



City Council Public Hearing Minutes

May 15, 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 9:30 a.m., Monday, May 15, 2023, and acknowledged that City Council meets on the traditional land of Treaty 6 Territory and Metis 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

Mayor A. Sohi conducted roll call and confirmed the attendance of Members of City Council

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

Councillor E. Rutherford was absent without notice for a portion of the meeting.

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

1.3 Adoption of Agenda

Moved by: S. Hamilton

Seconded by: E. Rutherford

That the May 15, 2023, City Council Public Hearing agenda be adopted.

In Favour (12): A. Sohi, 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. Ardrossan Junior/Senior High School (A. Sohi)

Mayor A. Sohi, on behalf of City Council, welcomed the Grades 10 to 12 classes from Ardrossan Junior/Senior High School and their teacher, N. Stefiuk.

2. St. Mary Catholic School (A. Sohi)

Mayor A. Sohi, on behalf of City Council, welcomed the Grade 3 class from St. Mary Catholic School in Ward pihêsiwin and their teacher, C. Barnfather.

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 20404 and Charter Bylaw 20405

The following speakers registered in favour:

1. A. Stewart, Scheffer Andrew (to answer questions only)
2. H. Singh, AMRIK Developments (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. C. Wendell
7. K. Nguyen

Charter Bylaw 20473

The following speakers registered in favour:

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

The following speaker registered in opposition:

1. C. Linder

Charter Bylaw 20479

The following speaker registered in favour:

1. T. Mahey, Omega Finishings (to answer questions only)

Bylaw 20474

The following speaker registered in favour:

1. R. Kirstiuk, City of Edmonton (to answer questions only)

Bylaw 20475 and Charter Bylaw 20476

The following speaker registered in favour:

1. C. Johnston, Beljan Development Management Ltd. (to answer questions only)

Charter Bylaw 20483

The following speakers registered in favour:

1. J. Booth, Situate
2. C. Jersak, Situate (to answer questions only)

The following speaker registered in opposition:

1. F. Nurani

Bylaw 20478

The following speaker registered in favour:

1. R. Kirstiuk, City of Edmonton (to answer questions only)

Charter Bylaw 20477

There were no speakers registered to the passing of Charter Bylaw 20477.

Charter Bylaw 20465

The following speakers registered in favour:

1. N. Osaduik, City of Edmonton (to answer questions only)
2. J. Lee, City of Edmonton (to answer questions only)

Bylaws 20484 and 20485

The following speakers were registered in favour:

1. A. Stewart, Scheffer Andrew
2. P. Tsoukalas, Brookfield Properties (to answer questions only)

Bylaws 20486 and 20487

The following speakers registered in favour:

1. O. Joshi, WSP Canada (to answer questions only)
2. D. VandenBrink, Rohit Group of Companies (to answer questions only)
3. E. Shillington, Cantiro (to answer questions only)

Bylaws 20480, 20481 and Charter Bylaw 20482 will be dealt with together

The following speakers registered in favour:

1. S. Yu, Invistec (to answer questions only)
2. C. Naqvi (to answer questions only)

3. Bylaws and Related Reports

Moved by: A. Knack

Seconded by: J. Wright

That the Public Hearing on the following Bylaws be closed:

- 3.4 Charter Bylaw 20479 - To allow for a mix of small scale ground-oriented housing, Lauderdale
- 3.5 Bylaw 20474 - To close a portion of road right-of-way, Pleasantview
- 3.6 Bylaw 20475 - Amendment to the Strathcona Area Redevelopment Plan
- 3.7 Charter Bylaw 20476 - To allow for a rooftop addition and patio on top of the existing rear annex of the historic Crawford Block, Strathcona

