



## City Council Public Hearing Minutes

August 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

Mayor A. Sohi called the meeting to order at 9:31 a.m., Monday, August 21, 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 Métis 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.

K. Stolarz, Deputy City Clerk, 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 August 21, 2023, City Council Public Hearing agenda be adopted.

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. K. Stolarz, Deputy City Clerk, asked whether there were any persons present to speak to the following bylaws, in panels:

##### **Bylaw 20561 and Charter Bylaw 20562**

The following speaker registered in favour:

1. A. Rosland, Situate

##### **Bylaw 20543 and Charter Bylaw 20544**

The following speaker registered in favour:

1. U. Franken (to answer questions only)

##### **Charter Bylaw 20550**

The following speakers registered in favour:

1. A. Elmikkawi, Toluene Designs (to answer questions only)
2. J. Rodas, Platinum Living Homes (to answer questions only)

The following speakers registered in opposition:

1. D. Mackay
2. G. Lair

##### **Charter Bylaw 20547**

The following speaker registered in favour:

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

### **Charter Bylaw 20558**

The following speakers registered in favour:

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

### **Charter Bylaw 20551**

The following speakers registered in favour:

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

### **Charter Bylaw 20559**

The following speakers registered in favour:

1. T. Borrelli (to answer questions only)
2. G. Borrelli (to answer questions only)

### **Charter Bylaw 20552**

The following speakers registered in favour:

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

### **Bylaw 20545 and Charter Bylaw 20546**

The following speakers registered in favour:

1. J. Hanson, B&A (to answer questions only)
2. B. Murray, B&A (to answer questions only)
3. D. Wilson, Rohit Group (to answer questions only)

### **Bylaw 20548 and Charter Bylaw 20549**

The following speakers registered in favour:

1. M. Davis, Melcor (to answer questions only)
2. C. Chopko Beck, Arcadis (to answer questions only)

### **Bylaws 20555, 20556 and Charter Bylaw 20557**

The following speakers registered in favour:

1. C. Rusnak, Invistec (to answer questions only)
2. S. Grewal, Agam Developments (to answer questions only)
3. L. Houlder, Invistec

### 3. **Bylaws and Related Reports**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the Public Hearing on the following Bylaws be closed:

- 3.3 Bylaw 20543 - To amend the Jasper Place Area Redevelopment Plan
- 3.4 Charter Bylaw 20544 - To allow a mix of small scale housing, Britannia Youngstown
- 3.6 Charter Bylaw 20547 - To allow for low intensity commercial, office and services uses, Glenora
- 3.7 Charter Bylaw 20558 - To allow for low rise multi-unit housing, Pleasantview
- 3.8 Charter Bylaw 20551 - To allow low rise multi-unit housing, Ritchie
- 3.9 Charter Bylaw 20559 - To allow for industrial businesses and compatible commercial businesses, Calder
- 3.10 Charter Bylaw 20552 - To allow for the development of infrastructure systems and facilities that provide a public benefit, The Orchards at Ellerslie
- 3.13 Bylaw 20548 - To amend the Hays Ridge Neighbourhood Area Structure Plan
- 3.14 Charter Bylaw 20549 - To allow a range of ground-oriented housing forms, a top-of-bank walkway and a utility right-of-way, Hays Ridge Area
- 3.15 Bylaw 20555 - To amend the Decoteau Area Structure Plan
- 3.16 Bylaw 20556 - To amend the Meltwater Neighbourhood Structure Plan
- 3.17 Charter Bylaw 20557 - To allow for a variety of small scale housing, medium rise multi-unit housing and low intensity commercial uses, Meltwater

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:

