



City Council Public Hearing Minutes

February 21, 2023

9:30 a.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

Councillor M. Janz called the meeting to order at 9:31 a.m., Tuesday, February 21, 2023, 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, Sauleaux, Blackfoot, Nakota Sioux, as well as Metis and Inuit, and now settlers from around the world.

1.2 Roll Call

Councillor A. Stevenson conducted roll call and confirmed the attendance of Members of City Council.

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

A. Corbould, City Manager; and 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 February 21, 2023, City Council Public Hearing agenda be adopted.

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)

1.4 Protocol Items

1. Edmonton Mennonite Centre (A. Sohi)

Mayor A. Sohi, on behalf of City Council, welcomed the Edmonton Mennonite Centre.

2. Explanation of Public Hearing Process

2.1 Call for Persons to Speak

Councillor A. Stevenson 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:

Charter Bylaw 20377

The following speakers registered in favour:

1. S. Keating, Melcor (to answer questions only)
2. M. Reyes, IBI Group (to answer questions only)
3. S. Sherman, IBI Group (to answer questions only)

Charter Bylaw 20378

The following speakers registered in favour:

1. S. Keating, Melcor (to answer questions only)
2. M. Reyes, IBI Group (to answer questions only)
3. S. Sherman, IBI Group (to answer questions only)

Charter Bylaw 20385

The following speakers registered in favour:

1. C. Davis, Davis Consulting (to answer questions only)
2. R. Rehman, Qualico (to answer questions only)

Charter Bylaw 20382

The following speakers registered in favour:

1. M. Reyes, IBI Group (to answer questions only)
2. S. Sherman, IBI Group (to answer questions only)

Bylaw 20379 and Charter Bylaw 20380

The following speakers registered in favour:

1. S. Cole, Stantec (to answer questions only)
2. B. Milligan, Panattoni Development Company (to answer questions only)

Charter Bylaw 20381

The following speaker registered in favour:

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

Charter Bylaw 20383

The following speakers registered in favour:

1. A. Elmikkawi (to answer questions only)
2. T. Sharif (to answer questions only)

Charter Bylaw 20384

The following speakers registered in favour:

1. M. Huberman, Green Space Alliance (to answer questions only)
2. M. Figueira, Green Space Alliance
3. M. Borland, Green Space Alliance
4. G. Hill, Green Space Alliance
5. R. Lan, Westrich Pacific (to answer questions only)
6. J. Murphy

The following speakers registered in opposition:

1. X. Du, on behalf of S. Gao
2. T. Busch, Windsor Park Citizens Coalition
3. K. Hughes, Windsor Park Citizens Coalition
4. J. Miller, Windsor Park Citizens Coalition
5. K. Elhatton-Lake, on behalf of E. Miller, Windsor Park Citizens Coalition
6. E. Li, Windsor Park Citizens Coalition
7. J. Jamieson, Windsor Park Citizens Coalition
8. G. Mansell, Windsor Park Citizens Coalition
9. R. Mirus, Windsor Park Citizens Coalition

10. M. Biro, Windsor Park Citizens Coalition
11. S. Biro, Windsor Park Citizens Coalition
12. D. Lynch
13. E. Solez, Windsor Park Citizens Coalition
14. J. Collier

Bylaw 20345

The following speaker registered in favour:

1. L. Brown
2. C. Teymouri

The following speakers registered in opposition:

1. A. Pye, NAIOP Edmonton
2. A. Hryciw, Downtown Recovery Coalition
3. K. Bittorf, YMCA of Northern Alberta
4. K. Muggeridge, YMCA of Northern Alberta
5. P. McBryan, Edmonton Downtown Business Association (to answer questions only)
6. C. Helm

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 20378 - To allow for the development of multi-unit housing, Rosenthal
- 3.8 Charter Bylaw 20383 - To allow for small scale infill housing, Westwood

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)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a first time:

- 3.2 Charter Bylaw 20378 - To allow for the development of multi-unit housing, Rosenthal
- 3.8 Charter Bylaw 20383 - To allow for small scale infill housing, Westwood

