 Provision, Desrochers
- 3.10 Bylaw 19807 - To close a portion of 149 Street NW, north of Yellowhead Trail NW, Brown Industrial
- 3.11 Bylaw 19838 - Amendment to the Klarvatten Neighbourhood Structure Plan
- 3.12 Charter Bylaw 19839 - To allow for low intensity commercial, office and service uses, and limited Residential-related uses, Klarvatten
- 3.13 Bylaw 18886 - To amend the Palisades Area Structure Plan
- 3.14 Bylaw 18887 - Amendment to the Albany Neighbourhood Structure Plan
- 3.15 Charter Bylaw 18888 - To allow for a mix of commercial and multi-unit residential uses, Albany
- 3.16 Bylaw 19852 - Amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan
- 3.17 Charter Bylaw 19853 - To allow for a mixed use development, Heritage Valley Town Centre
- 3.18 Charter Bylaw 19842 - To add Cannabis Retail Sales to an existing Commercial Site, Larkspur
- 3.21 Bylaw 19866 - Amendment to the Aurum Industrial Business Park Area Structure Plan
- 3.22 Charter Bylaw 19867 - To allow for heavy industrial uses, Clover Bar Area

- 3.23 Charter Bylaw 19841 - To allow for medium and high rise multi-unit housing, Belvedere
- 3.25 Charter Bylaw 19844 - Text Amendment to the Zoning Bylaw - Urban Institutional Zone
- 3.26 Charter Bylaw 19845 - To allow educational and institutional facilities for the Northern Alberta Institute of Technology, Blatchford
- 3.27 Charter Bylaw 19837 - To allow for the adaptive reuse of the historic Hangar 11 building as a mixed use building, Blatchford Area
- 3.28 Charter Bylaw 19843 - To allow for small scale infill development, Sherwood

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 19592 - Amendment to the Garneau Area Redevelopment Plan
- 3.2 Charter Bylaw 19593 - To allow for ground-oriented multi-unit housing, Garneau
- 3.3 Bylaw 19862 - To amend the Oliver Area Redevelopment Plan
- 3.4 Charter Bylaw 19863 - To allow for the continued use of a Municipal Historic Resource, the John L. Lang Apartments
- 3.8 Bylaw 19225 - Closure of portions of road right-of-way, The Uplands
- 3.9 Charter Bylaw 19847 - To add Cannabis Retail Sales to an existing DC1 Provision, Desrochers
- 3.10 Bylaw 19807 - To close a portion of 149 Street NW, north of Yellowhead Trail NW, Brown Industrial
- 3.11 Bylaw 19838 - Amendment to the Klarvatten Neighbourhood Structure Plan

- 3.12 Charter Bylaw 19839 - To allow for low intensity commercial, office and service uses, and limited Residential-related uses, Klarvatten
- 3.13 Bylaw 18886 - To amend the Palisades Area Structure Plan
- 3.14 Bylaw 18887 - Amendment to the Albany Neighbourhood Structure Plan
- 3.15 Charter Bylaw 18888 - To allow for a mix of commercial and multi-unit residential uses, Albany
- 3.16 Bylaw 19852 - Amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan
- 3.17 Charter Bylaw 19853 - To allow for a mixed use development, Heritage Valley Town Centre
- 3.18 Charter Bylaw 19842 - To add Cannabis Retail Sales to an existing Commercial Site, Larkspur
- 3.21 Bylaw 19866 - Amendment to the Aurum Industrial Business Park Area Structure Plan
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- 3.23 Charter Bylaw 19841 - To allow for medium and high rise multi-unit housing, Belvedere
- 3.25 Charter Bylaw 19844 - Text Amendment to the Zoning Bylaw - Urban Institutional Zone
- 3.26 Charter Bylaw 19845 - To allow educational and institutional facilities for the Northern Alberta Institute of Technology, Blatchford
- 3.27 Charter Bylaw 19837 - To allow for the adaptive reuse of the historic Hangar 11 building as a mixed use building, Blatchford Area
- 3.28 Charter Bylaw 19843 - To allow for small scale infill development, Sherwood

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 19592 - Amendment to the Garneau Area Redevelopment Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19592 received three readings.

3.2 Charter Bylaw 19593 - To allow for ground-oriented multi-unit housing, Garneau

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19593 received three readings.

3.3 Bylaw 19862 - To amend the Oliver Area Redevelopment Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19862 received three readings.

