



## City Council Public Hearing Minutes

November 1, 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

Councillor K. Principe called the meeting to order at 1:33 p.m., Tuesday, November 1, 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, Sauteaux, Blackfoot, Nakota Sioux, as well as Metis and Inuit, and now settlers from around the world.

#### 1.2 Roll Call

Councillor K. Principe conducted roll call and confirmed the attendance of Members of City Council.

Mayor A. Sohi was absent without notice for a portion of the meeting.

Councillor A. Paquette was absent with notice for a portion of the meeting.

C. Martin, T. Orbell and R. Yusuf, Office of the City Clerk, were also in attendance.

#### 1.3 Adoption of Agenda

**Moved by:** S. Hamilton

**Seconded by:** J. Rice

That the November 1, 2022, City Council Public Hearing agenda be adopted.

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

**Carried (11 to 0)**

#### **1.4 Protocol Items**

##### **1. Centennial School (K. Principe)**

Councillor K. Principe, on behalf of City Council, welcomed the Grade 6 class from Centennial School in Ward Sipowiyiniwak, and their teacher J. McGucken.

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

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

Councillor K. Principe explained the public hearing process. C. Martin, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws, in panels:

##### **Bylaw 20289 and Charter Bylaw 20313**

The following speakers registered in favour:

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

##### **Charter Bylaw 20315**

The following speakers registered in favour:

1. O. Joshi, WSP Canada (to answer questions only)
2. A. Varghese, Blatchford Redevelopment (to answer questions only)

##### **Charter Bylaw 20314**

The following speakers registered in favour:

1. R. Heinrichs, Stantec (to answer questions only)
2. P. Tsoukalas, Brookfield Properties (to answer questions only)

##### **Charter Bylaw 20305**

The following speakers registered in favour:

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

#### **Bylaw 20308 and Charter Bylaw 20309**

The following speakers registered in favour:

1. K. Witiw, Stantec (to answer questions only)
2. P. Kammerloch, 5607265 Manitoba Ltd. (to answer questions only)

#### **Bylaw 20320 and Charter Bylaw 20321**

The following speakers registered in favour:

1. H. Chisholm, B&A Planning Group (to answer questions only)
2. M. Hammond, Crosspoint Church (to answer questions only)

#### **Charter Bylaw 20306**

The following speakers registered in favour:

1. J. Booth, Situate Inc.
2. C. Jersak, Situate Inc. (to answer questions only)
3. R. Haynes, Haynes Homes (to answer questions only)

#### **Bylaw 20292 and Charter Bylaw 20293**

The following speakers registered in favour:

1. A. Stewart, Scheffer Andrew Ltd. (to answer questions only)
2. J. LaFrance, JL Developments (to answer questions only)

#### **Bylaw 20252 and Charter Bylaw 20253**

The following speakers registered in favour:

1. B. Dibben, Select Engineering
2. M. Davis, Melcor (to answer questions only)
3. S. Keating, Melcor (to answer questions only)

The following speakers registered in opposition:

1. W. Tully
2. M. Cyr
3. C. Cyr
4. K. Cromwell, Lewis Estates Community League
5. A. Dunbar, The Fairways of Lewis Estates
6. A. Baalbaki

- 7. A. Mol
- 8. E. Paul

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

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the Public Hearing on the following Bylaws be closed:

- 3.1 Bylaw 20289 - To close a portion of road right-of-way located north of 167 Avenue NW and east of 71 Street NW, Schonsee
- 3.2 Charter Bylaw 20313 - To allow for low intensity commercial, office and service uses, Schonsee
- 3.3 Charter Bylaw 20315 - To allow for a fire station and other public serving uses, Blatchford
- 3.4 Charter Bylaw 20314 - To allow for low density residential development, The Orchards at Ellerslie
- 3.5 Charter Bylaw 20305 - To allow for a mix of small scale housing, High Park
- 3.6 Bylaw 20308 - Amendment to the Kennedale Industrial Area Structure Plan
- 3.7 Charter Bylaw 20309 - To allow for commercial uses, Kennedale Industrial
- 3.8 Bylaw 20320 - To close a portion of road right-of-way, Bergman
- 3.9 Charter Bylaw 20321 - To allow for institutional and community service uses, Bergman
- 3.10 Charter Bylaw 20306 - To allow for a mix of small scale housing, Idylwyld
- 3.11 Bylaw 20292 - Amendment to the Clareview Town Centre Neighbourhood Area Structure Plan
- 3.12 Charter Bylaw 20293 - To allow for Transit Oriented Development in the form of medium rise apartments, row housing, and commercial uses, Clareview Town Centre

