



## City Council Public Hearing Minutes

September 13, 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, September 13, 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.

Mayor A. Sohi and Councillor T. Cartmell were absent for a portion of the meeting with notice.

Councillor J. Rice was absent for a portion of the meeting due to technical issues.

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

#### 1.3 Adoption of Agenda

**Moved by:** S. Hamilton

**Seconded by:** A. Salvador

That the September 13, 2022, City Council Public Hearing agenda be adopted.

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

**Carried (11 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 20258**

The following speaker registered in favour:

1. C. Davis, Davis Consulting (to answer questions only)

##### **Charter Bylaw 20257**

The following speakers registered in favour:

1. D. Varsallona, Verona Developments
2. A. Rosland, Situate Inc.
3. C. Jersak, Situate Inc. (to answer questions only)

##### **Charter Bylaw 20259**

The following speaker registered in favour:

1. B. Han, THC Homes (to answer questions only)

##### **Bylaw 20260 and Charter Bylaw 20261**

The following speakers registered in favour:

1. J. Booth, Situate Inc.
2. C. Jersak, Situate Inc. (to answer questions only)
3. J. Cudmore, Uptown Boulevard

#### **Charter Bylaw 20263**

The following speakers registered in favour:

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

The following speaker registered in opposition:

1. G. Routh

#### **Charter Bylaw 20264**

The following speakers registered in favour:

1. M. Ochoa, FCX Developments (to answer questions only)
2. A. Elmikkawi (to answer questions only)

#### **Charter Bylaw 20265**

The following speakers registered in favour:

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

The following speaker registered in opposition:

1. M. Chapor

#### **Charter Bylaw 20266**

The following speaker registered in favour:

1. A. Farah, AIT Capital Corporation (to answer questions only)

#### **Charter Bylaw 20024**

The following speaker registered in favour:

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

#### **Charter Bylaw 20255**

The following speakers registered in favour:

1. E. Wanke, Parson Professional Centre Inc. (to answer questions only)
2. B. Dennis, Parson Professional Centre Inc. (to answer questions only)

### **Bylaw 20051 and Charter Bylaw 20052**

The following speakers registered in favour:

1. Y. Lew, Qualico Communities (to answer questions only)
2. K. Davies, Qualico Communities (to answer questions only)
3. N. Carels, Qualico Communities (to answer questions only)
4. R. Rehman, Qualico Communities (to answer questions only)

### **Charter Bylaw 20230**

The following speakers registered in favour:

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

### **Bylaw 20233**

The following speakers registered in favour:

1. J. Hutton, IBI Group (to answer questions only)
2. J. Brown, Sherrick Management (to answer questions only)
3. M. Bergman

### **Bylaws 20267, 20268, 20269, 20270 and Charter Bylaw 20262**

The following speakers registered in favour:

1. Y. Lew, Qualico Communities (to answer questions only)
2. K. Davies, Qualico Communities (to answer questions only)
3. N. Carels, Qualico Communities (to answer questions only)
4. R. Rehman, Qualico Communities (to answer questions only)
5. M. Evan
6. D. Guinan

The following speaker registered in opposition:

1. A. Ali

### **Bylaw 20246, Charter Bylaw 20247 and Bylaws 20244 and 20245**

The following speakers registered in favour:

1. D. Welykochy
2. B. Pinto, Precision Engineering
3. D. Deshpande, Green Space Alliance
4. K. McIntyre
5. V. Paul, Green Space Alliance

6. G. Hill, Green Space Alliance
7. K. Goa
8. M. Figueira, Green Space Alliance
9. R. Eidick, EINS

The following speakers registered in opposition:

1. K. Taft
2. A. Mah
3. L. Sutankayo
4. S. MacLean
5. M. Cohen, Belgravia Community League
6. R. Kraut
7. J. Bisanz
8. M. Huculak
9. C. Gertz
10. D. Kembhavi
11. M. Sharpe
12. H. Colston
13. L. Harrington
14. S. Proctor
15. C. Martyniuk
16. S. Katz
17. A. Fielding

### **Charter Bylaw 20223**

The following speaker registered in favour:

1. C. Dulaba, Sharbro Construction c/o Beljan Development (to answer questions only)

The following speaker registered in opposition:

1. R. Yakimishyn

### **Bylaw 20117**

The following speaker registered in favour:

1. S. Stepchuk, Waste Free Edmonton Society

The following speaker registered in opposition:

1. D. Mateescu

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

**Moved by:** A. Knack

**Seconded by:** A. Paquette

That the Public Hearing on the following Bylaws be closed:

- 3.1 Charter Bylaw 20258 - To allow for small scale infill development, Hazeldean
- 3.2 Charter Bylaw 20257 - To allow for a mix of small scale housing, Canora
- 3.3 Charter Bylaw 20259 - To allow for small scale infill development, Parkallen
- 3.4 Bylaw 20260 - To amend the Jasper Place Area Redevelopment Plan
- 3.5 Charter Bylaw 20261 - To allow for small scale infill development, West Jasper Place
- 3.7 Charter Bylaw 20264 - To allow for small scale infill development, High Park
- 3.9 Charter Bylaw 20266 - To rezone land to allow a variety of commercial uses near a major commercial corridor, Prince Rupert
- 3.10 Charter Bylaw 20024 - To allow for businesses that require large sites and a location with good visibility and accessibility along major public roadways, Calgary Trail South
- 3.11 Charter Bylaw 20255 - To allow for a wider range of industrial business uses and limited, compatible non-industrial uses, Parsons Industrial
- 3.14 Charter Bylaw 20230 - To rezone land for low density residential development and a Stormwater Management Facility, Desrochers/Heritage Valley Town Centre
- 3.15 Bylaw 20233 - To amend the Eaux Claires Neighbourhood Structure Plan

In Favour (12): A. Sohi, 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. Knack

**Seconded by:** A. Paquette

That the following Bylaws be read a first time:

- 3.1 Charter Bylaw 20258 - To allow for small scale infill development, Hazeldean
- 3.2 Charter Bylaw 20257 - To allow for a mix of small scale housing, Canora
- 3.3 Charter Bylaw 20259 - To allow for small scale infill development, Parkallen
- 3.4 Bylaw 20260 - To amend the Jasper Place Area Redevelopment Plan
- 3.5 Charter Bylaw 20261 - To allow for small scale infill development, West Jasper Place
- 3.7 Charter Bylaw 20264 - To allow for small scale infill development, High Park
- 3.9 Charter Bylaw 20266 - To rezone land to allow a variety of commercial uses near a major commercial corridor, Prince Rupert
- 3.10 Charter Bylaw 20024 - To allow for businesses that require large sites and a location with good visibility and accessibility along major public roadways, Calgary Trail South
- 3.11 Charter Bylaw 20255 - To allow for a wider range of industrial business uses and limited, compatible non-industrial uses, Parsons Industrial
- 3.14 Charter Bylaw 20230 - To rezone land for low density residential development and a Stormwater Management Facility, Desrochers/Heritage Valley Town Centre
- 3.15 Bylaw 20233 - To amend the Eaux Claires Neighbourhood Structure Plan

In Favour (12): A. Sohi, 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. Knack

**Seconded by:** A. Paquette

That the following Bylaws be read a second time:

- 3.1 Charter Bylaw 20258 - To allow for small scale infill development, Hazeldean
- 3.2 Charter Bylaw 20257 - To allow for a mix of small scale housing, Canora
- 3.3 Charter Bylaw 20259 - To allow for small scale infill development, Parkallen
- 3.4 Bylaw 20260 - To amend the Jasper Place Area Redevelopment Plan
- 3.5 Charter Bylaw 20261 - To allow for small scale infill development, West Jasper Place
- 3.7 Charter Bylaw 20264 - To allow for small scale infill development, High Park
- 3.9 Charter Bylaw 20266 - To rezone land to allow a variety of commercial uses near a major commercial corridor, Prince Rupert
- 3.10 Charter Bylaw 20024 - To allow for businesses that require large sites and a location with good visibility and accessibility along major public roadways, Calgary Trail South
- 3.11 Charter Bylaw 20255 - To allow for a wider range of industrial business uses and limited, compatible non-industrial uses, Parsons Industrial
- 3.14 Charter Bylaw 20230 - To rezone land for low density residential development and a Stormwater Management Facility, Desrochers/Heritage Valley Town Centre
- 3.15 Bylaw 20233 - To amend the Eaux Claires Neighbourhood Structure Plan

In Favour (12): A. Sohi, 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. Knack

**Seconded by:** A. Paquette

That the following Bylaws be considered for third reading:

- 3.1 Charter Bylaw 20258 - To allow for small scale infill development, Hazeldean
- 3.2 Charter Bylaw 20257 - To allow for a mix of small scale housing, Canora
- 3.3 Charter Bylaw 20259 - To allow for small scale infill development, Parkallen
- 3.4 Bylaw 20260 - To amend the Jasper Place Area Redevelopment Plan
- 3.5 Charter Bylaw 20261 - To allow for small scale infill development, West Jasper Place
- 3.7 Charter Bylaw 20264 - To allow for small scale infill development, High Park
- 3.9 Charter Bylaw 20266 - To rezone land to allow a variety of commercial uses near a major commercial corridor, Prince Rupert
- 3.10 Charter Bylaw 20024 - To allow for businesses that require large sites and a location with good visibility and accessibility along major public roadways, Calgary Trail South
- 3.11 Charter Bylaw 20255 - To allow for a wider range of industrial business uses and limited, compatible non-industrial uses, Parsons Industrial
- 3.14 Charter Bylaw 20230 - To rezone land for low density residential development and a Stormwater Management Facility, Desrochers/Heritage Valley Town Centre
- 3.15 Bylaw 20233 - To amend the Eaux Claires Neighbourhood Structure Plan

In Favour (12): A. Sohi, 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. Knack

**Seconded by:** A. Paquette

That the following Bylaws be read a third time:

- 3.1 Charter Bylaw 20258 - To allow for small scale infill development, Hazeldean
- 3.2 Charter Bylaw 20257 - To allow for a mix of small scale housing, Canora
- 3.3 Charter Bylaw 20259 - To allow for small scale infill development, Parkallen
- 3.4 Bylaw 20260 - To amend the Jasper Place Area Redevelopment Plan
- 3.5 Charter Bylaw 20261 - To allow for small scale infill development, West Jasper Place
- 3.7 Charter Bylaw 20264 - To allow for small scale infill development, High Park
- 3.9 Charter Bylaw 20266 - To rezone land to allow a variety of commercial uses near a major commercial corridor, Prince Rupert
- 3.10 Charter Bylaw 20024 - To allow for businesses that require large sites and a location with good visibility and accessibility along major public roadways, Calgary Trail South
- 3.11 Charter Bylaw 20255 - To allow for a wider range of industrial business uses and limited, compatible non-industrial uses, Parsons Industrial
- 3.14 Charter Bylaw 20230 - To rezone land for low density residential development and a Stormwater Management Facility, Desrochers/Heritage Valley Town Centre
- 3.15 Bylaw 20233 - To amend the Eaux Claires Neighbourhood Structure Plan

In Favour (12): A. Sohi, 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 Charter Bylaw 20258 - To allow for small scale infill development, Hazeldean**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20258 received three readings.

**3.2 Charter Bylaw 20257 - To allow for a mix of small scale housing, Canora**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20257 received three readings.

**3.3 Charter Bylaw 20259 - To allow for small scale infill development, Parkallen**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20259 received three readings.

**3.4 Bylaw 20260 - 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 20260 received three readings.

**3.5 Charter Bylaw 20261 - To allow for small scale infill development, West Jasper Place**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20261 received three readings.

**3.6 Charter Bylaw 20263 - To allow for ground oriented housing, Britannia Youngstown**

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

- C. St. Aubin, Urban Planning and Economy

The following speaker answered questions in favour

- A. Olsen, EINS

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

- G. Routh

The following members of Administration's delegation answered questions:

- F. Saeed. Urban Planning and Economy
- C. St. Aubin, 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. Tang

That the Public Hearing on Charter Bylaw 20263 be closed.

In Favour (12): A. Sohi, 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. Knack

**Seconded by:** K. Tang

That Charter Bylaw 20263 be read a first time.

In Favour (12): A. Sohi, 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. Knack

**Seconded by:** K. Tang

That Charter Bylaw 20263 be read a second time.

In Favour (12): A. Sohi, 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. Knack

**Seconded by:** K. Tang

That Charter Bylaw 20263 be considered for third reading.

In Favour (12): A. Sohi, 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. Knack

**Seconded by:** K. Tang

That Charter Bylaw 20263 be read a third time.

In Favour (12): A. Sohi, 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)**

**3.7 Charter Bylaw 20264 - 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 20264 received three readings.

**3.8 Charter Bylaw 20265 - To allow for low intensity commercial, office and personal service uses, Kildare**

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

- A. Sherstone, Urban Planning and Economy

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

- R. Eidick, EINS

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

- M. Chapor

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- A. Sherstone, 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:

- R. Eidick, EINS

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

**Moved by:** K. Principe

**Seconded by:** E. Rutherford

That the Public Hearing on Charter Bylaw 20265 be closed.

In Favour (12): A. Sohi, 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:** K. Principe

**Seconded by:** E. Rutherford

That Charter Bylaw 20265 be read a first time.

In Favour (12): A. Sohi, 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:** K. Principe

**Seconded by:** E. Rutherford

That Charter Bylaw 20265 be read a second time.

In Favour (12): A. Sohi, 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:** K. Principe

**Seconded by:** E. Rutherford

That Charter Bylaw 20265 be considered for third reading.