3.4 Charter Bylaw 19863 - To allow for the continued use of a Municipal Historic Resource, the John L. Lang Apartments

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19863 received three readings.

3.5 Bylaw 19848 - Amendment to the Ellerslie Area Structure Plan

3.6 Bylaw 19849 - To amend the Ellerslie Neighbourhood Structure Plan

3.7 Charter Bylaw 19850 - To allow for a range of commercial, office, service and multi-unit housing uses, Ellerslie

Bylaws 19848, 19849 and Charter Bylaw 19850 were dealt with together.

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

- R. Heinrichs, Urban Planning and Economy

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

- D. Powell

The following members of Administration's delegation answered questions:

- R. Heinrichs, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Tiwana, Urban Planning and Economy
- K. Petrin, Urban Planning and Economy
- S. McCabe, Deputy City Manager, Urban Planning and Economy

- F. Saeed, Urban Planning and Economy

Deputy Mayor M. Walters asked if there was anyone in attendance who wished to speak to new information.

The following speaker made a presentation and answered questions:

- D. Powell

Deputy Mayor M. Walters asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: M. Banga

Seconded by: S. McKeen

That the Public Hearing on Bylaws 19848, 19849 and Charter Bylaw 19850 be closed.

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

Motion Carried (10 to 0)

Moved by: M. Banga

Seconded by: S. McKeen

That Bylaws 19848, 19849 and Charter Bylaw 19850 be read a first time.

In Favour (8): M. Banga, T. Cartmell, T. Caterina, B. Esslinger, A. Knack, S. McKeen, M. Nickel, and A. Paquette

Opposed (2): J. Dziadyk, and M. Walters

Motion Carried (8 to 2)

Moved by: M. Banga

Seconded by: S. McKeen

That Bylaws 19848, 19849 and Charter Bylaw 19850 be read a second time.

In Favour (8): M. Banga, T. Cartmell, T. Caterina, B. Esslinger, A. Knack, S. McKeen, M. Nickel, and A. Paquette

Opposed (2): J. Dziadyk, and M. Walters

Motion Carried (8 to 2)

Moved by: M. Banga

Seconded by: S. McKeen

That Bylaws 19848, 19849 and Charter Bylaw 19850 be considered for third reading.

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

Moved by: M. Banga

Seconded by: S. McKeen

That Bylaws 19848, 19849 and Charter Bylaw 19850 be read a third time.

In Favour (8): M. Banga, T. Cartmell, T. Caterina, B. Esslinger, A. Knack, S. McKeen, M. Nickel, and A. Paquette

Opposed (2): J. Dziadyk, and M. Walters

Motion Carried (8 to 2)

3.8 Bylaw 19225 - Closure of portions of road right-of-way, The Uplands

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19225 received three readings.

3.9 Charter Bylaw 19847 - To add Cannabis Retail Sales to an existing DC1 Provision, Desrochers

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19847 received three readings.

3.10 Bylaw 19807 - To close a portion of 149 Street NW, north of Yellowhead Trail NW, Brown Industrial

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19807 received three readings.

3.11 Bylaw 19838 - Amendment to the Klarvatten Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19838 received three readings.

3.12 Charter Bylaw 19839 - To allow for low intensity commercial, office and service uses, and limited Residential-related uses, Klarvatten

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19839 received three readings.

3.13 Bylaw 18886 - To amend the Palisades Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 18886 received three readings.

3.14 Bylaw 18887 - Amendment to the Albany Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 18887 received three readings.

3.15 Charter Bylaw 18888 - To allow for a mix of commercial and multi-unit residential uses, Albany

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 18888 received three readings.

3.16 Bylaw 19852 - Amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19852 received three readings.

3.17 Charter Bylaw 19853 - To allow for a mixed use development, Heritage Valley Town Centre

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19853 received three readings.

3.18 Charter Bylaw 19842 - To add Cannabis Retail Sales to an existing Commercial Site, Larkspur

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19842 received three readings.

3.19 Bylaw 19799 - To amend the Gorman Neighbourhood Structure Plan

3.20 Charter Bylaw 19800 - To allow for the development of a private recreation facility (with covered domes to a Height of 28 m and associated complementary commercial uses), a stormwater management facility, and industrial business uses, Gorman

Bylaw 19799 and Charter Bylaw 19800 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 opposition:

- M. Lindemann
- W. Green

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy

Deputy Mayor M. Walters asked if there was anyone in attendance who wished to speak to new information.

