



City Council Public Hearing Minutes

June 22, 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

1. Call to Order and Related Business

1.1 Call to Order and Land Acknowledgement

Mayor A. Sohi called the meeting to order at 1:32 p.m., Wednesday, June 22, 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.

K. Stolarz, Deputy City Clerk, T. Orbell and M. de Guzman, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: S. Hamilton

Seconded by: T. Cartmell

That the June 22, 2022, City Council Public Hearing agenda be adopted with the following change:

Replacement attachment:

- 3.9 Bylaw 20155 - To amend the Edmonton North Area Structure Plan - 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. K. Stolarz, Deputy City Clerk, asked whether there were any persons present to speak to the following bylaws, in panels:

Bylaw 20135 and Charter Bylaw 20136

The following speaker registered in favour:

1. Reanna Rehman, Qualico (to answer questions only)

Charter Bylaw 20152 and Bylaw 20151

The following speaker registered in favour:

1. Reanna Rehman, Qualico (to answer questions only)

Bylaws 20137, 20138 and Charter Bylaw 20139

The following speaker registered in favour:

1. C. Rusnak, Invistec Consulting (to answer questions only)

Charter Bylaw 20153

The following speakers registered in favour:

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

Bylaws 20155, 20156 and Charter Bylaw 20157

The following speakers registered in favour:

1. A. Stewart, Scheffer Andrew Ltd. (to answer questions only)
2. H. Singh, AMRIK (to answer questions only)

Charter Bylaw 20160

The following speakers registered in favour:

1. A. Stewart, Scheffer Andrew Ltd. (to answer questions only)
2. M. Neumann, Canada Lands Company (to answer questions only)

Charter Bylaw 20142

The following speaker registered in favour:

1. A. Gumber (to answer questions only)

The following speaker registered in opposition:

1. P. Dorosz-Sieg
2. R. Weidemann, The Estate of Irene Weidemann

Bylaw 20143 and Charter Bylaw 20144

The following speaker registered in favour:

1. K. Gingras, Edmonton Community Development Company (to answer questions only)

Charter Bylaw 20145

The following speaker registered in favour:

1. K. Gingras, Edmonton Community Development Company (to answer questions only)

Charter Bylaw 20154

The following speakers registered in favour:

1. C. Jersak, Situate Inc.
2. J. Booth, Situate Inc.
3. C. Su, TruCapital Real Estate

The following speakers registered in opposition:

1. G. Ferguson
2. J. Miller
3. C. Cooper

4. R. McAllister
5. C. Worthing, Sensible Redevelopments
6. H. Bowen

3. Bylaws and Related Reports

Moved by: T. Cartmell

Seconded by: S. Hamilton

That the Public Hearing on the following Bylaws be closed:

- 3.1 Bylaw 20135 - To close portions of 23 Avenue NW, River's Edge
- 3.2 Charter Bylaw 20136 - To allow for a range of low density housing forms and row house development, River's Edge
- 3.3 Charter Bylaw 20152 - To allow for low density development, River's Edge
- 3.4 Bylaw 20151 - To close portions of 23 Avenue NW, River's Edge
- 3.5 Bylaw 20137 - Amendment to the Ellerslie Area Structure Plan
- 3.6 Bylaw 20138 - Amendment to the Ellerslie Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20139 - To allow for low intensity commercial uses, Ellerslie
- 3.8 Charter Bylaw 20153 - To rezone land for the development of medium and low density housing, neighbourhood commercial, and a public park, Crystallina Nera East
- 3.9 Bylaw 20155 - To amend the Edmonton North Area Structure Plan
- 3.10 Bylaw 20156 - To amend the Schonsee Neighbourhood Structure Plan
- 3.11 Charter Bylaw 20157 - To allow for single detached housing and convenience commercial uses, Schonsee
- 3.12 Charter Bylaw 20160 - Text Amendment to Zoning Bylaw 12800 - Griesbach Special Area Zones
- 3.14 Bylaw 20143 - To amend the Boyle Street McCauley Area Redevelopment Plan
- 3.15 Charter Bylaw 20144 - To allow for small scale infill development, McCauley

- 3.16 Charter Bylaw 20145 - To allow for small scale infill development, McCauley

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: S. Hamilton

That the following Bylaws be read a first time:

