



## City Council Public Hearing Minutes

May 25, 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 1:31 p.m., Wednesday, May 25, 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, Saulteaux, 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 with notice for a portion of the meeting.

K. Stolarz, Deputy City Clerk, T. Orbell and E. Norton, Office of the City Clerk, were also in attendance.

#### 1.3 Adoption of Agenda

**Moved by:** S. Hamilton

**Seconded by:** J. Rice

That the May 25, 2022, City Council Public Hearing agenda be adopted with the following changes:

Replacement report:

- 3.4 Charter Bylaw 20116 - To rezone land for mixed-use development in the Ellerslie neighbourhood - Urban Planning and Economy report

Replacement attachments:

- 3.2 Charter Bylaw 20094 - To rezone land for the development of low density housing, The Orchards at Ellerslie - Attachment 2
- 3.4 Charter Bylaw 20116 - To rezone land for mixed-use development in the Ellerslie neighbourhood - Attachment 2

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)**

## **1.4 Protocol Items**

### **1. Ambassador to Bulgaria (A. Sohi)**

Mayor A. Sohi, on behalf of City Council, welcomed the Ambassador of the Republic of Bulgaria, Her Excellency S. Stoycheva-Etropolski.

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

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

Mayor A. Sohi 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:

#### **Charter Bylaw 20076**

The following speaker registered in favour:

1. P. Yammine, Pinnacle International (to answer questions only)

#### **Charter Bylaw 20094**

The following speakers registered in favour:

1. Y. Lew, Stantec (to answer questions only)
2. P. Shaver, Avillia (to answer questions only)

#### **Charter Bylaw 20096**

The following speaker registered in favour:

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

#### **Charter Bylaw 20116**

The following speaker registered in favour:

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

The following speakers registered in opposition:

1. R. Ghai
2. A. Kawatra

#### **Bylaws 20030 and 20032**

The following speakers registered in favour:

1. Y. Lew, Stantec (to answer questions only)
2. P. Shaver, Avillia (to answer questions only)

#### **Bylaws 20113, 20114 and Charter Bylaw 20115**

The following speakers registered in favour:

1. P. Pescod, Melcor Developments Ltd. (to answer questions only)
2. K. Witiw, Stantec (to answer questions only)

#### **Bylaw 20101 and Charter Bylaw 20102**

The following speaker registered in favour:

1. E. Tamon, Tamon Architecture (to answer questions only)

#### **Bylaw 20105 and Charter Bylaw 20106**

The following speaker registered in favour:

1. J. Booth, Situate (to answer questions only)

#### **Bylaw 20108 and Charter Bylaw 20109**

The following speakers registered in favour:

1. N. Pryce
2. F. Stamatakis (to answer questions only)

3. T. Satdeo (to answer questions only)
4. L. Satdeo (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 Charter Bylaw 20076 - To allow for the realignment of zoning boundaries, Mistatim Industrial neighbourhood
- 3.5 Bylaw 20030 - To amend the Ellerslie Area Structure Plan
- 3.6 Bylaw 20032 - To amend the The Orchards at Ellerslie Neighbourhood Structure Plan
- 3.7 Bylaw 20113 - To amend the Riverview Area Structure Plan
- 3.8 Bylaw 20114 - To amend The Uplands Neighbourhood Structure Plan
- 3.9 Charter Bylaw 20115 - To rezone land for a range of residential housing types, a stormpond and a greenway in The Uplands neighbourhood
- 3.10 Bylaw 20101 - To amend the Jasper Place Area Redevelopment Plan
- 3.11 Charter Bylaw 20102 - To allow for low rise Multi-unit Housing, Glenwood
- 3.12 Bylaw 20105 - To amend the Central/McDougall/Queen Mary Park Area Redevelopment Plan
- 3.13 Charter Bylaw 20106 - To allow for small scale infill development, Queen Mary Park
- 3.14 Bylaw 20108 - Amendment to the West Ingle Area Redevelopment Plan
- 3.15 Charter Bylaw 20109 - To allow for a range of medium intensity Commercial Uses and Residential Mixed-Use opportunities within a mid-rise built form, Westmount

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:** T. Cartmell

**Seconded by:** A. Stevenson

That the following Bylaws be read a first time:

- 3.1 Charter Bylaw 20076 - To allow for the realignment of zoning boundaries, Mistatim Industrial neighbourhood
- 3.5 Bylaw 20030 - To amend the Ellerslie Area Structure Plan
- 3.6 Bylaw 20032 - To amend the The Orchards at Ellerslie Neighbourhood Structure Plan
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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:** T. Cartmell

**Seconded by:** A. Stevenson

That the following Bylaws be read a second time:

- 3.1 Charter Bylaw 20076 - To allow for the realignment of zoning boundaries, Mistatim Industrial neighbourhood
- 3.5 Bylaw 20030 - To amend the Ellerslie Area Structure Plan
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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:** T. Cartmell

**Seconded by:** A. Stevenson

That the following Bylaws be considered for third reading:

- 3.1 Charter Bylaw 20076 - To allow for the realignment of zoning boundaries, Mistatim Industrial neighbourhood
- 3.5 Bylaw 20030 - To amend the Ellerslie Area Structure Plan

- 3.6 Bylaw 20032 - To amend the The Orchards at Ellerslie Neighbourhood Structure Plan
- 3.7 Bylaw 20113 - To amend the Riverview Area Structure Plan
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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:** T. Cartmell

**Seconded by:** A. Stevenson

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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)**

**3.1 Charter Bylaw 20076 - To allow for the realignment of zoning boundaries, Mistatim Industrial neighbourhood**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20076 received three readings.