The following speaker made a presentation:

- R. Mahmi, A1 Athletic Facility

Deputy Mayor M. Walters asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: A. Paquette

Seconded by: M. Nickel

That the Public Hearing on Bylaw 19799 and Charter Bylaw 19800 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: M. Nickel

That Bylaw 19799 and Charter Bylaw 19800 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: M. Nickel

That Bylaw 19799 and Charter Bylaw 19800 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: M. Nickel

That Bylaw 19799 and Charter Bylaw 19800 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: M. Nickel

That Bylaw 19799 and Charter Bylaw 19800 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 19866 - Amendment to the Aurum Industrial Business Park Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19866 received three readings.

3.22 Charter Bylaw 19867 - To allow for heavy industrial uses, Clover Bar Area

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19867 received three readings.

3.23 Charter Bylaw 19841 - To allow for medium and high rise multi-unit housing, Belvedere

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19841 received three readings.

3.24 Charter Bylaw 19855 - To allow for a mid-rise residential building, Oliver

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

- C. St. Aubin, Urban Planning and Economy

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

- D. Onishenko, Clarity Development

The following speaker answered questions in favour:

- A. Salloum, Arc Studio

The following speakers made presentations and answered questions in opposition:

- J. Jones
- B. Jones

The following member of Administration's delegation answered questions:

- C. St. Aubin, 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:

- D. Onishenko, Clarity Development
- A. Salloum, Arc Studio

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 the Public Hearing on Charter Bylaw 19855 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 Charter Bylaw 19855 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 Charter Bylaw 19855 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 Charter Bylaw 19855 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 Charter Bylaw 19855 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)

3.25 Charter Bylaw 19844 - Text Amendment to the Zoning Bylaw - Urban Institutional Zone

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19844 received three readings.

3.26 Charter Bylaw 19845 - To allow educational and institutional facilities for the Northern Alberta Institute of Technology, Blatchford

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19845 received three readings.

3.27 Charter Bylaw 19837 - To allow for the adaptive reuse of the historic Hangar 11 building as a mixed use building, Blatchford Area

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19837 received three readings.

3.28 Charter Bylaw 19843 - To allow for small scale infill development, Sherwood

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19843 received three readings.

3.29 Bylaw 19859 - To amend the Capital City Downtown Plan

3.30 Charter Bylaw 19860 - To allow for a high-rise mixed-use development, Downtown

Bylaw 19859 and Charter Bylaw 19860 were dealt with together.

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

- C. St. Aubin, Urban Planning and Economy

The following speaker made a presentation in favour:

- D. Blazeka, Stantec

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

- S. Summers, Stantec

The following speaker answered questions in favour:

- E. Tu, Limak Investments Inc.

The following members of Administration's delegation answered questions:

- D. Johnson, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Inkpen, 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 speaker made a presentation:

- D. Blazeka, Stantec

The following speaker made a presentation and answered questions:

- S. Summers, Stantec

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. Nickel

That Bylaw 19859 and Charter Bylaw 19860, be referred to Administration, to work with the applicant to protect more of the existing historic Horne & Pitfield building, including the potential designation of the entire building, and return to a future City Council Public Hearing.

Due Date: To be determined

In Favour (7): D. Iveson, T. Cartmell, B. Esslinger, A. Knack, S. McKeen, M. Nickel, and A. Paquette

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

Motion Carried (7 to 3)

3.31 Charter Bylaw 19864 - To allow for medium rise and low rise Multi-unit Housing, Prince Rupert

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

- H. Mikkelsen, Urban Planning and Economy

The following speakers answered questions in favour:

- S. Prasad
- E Shillington, Stantec

The following speaker made a presentation in opposition:

- M. Dumkee

The following speakers made presentations and answered questions in opposition:

- C. Walford
- J. Bradley
- J. Newton, on behalf of R. Hoines
- L. Trytten
- W. Banas
- A. Vrbn-McRae

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- 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:

- C. Walford
- L. Trytten
- W. Banas
- M. Dumkee

- A. Vrbanc-McRae
- J. Newton, on behalf of R. Hoines

The following speaker made a presentation and answered questions:

- S. Cole, Stantec

The following speaker answered questions:

- E. Shillington, Stantec

Moved by: B. Esslinger

Seconded by: T. Caterina

That Charter Bylaw 19864, be referred to Administration, to work with the applicant on a Direct Control Provision modeled off the RA8 and RA7 zones that addresses site access off of the service road off of 111 Avenue, and return to a future City Council Public Hearing.