- 3.9 Bylaw 20478 - To close a portion of road right-of-way, Kilkenny
- 3.12 Bylaw 20484 - To amend the Ellerslie Area Structure Plan
- 3.13 Bylaw 20485 - To amend the Orchards at Ellerslie Neighbourhood Structure Plan
- 3.14 Bylaw 20486 - To close eastern portions of 184 Street SW, Keswick
- 3.15 Bylaw 20487 - To close western portions of 184 Street SW, Keswick
- 3.16 Bylaw 20480 - To close portions of road right-of-way, Ebbers
- 3.17 Bylaw 20481 - To amend the Ebbers Neighbourhood Area Structure Plan
- 3.18 Charter Bylaw 20482 - To rezone land for the development of commercial uses, Ebbers

In Favour (12): A. Sohi, 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: A. Knack

Seconded by: J. Wright

That the following Bylaws be read a first time:

- 3.4 Charter Bylaw 20479 - To allow for a mix of small scale ground-oriented housing, Lauderdale
- 3.5 Bylaw 20474 - To close a portion of road right-of-way, Pleasantview
- 3.6 Bylaw 20475 - Amendment to the Strathcona Area Redevelopment Plan
- 3.7 Charter Bylaw 20476 - To allow for a rooftop addition and patio on top of the existing rear annex of the historic Crawford Block, Strathcona
- 3.9 Bylaw 20478 - To close a portion of road right-of-way, Kilkenny
- 3.12 Bylaw 20484 - To amend the Ellerslie Area Structure Plan
- 3.13 Bylaw 20485 - To amend the Orchards at Ellerslie Neighbourhood Structure Plan
- 3.14 Bylaw 20486 - To close eastern portions of 184 Street SW, Keswick

- 3.15 Bylaw 20487 - To close western portions of 184 Street SW, Keswick
- 3.16 Bylaw 20480 - To close portions of road right-of-way, Ebbers
- 3.17 Bylaw 20481 - To amend the Ebbers Neighbourhood Area Structure Plan
- 3.18 Charter Bylaw 20482 - To rezone land for the development of commercial uses, Ebbers

In Favour (12): A. Sohi, 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: A. Knack

Seconded by: J. Wright

That the following Bylaws be read a second time:

- 3.4 Charter Bylaw 20479 - To allow for a mix of small scale ground-oriented housing, Lauderdale
- 3.5 Bylaw 20474 - To close a portion of road right-of-way, Pleasantview
- 3.6 Bylaw 20475 - Amendment to the Strathcona Area Redevelopment Plan
- 3.7 Charter Bylaw 20476 - To allow for a rooftop addition and patio on top of the existing rear annex of the historic Crawford Block, Strathcona
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- 3.12 Bylaw 20484 - To amend the Ellerslie Area Structure Plan
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- 3.14 Bylaw 20486 - To close eastern portions of 184 Street SW, Keswick
- 3.15 Bylaw 20487 - To close western portions of 184 Street SW, Keswick
- 3.16 Bylaw 20480 - To close portions of road right-of-way, Ebbers
- 3.17 Bylaw 20481 - To amend the Ebbers Neighbourhood Area Structure Plan

- 3.18 Charter Bylaw 20482 - To rezone land for the development of commercial uses, Ebbers

In Favour (12): A. Sohi, 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: A. Knack

Seconded by: J. Wright

That the following Bylaws be considered for third reading:

- 3.4 Charter Bylaw 20479 - To allow for a mix of small scale ground-oriented housing, Lauderdale
- 3.5 Bylaw 20474 - To close a portion of road right-of-way, Pleasantview
- 3.6 Bylaw 20475 - Amendment to the Strathcona Area Redevelopment Plan
- 3.7 Charter Bylaw 20476 - To allow for a rooftop addition and patio on top of the existing rear annex of the historic Crawford Block, Strathcona
- 3.9 Bylaw 20478 - To close a portion of road right-of-way, Kilkenny
- 3.12 Bylaw 20484 - To amend the Ellerslie Area Structure Plan
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- 3.16 Bylaw 20480 - To close portions of road right-of-way, Ebbers
- 3.17 Bylaw 20481 - To amend the Ebbers Neighbourhood Area Structure Plan
- 3.18 Charter Bylaw 20482 - To rezone land for the development of commercial uses, Ebbers

