



City Council Public Hearing Minutes

July 10, 2023

9:30 a.m.

Council Chamber, 2nd floor, City Hall

Present: A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, 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

Acting Mayor J. Rice called the meeting to order at 9:32 a.m., Monday, July 10, 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, Sauteaux, Blackfoot, Nakota Sioux, as well as Metis and Inuit, and now settlers from around the world.

1.2 Roll Call

Acting Mayor J. Rice conducted roll call and confirmed the attendance of Members of City Council.

Mayor A. Sohi was absent with notice for a portion of the meeting.

Councillor T. Cartmell was absent without notice for a portion of the meeting.

Councillor A. Paquette was absent with notice.

C. Martin, T. Orbell and M. de Guzman, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: E. Rutherford

Seconded by: A. Stevenson

That the July 10, 2023, City Council Public Hearing agenda be adopted with the following change:

Addition:

- 4 Requests to Reschedule Reports - 4.1 District Plans and District General Policy

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

Carried (10 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 J. Rice 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 20535

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)

Charter Bylaw 20532

The following speaker registered in favour:

1. A. De Leon, HSS Edmonton (to answer questions only)

Bylaw 19795

The following speakers registered in favour:

1. D. Benjestorf, Alldritt Land Corporation (to answer questions only)
2. S. Bergeron, City of Edmonton (to answer questions only)

Charter Bylaw 20526

The following speaker registered in favour:

1. A. De Leon, HSS Edmonton (to answer questions only)

Charter Bylaw 20541

There were no speakers registered to the passing of Charter Bylaw 20541.

Charter Bylaw 20434

The following speaker registered in favour:

1. M. Figueira, Green Space Alliance

Bylaw 20523

There were no speakers registered to the passing of Bylaw 20523.

Bylaw 20524 and Charter Bylaw 20525

The following speakers registered in favour:

1. R. Soans, Clarity Development (to answer questions only)
2. D. Onishenko, Clarity Development (to answer questions only)
3. D. Benjestorf, Alldritt Land Corporation (to answer questions only)

Charter Bylaw 20527

The following speakers registered in favour:

1. S. Cole, Stantec (to answer questions only)
2. R. Rehman, Qualico (to answer questions only)

Bylaw 20528 and Charter Bylaw 20529

The following speakers registered in favour:

1. R. Heinrichs, Stantec (to answer questions only)
2. S. Musselwhite, Brookfield Properties (to answer questions only)

Bylaw 20530 and Charter Bylaw 20531

The following speakers registered in favour:

1. O. Joshi, WSP (to answer questions only)
2. S. Gerein, Qualico (to answer questions only)

Charter Bylaw 20536

The following speaker registered in favour:

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

Bylaw 20533 and Charter Bylaw 20534

The following speakers registered in favour:

1. R. Soans, Clarity Development (to answer questions only)
2. D. Onishenko, Clarity Development (to answer questions only)
3. C. Johnston, Beljan Development (to answer questions only)

Bylaw 20537 and Charter Bylaw 20538

The following speakers registered in favour:

1. D. Hayes Couture
2. K. Wales (to answer questions only)

Bylaw 20539 and Charter Bylaw 20540

The following speakers registered in favour:

1. J. Evanson, Ronald McDonald House of Charities (to answer questions only)
2. A. Benoit, Gec Architecture

3. Bylaws and Related Reports

Moved by: A. Knack

Seconded by: A. Stevenson

That the Public Hearing on the following Bylaws be closed:

- 3.1 Charter Bylaw 20535 - To ensure the existing emergency and protective services use conforms with the Zoning Bylaw, Glenora
- 3.2 Charter Bylaw 20532 - To allow for a mix of small scale housing, Glenwood
- 3.3 Bylaw 19795 - To close laneways to facilitate road widening for the future Valley Line West LRT, Westmount
- 3.4 Charter Bylaw 20526 - To allow for a mix of small scale housing, Crestwood
- 3.5 Charter Bylaw 20541- To allow for a mix of small scale housing, Sherwood
- 3.6 Charter Bylaw 20434 - To allow for additional uses in a commercial development, Strathcona Industrial Park

