



## City Council Public Hearing Minutes

April 5, 2022

1:30 p.m.

Council Chamber, 2nd floor, City Hall

Present: A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, J. Wright

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### 1. Call to Order and Related Business

#### 1.1 Call to Order and Land Acknowledgement

Mayor A. Sohi called the meeting to order at 1:30 p.m., Tuesday, April 5, 2022, 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 A. Sohi conducted roll call and confirmed the attendance of Members of City Council.

Councillor A. Paquette was absent without notice for a portion of the meeting.

A. Giesbrecht, City Clerk, T. Ward, T. Orbell and M. de Guzman, Office of the City Clerk, were also in attendance.

#### 1.3 Adoption of Agenda

**Moved by:** A. Knack

**Seconded by:** T. Cartmell

That the April 5, 2022, City Council Public Hearing meeting agenda be adopted with the following changes:

Replacement report/attachment:

- 3.8 Charter Bylaw 20028 - To allow for shallow lot low density residential housing, Rosenthal
  - Urban Planning and Economy report
  - Attachment 2

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

#### **1.4 Protocol Items**

There were no Protocol Items.

## **2. Explanation of Public Hearing Process**

### **2.1 Call for Persons to Speak**

Mayor A. Sohi explained the public hearing process. A. Giesbrecht, City Clerk, asked whether there were any persons present to speak to the following bylaws, in panels:

#### **Charter Bylaw 20020**

The following speakers registered in favour:

1. D. Palmer, Pizza 73 (to answer questions only)
2. P. Angus, Pizza 73 (to answer questions only)

#### **Charter Bylaw 20029**

The following speaker registered in favour:

1. D. Onishenko, Clarity Development (to answer questions only)

#### **Charter Bylaw 20023**

The following speaker registered in favour:

1. E. Shillington, Stantec (to answer questions only)

#### **Bylaws 18630 and 18641**

The following speakers registered in favour:

1. E. Shillington, Stantec (to answer questions only)
2. P. Tsoukalas, Brookfield Residential (to answer questions only)

#### **Charter Bylaw 20019**

The following speakers registered in favour:

1. E. Shillington, Stantec (to answer questions only)
2. S. Reistad, Anthem United (to answer questions only)

#### **Charter Bylaw 20026**

The following speakers registered in favour:

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

#### **Charter Bylaw 20028**

The following speakers registered in favour:

1. S. Sherman, IBI Group (to answer questions only)
2. N. Carels, StreetSide Developments (to answer questions only)

#### **Charter Bylaw 20041**

The following speaker registered in favour:

1. D. Keller (to answer questions only)

#### **Bylaw 20039 and Charter Bylaw 20040**

The following speakers registered in favour:

1. C. Jersak, Situate Inc.
2. P. Miksa, Campus Assets Inc.
3. G. Rae, Campus Assets Inc. (to answer questions only)

The following speakers registered in opposition:

1. D. Wood, Garneau Gates Condominium
2. B. Kropf

#### **Charter Bylaw 19823**

The following speakers registered in favour:

1. J. Lewis, MJL Developments (to answer questions only)
2. F. Coppola, Invistec Consulting Ltd.

3. S. Yu, Invistec Consulting Ltd. (to answer questions only)
4. N. Carey

The following speakers registered in opposition:

1. G. MacDonald
2. B. Murnaghan
3. P. Keatley
4. M. Bradley, Grovenor Community League
5. M. Fiske
6. J. Abtosway

### **3. Bylaws and Related Reports**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the Public Hearing on the following Bylaws be closed:

- 3.1 Charter Bylaw 20020 - To rezone land in the Mistatim Industrial Neighbourhood
- 3.2 Charter Bylaw 20029 - To rezone industrial land in the Calgary Trail North neighbourhood
- 3.3 Charter Bylaw 20023 - To rezone land for residential use in the Secord Neighbourhood
- 3.4 Bylaw 18630 - To close a portion of 156 Street SW in the Chappelle neighbourhood
- 3.5 Bylaw 18641 - To close a portion of 156 Street SW in the Chappelle neighbourhood
- 3.6 Charter Bylaw 20019 - To rezone land for park and residential use in the Kinglet Gardens Neighbourhood
- 3.7 Charter Bylaw 20026 - To allow for low rise Multi-unit Housing, Rosenthal
- 3.9 Charter Bylaw 20041 - To allow for low intensity commercial, office and service uses, as well as limited residential-related uses, Newton

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the following Bylaws be read a first time:

