



City Council Public Hearing Minutes

June 8, 2022

1:30 p.m.

Council Chamber, 2nd floor, City Hall

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

1. Call to Order and Related Business

1.1 Call to Order and Land Acknowledgement

Councillor A. Paquette called the meeting to order at 1:31 p.m., Wednesday, June 8, 2022.

1.2 Roll Call

Councillor A. Paquette conducted roll call and confirmed the attendance of Members of City Council.

Mayor A. Sohi was absent with notice.

K. Stolarz, Deputy City Clerk, T. Orbell, B. Tyson and R. Zheng, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: S. Hamilton

Seconded by: J. Rice

That the June 8, 2022, City Council Public Hearing agenda be adopted.

In Favour (12): 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 (12 to 0)

1.4 Protocol Items

There were no Protocol Items.

2. Explanation of Public Hearing Process

2.1 Call for Persons to Speak

Councillor A. Paquette explained the public hearing process. K. Stolarz, Deputy City Clerk, asked whether there were any persons present to speak to the following bylaws, in panels:

Bylaw 20129

There were no persons registered to the passing of Bylaw 20129.

Charter Bylaw 20093

The following speakers registered in favour:

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

Charter Bylaw 20122

The following speakers registered in favour:

1. O. Joshi, WSP Canada (to answer questions only)
2. S. Gerein, Qualico (to answer questions only)

Bylaw 20118 and Charter Bylaw 20119

The following speaker registered in favour:

1. C. McNutt, WSP Canada (to answer questions only)

Charter Bylaw 20100

The following speaker registered in favour:

1. G. Pelechaty (to answer questions only)

Charter Bylaw 20120

The following speakers registered in favour:

1. S. Summers, Stantec
2. T. Schmitt, NorthWest Healthcare Properties REIT (to answer questions only)

Charter Bylaw 20121

The following speaker registered in favour:

1. R. Eidick, EINS (to answer questions only)

Charter Bylaw 20123

The following speaker registered in favour:

1. K. Mustafa, 1495515 Alberta Ltd. (to answer questions only)

Charter Bylaw 20125

The following speaker registered in favour:

1. R. Soans, Clarity Development (to answer questions only)

Bylaw 20110 and Charter Bylaw 20111

The following speakers registered in favour:

1. K. Niaz, PureCare Pharmacy Inc
2. S. Summers, Stantec
3. K. Tavakoli, Andrew Cheung Architects Inc.
4. K. Kwan, Greenlong Construction Ltd. (to answer questions only)

3. Bylaws and Related Reports

Moved by: T. Cartmell

Seconded by: A. Stevenson

That the Public Hearing on the following Bylaws be closed:

- 3.1 Bylaw 20129 - To close a portion of road right-of-way, Blatchford Area
- 3.2 Charter Bylaw 20093 - To allow for low density residential development, Rosenthal
- 3.4 Bylaw 20118 - To amend the Crossroads Area Structure Plan
- 3.5 Charter Bylaw 20119 - To rezone land for logistics and distribution Uses, including outdoor storage, Edmonton South Central

- 3.6 Charter Bylaw 20100 - To allow for small scale infill development, High Park
- 3.7 Charter Bylaw 20120 - To allow Extended Medical Treatment Services and additional opportunities for commercial uses to an existing commercial development, Prince Rupert
- 3.8 Charter Bylaw 20121 - To allow for low intensity commercial development, Wellington
- 3.9 Charter Bylaw 20123 - To allow for low rise Multi-unit Housing, Eastwood
- 3.10 Charter Bylaw 20125 - To allow for convenience commercial and personal service uses, Strathearn

In Favour (12): 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 (12 to 0)

Moved by: T. Cartmell

Seconded by: A. Stevenson

That the following Bylaws be read a first time:

- 3.1 Bylaw 20129 - To close a portion of road right-of-way, Blatchford Area
- 3.2 Charter Bylaw 20093 - To allow for low density residential development, Rosenthal
- 3.4 Bylaw 20118 - To amend the Crossroads Area Structure Plan
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- 3.9 Charter Bylaw 20123 - To allow for low rise Multi-unit Housing, Eastwood

