



City Council Public Hearing Minutes

June 12, 2023

9:30 a.m.

Council Chamber, 2nd floor, City Hall

Present: A. Salvador, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Stevenson, K. Tang, J. Wright

1. Call to Order and Related Business

1.1 Call to Order and Land Acknowledgement

Acting Mayor K. Tang called the meeting to order at 9:30 a.m., Monday, June 12, 2023, and acknowledged that City Council meets on the traditional land of Treaty 6 Territory and Métis Homelands. 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

Acting Mayor K. Tang conducted roll call and confirmed the attendance of Members of City Council.

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

Councillor J. Rice was absent without notice for a portion of the meeting.

Mayor A. Sohi was absent with notice.

T. Ward, T. Orbell and E. Norton, Office of the City Clerk, were also in attendance.

**Clerk's note: Councillor A. Paquette was absent after the original scheduled adjournment time.*

1.3 Adoption of Agenda

Moved by: S. Hamilton

Seconded by: J. Rice

That the June 12, 2023, City Council Public Hearing agenda be adopted.

In Favour (11): T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, 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

Acting Mayor K. Tang explained the public hearing process. T. Ward, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws, in panels:

Charter Bylaw 20506

The following speakers registered in favour:

1. J. Steingahs, Cidex (to answer questions only)
2. S. Itani, Cidex (to answer questions only)

Charter Bylaw 20505

The following speakers registered in favour:

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

Charter Bylaw 20507

The following speakers registered in favour:

1. R. Heath
2. W. Yin, BM Homes Ltd. (to answer questions only)
3. S. Pan (to answer questions only)

Charter Bylaw 20509

The following speaker registered in favour:

1. J. Booth, Situate

Charter Bylaw 20508

The following speaker registered in favour:

1. R. Heinrichs, Stantec (to answer questions only)

Bylaws 20492 and 20493

The following speakers registered in favour:

1. J. Hutton, Arcadis (to answer questions only)
2. K. Rowe, Cantiro (to answer questions only)

Charter Bylaw 20495

The following speakers registered in favour:

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

The following speakers registered in opposition:

1. R. Trehan
2. A. Hameed, Tweddle Place Community Group
3. J. Yang
4. V. Estrom, on behalf of A. Richardson
5. D. Archibold
6. L. Findlater
7. D. Bauwens, North Millbourne Community League
8. R. Hensel, North Millbourne Community League

Bylaws 20489, 20490 and Charter Bylaw 20491

The following speaker registered in favour:

1. R. Eidick, EINS

The following speakers registered in opposition:

1. M. Payne
2. J. Powell
3. K. Johannsen
4. B. Payne

3. **Bylaws and Related Reports**

Moved by: T. Cartmell

Seconded by: J. Wright

That the Public Hearing on the following Bylaws be closed:

- 3.2 Charter Bylaw 20505 - To allow for a mix of small scale housing, Elmwood Park
- 3.3 Charter Bylaw 20507 - To allow low rise multi-unit housing, Belgravia
- 3.5 Charter Bylaw 20508 - To allow for a variety of small scale residential housing with flexibility in lot sizes and widths, Marquis
- 3.6 Bylaw 20492 - To amend the Windermere Area Structure Plan
- 3.7 Bylaw 20493 - To amend the Keswick Neighbourhood Structure Plan

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

Carried (11 to 0)

Moved by: T. Cartmell

Seconded by: J. Wright

That the following Bylaws be read a first time:

- 3.2 Charter Bylaw 20505 - To allow for a mix of small scale housing, Elmwood Park
- 3.3 Charter Bylaw 20507 - To allow low rise multi-unit housing, Belgravia
- 3.5 Charter Bylaw 20508 - To allow for a variety of small scale residential housing with flexibility in lot sizes and widths, Marquis
- 3.6 Bylaw 20492 - To amend the Windermere Area Structure Plan
- 3.7 Bylaw 20493 - To amend the Keswick Neighbourhood Structure Plan

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

Carried (11 to 0)

Moved by: T. Cartmell
Seconded by: J. Wright

That the following Bylaws be read a second time:

- 3.2 Charter Bylaw 20505 - To allow for a mix of small scale housing, Elmwood Park
- 3.3 Charter Bylaw 20507 - To allow low rise multi-unit housing, Belgravia
- 3.5 Charter Bylaw 20508 - To allow for a variety of small scale residential housing with flexibility in lot sizes and widths, Marquis
- 3.6 Bylaw 20492 - To amend the Windermere Area Structure Plan
- 3.7 Bylaw 20493 - To amend the Keswick Neighbourhood Structure Plan