In Favour (12): A. Sohi, 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:** K. Principe

**Seconded by:** E. Rutherford

That Charter Bylaw 20265 be read a third time.

In Favour (12): A. Sohi, 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)**

**3.9 Charter Bylaw 20266 - To rezone land to allow a variety of commercial uses near a major commercial corridor, Prince Rupert**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20266 received three readings.

**3.10 Charter Bylaw 20024 - To allow for businesses that require large sites and a location with good visibility and accessibility along major public roadways, Calgary Trail South**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20024 received three readings.

**3.11 Charter Bylaw 20255 - To allow for a wider range of industrial business uses and limited, compatible non-industrial uses, Parsons Industrial**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20255 received three readings.

**3.12 Bylaw 20051 - To amend The Uplands Neighbourhood Structure Plan**

**3.13 Charter Bylaw 20052 - To allow for a multi-unit project development in the form of low density residential, The Uplands**

Bylaw 20051 and Charter Bylaw 20052 were dealt with together.

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

- T. Ford, Urban Planning and Economy

The following speaker answered questions in favour:

- Y. Lew, Qualico Communities

The following members of Administration's delegation answered questions:

- T. Ford, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- S. McCabe, Deputy City Manager, Urban Planning and Economy
- K. Petrin, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Johnson, Office of the City Manager (Legal Services)

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

The following speakers answered questions:

- Y. Lew, Qualico Communities
- R. Rehman, Qualico Communities
- N. Carels, Qualico Communities

The following members of Administration's delegation answered questions:

- A. Sherstone, Urban Planning and Economy
- K. Petrin, Urban Planning and Economy
- J. Johnson, 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. Stevenson

**Seconded by:** A. Salvador

That Bylaw 20051 and Charter Bylaw 20052 be referred back to Administration to work with the applicant to provide certainty on public pedestrian access through the site and to the adjacent top of bank trail and return to the October 4, 2022, City Council Public Hearing.

The following members of Administration's delegation answered questions:

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

In Favour (6): M. Janz, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, and J. Wright

Opposed (6): A. Sohi, S. Hamilton, A. Knack, K. Principe, J. Rice, and K. Tang

**Defeated (6 to 6)**

**Moved by:** S. Hamilton

**Seconded by:** A. Paquette

That the Public Hearing on Bylaw 20051 and Charter Bylaw 20052 be closed.

In Favour (12): A. Sohi, 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:** S. Hamilton

**Seconded by:** A. Paquette

That Bylaw 20051 and Charter Bylaw 20052 be read a first time.

In Favour (12): A. Sohi, 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:** S. Hamilton

**Seconded by:** A. Paquette

That Bylaw 20051 and Charter Bylaw 20052 be read a second time.

In Favour (12): A. Sohi, 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:** S. Hamilton

**Seconded by:** A. Paquette

That Bylaw 20051 and Charter Bylaw 20052 be considered for third reading.

In Favour (12): A. Sohi, 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:** S. Hamilton

**Seconded by:** A. Paquette

That Bylaw 20051 and Charter Bylaw 20052 be read a third time.

In Favour (12): A. Sohi, 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)**

**3.14 Charter Bylaw 20230 - To rezone land for low density residential development and a Stormwater Management Facility, Desrochers/Heritage Valley Town Centre**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20230 received three readings.

**3.15 Bylaw 20233 - To amend the Eaux Claires Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20233 received three readings.

**3.16 Bylaw 20267 - To close portions of Ellersie Road, Windermere**

**3.17 Bylaw 20268 - To close portions of Ellerslie Road, Windermere**

**3.18 Bylaw 20269 - Amendment to the Windermere Area Structure Plan**

**3.19 Bylaw 20270 - To amend the Windermere Neighbourhood Structure Plan**

**3.20 Charter Bylaw 20262 - To allow for small lot, low density residential development, Windermere**

Bylaws 20267, 20268, 20269, 20270 and Charter Bylaw 20262 were dealt with together.