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)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a second time:

- 3.2 Charter Bylaw 20378 - To allow for the development of multi-unit housing, Rosenthal
- 3.8 Charter Bylaw 20383 - To allow for small scale infill housing, Westwood

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)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be considered for third reading:

- 3.2 Charter Bylaw 20378 - To allow for the development of multi-unit housing, Rosenthal
- 3.8 Charter Bylaw 20383 - To allow for small scale infill housing, Westwood

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)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a third time:

- 3.2 Charter Bylaw 20378 - To allow for the development of multi-unit housing, Rosenthal
- 3.8 Charter Bylaw 20383 - To allow for small scale infill housing, Westwood

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 Charter Bylaw 20377 - To allow for the development of a range of low density residential with flexibility in lot size and width, and zero lot line development, Rosenthal

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

- A. Huizinga, Urban Planning and Economy

The following speakers answered questions in favour:

- S. Sherman, IBI Group
- M. Reyes, IBI Group
- S. Keating, Melcor

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

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: A. Stevenson

That the Public Hearing on Charter Bylaw 20377 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. Knack

Seconded by: A. Stevenson

That Charter Bylaw 20377 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. Knack

Seconded by: A. Stevenson

That Charter Bylaw 20377 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. Knack

Seconded by: A. Stevenson

That Charter Bylaw 20377 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. Knack

Seconded by: A. Stevenson

That Charter Bylaw 20377 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 20378 - To allow for the development of multi-unit housing, Rosenthal

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20378 received three readings.

3.3 Charter Bylaw 20385 - To allow for low density residential development, Stillwater

Moved by: S. Hamilton

Seconded by: E. Rutherford

That the Public Hearing on Charter Bylaw 20385 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: S. Hamilton

Seconded by: E. Rutherford

That Charter Bylaw 20385 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: S. Hamilton

Seconded by: E. Rutherford

That Charter Bylaw 20385 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: S. Hamilton

Seconded by: E. Rutherford

That Charter Bylaw 20385 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: S. Hamilton

Seconded by: E. Rutherford

That Charter Bylaw 20385 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)

3.4 Charter Bylaw 20382 - To allow for additional commercial uses in a mixed use building, Schonsee

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

- A. Huizinga, Urban Planning and Economy

The following speaker answered questions in favour:

- S. Sherman, IBI Group

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: K. Principe
Seconded by: A. Stevenson

That the Public Hearing on Charter Bylaw 20382 be closed.

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

Carried (12 to 0)

Moved by: K. Principe
Seconded by: A. Stevenson

That Charter Bylaw 20382 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: K. Principe
Seconded by: A. Stevenson

That Charter Bylaw 20382 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: K. Principe
Seconded by: A. Stevenson

That Charter Bylaw 20382 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: K. Principe

Seconded by: A. Stevenson

That Charter Bylaw 20382 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)

3.5 Bylaw 20379 - To amend the Mistatim Area Structure Plan

3.6 Charter Bylaw 20380 - To allow for the development of a stormwater management facility and medium industrial uses, Anthony Henday Mistatim

Bylaw 20379 and Charter Bylaw 20380 were dealt with together.

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:

- T. Pawlyk, Urban Planning and Economy
- K. Petrin, 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:

- B. Milligan, Panattoni Development Company

The following member of Administration's delegation answered questions:

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

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

Moved by: E. Rutherford

Seconded by: K. Principe

That the Public Hearing on Bylaw 20379 and Charter Bylaw 20380 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: E. Rutherford

Seconded by: K. Principe

That Bylaw 20379 and Charter Bylaw 20380 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: E. Rutherford

Seconded by: K. Principe

That Bylaw 20379 and Charter Bylaw 20380 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: E. Rutherford

Seconded by: K. Principe

That Bylaw 20379 and Charter Bylaw 20380 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: E. Rutherford
Seconded by: K. Principe

That Bylaw 20379 and Charter Bylaw 20380 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 20381 - To allow for small scale infill housing, High Park

The following member of Administration's delegation answered questions:

- 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 20381 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. Knack
Seconded by: K. Tang

That Charter Bylaw 20381 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. Knack
Seconded by: K. Tang

That Charter Bylaw 20381 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. Knack

Seconded by: K. Tang

That Charter Bylaw 20381 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. Knack

Seconded by: K. Tang

That Charter Bylaw 20381 be read a thrd 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)

3.8 Charter Bylaw 20383 - To allow for small scale infill housing, Westwood

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20383 received three readings.

