



City Council Public Hearing Minutes

April 3, 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

Mayor A. Sohi called the meeting to order at 9:32 a.m., Monday, April 3, 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, 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.

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

Councillor M. Janz was absent without 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 April 3, 2023, City Council Public Hearing agenda be adopted with the following changes:

Replacement attachment:

- 3.10 Bylaw 20432 - To amend the Central McDougall/Queen Mary Park Area Redevelopment Plan
- Attachment 1

Replacement report:

- 3.1 Bylaw 20435 - To close portions of road right-of-way, Secord
- Urban Planning and Economy report

Amendment:

Moved by: E. Rutherford

Seconded by: M. Janz

That the following items be dealt with at a specific time on the agenda:

- 3.12 Charter Bylaw 20384 - To allow for mid-rise multi-unit housing, Windsor Park - Second item of business
- 3.15 Bylaw 20404 - Amendment to the West Ingle Area Redevelopment Plan and 3.16 - Charter Bylaw 20405 - To allow for a mix of small scale housing, Inglewood - First item of business

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

Opposed (1): S. Hamilton

Carried (12 to 1)

Motion as Amended, put:

Moved by: S. Hamilton

Seconded by: J. Rice

1. That the April 3, 2023, City Council Public Hearing agenda be adopted with the following changes:

Replacement attachment:

- 3.10 Bylaw 20432 - To amend the Central McDougall/Queen Mary Park Area Redevelopment Plan
- Attachment 1

Replacement report:

- 3.1 Bylaw 20435 - To close portions of road right-of-way, Secord
- Urban Planning and Economy report

2. That the following items be dealt with at a specific time on the agenda:

- 3.12 Charter Bylaw 20384 - To allow for mid-rise multi-unit housing, Windsor Park - Second item of business
- 3.15 Bylaw 20404 - Amendment to the West Ingle Area Redevelopment Plan and 3.16 - Charter Bylaw 20405 - To allow for a mix of small scale housing, Inglewood - First item of business

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

1.4 Protocol Items

There were no Protocol Items.

2. Explanation of Public Hearing Process

2.1 Call for Persons to Speak

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

Bylaw 20435

The following speakers registered in favour:

1. C. Nicholas, MLC Land (to answer questions only)
2. Y. Lew, Stantec (to answer questions only)

Bylaw 20099

The following speakers registered in favour:

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

Charter Bylaw 20369

The following speakers registered in favour:

1. D. Vandenbrink, Rohit Land Development (to answer questions only)
2. O. Joshi, WSP Canada (to answer questions only)

Charter Bylaw 20429

The following speakers registered in favour:

1. E. Zurawell, Invistec (to answer questions only)
2. S. Yu, Invistec (to answer questions only)

Bylaws 20177, 20178 and Charter Bylaw 20179

The following speakers registered in favour:

1. C. Nicholas, MLC Land (to answer questions only)
2. Y. Lew, Stantec (to answer questions only)

Charter Bylaw 20431

The following speakers registered in favour:

1. Y. Lew, Stantec (to answer questions only)
2. M. Bortoluzzi, Mattamy Corp. (to answer questions only)

Charter Bylaw 20430

The following speakers registered in favour:

1. D. Massie, Revive Construct (to answer questions only)
2. K. Gorda, Revive Construct (to answer questions only)
3. K. Miller, Revive Construct (to answer questions only)

Bylaw 20432 and Charter Bylaw 20433

The following speakers registered in favour:

1. V. Develter, O2 Planning & Design (to answer questions only)
2. B. Horton, O2 Planning & Design (to answer questions only)

Charter Bylaw 20384

The following speakers registered in favour:

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

The following speakers registered in opposition:

1. X. Du
2. T. Busch, Windsor Park Citizens Coalition
3. K. Hughes, Windsor Park Citizens Coalition
4. L. Bleackley, Windsor Park Citizens Coalition
5. J. Miller, Windsor Park Citizens Coalition
6. B. Shores, on behalf of E. Miller, Windsor Park Citizens Coalition
7. E. Li, Windsor Park Citizens Coalition
8. J. Jamieson, Windsor Park Citizens Coalition
9. R. Mirus, Windsor Park Citizens Coalition
10. G. Mansell, Windsor Park Citizens Coalition
11. I. Biro, Windsor Park Citizens Coalition
12. M. Biro, Windsor Park Citizens Coalition
13. S. Biro, Windsor Park Citizens Coalition
14. D. Lynch
15. E. Solez, Windsor Park Community League
16. J. Hawkings, Windsor Park Community League
17. J. Collier, Windsor Park Community League

Bylaw 20423 and Charter Bylaw 20424

The following speakers registered in favour:

1. R. Heinrichs, Brookfield Residential (to answer questions only)
2. P. Tsoukalas, Brookfield Residential (to answer questions only)
3. S. Musselwhite, Brookfield Residential (to answer questions only)

The following speakers registered in opposition:

1. C. Ohman, Inglewood Community League
2. D. Niedermayer
3. R. Kontz
4. N. Handous, MAC Islamic School Parent Council
5. A. Teliani, MAC Islamic School Management Committee
6. K. Nguyen

Bylaw 20404 and Charter Bylaw 20405

The following speakers registered in favour:

1. A. Stewart, cheffer Andrew (to answer questions only)
2. H. Singh, AMRIK Developments (to answer questions only)

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 20435 - To close portions of road right-of-way, Secord
- 3.3 Charter Bylaw 20369 - To rezone land for low density residential development, Keswick
- 3.4 Charter Bylaw 20429 - To allow a wider range of industrial uses, Coronet Industrial
- 3.5 Bylaw 20177 - To amend the Windermere Area Structure Plan
- 3.6 Bylaw 20178 - To amend the Keswick Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20179 - To allow for low density and multi-unit housing, Keswick
- 3.8 Charter Bylaw 20431 - To allow for the development of commercial uses intended to serve the community, Stillwater
- 3.9 Charter Bylaw 20430 - To allow for a mix of small scale housing, Dovercourt
- 3.10 Bylaw 20432 - To amend the Central McDougall/Queen Mary Park Area Redevelopment Plan
- 3.11 Charter Bylaw 20433 - To allow for a mixed used, high density development and a new public park, Queen Mary Park
- 3.13 Bylaw 20423 - To amend the Edgemont Neighbourhood Area Structure Plan
- 3.14 Charter Bylaw 20424 - To allow for a variety of low density residential uses, mid-rise multi-unit housing and stormwater management facilities, Edgemont

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a first time:

- 3.1 Bylaw 20435 - To close portions of road right-of-way, Secord
- 3.3 Charter Bylaw 20369 - To rezone land for low density residential development, Keswick
- 3.4 Charter Bylaw 20429 - To allow a wider range of industrial uses, Coronet Industrial
- 3.5 Bylaw 20177 - To amend the Windermere Area Structure Plan
- 3.6 Bylaw 20178 - To amend the Keswick Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20179 - To allow for low density and multi-unit housing, Keswick
- 3.8 Charter Bylaw 20431 - To allow for the development of commercial uses intended to serve the community, Stillwater
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In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a second time:

- 3.1 Bylaw 20435 - To close portions of road right-of-way, Secord
- 3.3 Charter Bylaw 20369 - To rezone land for low density residential development, Keswick
- 3.4 Charter Bylaw 20429 - To allow a wider range of industrial uses, Coronet Industrial
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- 3.6 Bylaw 20178 - To amend the Keswick Neighbourhood Structure Plan
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In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be considered for third reading:

- 3.1 Bylaw 20435 - To close portions of road right-of-way, Secord
- 3.3 Charter Bylaw 20369 - To rezone land for low density residential development, Keswick
- 3.4 Charter Bylaw 20429 - To allow a wider range of industrial uses, Coronet Industrial
- 3.5 Bylaw 20177 - To amend the Windermere Area Structure Plan
- 3.6 Bylaw 20178 - To amend the Keswick Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20179 - To allow for low density and multi-unit housing, Keswick
- 3.8 Charter Bylaw 20431 - To allow for the development of commercial uses intended to serve the community, Stillwater
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- 3.13 Bylaw 20423 - To amend the Edgemont Neighbourhood Area Structure Plan
- 3.14 Charter Bylaw 20424 - To allow for a variety of low density residential uses, mid-rise multi-unit housing and stormwater management facilities, Edgemont

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a third time:

- 3.1 Bylaw 20435 - To close portions of road right-of-way, Secord
- 3.3 Charter Bylaw 20369 - To rezone land for low density residential development, Keswick
- 3.4 Charter Bylaw 20429 - To allow a wider range of industrial uses, Coronet Industrial
- 3.5 Bylaw 20177 - To amend the Windermere Area Structure Plan
- 3.6 Bylaw 20178 - To amend the Keswick Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20179 - To allow for low density and multi-unit housing, Keswick
- 3.8 Charter Bylaw 20431 - To allow for the development of commercial uses intended to serve the community, Stillwater
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- 3.11 Charter Bylaw 20433 - To allow for a mixed used, high density development and a new public park, Queen Mary Park
- 3.13 Bylaw 20423 - To amend the Edgemont Neighbourhood Area Structure Plan
- 3.14 Charter Bylaw 20424 - To allow for a variety of low density residential uses, mid-rise multi-unit housing and stormwater management facilities, Edgemont

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

3.1 Bylaw 20435 - To close portions of road right-of-way, Second

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20435 received three readings.

3.2 Bylaw 20099 - To close a portion of 156 Street SW, Chappelle

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

- F. Saeed, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- P. Bekederemo, Urban Planning and Economy

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

Moved by: J. Rice

Seconded by: K. Principe

That the Public Hearing on Bylaw 20099 be closed.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: J. Rice

Seconded by: K. Principe

That Bylaw 20099 be read a first time.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: J. Rice
Seconded by: K. Principe

That Bylaw 20099 be read a second time.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: J. Rice
Seconded by: K. Principe

That Bylaw 20099 be considered for third reading.

In Favour (13): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: J. Rice
Seconded by: K. Principe

That Bylaw 20099 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)

3.3 Charter Bylaw 20369 - To rezone land for low density residential development, Keswick

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20369 received three readings.

3.4 Charter Bylaw 20429 - To allow a wider range of industrial uses, Coronet Industrial

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20429 received three readings.

3.5 Bylaw 20177 - To amend the Windermere Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20177 received three readings.

3.6 Bylaw 20178 - To amend the Keswick Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20178 received three readings.

3.7 Charter Bylaw 20179 - To allow for low density and multi-unit housing, Keswick

This item was not selected for debate and was dealt with as part of item 3. charter Bylaw 20179 received three readings.

3.8 Charter Bylaw 20431 - To allow for the development of commercial uses intended to serve the community, Stillwater

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20431 received three readings.

3.9 Charter Bylaw 20430 - To allow for a mix of small scale housing, Dovercourt

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20430 received three readings.

3.10 Bylaw 20432 - To amend the Central McDougall/Queen Mary Park Area Redevelopment Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20432 received three readings.

3.11 Charter Bylaw 20433 - To allow for a mixed used, high density development and a new public park, Queen Mary Park

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20433 received three readings.