In Favour (12): A. Sohi, 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: A. Knack

Seconded by: J. Wright

That the following Bylaws be read a third time:

- 3.4 Charter Bylaw 20479 - To allow for a mix of small scale ground-oriented housing, Lauderdale
- 3.5 Bylaw 20474 - To close a portion of road right-of-way, Pleasantview
- 3.6 Bylaw 20475 - Amendment to the Strathcona Area Redevelopment Plan
- 3.7 Charter Bylaw 20476 - To allow for a rooftop addition and patio on top of the existing rear annex of the historic Crawford Block, Strathcona
- 3.9 Bylaw 20478 - To close a portion of road right-of-way, Kilkenny
- 3.12 Bylaw 20484 - To amend the Ellerslie Area Structure Plan
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- 3.14 Bylaw 20486 - To close eastern portions of 184 Street SW, Keswick
- 3.15 Bylaw 20487 - To close western portions of 184 Street SW, Keswick
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- 3.17 Bylaw 20481 - To amend the Ebbers Neighbourhood Area Structure Plan
- 3.18 Charter Bylaw 20482 - To rezone land for the development of commercial uses, Ebbers

In Favour (12): A. Sohi, 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 20404 - Amendment to the West Ingle Area Redevelopment Plan

3.2 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 member of Administration's delegation answered questions:

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

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

- K. Nguyen

The following speakers answered questions in opposition:

- D. Niedermayer
- C. Wendell
- A. Teliani, MAC Islamic School Management Committee
- N. Handous, MAC Islamic School Parent Council

The following members of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- 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. There was no one.

Moved by: E. Rutherford

Seconded by: J. Wright

That the Public Hearing on Bylaw 20404 and Charter Bylaw 20405 be closed.

In Favour (12): A. Sohi, 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: A. Stevenson

Seconded by: J. Wright

That Bylaw 20404 and Charter Bylaw 20405 be read a first time.

In Favour (3): S. Hamilton, A. Stevenson, and K. Tang

Opposed (9): A. Sohi, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, and J. Wright

Defeated (3 to 9)

3.3 Charter Bylaw 20473 - To allow for a mix of small scale housing, Sherbrooke

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 opposition:

- C. Linder

The following members 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: E. Rutherford

Seconded by: A. Salvador

That the Public Hearing on Charter Bylaw 20473 be closed.

In Favour (12): A. Sohi, 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: E. Rutherford

Seconded by: A. Salvador

That Charter Bylaw 20473 be read a first time.

In Favour (12): A. Sohi, 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: E. Rutherford
Seconded by: A. Salvador

That Charter Bylaw 20473 be read a second time.

In Favour (12): A. Sohi, 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: E. Rutherford
Seconded by: A. Salvador

That Charter Bylaw 20473 be considered for third reading.

In Favour (12): A. Sohi, 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: E. Rutherford
Seconded by: A. Salvador

That Charter Bylaw 20473 be read a third time.

In Favour (12): A. Sohi, 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)

3.4 Charter Bylaw 20479 - To allow for a mix of small scale ground-oriented housing, Lauderdale

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20479 received three readings.

3.5 Bylaw 20474 - To close a portion of road right-of-way, Pleasantview

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20474 received three readings.

3.6 Bylaw 20475 - Amendment to the Strathcona Area Redevelopment Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20475 received three readings.

3.7 Charter Bylaw 20476 - To allow for a rooftop addition and patio on top of the existing rear annex of the historic Crawford Block, Strathcona

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20476 received three readings.

3.8 Charter Bylaw 20483 - To allow for medium rise multi-unit housing with ground level commercial opportunities, Strathcona

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

- C. St. Aubin, Urban Planning and Economy

The following speaker made a presentation in favour:

- J. Booth, Situate

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

- F. Nurani

The following member of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy

Councillor A. Knack asked if Council Members have any clarifying questions of anyone registered to speak.