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

**Carried (11 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the following Bylaws be read a first time:

- 3.1 Bylaw 20289 - To close a portion of road right-of-way located north of 167 Avenue NW and east of 71 Street NW, Schonsee
- 3.2 Charter Bylaw 20313 - To allow for low intensity commercial, office and service uses, Schonsee
- 3.3 Charter Bylaw 20315 - To allow for a fire station and other public serving uses, Blatchford
- 3.4 Charter Bylaw 20314 - To allow for low density residential development, The Orchards at Ellerslie
- 3.5 Charter Bylaw 20305 - To allow for a mix of small scale housing, High Park
- 3.6 Bylaw 20308 - Amendment to the Kennedale Industrial Area Structure Plan
- 3.7 Charter Bylaw 20309 - To allow for commercial uses, Kennedale Industrial
- 3.8 Bylaw 20320 - To close a portion of road right-of-way, Bergman
- 3.9 Charter Bylaw 20321 - To allow for institutional and community service uses, Bergman
- 3.10 Charter Bylaw 20306 - To allow for a mix of small scale housing, Idylwyde
- 3.11 Bylaw 20292 - Amendment to the Clareview Town Centre Neighbourhood Area Structure Plan
- 3.12 Charter Bylaw 20293 - To allow for Transit Oriented Development in the form of medium rise apartments, row housing, and commercial uses, Clareview Town Centre

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

**Carried (11 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the following Bylaws be read a second time:

- 3.1 Bylaw 20289 - To close a portion of road right-of-way located north of 167 Avenue NW and east of 71 Street NW, Schonsee
- 3.2 Charter Bylaw 20313 - To allow for low intensity commercial, office and service uses, Schonsee
- 3.3 Charter Bylaw 20315 - To allow for a fire station and other public serving uses, Blatchford
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- 3.8 Bylaw 20320 - To close a portion of road right-of-way, Bergman
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- 3.11 Bylaw 20292 - Amendment to the Clareview Town Centre Neighbourhood Area Structure Plan
- 3.12 Charter Bylaw 20293 - To allow for Transit Oriented Development in the form of medium rise apartments, row housing, and commercial uses, Clareview Town Centre

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

**Carried (11 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the following Bylaws be considered for third reading:

- 3.1 Bylaw 20289 - To close a portion of road right-of-way located north of 167 Avenue NW and east of 71 Street NW, Schonsee
- 3.2 Charter Bylaw 20313 - To allow for low intensity commercial, office and service uses, Schonsee
- 3.3 Charter Bylaw 20315 - To allow for a fire station and other public serving uses, Blatchford
- 3.4 Charter Bylaw 20314 - To allow for low density residential development, The Orchards at Ellerslie
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In Favour (11): T. Cartmell, S. Hamilton, M. Janz, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the following Bylaws be read a third time:

- 3.1 Bylaw 20289 - To close a portion of road right-of-way located north of 167 Avenue NW and east of 71 Street NW, Schonsee
- 3.2 Charter Bylaw 20313 - To allow for low intensity commercial, office and service uses, Schonsee
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- 3.11 Bylaw 20292 - Amendment to the Clareview Town Centre Neighbourhood Area Structure Plan
- 3.12 Charter Bylaw 20293 - To allow for Transit Oriented Development in the form of medium rise apartments, row housing, and commercial uses, Clareview Town Centre



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 20289 - To close a portion of road right-of-way located north of 167 Avenue NW and east of 71 Street NW, Schonsee**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20289 received three readings.

**3.2 Charter Bylaw 20313 - To allow for low intensity commercial, office and service uses, Schonsee**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20313 received three readings.

**3.3 Charter Bylaw 20315 - To allow for a fire station and other public serving uses, Blatchford**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20315 received three readings.

**3.4 Charter Bylaw 20314 - To allow for low density residential development, The Orchards at Ellerslie**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20314 received three readings.

