



City Council Public Hearing Minutes

August 30, 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 1:31 p.m., Tuesday, August 30, 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: A. Salvador

That the August 30, 2022, City Council Public Hearing agenda be adopted.

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:

Charter Bylaw 20238

The following speaker registered in favour:

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

Charter Bylaw 20229

The following speakers registered in favour:

1. S. Cole, Stantec (to answer questions only)
2. P. Tsoukalas, Brookfield Properties

Bylaw 20239

The following speakers registered in favour:

1. T. Barr, Patel Developments (to answer questions only)
2. A. Patel, Patel Developments

Bylaws 20220, 20221 and Charter Bylaw 20222

The following speakers registered in favour:

1. S. Cole, Stantec (to answer questions only)
2. K. Rowe, Cantiro (to answer questions only)

Charter Bylaw 20243

The following speakers registered in favour:

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

Charter Bylaw 20232

The following speakers registered in favour:

1. J. Booth, Situate Inc.
2. D. Mejia
3. C. Jersak, Situate Inc. (to answer questions only)

The following speakers registered in opposition:

1. D. Hartfelder
2. C. Buck

Charter Bylaw 20237

The following speaker registered in favour:

1. P. Hendriks, Hendricks Construction (to answer questions only)

The following speaker registered in opposition:

1. K. James

Bylaw 20249 and Charter Bylaw 20248

The following speaker registered in favour:

1. T. Townsend (to answer questions only)

The following speaker registered in opposition:

1. S. Malhotra

Charter Bylaw 19864

The following speakers registered in favour:

1. S. Summers, Stantec
2. S. Prasad (to answer questions only)
3. L. Haskins, Stantec (to answer questions only)

The following speakers registered in opposition:

1. A. Vrbanc-McRae
2. L. Trytten
3. L. Wolfe
4. M. Dumkee

- 5. W.E.
- 6. J. Vosyka

3. Bylaws and Related Reports

Moved by: T. Cartmell

Seconded by: J. Rice

That the Public Hearing on the following Bylaws be closed:

- 3.2 Charter Bylaw 20229 - To allow for a unique arrangement of side yard setbacks from the property line that cannot be accommodated in any other standard zone, The Orchards at Ellerslie
- 3.3 Bylaw 20239 - To close a portion of road right-of-way, McCauley
- 3.7 Charter Bylaw 20243 - To allow for low intensity commercial, office and services uses, Grovenor

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:

- 3.2 Charter Bylaw 20229 - To allow for a unique arrangement of side yard setbacks from the property line that cannot be accommodated in any other standard zone, The Orchards at Ellerslie
- 3.3 Bylaw 20239 - To close a portion of road right-of-way, McCauley
- 3.7 Charter Bylaw 20243 - To allow for low intensity commercial, office and services uses, Grovenor

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:

- 3.2 Charter Bylaw 20229 - To allow for a unique arrangement of side yard setbacks from the property line that cannot be accommodated in any other standard zone, The Orchards at Ellerslie
- 3.3 Bylaw 20239 - To close a portion of road right-of-way, McCauley
- 3.7 Charter Bylaw 20243 - To allow for low intensity commercial, office and services uses, Grovenor

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:

- 3.2 Charter Bylaw 20229 - To allow for a unique arrangement of side yard setbacks from the property line that cannot be accommodated in any other standard zone, The Orchards at Ellerslie
- 3.3 Bylaw 20239 - To close a portion of road right-of-way, McCauley
- 3.7 Charter Bylaw 20243 - To allow for low intensity commercial, office and services uses, Grovenor

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:

- 3.2 Charter Bylaw 20229 - To allow for a unique arrangement of side yard setbacks from the property line that cannot be accommodated in any other standard zone, The Orchards at Ellerslie
- 3.3 Bylaw 20239 - To close a portion of road right-of-way, McCauley
- 3.7 Charter Bylaw 20243 - To allow for low intensity commercial, office and services uses, Grovenor

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 20238 - To allow for the development of low rise multi-unit housing with limited opportunities for commercial activities on the ground floor, Laurel

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

- A. Huizinga, Urban Planning and Economy

The following members of Administration's delegation answered questions:

- F. Saeed, 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.

The following speaker answered questions:

- M. Figueira, Green Space Alliance

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

Moved by: J. Wright

Seconded by: A. Salvador

That the Public Hearing on Charter Bylaw 20238 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: J. Wright

Seconded by: A. Salvador

That Charter Bylaw 20238 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: J. Wright

Seconded by: A. Salvador

That Charter Bylaw 20238 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: J. Wright

Seconded by: A. Salvador

That Charter Bylaw 20238 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: J. Wright

Seconded by: A. Salvador

That Charter Bylaw 20238 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)

3.2 Charter Bylaw 20229 - To allow for a unique arrangement of side yard setbacks from the property line that cannot be accommodated in any other standard zone, The Orchards at Ellerslie

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20229 received three readings.

3.3 Bylaw 20239 - To close a portion of road right-of-way, McCauley

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20239 received three readings.