- 3.1 Charter Bylaw 20020 - To rezone land in the Mistatim Industrial Neighbourhood
- 3.2 Charter Bylaw 20029 - To rezone industrial land in the Calgary Trail North neighbourhood
- 3.3 Charter Bylaw 20023 - To rezone land for residential use in the Secord Neighbourhood
- 3.4 Bylaw 18630 - To close a portion of 156 Street SW in the Chappelle neighbourhood
- 3.5 Bylaw 18641 - To close a portion of 156 Street SW in the Chappelle neighbourhood
- 3.6 Charter Bylaw 20019 - To rezone land for park and residential use in the Kinglet Gardens Neighbourhood
- 3.7 Charter Bylaw 20026 - To allow for low rise Multi-unit Housing, Rosenthal
- 3.9 Charter Bylaw 20041 - To allow for low intensity commercial, office and service uses, as well as limited residential-related uses, Newton

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the following Bylaws be read a second time:

- 3.1 Charter Bylaw 20020 - To rezone land in the Mistatim Industrial Neighbourhood
- 3.2 Charter Bylaw 20029 - To rezone industrial land in the Calgary Trail North neighbourhood

- 3.3 Charter Bylaw 20023 - To rezone land for residential use in the Secord Neighbourhood
- 3.4 Bylaw 18630 - To close a portion of 156 Street SW in the Chappelle neighbourhood
- 3.5 Bylaw 18641 - To close a portion of 156 Street SW in the Chappelle neighbourhood
- 3.6 Charter Bylaw 20019 - To rezone land for park and residential use in the Kinglet Gardens Neighbourhood
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- 3.9 Charter Bylaw 20041 - To allow for low intensity commercial, office and service uses, as well as limited residential-related uses, Newton

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the following Bylaws be considered for third reading:

- 3.1 Charter Bylaw 20020 - To rezone land in the Mistatim Industrial Neighbourhood
- 3.2 Charter Bylaw 20029 - To rezone industrial land in the Calgary Trail North neighbourhood
- 3.3 Charter Bylaw 20023 - To rezone land for residential use in the Secord Neighbourhood
- 3.4 Bylaw 18630 - To close a portion of 156 Street SW in the Chappelle neighbourhood
- 3.5 Bylaw 18641 - To close a portion of 156 Street SW in the Chappelle neighbourhood
- 3.6 Charter Bylaw 20019 - To rezone land for park and residential use in the Kinglet Gardens Neighbourhood
- 3.7 Charter Bylaw 20026 - To allow for low rise Multi-unit Housing, Rosenthal

- 3.9 Charter Bylaw 20041 - To allow for low intensity commercial, office and service uses, as well as limited residential-related uses, Newton

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the following Bylaws be read a third time:

- 3.1 Charter Bylaw 20020 - To rezone land in the Mistatim Industrial Neighbourhood
- 3.2 Charter Bylaw 20029 - To rezone industrial land in the Calgary Trail North neighbourhood
- 3.3 Charter Bylaw 20023 - To rezone land for residential use in the Secord Neighbourhood
- 3.4 Bylaw 18630 - To close a portion of 156 Street SW in the Chappelle neighbourhood
- 3.5 Bylaw 18641 - To close a portion of 156 Street SW in the Chappelle neighbourhood
- 3.6 Charter Bylaw 20019 - To rezone land for park and residential use in the Kinglet Gardens Neighbourhood
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- 3.9 Charter Bylaw 20041 - To allow for low intensity commercial, office and service uses, as well as limited residential-related uses, Newton

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

### **3.1 Charter Bylaw 20020 - To rezone land in the Mistatim Industrial Neighbourhood**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20020 received three readings.

**3.2 Charter Bylaw 20029 - To rezone industrial land in the Calgary Trail North neighbourhood**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20029 received three readings.

**3.3 Charter Bylaw 20023 - To rezone land for residential use in the Secord Neighbourhood**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20023 received three readings.

**3.4 Bylaw 18630 - To close a portion of 156 Street SW in the Chappelle neighbourhood**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 18630 received three readings.

**3.5 Bylaw 18641 - To close a portion of 156 Street SW in the Chappelle neighbourhood**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 18641 received three readings.

**3.6 Charter Bylaw 20019 - To rezone land for park and residential use in the Kinglet Gardens Neighbourhood**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20019 received three readings.

**3.7 Charter Bylaw 20026 - To allow for low rise Multi-unit Housing, Rosenthal**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20026 received three readings.

**3.8 Charter Bylaw 20028 - To allow for shallow lot low density residential housing, Rosenthal**

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy

Mayor A. Sohi asked if Council Members have any clarifying questions of anyone registered to speak. There was no one.