- 3.1 Bylaw 20135 - To close portions of 23 Avenue NW, River's Edge
- 3.2 Charter Bylaw 20136 - To allow for a range of low density housing forms and row house development, River's Edge
- 3.3 Charter Bylaw 20152 - To allow for low density development, River's Edge
- 3.4 Bylaw 20151 - To close portions of 23 Avenue NW, River's Edge
- 3.5 Bylaw 20137 - Amendment to the Ellerslie Area Structure Plan
- 3.6 Bylaw 20138 - Amendment to the Ellerslie Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20139 - To allow for low intensity commercial uses, Ellerslie
- 3.8 Charter Bylaw 20153 - To rezone land for the development of medium and low density housing, neighbourhood commercial, and a public park, Crystallina Nera East
- 3.9 Bylaw 20155 - To amend the Edmonton North Area Structure Plan
- 3.10 Bylaw 20156 - To amend the Schonsee Neighbourhood Structure Plan
- 3.11 Charter Bylaw 20157 - To allow for single detached housing and convenience commercial uses, Schonsee
- 3.12 Charter Bylaw 20160 - Text Amendment to Zoning Bylaw 12800 - Griesbach Special Area Zones
- 3.14 Bylaw 20143 - To amend the Boyle Street McCauley Area Redevelopment Plan

- 3.15 Charter Bylaw 20144 - To allow for small scale infill development, McCauley
- 3.16 Charter Bylaw 20145 - To allow for small scale infill development, McCauley

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: S. Hamilton

That the following Bylaws be read a second time:

- 3.1 Bylaw 20135 - To close portions of 23 Avenue NW, River's Edge
- 3.2 Charter Bylaw 20136 - To allow for a range of low density housing forms and row house development, River's Edge
- 3.3 Charter Bylaw 20152 - To allow for low density development, River's Edge
- 3.4 Bylaw 20151 - To close portions of 23 Avenue NW, River's Edge
- 3.5 Bylaw 20137 - Amendment to the Ellerslie Area Structure Plan
- 3.6 Bylaw 20138 - Amendment to the Ellerslie Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20139 - To allow for low intensity commercial uses, Ellerslie
- 3.8 Charter Bylaw 20153 - To rezone land for the development of medium and low density housing, neighbourhood commercial, and a public park, Crystallina Nera East
- 3.9 Bylaw 20155 - To amend the Edmonton North Area Structure Plan
- 3.10 Bylaw 20156 - To amend the Schonsee Neighbourhood Structure Plan
- 3.11 Charter Bylaw 20157 - To allow for single detached housing and convenience commercial uses, Schonsee
- 3.12 Charter Bylaw 20160 - Text Amendment to Zoning Bylaw 12800 - Griesbach Special Area Zones

- 3.14 Bylaw 20143 - To amend the Boyle Street McCauley Area Redevelopment Plan
- 3.15 Charter Bylaw 20144 - To allow for small scale infill development, McCauley
- 3.16 Charter Bylaw 20145 - To allow for small scale infill development, McCauley

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: S. Hamilton

That the following Bylaws be considered for third reading:

- 3.1 Bylaw 20135 - To close portions of 23 Avenue NW, River's Edge
- 3.2 Charter Bylaw 20136 - To allow for a range of low density housing forms and row house development, River's Edge
- 3.3 Charter Bylaw 20152 - To allow for low density development, River's Edge
- 3.4 Bylaw 20151 - To close portions of 23 Avenue NW, River's Edge
- 3.5 Bylaw 20137 - Amendment to the Ellerslie Area Structure Plan
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- 3.9 Bylaw 20155 - To amend the Edmonton North Area Structure Plan
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- 3.11 Charter Bylaw 20157 - To allow for single detached housing and convenience commercial uses, Schonsee

- 3.12 Charter Bylaw 20160 - Text Amendment to Zoning Bylaw 12800 - Griesbach Special Area Zones
- 3.14 Bylaw 20143 - To amend the Boyle Street McCauley Area Redevelopment Plan
- 3.15 Charter Bylaw 20144 - To allow for small scale infill development, McCauley
- 3.16 Charter Bylaw 20145 - To allow for small scale infill development, McCauley

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: S. Hamilton

That the following Bylaws be read a third time:

- 3.1 Bylaw 20135 - To close portions of 23 Avenue NW, River's Edge
- 3.2 Charter Bylaw 20136 - To allow for a range of low density housing forms and row house development, River's Edge
- 3.3 Charter Bylaw 20152 - To allow for low density development, River's Edge
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- 3.8 Charter Bylaw 20153 - To rezone land for the development of medium and low density housing, neighbourhood commercial, and a public park, Crystallina Nera East
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- 3.14 Bylaw 20143 - To amend the Boyle Street McCauley Area Redevelopment Plan
- 3.15 Charter Bylaw 20144 - To allow for small scale infill development, McCauley
- 3.16 Charter Bylaw 20145 - To allow for small scale infill development, McCauley

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 Bylaw 20135 - To close portions of 23 Avenue NW, River's Edge

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20135 received three readings.

3.2 Charter Bylaw 20136 - To allow for a range of low density housing forms and row house development, River's Edge

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20136 received three readings.