3.4 Bylaw 20220 - Amendment to the Decoteau Area Structure Plan

3.5 Bylaw 20221 - Amendment to the Decoteau North Neighbourhood Structure Plan

3.6 Charter Bylaw 20222 - To allow for residential, commercial, institutional, park, and public utility uses, Decoteau North / Alces

Bylaws 20220, 20221 and Charter Bylaw 20222 were dealt with together.

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

- A. Sherstone, Urban Planning and Economy

The following speaker answered questions in favour:

- K. Rowe, Cantiro

The following members of Administration's delegation answered questions:

- A. Sherstone, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- S. McCabe, Deputy City Manager, 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: J. Wright
Seconded by: A. Stevenson

That the Public Hearing on Bylaws 20220, 20221 and Charter Bylaw 20222 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: J. Wright
Seconded by: A. Stevenson

That Bylaws 20220, 20221 and Charter Bylaw 20222 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: J. Wright
Seconded by: K. Tang

That Bylaws 20220, 20221 and Charter Bylaw 20222 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: J. Wright
Seconded by: K. Tang

That Bylaws 20220, 20221 and Charter Bylaw 20222 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: J. Wright

Seconded by: K. Tang

That Bylaws 20220, 20221 and Charter Bylaw 20222 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)

3.7 Charter Bylaw 20243 - To allow for low intensity commercial, office and service uses, Grovenor

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20243 received three readings.

3.8 Charter Bylaw 20232 - To allow for the development of small scale multi-unit housing, Chappelle

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

- A. Huizinga, Urban Planning and Economy

The following speaker made a presentation in favour:

- D. Mejia

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

- J. Booth, Situate Inc.

The following speakers made presentations and answered questions in opposition:

- D. Hartfelder
- C. Buck

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy

- T. Pawlyk, Urban Planning and Economy
- J. Johnson, Office of the City Manager (Legal Services)
- J. Tiwana, 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. Knack

That the Public Hearing on Charter Bylaw 20232 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. Knack

That Charter Bylaw 20232 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: A. Salvador

Seconded by: A. Knack

That Charter Bylaw 20232 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: A. Salvador

Seconded by: A. Knack

That Charter Bylaw 20232 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: A. Knack

That Charter Bylaw 20232 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)

3.9 Charter Bylaw 20237 - To allow for small scale infill development, Holyrood

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 opposition:

- K. James

The following member of Administration's delegation answered questions:

- F. Saeed, 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: K. Tang

That the Public Hearing on Charter Bylaw 20237 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: K. Tang

That Charter Bylaw 20237 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. Salvador

Seconded by: K. Tang

That Charter Bylaw 20237 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. Salvador

Seconded by: K. Tang

That Charter Bylaw 20237 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: K. Tang

That Charter Bylaw 20237 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)

3.10 Bylaw 20249 - To amend the Central McDougall/Queen Mary Park Area Redevelopment Plan

3.11 Charter Bylaw 20248 - To allow for small scale infill development, Queen Mary Park

Bylaw 20249 and Charter Bylaw 20248 were dealt with together.

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

- A. Huizinga, Urban Planning and Economy

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

- S. Malhotra

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- A. Huizinga, Urban Planning and Economy

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

The following speaker answered questions:

- T. Townsend

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

Moved by: A. Stevenson

Seconded by: E. Rutherford

That the Public Hearing on Bylaw 20249 and Charter Bylaw 20248 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. Stevenson

Seconded by: E. Rutherford

That Bylaw 20249 and Charter Bylaw 20248 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. Stevenson

Seconded by: E. Rutherford

That Bylaw 20249 and Charter Bylaw 20248 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. Stevenson

Seconded by: E. Rutherford

That Bylaw 20249 and Charter Bylaw 20248 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. Stevenson

Seconded by: E. Rutherford

That Bylaw 20249 and Charter Bylaw 20248 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)

3.12 Charter Bylaw 19864 - To allow for a mid rise mixed-use building, Prince Rupert

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

- A. Huizinga, Urban Planning and Economy

The following speaker made a presentation in favour:

- S. Summers, Stantec

The following speakers made presentation's in opposition:

- A. Vrbanc-McRae
- M. Dumke
- J. Vosyka

The following speakers made presentation's and answered questions in opposition:

- L. Trytten
- L. Wolfe
- W. Elizabeth

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy
- F. Saeed, 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. Stevenson

Seconded by: A. Salvador

That the Public Hearing on Charter Bylaw 19864 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. Stevenson

Seconded by: A. Salvador

That Charter Bylaw 19864 be read a first time.

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

Opposed (1): E. Rutherford

Carried (12 to 1)

Moved by: A. Stevenson

Seconded by: A. Salvador

That Charter Bylaw 19864 be read a second time.

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

Opposed (1): E. Rutherford

Carried (12 to 1)

Moved by: A. Stevenson

Seconded by: A. Salvador

That Charter Bylaw 19864 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. Stevenson
Seconded by: A. Salvador

That Charter Bylaw 19864 be read a third time.

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

Opposed (1): E. Rutherford

Carried (12 to 1)

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 6:08 p.m., Tuesday, August 30, 2022.

Chair

City Clerk