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

- T. Ford, Urban Planning and Economy

The following speakers made presentations in favour:

- M. Evans
- D. Guinan

The following speaker made a presentation in opposition:

- A. Ali

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- T. Ford, 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:

- Y. Lew, Qualico Communities
- M. Evans

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

**Moved by:** T. Cartmell

**Seconded by:** A. Knack

That the Public Hearing on Bylaws 20267, 20268, 20269, 20270 and Charter Bylaw 20262 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:** T. Cartmell

**Seconded by:** A. Knack

That Bylaws 20267, 20268, 20269, 20270 and Charter Bylaw 20262 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:** T. Cartmell

**Seconded by:** A. Knack

That Bylaws 20267, 20268, 20269, 20270 and Charter Bylaw 20262 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:** T. Cartmell

**Seconded by:** A. Knack

That Bylaws 20267, 20268, 20269, 20270 and Charter Bylaw 20262 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:** T. Cartmell

**Seconded by:** A. Knack

That Bylaws 20267, 20268, 20269, 20270 and Charter Bylaw 20262 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)**

**3.21 Bylaw 20246 - To amend the McKernan-Belgravia Station Area Redevelopment Plan**

**3.22 Charter Bylaw 20247 - To allow for two transit oriented mid-rise residential building with limited commercial uses fronting on public open spaces, McKernan**

**3.23 Bylaw 20244 - To close portions of road right-of-way, McKernan**

**3.24 Bylaw 20245 - To close a portion of road right-of-way, McKernan**

Bylaw 20246, Charter Bylaw 20247 and Bylaws 20244 and 20245 were dealt with together.

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

- C. St. Aubin, Urban Planning and Economy

The following speakers made presentations in favour:

- D. Welykochy
- B. Pinto, Precision Engineering
- D. Deshpande, Green Space Alliance
- K. McIntyre
- V. Paul, Green Space Alliance

- G. Hill, Green Space Alliance
- K. Goa
- M. Figueira, Green Space Alliance
- R. Eidick, EINS

The following speakers made presentations in opposition:

- A. Mah
- L. Sutankayo
- S. MacLean
- M. Cohen, Belgravia Community League
- C. Gertz
- D. Kembhavi
- M. Sharpe
- H. Colston
- L. Harrington
- S. Proctor
- C. Martyniuk
- S. Katz
- A. Fielding

The following speakers made presentations and answered questions in opposition:

- K. Taft
- R. Kraut
- J. Bisanz
- M. Huculak

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

**Moved by:** M. Janz

**Seconded by:** A. Paquette

That Bylaw 20246, Charter Bylaw 20247, Bylaw 20244 and Bylaw 20245 be referred back to Administration to work with the applicant to further align the proposal with the Area Redevelopment Plan with respect to height and the 114 street greenway width.

The following members of Administration's delegation answered questions:

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

**Amendment:**

**Moved by:** A. Knack

**Seconded by:** A. Paquette

To add after the word applicant "to further explore the issues around waste management" and delete the words "to height and"

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)**

**Motion as Amended, put:**

That Bylaw 20246, Charter Bylaw 20247, Bylaw 20244 and Bylaw 20245 be referred back to Administration to work with the applicant to further explore the issues around waste management to further align the proposal with the Area Redevelopment Plan with respect to the 114 street greenway width and return to the December 6, 2022, City Council Public Hearing.

**Due Date: December 6, 2022, City Council Public Hearing**

In Favour (9): A. Sohi, T. Cartmell, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, and J. Wright

Opposed (4): S. Hamilton, A. Salvador, A. Stevenson, and K. Tang

**Carried (9 to 4)**

### **3.25 Charter Bylaw 20223 - To allow for a mid-rise mixed use building, Strathcona**

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

- A. Huizinga, 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:** M. Janz

**Seconded by:** A. Salvador

That the Public Hearing on Charter Bylaw 20223 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:** M. Janz

**Seconded by:** A. Salvador

That Charter Bylaw 20223 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:** M. Janz

**Seconded by:** A. Salvador

That Charter Bylaw 20223 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:** M. Janz

**Seconded by:** A. Salvador

That Charter Bylaw 20223 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:** M. Janz

**Seconded by:** A. Salvador

That Charter Bylaw 20223 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)**

### **3.26 Bylaw 20117 - Single-Use Items**

The following member of Administration's delegation answered questions:

- S. McCabe, Deputy City Manager, Urban Planning and Economy

**Moved by:** M. Janz

**Seconded by:** A. Salvador

That the September 13, 2022, City Operations report CO01219rev, be postponed to the October 4, 2022, City Council Public Hearing.

**Due Date: October 4, 2022, City Council Public Hearing**

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

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

**4.1 District Planning Process (A. Salvador)**

Councillor A. Salvador stated that at the next regular meeting of Urban Planning Committee, she would move the following:

That Administration provide options and analysis to ensure Area Redevelopment Plans are in closer alignment with the City Plan with consideration of repealing or amending existing out of alignment area redevelopment plans as part of the District Planning process.

- Notice of Motion Given: September 13, 2022, City Council Public Hearing

**5. Adjournment**

The meeting adjourned at 9:37 p.m., Tuesday, September 13, 2022.

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Chair

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City Clerk