**3.2 Charter Bylaw 20094 - To rezone land for the development of low density housing, The Orchards at Ellerslie**

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

- R. Heinricks, Urban Planning and Economy

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- T. Ford, Urban Planning and Economy
- 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:** K. Tang

**Seconded by:** A. Stevenson

That the Public Hearing on Charter Bylaw 20094 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:** K. Tang

**Seconded by:** A. Stevenson

That Charter Bylaw 20094 be read a first time.

In Favour (11): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): K. Principe

**Carried (11 to 1)**

**Moved by:** K. Tang

**Seconded by:** A. Stevenson

That Charter Bylaw 20094 be read a second time.

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

Opposed (2): K. Principe, and J. Rice

**Carried (10 to 2)**

**Moved by:** K. Tang

**Seconded by:** A. Stevenson

That Charter Bylaw 20094 be considered for third reading.

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:** K. Tang

**Seconded by:** A. Stevenson

That Charter Bylaw 20094 be read a third time.

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

Opposed (2): K. Principe, and J. Rice

**Carried (10 to 2)**

### **3.3 Charter Bylaw 20096 - To rezone land for low density residential development, Aster**

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- R. Heinrichs, Urban Planning and Economy
- T. Ford, Urban Planning and Economy
- K. Petrin, Urban Planning and Economy
- S. McCabe, Deputy City Manager, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy

**Moved by:** J. Wright

**Seconded by:** A. Stevenson

That the Public Hearing on Charter Bylaw 20096 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:** J. Wright  
**Seconded by:** A. Stevenson

That Charter Bylaw 20096 be read a first time.

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

Opposed (2): K. Principe, and J. Rice

**Carried (10 to 2)**

**Moved by:** J. Wright  
**Seconded by:** A. Stevenson

That Charter Bylaw 20096 be read a second time.

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

Opposed (2): K. Principe, and J. Rice

**Carried (10 to 2)**

**Moved by:** J. Wright  
**Seconded by:** A. Stevenson

That Charter Bylaw 20096 be considered for third reading.

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:** J. Wright  
**Seconded by:** A. Stevenson

That Charter Bylaw 20096 be read a third time.

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

Opposed (2): K. Principe, and J. Rice

**3.4 Charter Bylaw 20116 - To rezone land for mixed-use development in the Ellerslie neighbourhood**

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

- R. Heinrichs, Urban Planning and Economy

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

- S. Yu, Invistec Consulting Ltd.

The following speakers made presentations and answered questions in opposition:

- R. Ghai
- A. Kawatra

The following members of Administration's delegation answered questions:

- R. Heinrichs, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- J. Inkpen, Office of the City Manager (Legal Services)
- 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.

The following speakers answered questions:

- S. Yu, Invistec Consulting Ltd.
- R. Ghai

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

**Moved by:** K. Tang

**Seconded by:** A. Stevenson

That the Public Hearing on Charter Bylaw 20116 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:** K. Tang

**Seconded by:** A. Stevenson

That Charter Bylaw 20116 be read a first time.

In Favour (11): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (2): K. Principe, and J. Rice

**Carried (11 to 2)**

**Moved by:** K. Tang

**Seconded by:** A. Stevenson

That Charter Bylaw 20116 be read a second time.

In Favour (11): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (2): K. Principe, and J. Rice

**Carried (11 to 2)**

**Moved by:** K. Tang

**Seconded by:** A. Stevenson

That Charter Bylaw 20116 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:** K. Tang

**Seconded by:** A. Stevenson

That Charter Bylaw 20116 be read a third time.

In Favour (11): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (2): K. Principe, and J. Rice

**Carried (11 to 2)**

**3.5 Bylaw 20030 - To amend the Ellerslie Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20030 received three readings.

**3.6 Bylaw 20032 - To amend the The Orchards at Ellerslie Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20032 received three readings.

**3.7 Bylaw 20113 - To amend the Riverview Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20113 received three readings.

**3.8 Bylaw 20114 - To amend The Uplands Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20114 received three readings.

**3.9 Charter Bylaw 20115 - To rezone land for a range of residential housing types, a stormpond and a greenway in The Uplands neighbourhood**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20115 received three readings.

**3.10 Bylaw 20101 - To amend the Jasper Place Area Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20101 received three readings.

**3.11 Charter Bylaw 20102 - To allow for low rise Multi-unit Housing, Glenwood**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20102 received three readings.

**3.12 Bylaw 20105 - To amend the Central/McDougall/Queen Mary Park Area Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20105 received three readings.

**3.13 Charter Bylaw 20106 - To allow for small scale infill development, Queen Mary Park**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20106 received three readings.

**3.14 Bylaw 20108 - Amendment to the West Ingle Area Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20108 received three readings.

**3.15 Charter Bylaw 20109 - To allow for a range of medium intensity Commercial Uses and Residential Mixed-Use opportunities within a mid-rise built form, Westmount**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20109 received three readings.

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

**4.1 2022 Council Calendar Adjustments (A. Stevenson)**

Councillor A. Stevenson requested permission to make a motion without notice regarding adjustments to the 2022 Council Calendar.

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That City Council waive the rules on providing notice of motion as set out in section 32 of Bylaw 18155 - Council Procedures Bylaw to allow Councillor A. Stevenson to make a motion without notice regarding adjustments to the 2022 Council Calendar.

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. Stevenson  
**Seconded by:** A. Salvador

1. That the Orders of the Day for the May 27, 2022, City Council continuation be changed as follows:

- Lunch Noon to 1:30 p.m.
- Adjournment 3:15 p.m.

2. That the Orders of the Day for the May 27, 2022, City Council Non-regular meeting be changed to convene at 3:30 p.m.

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)**

**5. Adjournment**

The meeting adjourned at 3:40 p.m., Wednesday, May 25, 2022.

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Chair

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City Clerk