- 3.10 Charter Bylaw 20125 - To allow for convenience commercial and personal service uses, Strathearn

In Favour (12): 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 (12 to 0)

Moved by: T. Cartmell

Seconded by: A. Stevenson

That the following Bylaws be read a second time:

- 3.1 Bylaw 20129 - To close a portion of road right-of-way, Blatchford Area
- 3.2 Charter Bylaw 20093 - To allow for low density residential development, Rosenthal
- 3.4 Bylaw 20118 - To amend the Crossroads Area Structure Plan
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In Favour (12): 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 (12 to 0)

Moved by: T. Cartmell

Seconded by: A. Stevenson

That the following Bylaws be considered for third reading:

- 3.1 Bylaw 20129 - To close a portion of road right-of-way, Blatchford Area
- 3.2 Charter Bylaw 20093 - To allow for low density residential development, Rosenthal
- 3.4 Bylaw 20118 - To amend the Crossroads Area Structure Plan
- 3.5 Charter Bylaw 20119 - To rezone land for logistics and distribution Uses, including outdoor storage, Edmonton South Central
- 3.6 Charter Bylaw 20100 - To allow for small scale infill development, High Park
- 3.7 Charter Bylaw 20120 - To allow Extended Medical Treatment Services and additional opportunities for commercial uses to an existing commercial development, Prince Rupert
- 3.8 Charter Bylaw 20121 - To allow for low intensity commercial development, Wellington
- 3.9 Charter Bylaw 20123 - To allow for low rise Multi-unit Housing, Eastwood
- 3.10 Charter Bylaw 20125 - To allow for convenience commercial and personal service uses, Strathearn

In Favour (12): 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 (12 to 0)

Moved by: T. Cartmell

Seconded by: A. Stevenson

That the following Bylaws be read a third time:

- 3.1 Bylaw 20129 - To close a portion of road right-of-way, Blatchford Area
- 3.2 Charter Bylaw 20093 - To allow for low density residential development, Rosenthal
- 3.4 Bylaw 20118 - To amend the Crossroads Area Structure Plan

- 3.5 Charter Bylaw 20119 - To rezone land for logistics and distribution Uses, including outdoor storage, Edmonton South Central
- 3.6 Charter Bylaw 20100 - To allow for small scale infill development, High Park
- 3.7 Charter Bylaw 20120 - To allow Extended Medical Treatment Services and additional opportunities for commercial uses to an existing commercial development, Prince Rupert
- 3.8 Charter Bylaw 20121 - To allow for low intensity commercial development, Wellington
- 3.9 Charter Bylaw 20123 - To allow for low rise Multi-unit Housing, Eastwood
- 3.10 Charter Bylaw 20125 - To allow for convenience commercial and personal service uses, Strathearn

In Favour (12): 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 (12 to 0)

3.1 Bylaw 20129 - To close a portion of road right-of-way, Blatchford Area

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20129 received three readings.

3.2 Charter Bylaw 20093 - To allow for low density residential development, Rosenthal

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20093 received three readings.

3.3 Charter Bylaw 20122 - To rezone land for low and medium density housing, a public park, and the preservation of wetlands, Aster

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy
- R. Heinricks, Urban Planning and Economy

Moved by: J. Wright

Seconded by: A. Stevenson

That the Public Hearing on Charter Bylaw 20122 be closed.

In Favour (12): 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 (12 to 0)

Moved by: J. Wright

Seconded by: A. Stevenson

That Charter Bylaw 20122 be read a first time.

In Favour (12): 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 (12 to 0)

Moved by: J. Wright

Seconded by: A. Stevenson

That Charter Bylaw 20122 be read a second time.

In Favour (12): 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 (12 to 0)

Moved by: J. Wright

Seconded by: A. Stevenson

That Charter Bylaw 20122 be considered for third reading.

In Favour (12): 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 (12 to 0)

Moved by: J. Wright

Seconded by: A. Stevenson

That Charter Bylaw 20122 be read a third time.