**Moved by:** A. Knack  
**Seconded by:** K. Principe

That the Public Hearing on Charter Bylaw 20028 be closed.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**Moved by:** A. Knack  
**Seconded by:** K. Principe

That Charter Bylaw 20028 be read a first time.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**Moved by:** A. Knack  
**Seconded by:** K. Principe

That Charter Bylaw 20028 be read a second time.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**Moved by:** A. Knack  
**Seconded by:** K. Principe

That Charter Bylaw 20028 be considered for third reading.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**Moved by:** A. Knack  
**Seconded by:** K. Principe

That Charter Bylaw 20028 be read a third time.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**3.9 Charter Bylaw 20041 - To allow for low intensity commercial, office and service uses, as well as limited residential-related uses, Newton**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20041 received three readings.

**3.10 Bylaw 20039 - Amendment to the Garneau Area Redevelopment Plan**

**3.11 Charter Bylaw 20040 - To allow for a range of medium intensity Commercial Uses and Residential Mixed-Use Opportunities within a mid to high rise built form, Garneau**

Bylaw 20039 and Charter Bylaw 20040 were dealt with together.

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

- A. McLellan, Urban Planning and Economy

The following member of Administration's delegation answered questions:

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

The following speakers made presentations and answered questions in favour:

- C. Jersak, Situate Inc.
- P. Miksa, Campus Assets Inc.

The following speakers made presentations and answered questions in opposition:

- B. Kropf
- D. Wood, Garneau Gates Condominium

The following members of Administration's delegation answered questions:

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

A. Giesbrecht, City Clerk, answered questions.

Mayor A. Sohi asked if Council Members have any clarifying questions of anyone registered to speak.

The following speakers answered questions:

- C. Jersak, Situate Inc.
- D. Wood, Garneau Gates Condominium

Mayor A. Sohi asked if Council Members have any clarifying questions of anyone registered to speak. There was no one.

**Moved by:** A. Salvador

**Seconded by:** T. Cartmell

That the Public Hearing on Bylaw 20039 and Charter Bylaw 20040 be closed.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** A. Salvador

**Seconded by:** T. Cartmell

That Bylaw 20039 and Charter Bylaw 20040 be read a first time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): M. Janz

**Carried (12 to 1)**

**Moved by:** A. Salvador

**Seconded by:** T. Cartmell

That Bylaw 20039 and Charter Bylaw 20040 be read a second time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): M. Janz

**Carried (12 to 1)**

**Moved by:** A. Salvador

**Seconded by:** T. Cartmell

That Bylaw 20039 and Charter Bylaw 20040 be considered for third reading.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**Moved by:** A. Salvador

**Seconded by:** T. Cartmell

That Bylaw 20039 and Charter Bylaw 20040 be read a third time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): M. Janz

**Carried (12 to 1)**

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

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

- C. St. Aubin, Urban Planning and Economy

The following speakers made presentations and answered questions in favour:

- F. Coppola, Invistec Consulting Ltd.
- N. Carey

The following speaker answered questions in favour:

- J. Lewis, MJL Developments

The following speakers made presentations in opposition:

- P. Keatley
- M. Bradley, Grovenor Community League
- M. Fiske

The following speakers made presentations and answered questions in opposition:

- G. MacDonald
- B. Murnaghan
- J. Abtosway

The following members of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy
- J. Johnson, Office of the City Manager (Legal Services)
- F. Saeed, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- K. Petrin, Urban Planning and Economy

Mayor A. Sohi asked if Council Members have any clarifying questions of anyone registered to speak. There was no one.

**Moved by:** A. Knack

**Seconded by:** T. Cartmell

That the Public Hearing on Charter Bylaw 19823 be closed.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): K. Principe

**Carried (12 to 1)**

**Moved by:** A. Knack

**Seconded by:** T. Cartmell

That Charter Bylaw 19823 be read a first time.

In Favour (9): A. Sohi, T. Cartmell, A. Knack, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): S. Hamilton, M. Janz, K. Principe, and J. Rice

**Carried (9 to 4)**

That Charter Bylaw 19823 be read a second time.

In Favour (9): A. Sohi, T. Cartmell, A. Knack, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): S. Hamilton, M. Janz, K. Principe, and J. Rice

**Carried (9 to 4)**

**Moved by:** A. Knack

**Seconded by:** T. Cartmell

That Charter Bylaw 19823 be considered for third reading.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (13 to 0)**

**Moved by:** A. Knack

**Seconded by:** T. Cartmell

That Charter Bylaw 19823 be read a third time.

In Favour (10): A. Sohi, T. Cartmell, M. Janz, A. Knack, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (3): S. Hamilton, K. Principe, and J. Rice

**Carried (10 to 3)**

**4. Notices of Motion and Motions without Customary Notice**

Mayor A. Sohi asked whether there were any Notices of Motion. There were none.

**5. Adjournment**

The meeting adjourned at 5:48 p.m., Tuesday, April 5, 2022.

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Chair

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City Clerk