Due Date: To be determined

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

Motion Carried (9 to 0)

3.32 Charter Bylaw 19857 - To allow for a revised residential tower outline, Westmount

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

- H. Mikkelsen, Urban Planning and Economy

The following speakers made presentations and answered questions in favour:

- C. Jersak, Situate Inc.
- H. Edgar, Edgar Development

The following speaker made a presentation in opposition:

- A. Oshry

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

- K. Mackenzie

The following members of Administration's delegation answered questions:

- T. Ford, 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:

- C. Jersak, Situate Inc.
- A. Oshry

The following speakers made presentations and answered questions:

- H. Edgar, Edgar Development
- K. Mackenzie

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 19857 be closed.

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

Motion Carried (9 to 0)

Moved by: S. McKeen

Seconded by: T. Caterina

That Charter Bylaw 19857 be read a first time.

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

Motion Carried (9 to 0)

Moved by: S. McKeen

Seconded by: T. Caterina

That Charter Bylaw 19857 be read a second time.

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

Motion Carried (9 to 0)

Moved by: S. McKeen

Seconded by: T. Caterina

That Charter Bylaw 19857 be considered for third reading.

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

Motion Carried (9 to 0)

Moved by: S. McKeen

Seconded by: T. Caterina

That Charter Bylaw 19857 be read a third time.

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

Motion Carried (9 to 0)

3.33 Charter Bylaw 19865 - To allow for a mixed-use, high density, transit-oriented development, Strathearn

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

- H. Mikkelsen, Urban Planning and Economy

The following speakers made presentations in favour:

- D. Kent, Nearctic Property Group
- A. Benoit, GEC Architecture
- J. Stein, Rockwell Investments

The following speakers made presentations in opposition:

- C. Garnier
- G. Plouffe

- T. McKee
- E. Wilkins
- S. Angelos
- K. Gates

The following speakers made presentations and answered questions in opposition:

- S. Binassi
- E. Nelson
- J. Kosowan
- D. Shacker

The following members of Administration's delegation answered questions:

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

- A. Benoit, GEC Architecture
- C. Garnier
- E. Nelson
- J. Kosowan
- E. Wilkins

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 19865 be closed.

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

Motion Carried (9 to 0)

Moved by: S. McKeen

Seconded by: T. Caterina

That Charter Bylaw 19865 be read a first time.

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

Motion Carried (9 to 0)

Moved by: S. McKeen

Seconded by: T. Caterina

That Charter Bylaw 19865 be read a second time.

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

Motion Carried (9 to 0)

Moved by: S. McKeen

Seconded by: T. Caterina

That Charter Bylaw 19865 be considered for third reading.

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

Motion Carried (9 to 0)

Moved by: S. McKeen

Seconded by: T. Caterina

That Charter Bylaw 19865 be read a third time.

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

Motion Carried (9 to 0)

3.34 Charter Bylaw 19851 - To allow for ground oriented multi-unit housing, Glenora

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

- H. Mikkelsen, Urban Planning and Economy

The following speaker made a presentation in favour:

- C. Jersak, Situate Inc.

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

- D. McIntosh

The following speaker answered questions in favour:

- A. Nystad, Tri-Stad Designs Ltd.

The following speakers made presentations and answered questions in opposition:

- B. Finlay, Old Glenora Conservation Association
- L. Odynski, Old Glenora Conservation Association

The following members of Administration's delegation answered questions:

- J. Inkpen, Office of the City Manager (Legal Services)
- S. McCabe, Deputy City Manager, Urban Planning and Economy
- S. Ashe, Urban Planning Economy

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

The following speakers made presentations:

- C. Jersak, Situate Inc.
- D. McIntosh
- L. Odynski, Old Glenora Conservation Association

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 Charter Bylaw 19851 be closed.

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

Motion Carried (9 to 0)

Moved by: S. McKeen
Seconded by: M. Banga

That Charter Bylaw 19851 be read a first time.

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

Motion Carried (9 to 0)

Moved by: S. McKeen
Seconded by: M. Banga

That Charter Bylaw 19851 be read a second time.

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

Motion Carried (9 to 0)

Moved by: S. McKeen
Seconded by: M. Banga

That Charter Bylaw 19851 be considered for third reading.

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

Motion Carried (9 to 0)

Moved by: S. McKeen
Seconded by: M. Banga

That Charter Bylaw 19851 be read a third time.

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

Motion Carried (9 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 5:31 p.m., Friday, September 10, 2021.

Chair

City Clerk