In Favour (12): 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 (12 to 0)

3.4 Bylaw 20118 - To amend the Crossroads Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20118 received three readings.

3.5 Charter Bylaw 20119 - To rezone land for logistics and distribution Uses, including outdoor storage, Edmonton South Central

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20119 received three readings.

3.6 Charter Bylaw 20100 - To allow for small scale infill development, High Park

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20100 received three readings.

3.7 Charter Bylaw 20120 - To allow Extended Medical Treatment Services and additional opportunities for commercial uses to an existing commercial development, Prince Rupert

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20120 received three readings.

3.8 Charter Bylaw 20121 - To allow for low intensity commercial development, Wellington

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20121 received three readings.

3.9 Charter Bylaw 20123 - To allow for low rise Multi-unit Housing, Eastwood

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20123 received three readings.

3.10 Charter Bylaw 20125 - To allow for convenience commercial and personal service uses, Strathearn

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20125 received three readings.

3.11 Bylaw 20110 - To amend the Oliver Area Redevelopment Plan

3.12 Charter Bylaw 20111 - To allow for two mixed-use high rise buildings, Oliver

Bylaw 20110 and Charter Bylaw 20111 were dealt with together.

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

- A. Huizinga, Urban Planning and Economy

The following speakers made a presentation in favour:

- K. Niaz, PureCare Pharmacy Inc.
- K. Tavakoli, Andrew Cheung Architects Inc.

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

- S. Summers, Stantec

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy

Councillor A. Paquette asked if Council Members have any clarifying questions of anyone registered to speak.

The following speaker answered questions:

- S. Summers, Stantec

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

Moved by: A. Stevenson

Seconded by: A. Knack

That Charter Bylaw 20111, Schedule "B", be amended by deleting the first paragraph of regulation 9(5) and replace with the following:

"Notwithstanding the other Development Regulations and Appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the owner/developer does not obtain a Development Permit and commence construction of at least one Area of the development within 7

years of the passage of the Bylaw adopting this Provision, development shall be in accordance with this Provision, except that:"

In Favour (12): 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 (12 to 0)

Moved by: A. Stevenson

Seconded by: A. Knack

That the Public Hearing on Bylaw 20110 and Charter Bylaw 20111 be closed.

In Favour (12): 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 (12 to 0)

Moved by: A. Stevenson

Seconded by: A. Knack

That Bylaw 20110 and Charter Bylaw 20111 be read a first time.

In Favour (12): 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 (12 to 0)

Moved by: A. Stevenson

Seconded by: A. Knack

That Bylaw 20110 and Charter Bylaw 20111 be read a second time.

In Favour (12): 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 (12 to 0)

Moved by: A. Stevenson

Seconded by: A. Knack

That Bylaw 20110 and Charter Bylaw 20111 be considered for third reading.

In Favour (12): 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 (12 to 0)

Moved by: A. Stevenson

Seconded by: A. Knack

That Bylaw 20110 and Charter Bylaw 20111 be read a third time.

In Favour (12): 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 (12 to 0)

4. Notices of Motion and Motions without Customary Notice

4.1 Returning to Work Solutions (S. Hamilton)

Councillor S. Hamilton stated that at the next regular meeting of City Council, she would move the following:

The pandemic has taken a toll on frontline emergency workers. Our own Police Service (EPS) has experienced a significant impact with persons experiencing short term disability. I move that Administration work with Edmonton Police Commission to offer support and assist with finding solutions in returning to work due to impact of the pandemic.

- Notice of Motion Given: June 8, 2022, City Council Public Hearing

4.2 Healthy Streets Operation Centre - Chinatown (T. Cartmell)

Councillor T. Cartmell stated that at the next regular meeting of City Council, he would move the following:

That \$5 million be provided to the Edmonton Police Commission to support a Healthy Streets Operation Centre in Chinatown, to act as a

multi-agency collaboration facility, with funding from the Financial Stability Reserve.

- Notice of Motion Given: June 8, 2022, City Council Public Hearing

5. Adjournment

The meeting adjourned at 2:35 p.m., Wednesday, June 8, 2022.

Chair

City Clerk