



CITY COUNCIL PUBLIC HEARING

MINUTES

May 29, 2017 – Council Chamber

PRESENT

D. Iveson, B. Anderson, M. Banga, T. Caterina, B. Esslinger, B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

ABSENT

E. Gibbons

ALSO IN ATTENDANCE

I. MacLean, Office of the City Clerk
T. Orbell, Office of the City Clerk

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3.11	Bylaw 17959 - Text Amendments to the Edmonton Zoning Bylaw	15	Three readings
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DECISION SUMMARY

ITEM	DECISION
1.	CALL TO ORDER AND RELATED BUSINESS
1.1	Call to Order

Mayor D. Iveson called the meeting to order at 1:32 p.m.

1.2 Adoption of Agenda

Moved B. Esslinger – M. Oshry:

That the May 29, 2017, City Council Public Hearing agenda be adopted.

In Favour:

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, S. McKeen,
M. Oshry

Carried

Absent:

E. Gibbons, D. Loken, M. Nickel, M. Walters

1.3 Protocol Items

LaPerle School (D. Iveson)

Mayor D. Iveson, on behalf of City Council, welcomed students from LaPerle School and their teachers D. Brodeur and A. Kennie.

2. EXPLANATION OF PUBLIC HEARING PROCESS

2.1 Call for Persons to Speak

Mayor D. Iveson explained the public hearing process.

I. MacLean, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws:

Bylaw 18001

In favour: S. Cole, Stantec Consulting Ltd.,; and J. Brown, Sherrick Management (to answer questions only).

Bylaw 18002

In favour: M. Michniak, IBI Group; and A. Banks, Melcor Developments Ltd. (to answer questions only).

Bylaw 18006

In favour: M. Michniak, IBI Group; and P.J. Pescod, Melcor Development Ltd. (to answer questions only).

Bylaw 18007

In favour: M. Michniak, IBI Group; and P.J. Pescod, Melcor Development Ltd. (to answer questions only).

Bylaw 18014

In favour: M. Michniak, IBI Group; and P.J. Pescod, Melcor Development Ltd. (to answer questions only).

Bylaw 18000

In favour: L. O'Fee.

Opposed: L. O'Brien.

Bylaw 18003

In favour: J. Skeffington; and F. Abuamra (to answer questions only).

Bylaw 18004

In favour: I. Gafur (to answer questions only).

Bylaws 17958 and 17959

There were no persons present to speak to the passing of Bylaw 17958 and 17959.

Bylaw 18013

In favour: S. Bond, Canadian Home Builders' Association - Edmonton Region.

Opposed: I. Blain, West Jasper/Sherwood Community League; S. Kamp, Belgravia Community League; B. Zubot, Edmonton Federation of Community Leagues; M. Graham, L. Pereira and M. Samji, Infill Development in Edmonton Association; and E. Solez, Windsor Park Community League.

3. BYLAWS AND RELATED REPORTS - 1:30 P.M.

3.1 Bylaw 18001 - To allow for a mix of business employment uses with opportunities for residential uses, Chappelle

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 18001 be closed.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18001 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18001 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18001 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18001 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

3.2 Bylaw 18002 - To allow for Row Housing uses, Hays Ridge

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 18002 be closed.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18002 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18002 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18002 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18002 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

3.3 Bylaw 18006 - To allow for the development of low and medium density residential housing and a public utility use, Rosenthal

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 18006 be closed.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18006 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18006 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18006 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18006 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Bylaw 18007 - To allow for the development of a low density residential housing, Rosenthal

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 18007 be closed.

In Favour:

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Carried

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18007 be read a first time.

In Favour:

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Carried

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18007 be read a second time.

In Favour:

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Carried

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18007 be considered for third time.

In Favour:

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Carried

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18007 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

3.5

Bylaw 18014 - To allow low density residential development, Rosenthal

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 18014 be closed.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18014 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18014 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18014 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken, S.
McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 18014 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

3.6

Bylaw 18000 - To allow commercial uses that serve the day to day needs of residents, Bonnie Doon

M. Ouellette, Sustainable Development, made a presentation.

L. O'Fee made a presentation and answered Council's questions.

L' O'Brien made a presentaiton and answered Council's questions.

G. Albrett, Sustainable Development, answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. No one responded.

Moved B. Henderson - M. Oshry:

That the Public Hearing on Bylaw 18000 be closed.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Henderson - M. Oshry:

That Bylaw 18000 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Henderson - M. Oshry:

That Bylaw 18000 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Henderson - M. Oshry:

That Bylaw 18000 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Henderson - M. Oshry:

That Bylaw 18000 be read a third time.	Distribution List
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In Favour:

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Carried

Absent:

E. Gibbons

3.7

Bylaw 18003 - To allow for the opportunity of low intensity commercial and low impact industrial business uses along Fort Road NW, Elmwood Park

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 18003 be closed.