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

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

- A. McLellan, Urban Planning and Economy

The following speakers, in Panel 1, made presentations in favour:

- M. Borland, Green Space Alliance
- J. Candish, Green Space Alliance
- M. Figueira, Green Space Alliance

The following speakers, in Panel 1, made presentations in opposition:

- X. Du
- L. Bleackley, Windsor Park Citizens Coalition
- E. Li, Windsor Park Citizens Coalition
- J. Jamieson, Windsor Park Citizens Coalition
- R. Mirus, Windsor Park Citizens Coalition
- G. Mansell, Windsor Park Citizens Coalition
- I. Biro, Windsor Park Citizens Coalition
- M. Biro, Windsor Park Citizens Coalition

The following speakers, in Panel 1, made presentations and answered questions in opposition:

- T. Busch, Windsor Park Citizens Coalition
- K. Hughes, Windsor Park Citizens Coalition
- J. Miller, Windsor Park Citizens Coalition
- B. Shores, on behalf of E. Miller, Windsor Park Citizens Coalition

The following speakers, in Panel 2, made presentations and answered questions in opposition:

- S. Biro, Windsor Park Citizens Coalition
- E. Solez, Windsor Park Community League
- J. Hawkings, Windsor Park Community League
- J. Collier, Windsor Park Community League

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

The following members of Administration's delegation answered questions:

- A. McLellan, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Johnson, Office of the City Manager (Legal)
- F. Saeed, 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:

- J. Murphy, Ogilvie
- R. Lam, Westrich Pacific
- M. Huberman, Green Space Alliance
- M. Figueira, Green Space Alliance
- E. Solez, Windsor Park Community League
- J. Collier, Windsor Park Community League

The following member of Administration's delegation answered questions:

- 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. There was no one.

Moved by: A. Salvador

Seconded by: K. Tang

That the Public Hearing on Charter Bylaw 20384 be closed.

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

Carried (12 to 0)

Moved by: A. Salvador

Seconded by: K. Tang

That Charter Bylaw 20384 be read a first time.

In Favour (9): A. Sohi, T. Cartmell, S. Hamilton, A. Knack, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (3): M. Janz, K. Principe, and J. Rice

Carried (9 to 3)

Moved by: A. Salvador

Seconded by: K. Tang

That Charter Bylaw 20384 be read a second time.

In Favour (9): A. Sohi, T. Cartmell, S. Hamilton, A. Knack, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (3): M. Janz, K. Principe, and J. Rice

Carried (9 to 3)

Moved by: A. Salvador

Seconded by: K. Tang

That Charter Bylaw 20384 be considered for third reading.

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

Carried (12 to 0)

Moved by: A. Salvador

Seconded by: K. Tang

That Charter Bylaw 20384 be read a third time.

In Favour (9): A. Sohi, T. Cartmell, S. Hamilton, A. Knack, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (3): M. Janz, K. Principe, and J. Rice

Carried (9 to 3)

3.13 Bylaw 20423 - To amend the Edgemont Neighbourhood Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20423 received three readings.

3.14 Charter Bylaw 20424 - To allow for a variety of low density residential uses, mid-rise multi-unit housing and stormwater management facilities, Edgemont

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20424 received three readings.

3.15 Bylaw 20404 - Amendment to the West Ingle Area Redevelopment Plan

3.16 Charter Bylaw 20405 - To allow for a mix of small scale housing, Inglewood

Bylaw 20404 and Charter Bylaw 20405 were dealt with together.

The following members of Administration's delegation answered questions:

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

The following speaker answered questions in favour:

- A. Stewart, Scheffer Andrew

Moved by: S. Hamilton

Seconded by: A. Stevenson

That Bylaw 20404 and Charter Bylaw 20405 be postponed to the May 15, 2023, City Council Public Hearing.

Due Date: May 15, 2023, City Council Public Hearing

In Favour (7): T. Cartmell, S. Hamilton, K. Principe, J. Rice, A. Salvador, A. Stevenson, and K. Tang

Opposed (6): A. Sohi, M. Janz, A. Knack, A. Paquette, E. Rutherford, and J. Wright

Carried (7 to 6)

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 4:35 p.m., Monday, April 3, 2023.

Chair

City Clerk