- 3.7 Bylaw 20523 - To close a portion of surplus road right-of-way, Davies Industrial East
- 3.8 Bylaw 20524 - To amend the Clareview Town Centre Neighbourhood Area Structure Plan
- 3.9 Charter Bylaw 20525 - To allow for low rise multi-unit housing, Clareview Town Centre
- 3.10 Charter Bylaw 20527 - Text Amendment to Zoning Bylaw 12800, Section 992 Special Area Riverview and Section 992.4 (RVRH) Riverview Row Housing Zone, Riverview to establish a minimum density for the zone and to allow detached garages
- 3.11 Bylaw 20528 - To close a portion of 35 Avenue NW, Edgemont
- 3.12 Charter Bylaw 20529 - To allow for school and park development and natural area protection, Edgemont
- 3.15 Charter Bylaw 20536 - To allow medium rise multi-unit housing, Highlands
- 3.16 Bylaw 20533 - To amend the Strathcona Area Redevelopment Plan
- 3.17 Charter Bylaw 20534 - To allow for low intensity commercial, office and service uses, Strathcona
- 3.18 Bylaw 20537 - To amend the Oliver Area Redevelopment Plan
- 3.19 Charter Bylaw 20538 - To allow for the adaptive re-use of the historic Balfour Manor, Oliver
- 3.20 Bylaw 20539 - To amend the Garneau Area Redevelopment Plan
- 3.21

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

Carried (11 to 0)

Moved by: A. Knack

Seconded by: A. Stevenson

That the following Bylaws be read a first time:

- 3.1 Charter Bylaw 20535 - To ensure the existing emergency and protective services use conforms with the Zoning Bylaw, Glenora
- 3.2 Charter Bylaw 20532 - To allow for a mix of small scale housing, Glenwood
- 3.3 Bylaw 19795 - To close laneways to facilitate road widening for the future Valley Line West LRT, Westmount\
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- 3.5 Charter Bylaw 20541- To allow for a mix of small scale housing, Sherwood
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- 3.10 Charter Bylaw 20527 - Text Amendment to Zoning Bylaw 12800, Section 992 Special Area Riverview and Section 992.4 (RVRH) Riverview Row Housing Zone, Riverview to establish a minimum density for the zone and to allow detached garages
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- 3.18 Bylaw 20537 - To amend the Oliver Area Redevelopment Plan

- 3.19 Charter Bylaw 20538 - To allow for the adaptive re-use of the historic Balfour Manor, Oliver
- 3.20 Bylaw 20539 - To amend the Garneau Area Redevelopment Plan
- 3.21

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

Carried (11 to 0)

Moved by: A. Knack

Seconded by: A. Stevenson

That the following Bylaws be read a second time:

- 3.1 Charter Bylaw 20535 - To ensure the existing emergency and protective services use conforms with the Zoning Bylaw, Glenora
- 3.2 Charter Bylaw 20532 - To allow for a mix of small scale housing, Glenwood
- 3.3 Bylaw 19795 - To close laneways to facilitate road widening for the future Valley Line West LRT, Westmount
- 3.4 Charter Bylaw 20526 - To allow for a mix of small scale housing, Crestwood
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Row Housing Zone, Riverview to establish a minimum density for the zone and to allow detached garages

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- 3.19 Charter Bylaw 20538 - To allow for the adaptive re-use of the historic Balfour Manor, Oliver
- 3.20 Bylaw 20539 - To amend the Garneau Area Redevelopment Plan
- 3.21

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

Carried (11 to 0)

Moved by: A. Knack

Seconded by: A. Stevenson

That the following Bylaws be considered for third reading:

- 3.1 Charter Bylaw 20535 - To ensure the existing emergency and protective services use conforms with the Zoning Bylaw, Glenora
- 3.2 Charter Bylaw 20532 - To allow for a mix of small scale housing, Glenwood
- 3.3 Bylaw 19795 - To close laneways to facilitate road widening for the future Valley Line West LRT, Westmount
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- 3.5 Charter Bylaw 20541- To allow for a mix of small scale housing, Sherwood

- 3.6 Charter Bylaw 20434 - To allow for additional uses in a commercial development, Strathcona Industrial Park
- 3.7 Bylaw 20523 - To close a portion of surplus road right-of-way, Davies Industrial East
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In Favour (11): T. Cartmell, S. Hamilton, M. Janz, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (11 to 0)

Moved by: A. Knack

Seconded by: A. Stevenson

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- 3.19 Charter Bylaw 20538 - To allow for the adaptive re-use of the historic Balfour Manor, Oliver
- 3.20 Bylaw 20539 - To amend the Garneau Area Redevelopment Plan
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In Favour (11): T. Cartmell, S. Hamilton, M. Janz, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (11 to 0)

3.1 Charter Bylaw 20535 - To ensure the existing emergency and protective services use conforms with the Zoning Bylaw, Glenora

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20535 received three readings.