The following speakers answered questions:

- F. Nurani
- J. Booth, Situate

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

Moved by: M. Janz

Seconded by: K. Tang

That the Public Hearing on Charter Bylaw 20483 be closed.

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

Carried (11 to 0)

Moved by: M. Janz

Seconded by: K. Tang

That Charter Bylaw 20483 be read a first time.

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

Carried (11 to 0)

Moved by: M. Janz

Seconded by: K. Tang

That Charter Bylaw 20483 be read a second time.

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

Carried (11 to 0)

Moved by: M. Janz

Seconded by: K. Tang

That Charter Bylaw 20483 be considered for third reading.

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

Carried (11 to 0)

Moved by: M. Janz

Seconded by: K. Tang

That Charter Bylaw 20483 be read a third time.

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

Carried (11 to 0)

3.9 Bylaw 20478 - To close a portion of road right-of-way, Kilkenny

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20478 received three readings.

3.10 Charter Bylaw 20477 - To allow for a commercial and service uses with the opportunity for (limited) residential uses, Belvedere

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

- T. Pawlyk, Urban Planning and Economy

Moved by: A. Paquette

Seconded by: A. Stevenson

That Charter Bylaw 20477 be referred back to Administration to return to a future City Council Public Hearing to allow for changes to the proposed zoning.

Due Date: To be determined, City Council Public Hearing

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

Carried (11 to 0)

3.11 Charter Bylaw 20465 - To allow for low density residential and street oriented development, Goodridge Corners

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

- A. Huizinga, Urban Planning and Economy

The following speaker answered questions in favour:

- N. Osaduik, City of Edmonton

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

- K. Petrin, Urban Planning and Economy

Councillor A. Knack asked if Council Members have any clarifying questions of anyone registered to speak.

The following speaker answered questions:

- N. Osaduik, City of Edmonton

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

Moved by: E. Rutherford

Seconded by: A. Stevenson

That the Public Hearing on Charter Bylaw 20465 be closed.

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: A. Stevenson

Seconded by: K. Principe

That Charter Bylaw 20465 be read a first time.

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

Opposed (2): A. Paquette, and E. Rutherford

Carried (10 to 2)

Moved by: A. Stevenson

Seconded by: K. Principe

That Charter Bylaw 20465 be read a second time.

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

Opposed (2): A. Paquette, and E. Rutherford

Carried (10 to 2)

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

That Charter Bylaw 20465 be considered for third reading.

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: A. Stevenson
Seconded by: K. Principe

That Charter Bylaw 20465 be read a third time.

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

Opposed (2): A. Paquette, and E. Rutherford

Carried (10 to 2)

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

That Administration review and bring forth proposed plan amendments to the Goodridge Corners Neighbourhood Structure Plan with successive phases of development to identify opportunities to address broader city goals and in alignment with current City plans and policies to City Council.

The following members of Administration's delegation answered questions:

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

The following speaker answered questions:

- N. Osaduik, City of Edmonton

In Favour (8): M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, and A. Stevenson

Opposed (3): S. Hamilton, K. Tang, and J. Wright

Carried (8 to 3)

3.12 Bylaw 20484 - To amend the Ellerslie Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20484 received three readings.

3.13 Bylaw 20485 - To amend the Orchards at Ellerslie Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20485 received three readings.

3.14 Bylaw 20486 - To close eastern portions of 184 Street SW, Keswick

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20486 received three readings.

3.15 Bylaw 20487 - To close western portions of 184 Street SW, Keswick

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20487 received three readings.

3.16 Bylaw 20480 - To close portions of road right-of-way, Ebbers

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20480 received three readings.

3.17 Bylaw 20481 - To amend the Ebbers Neighbourhood Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20481 received three readings.

3.18 Charter Bylaw 20482 - To rezone land for the development of commercial uses, Ebbers

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20482 received three readings.

4. Notices of Motion and Motions without Customary Notice

Councillor A. Knack asked whether there were any Notices of Motion. There were none.

5. Adjournment

The meeting adjourned at 3 p.m., Monday, May 15, 2023.

Chair

City Clerk