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

Carried (11 to 0)

Moved by: T. Cartmell
Seconded by: J. Wright

That the following Bylaws be considered for third reading:

- 3.2 Charter Bylaw 20505 - To allow for a mix of small scale housing, Elmwood Park
- 3.3 Charter Bylaw 20507 - To allow low rise multi-unit housing, Belgravia
- 3.5 Charter Bylaw 20508 - To allow for a variety of small scale residential housing with flexibility in lot sizes and widths, Marquis
- 3.6 Bylaw 20492 - To amend the Windermere Area Structure Plan
- 3.7 Bylaw 20493 - To amend the Keswick Neighbourhood Structure Plan

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

Carried (11 to 0)

Moved by: T. Cartmell
Seconded by: J. Wright

That the following Bylaws be read a third time:

- 3.2 Charter Bylaw 20505 - To allow for a mix of small scale housing, Elmwood Park
- 3.3 Charter Bylaw 20507 - To allow low rise multi-unit housing, Belgravia
- 3.5 Charter Bylaw 20508 - To allow for a variety of small scale residential housing with flexibility in lot sizes and widths, Marquis
- 3.6 Bylaw 20492 - To amend the Windermere Area Structure Plan
- 3.7 Bylaw 20493 - To amend the Keswick Neighbourhood Structure Plan

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

Carried (11 to 0)

3.1 Charter Bylaw 20506 - To extend a “sunset clause” regulation, Queen Alexandra

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

- C. St. Aubin, Urban Planning and Economy

The following members of Administration's delegation answered questions:

- K. Petrin, Acting Deputy City Manager, Urban Planning and Economy
- J. Inkpen, Office of the City Manager (Legal Services)
- A. McLellan, Urban Planning and Economy

Acting Mayor K. Tang asked if Council Members have any clarifying questions of anyone registered to speak.

The following speaker answered questions:

- J. Steingahs, Cidex

Acting Mayor K. Tang asked if Council Members have any clarifying questions of anyone registered to speak. There was no one.

Moved by: M. Janz
Seconded by: E. Rutherford

That the Public Hearing on Charter Bylaw 20506 be closed.

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

Carried (10 to 0)

Moved by: M. Janz
Seconded by: E. Rutherford

That Charter Bylaw 20506 be read a first time.

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

Carried (11 to 0)

Moved by: M. Janz
Seconded by: E. Rutherford

That Charter Bylaw 20506 be read a second time.

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

Carried (11 to 0)

Moved by: M. Janz
Seconded by: E. Rutherford

That Charter Bylaw 20506 be considered for third reading.

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

Carried (11 to 0)

Moved by: M. Janz
Seconded by: E. Rutherford

That Charter Bylaw 20506 be read a third time.

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

Carried (11 to 0)

3.2 Charter Bylaw 20505 - To allow for a mix of small scale housing, Elmwood Park

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20505 received three readings.

3.3 Charter Bylaw 20507 - To allow low rise multi-unit housing, Belgravia

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20507 received three readings.

3.4 Charter Bylaw 20509 - To allow for low rise multi-unit housing, Grovenor

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

- C. St. Aubin, Urban Planning and Economy

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

- J. Booth, Situate

The following member of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy

Acting Mayor K. Tang asked if Council Members have any clarifying questions of anyone registered to speak. There was no one.

Moved by: A. Knack

Seconded by: J. Wright

That the Public Hearing on Charter Bylaw 20509 be closed.

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

Carried (11 to 0)

Moved by: A. Knack

Seconded by: J. Wright

That Charter Bylaw 20509 be read a first time.

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

Carried (11 to 0)

Moved by: A. Knack

Seconded by: J. Wright

That Charter Bylaw 20509 be read a second time.

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

Carried (11 to 0)

Moved by: A. Knack

Seconded by: J. Wright

That Charter Bylaw 20509 be considered for third reading.

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

Carried (11 to 0)

Moved by: A. Knack

Seconded by: J. Wright

That Charter Bylaw 20509 be read a third time.

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

Carried (11 to 0)

3.5 Charter Bylaw 20508 - To allow for a variety of small scale residential housing with flexibility in lot sizes and widths, Marquis

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20508 received three readings.

3.6 Bylaw 20492 - To amend the Windermere Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20492 received three readings.

3.7 Bylaw 20493 - To amend the Keswick Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20493 received three readings.