3.9 Charter Bylaw 20384 - To allow for mid-rise multi-unit housing, Windsor Park

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

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

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

- K. Elhatton-Lake, on behalf of E. Miller, Windsor Park Citizens Coalition

The following speaker made a presentation in favour:

- J. Murphy

The following member of Administration's delegation answered questions:

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

Moved by: M. Janz

Seconded by: E. Rutherford

That Charter Bylaw 20384 be postponed to the April 3, 2023, City Council Public Hearing.

Due Date: April 3, 2023, City Council Public Hearing

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)

3.10 Bylaw 20345 - To close a portion of road, Downtown

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

- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- B. Ferguson, Integrated Infrastructure Services

The following speakers made presentations and answered questions in favour:

- C. Teymouri
- L. Brown

The following speaker made a presentation in opposition:

- K. Muggeridge, YMCA of Northern Alberta

The following speakers made presentations and answered questions in opposition:

- A. Pye, NAIOP Edmonton
- A. Hryciw, Downtown Recovery Coalition
- K. Bittorf, YMCA of Northern Alberta
- C. Helm

The following speaker answered questions in opposition:

- P. McBryan, Edmonton Downtown Business Association

The following members of Administration's delegation answered questions:

- T. Girvan, Urban Planning and Economy
- S. McCabe, Deputy City Manager, Urban Planning and Economy
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- B. Ferguson, Integrated Infrastructure Services
- M. Bohn, Office of the City Manager (Legal Services)

Moved by: A. Stevenson

Seconded by: A. Paquette

That Bylaw 20345 - To close a portion of road, Downtown, be referred back to Administration to:

- Prepare a report that evaluates the operations of 102 Avenue, including usage by all modes, accidents, near misses, and user and stakeholder feedback for the first six months after the LRT enters service, and that includes a review of the design of the 102 Avenue corridor between 99 Street and 107 Street to determine options for delivering a more adaptive street design, including but not limited to switching the bike lane and vehicle lane; and
- Return to City Council Public Hearing with a revised road closure bylaw that incorporates recommendations from this report's findings into the bylaw.

In Favour (4): A. Knack, A. Paquette, A. Salvador, and A. Stevenson

Opposed (8): A. Sohi, T. Cartmell, S. Hamilton, K. Principe, J. Rice, E. Rutherford, K. Tang, and J. Wright

Defeated (4 to 8)

Moved by: T. Cartmell

Seconded by: J. Rice

That the Public Hearing on Bylaw 20345 be closed.

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

Carried (12 to 0)

Moved by: A. Stevenson

Seconded by: A. Knack

That Bylaw 20345 be read a first time.

In Favour (4): A. Knack, A. Paquette, A. Salvador, and A. Stevenson

Opposed (8): A. Sohi, T. Cartmell, S. Hamilton, K. Principe, J. Rice, E. Rutherford, K. Tang, and J. Wright

Defeated (4 to 8)

Moved by: A. Stevenson

Seconded by: A. Paquette

102 Avenue Operation Evaluation

That Administration provide a report to Committee that evaluates the operations of 102 Avenue, including usage by all modes, accidents, near misses, and user and stakeholder feedback for the first six months after the LRT enters service.

Due Date: To be determined, Urban Planning Committee

In Favour (10): A. Sohi, T. Cartmell, S. Hamilton, A. Knack, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (2): K. Principe, and J. Rice

Carried (10 to 2)

The following member of Administration's delegation answered questions:

- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services

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 5:20 p.m., Tuesday, February 21, 2023.

Chair

City Clerk