**3.5 Charter Bylaw 20305 - To allow for a mix of small scale housing, High Park**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20305 received three readings.

**3.6 Bylaw 20308 - Amendment to the Kennedale Industrial Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20308 received three readings.

**3.7 Charter Bylaw 20309 - To allow for commercial uses, Kennedale Industrial**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20309 received three readings.

**3.8 Bylaw 20320 - To close a portion of road right-of-way, Bergman**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20320 received three readings.

**3.9 Charter Bylaw 20321 - To allow for institutional and community service uses, Bergman**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20321 received three readings.

**3.10 Charter Bylaw 20306 - To allow for a mix of small scale housing, Idylwyld**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20306 received three readings.

**3.11 Bylaw 20292 - Amendment to the Clareview Town Centre Neighbourhood Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20292 received three readings.

**3.12 Charter Bylaw 20293 - To allow for Transit Oriented Development in the form of medium rise apartments, row housing, and commercial uses, Clareview Town Centre**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20293 received three readings.

**3.13 Bylaw 20252 - To amend the Potter Greens Neighbourhood Structure Plan**

**3.14 Charter Bylaw 20253 - To allow for a school / park site and multi-unit housing, Potter Greens**

Bylaw 20252 and Charter Bylaw 20253 were dealt with together.

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:

- B. Dibben, Select Engineering

The following speaker answered questions in favour:

- M. Davis, Melcor

The following speakers made presentations in opposition:

- A. Baalbaki
- A. Mol
- E. Paul

The following speakers made presentations and answered questions in opposition:

- W. Tully
- C. Cyr
- K. Cromwell, Lewis Estates Community League
- A. Dunbar, The Fairways of Lewis Estates

The following members of Administration's delegation answered questions:

- A. Sherstone, Urban Planning and Economy
- T. Ford, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- J. Johnson, Office of the City Manager (Legal Services)
- 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.

The following speakers answered questions:

- M. Davis, Melcor
- A. Baalbaki
- A. Dunbar, The Fairways of Lewis Estates
- K. Cromwell, Lewis Estates Community League
- C. Cyr

The following members of Administration's delegation answered questions:

- J. Johnson, Office of the City Manager (Legal Services)
- 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. Knack

**Seconded by:** K. Principe

That Bylaw 20252 and Charter Bylaw 20253 be referred back to Administration to provide a further analysis on the option of a 10 metre walkway (including emergency access) as the connection of Potter Greens Drive and return to the February 6, 2023, City Council Public Hearing.

In Favour (6): T. Cartmell, S. Hamilton, A. Knack, A. Paquette, K. Principe, and J. Rice

Opposed (7): A. Sohi, M. Janz, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Defeated (6 to 7)**

**Moved by:** A. Stevenson

**Seconded by:** E. Rutherford

That the Public Hearing on Bylaw 20252 and Charter Bylaw 20253 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 20252 and Charter Bylaw 20253 be read a first time.

In Favour (8): A. Sohi, M. Janz, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (5): T. Cartmell, S. Hamilton, A. Knack, K. Principe, and J. Rice

**Carried (8 to 5)**

**Moved by:** A. Salvador

**Seconded by:** E. Rutherford

That Bylaw 20252 and Charter Bylaw 20253 be read a second time.

In Favour (8): A. Sohi, M. Janz, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (5): T. Cartmell, S. Hamilton, A. Knack, K. Principe, and J. Rice

**Carried (8 to 5)**

**Moved by:** A. Stevenson

**Seconded by:** E. Rutherford

That Bylaw 20252 and Charter Bylaw 20253 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 20252 and Charter Bylaw 20253 be read a third time.

In Favour (8): A. Sohi, M. Janz, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (5): T. Cartmell, S. Hamilton, A. Knack, K. Principe, and J. Rice

**Carried (8 to 5)**

**Moved by:** A. Knack

**Seconded by:** A. Sohi

### **City-owned RF5 site - Timelines and Development Intentions**

That Administration provide a report with timelines and development intentions of the City-owned RF5 site adjacent to and directly south of the Lewis Estates Transit Centre.

#### **Due Date: June 1, 2023, Urban Planning Committee**

The following members of Administration's delegation answered questions:

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

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)**

#### **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 4:58 p.m., Tuesday, November 1, 2022.

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Chair

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City Clerk