3.8 Charter Bylaw 20495 - To allow for convenience commercial and personal service uses, Tweddle Place

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

- P. Bekederemo, Urban Planning and Economy

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

- A. Olsen, EINS

The following speakers made presentations and answered questions in opposition:

- A. Hameed, Tweddle Place Community Group
- R. Trehan
- J. Yang
- V. Estrom, on behalf of A. Richardson
- D. Archibold
- L. Findlater
- D. Bauwens, North Millbourne Community League
- R. Hensel, North Millbourne Community League

The following members of Administration's delegation answered questions:

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

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

The following speaker answered questions:

- A. Olsen, EINS

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

Moved by: K. Tang

Seconded by: A. Knack

That Charter Bylaw 20495 be referred back to Administration to work with the applicant on additional engagement with the community.

The following speaker answered questions:

- R. Eidick, EINS

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy

In Favour (5): T. Cartmell, S. Hamilton, A. Knack, J. Rice, and K. Tang

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

Defeated (5 to 7)

Moved by: A. Knack

Seconded by: A. Stevenson

That the Public Hearing on Charter Bylaw 20495 be closed.

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

Carried (12 to 0)

Moved by: A. Knack

Seconded by: A. Stevenson

That Charter Bylaw 20495 be read a first time.

In Favour (8): A. Salvador, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, A. Stevenson, and J. Wright

Opposed (4): K. Principe, J. Rice, E. Rutherford, and K. Tang

Carried (8 to 4)

Moved by: A. Knack

Seconded by: A. Stevenson

That Charter Bylaw 20495 be read a second time.

In Favour (8): A. Salvador, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, A. Stevenson, and J. Wright

Opposed (4): K. Principe, J. Rice, E. Rutherford, and K. Tang

Carried (8 to 4)

Moved by: A. Knack

Seconded by: A. Stevenson

That Charter Bylaw 20495 be considered for third reading.

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

Carried (12 to 0)

Moved by: A. Knack

Seconded by: A. Stevenson

That Charter Bylaw 20495 be read a third time.

In Favour (8): A. Salvador, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, A. Stevenson, and J. Wright

Opposed (4): K. Principe, J. Rice, E. Rutherford, and K. Tang

Carried (8 to 4)

3.9 Bylaw 20489 - To amend the Ellerslie Area Structure Plan

3.10 Bylaw 20490 - To amend the Ellerslie Neighbourhood Structure Plan

3.11 Charter Bylaw 20491 - To allow for low rise multi-unit housing, Ellerslie

Bylaws 20489, 20490 and Charter Bylaw 20491 were dealt with together.

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

- P. Bekederemo, Urban Planning and Economy

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

- R. Eidick, EINS

The following speakers made presentations and answered questions in opposition:

- M. Payne
- J. Powell
- B. Payne

A handout provided by M. Payne 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:

- P. Bekederemo, Urban Planning and Economy
- T. Ford, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Inkpen, Office of the City Manager (Legal Services)
- F. Saeed, Urban Planning and Economy
- K. Petrin, Acting Deputy City Manager, Urban Planning and Economy
- J. Tiwana, Urban Planning and Economy

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

Moved by: K. Tang

Seconded by: J. Wright

That the Public Hearing on Bylaws 20489, 20490 and Charter Bylaw 20491 be closed.

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

Carried (12 to 0)

Moved by: K. Tang

Seconded by: J. Wright

That Bylaws 20489, 20490 and Charter Bylaw 20491 be read a first time.

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

Carried (12 to 0)

Moved by: K. Tang

Seconded by: J. Wright

That Bylaws 20489, 20490 and Charter Bylaw 20491 be read a second time.

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

Carried (12 to 0)

Moved by: K. Tang

Seconded by: J. Wright

That Bylaws 20489, 20490 and Charter Bylaw 20491 be considered for third reading.

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

Carried (12 to 0)

Moved by: K. Tang
Seconded by: J. Wright

That Bylaws 20489, 20490 and Charter Bylaw 20491 be read a third time.

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

Carried (12 to 0)

Moved by: K. Tang
Seconded by: E. Rutherford

That, as part of the Growth Management Framework report update, Administration include information on the gaps and opportunities for the full buildout of approved neighbourhoods within the developing areas, and specifically Wernerville Country Residential Special Study Area, to achieve complete communities.

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

Carried (11 to 0)

4. Notices of Motion and Motions without Customary Notice

Deputy Mayor A. Salvador asked whether there were any Notices of Motion. There were none.

5. Adjournment

The meeting adjourned at 5 p.m., Monday, June 12, 2023.

Chair

City Clerk