3.2 Charter Bylaw 20532 - To allow for a mix of small scale housing, Glenwood

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20532 received three readings.

3.3 Bylaw 19795 - To close laneways to facilitate road widening for the future Valley Line West LRT, Westmount

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19795 received three readings.

3.4 Charter Bylaw 20526 - To allow for a mix of small scale housing, Crestwood

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20526 received three readings.

3.5 Charter Bylaw 20541- To allow for a mix of small scale housing, Sherwood

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20541 received three readings.

3.6 Charter Bylaw 20434 - To allow for additional uses in a commercial development, Strathcona Industrial Park

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20434 received three readings.

3.7 Bylaw 20523 - To close a portion of surplus road right-of-way, Davies Industrial East

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20523 received three readings.

3.8 Bylaw 20524 - To amend the Clareview Town Centre Neighbourhood Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20524 received three readings.

3.9 Charter Bylaw 20525 - To allow for low rise multi-unit housing, Clareview Town Centre

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20525 received three readings.

3.10 Charter Bylaw 20527 - Text Amendment to Zoning Bylaw 12800, Section 992 Special Area Riverview and Section 992.4 (RVRH) Riverview Row Housing Zone, Riverview to establish a minimum density for the zone and to allow detached garages

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20527 received three readings.

3.11 Bylaw 20528 - To close a portion of 35 Avenue NW, Edgemont

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20528 received three readings.

3.12 Charter Bylaw 20529 - To allow for school and park development and natural area protection, Edgemont

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20529 received three readings.

3.13 Bylaw 20530 - To amend the Aster Neighbourhood Structure Plan

3.14 Charter Bylaw 20531 - To allow for a range of ground-oriented housing, low rise multi-unit housing, a school and a park, Aster

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

- P. Bekederemo, Urban Planning and Economy

The following speaker answered questions in favour:

- S. Gerein, Qualico

The following member of Administration's delegation answered questions:

- 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. Wright

Seconded by: A. Knack

That the Public Hearing on Bylaw 20530 and Charter Bylaw 20531 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: J. Wright

Seconded by: A. Knack

That Bylaw 20530 and Charter Bylaw 20531 be read a first time.

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: J. Wright

Seconded by: A. Knack

That Bylaw 20530 and Charter Bylaw 20531 be read a second time.

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: J. Wright

Seconded by: A. Knack

That Bylaw 20530 and Charter Bylaw 20531 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: J. Wright

Seconded by: A. Knack

That Bylaw 20530 and Charter Bylaw 20531 be read a third time.

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)

3.15 Charter Bylaw 20536 - To allow medium rise multi-unit housing, Highlands

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20536 received three readings.

3.16 Bylaw 20533 - To amend the Strathcona Area Redevelopment Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20533 received three readings.

3.17 Charter Bylaw 20534 - To allow for low intensity commercial, office and service uses, Strathcona

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20534 received three readings.

3.18 Bylaw 20537 - To amend the Oliver Area Redevelopment Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20537 received three readings.

3.19 Charter Bylaw 20538 - To allow for the adaptive re-use of the historic Balfour Manor, Oliver

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20538 received three readings.

3.20 Bylaw 20539 - To amend the Garneau Area Redevelopment Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20539 received three readings.

3.21 Charter Bylaw 20540 - To allow for low rise multi-unit housing, Queen Alexandra

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20540 received three readings.

4. Requests to Reschedule Reports

4.1 District Plans and District General Policy

Moved by: E. Rutherford

Seconded by: J. Rice

That the revised due date of Second Quarter 2024, City Council Public Hearing, for the Urban Planning and Economy report UPE01245, District Plans and District General Policy, be approved.

Revised Due Date: Second Quarter 2024, City Council Public Hearing

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)

5. Notices of Motion and Motions without Customary Notice

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

6. Adjournment

The meeting adjourned at 10:12 a.m., Monday, July 10, 2023.

Chair

City Clerk