In Favour:

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Carried

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18003 be read a first time.

In Favour:

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Carried

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18003 be read a second time.

In Favour:

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Carried

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18003 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18003 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

3.8 Bylaw 18004 - To allow for the development of small scale infill residential uses, McKernan

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 18004 be closed.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18004 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18004 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18004 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 18004 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

3.9	Bylaw 18005 - To allow Health Services and Professional, Financial and Office Support Services uses within the existing single-detached dwelling. Grovenor
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Moved S. McKeen - M. Oshry:

That Bylaw 18005 be postponed to the July 10, 2017, City Council Public Hearing at 1:30 p.m.	Sustainable Dev. Due Date: Jul. 10, 2017
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In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,

B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

- 3.10 **Bylaw 17958 - Amendment to The Capital City Area
Redevelopment Downtown Plan**
- 3.11 **Bylaw 17959 - Text Amendments to the Edmonton Zoning
Bylaw**

Bylaws 17958 and 17959 were dealt with together.

H. Mikkelsen, Sustainable Development; and R. Anderson,
Financial and Corporate Services (Law), answered
Council's questions.

Mayor D. Iveson asked if there was anyone in attendance
who wished to speak to new information. No one
responded.

Moved S. McKeen - M. Nickel:

That the Public Hearing on Bylaws 17958 and 17959 be
closed.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved S. McKeen - M. Nickel:

That Bylaws 17958 and 17959 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved S. McKeen - M. Nickel:

That Bylaws 17958 and 17959 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,

B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved S. McKeen - M. Nickel:

That Bylaws 17958 and 17959 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

Moved S. McKeen - M. Nickel:

That Bylaws 17958 and 17959 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, M. Banga, T. Caterina,
B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

E. Gibbons

3.12 Bylaw 18013 - Text Amendment to Zoning Bylaw 12800 to Amend the Mature Neighbourhood Overlay

C. Kirsop, Sustainable Development, made a presentation.

S. Bond, Canadian Home Builders' Association - Edmonton Region, made a presentation.

A handout provided by S. Bond was distributed to Members of Council and a copy was filed with the Office of the City Clerk.

I. Blain, West Jasper/Sherwood Community League; and M. Samji, Infill Development in Edmonton Association, made presentations. S. Kamp, Belgravia Community League; B. Zubot, Edmonton Federation of Community Leagues; M. Graham and L. Pereira, Infill Development in Edmonton Association; and E. Solez, Windsor Park Community League, made presentations and answered Council's questions.

C. Kirsop, L. Balone and K. Anderson, Sustainable Development; and R. Anderson, Financial and Corporate Services (Law), answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. B. Zubot made a presentation.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. No one responded.

Moved A. Knack - M. Walters:

That the Public Hearing on Bylaw 18013 be closed.

In Favour:

Carried

D. Iveson, M. Banga, T. Caterina, B. Esslinger, B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

B. Anderson, E. Gibbons

Moved A. Knack - M. Walters:

That Bylaw 18013 be read a first time.

In Favour:

Carried

D. Iveson, M. Banga, T. Caterina, B. Esslinger, B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

B. Anderson, E. Gibbons

Moved A. Knack - M. Walters:

That Bylaw 18013 be read a second time.

In Favour:

Carried

D. Iveson, M. Banga, T. Caterina, B. Esslinger, B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

Absent:

B. Anderson, E. Gibbons

Moved A. Knack - M. Walters:

That Bylaw 18013 be considered for third reading.

In Favour:

Carried

D. Iveson, M. Banga, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, M. Walters

Absent:

B. Anderson, E. Gibbons

Moved A. Knack - M. Walters:

That Bylaw 18013 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, M. Banga, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, M. Walters

Absent:

B. Anderson, E. Gibbons

Moved A. Knack - B. Esslinger:

Amendments to the Mature Neighbourhood Overlay	Sustainable Dev.
That Administration prepare amendments to Section 814.3(17) of Bylaw 18013 and return to the August 28, 2017, City Council Public Hearing.	Due Date: Aug. 28, 2017

In Favour:

Carried

D. Iveson, M. Banga, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, M. Walters

Absent:

B. Anderson, E. Gibbons

4. NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE

Mayor D. Iveson asked if there were any Notices of Motion.
There were none.

5. ADJOURNMENT

The meeting adjourned at 4:50 p.m.

Chair

City Clerk