3.3 Charter Bylaw 20152 - To allow for low density development, River's Edge

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20152 received three readings.

3.4 Bylaw 20151 - To close portions of 23 Avenue NW, River's Edge

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20151 received three readings.

3.5 Bylaw 20137 - Amendment to the Ellerslie Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20137 received three readings.

3.6 Bylaw 20138 - Amendment to the Ellerslie Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20138 received three readings.

3.7 Charter Bylaw 20139 - To allow for low intensity commercial uses, Ellerslie

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20139 received three readings.

3.8 Charter Bylaw 20153 - To rezone land for the development of medium and low density housing, neighbourhood commercial, and a public park, Crystallina Nera East

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20153 received three readings.

3.9 Bylaw 20155 - To amend the Edmonton North Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20155 received three readings.

3.10 Bylaw 20156 - To amend the Schonsee Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20156 received three readings.

3.11 Charter Bylaw 20157 - To allow for single detached housing and convenience commercial uses, Schonsee

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20157 received three readings.

3.12 Charter Bylaw 20160 - Text Amendment to Zoning Bylaw 12800 - Griesbach Special Area Zones

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20160 received three readings.

3.13 Charter Bylaw 20142 - To allow for small scale infill development, Bergman

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

- A. Huizinga, Urban Planning and Economy

The following speakers made presentations and answered questions in opposition:

- P. Dorosz-Sieg
- R. Weidemann, The Estate of Irene Weidemann

The following members of Administration's delegation answered questions:

- A. Huizinga, 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

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: A. Stevenson

That the Public Hearing on Charter Bylaw 20142 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. Salvador

Seconded by: A. Stevenson

That Charter Bylaw 20142 be read a first time.

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

Opposed (1): J. Rice

Carried (12 to 1)

Moved by: A. Salvador

Seconded by: A. Stevenson

That Charter Bylaw 20142 be read a second time.

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

Opposed (1): J. Rice

Carried (12 to 1)

Moved by: A. Salvador

Seconded by: A. Stevenson

That Charter Bylaw 20142 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: E. Rutherford

That Charter Bylaw 20142 be read a third time.

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

Opposed (1): J. Rice

Carried (12 to 1)

**3.14 Bylaw 20143 - To amend the Boyle Street McCauley Area
Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20143 received three readings.

**3.15 Charter Bylaw 20144 - To allow for small scale infill development,
McCauley**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20144 received three readings.

3.16 Charter Bylaw 20145 - To allow for small scale infill development, McCauley

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20145 received three readings.

3.17 Charter Bylaw 20154 - To allow for medium density ground-oriented Multi-unit Housing, Grovenor

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:

- C Jersak, Situate Inc.

The following speakers made presentations and answered questions in favour:

- J. Booth, Situate Inc.
- C. Su, TruCapital Real Estate

The following speakers made presentations in opposition:

- J. Miller
- C. Cooper
- H. Bowen

The following speakers made presentations and answered questions in opposition:

- G. Ferguson
- R. McAllister
- C. Worthing, Sensible Redevelopments

The following members of Administration's delegation answered questions:

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

The following speakers made presentations regarding the referral motion:

- J. Booth, Situate Inc.
- C. Su, TruCapital Real Estate
- C. Worthing, Sensible Redevelopments
- C. Cooper
- H. Bowen

Moved by: A. Knack

Seconded by: T. Cartmell

That Charter Bylaw 20154 be referred back to Administration and return to the August 16, 2022, City Council Public Hearing with the RF3 Zone (Small Scale Infill Development Zone) for consideration.

Due Date: August 16, 2022, City Council Public Hearing

In Favour (7): T. Cartmell, S. Hamilton, A. Knack, K. Principe, J. Rice, E. Rutherford, and K. Tang

Opposed (6): A. Sohi, M. Janz, A. Paquette, A. Salvador, A. Stevenson, and J. Wright

Carried (7 to 6)

4. Notices of Motion and Motions without Customary Notice

4.1 Council Seating Chart Adjustments (J. Rice)

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

That Administration provide a report with options to adjust the Council Seating Chart including potential amendments to Bylaw 18155 section 6 (2) (b).

- Notice of Motion Given: June 22, 2022, City Council Public Hearing

4.2 Options to Change Councillor Appointments (J. Rice)

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

That Administration provide a report with options to change the appointments of Councillors to Audit Committee, City Manager and City

Auditor Performance Evaluation Committee and Utility Committee to align with the rotation of the other Standing Committees.

- Notice of Motion Given: June 22, 2022, City Council Public Hearing

5. Adjournment

The meeting adjourned at 5:09 p.m., Wednesday, June 22, 2022.

Chair

City Clerk