- 3.3 Bylaw 20543 - To amend the Jasper Place Area Redevelopment Plan
- 3.4 Charter Bylaw 20544 - To allow a mix of small scale housing, Britannia Youngstown
- 3.6 Charter Bylaw 20547 - To allow for low intensity commercial, office and services uses, Glenora
- 3.7 Charter Bylaw 20558 - To allow for low rise multi-unit housing, Pleasantview
- 3.8 Charter Bylaw 20551 - To allow low rise multi-unit housing, Ritchie
- 3.9 Charter Bylaw 20559 - To allow for industrial businesses and compatible commercial businesses, Calder
- 3.10 Charter Bylaw 20552 - To allow for the development of infrastructure systems and facilities that provide a public benefit, The Orchards at Ellerslie
- 3.13 Bylaw 20548 - To amend the Hays Ridge Neighbourhood Area Structure Plan
- 3.14 Charter Bylaw 20549 - To allow a range of ground-oriented housing forms, a top-of-bank walkway and a utility right-of-way, Hays Ridge Area
- 3.15 Bylaw 20555 - To amend the Decoteau Area Structure Plan
- 3.16 Bylaw 20556 - To amend the Meltwater Neighbourhood Structure Plan
- 3.17 Charter Bylaw 20557 - To allow for a variety of small scale housing, medium rise multi-unit housing and low intensity commercial uses, Meltwater

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:

- 3.3 Bylaw 20543 - To amend the Jasper Place Area Redevelopment Plan
- 3.4 Charter Bylaw 20544 - To allow a mix of small scale housing, Britannia Youngstown
- 3.6 Charter Bylaw 20547 - To allow for low intensity commercial, office and services uses, Glenora
- 3.7 Charter Bylaw 20558 - To allow for low rise multi-unit housing, Pleasantview
- 3.8 Charter Bylaw 20551 - To allow low rise multi-unit housing, Ritchie
- 3.9 Charter Bylaw 20559 - To allow for industrial businesses and compatible commercial businesses, Calder
- 3.10 Charter Bylaw 20552 - To allow for the development of infrastructure systems and facilities that provide a public benefit, The Orchards at Ellerslie
- 3.13 Bylaw 20548 - To amend the Hays Ridge Neighbourhood Area Structure Plan
- 3.14 Charter Bylaw 20549 - To allow a range of ground-oriented housing forms, a top-of-bank walkway and a utility right-of-way, Hays Ridge Area
- 3.15 Bylaw 20555 - To amend the Decoteau Area Structure Plan
- 3.16 Bylaw 20556 - To amend the Meltwater Neighbourhood Structure Plan
- 3.17 Charter Bylaw 20557 - To allow for a variety of small scale housing, medium rise multi-unit housing and low intensity commercial uses, Meltwater

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:

- 3.3 Bylaw 20543 - To amend the Jasper Place Area Redevelopment Plan
- 3.4 Charter Bylaw 20544 - To allow a mix of small scale housing, Britannia Youngstown
- 3.6 Charter Bylaw 20547 - To allow for low intensity commercial, office and services uses, Glenora
- 3.7 Charter Bylaw 20558 - To allow for low rise multi-unit housing, Pleasantview
- 3.8 Charter Bylaw 20551 - To allow low rise multi-unit housing, Ritchie
- 3.9 Charter Bylaw 20559 - To allow for industrial businesses and compatible commercial businesses, Calder
- 3.10 Charter Bylaw 20552 - To allow for the development of infrastructure systems and facilities that provide a public benefit, The Orchards at Ellerslie
- 3.13 Bylaw 20548 - To amend the Hays Ridge Neighbourhood Area Structure Plan
- 3.14 Charter Bylaw 20549 - To allow a range of ground-oriented housing forms, a top-of-bank walkway and a utility right-of-way, Hays Ridge Area
- 3.15 Bylaw 20555 - To amend the Decoteau Area Structure Plan
- 3.16 Bylaw 20556 - To amend the Meltwater Neighbourhood Structure Plan
- 3.17 Charter Bylaw 20557 - To allow for a variety of small scale housing, medium rise multi-unit housing and low intensity commercial uses, Meltwater

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:

- 3.3 Bylaw 20543 - To amend the Jasper Place Area Redevelopment Plan
- 3.4 Charter Bylaw 20544 - To allow a mix of small scale housing, Britannia Youngstown
- 3.6 Charter Bylaw 20547 - To allow for low intensity commercial, office and services uses, Glenora
- 3.7 Charter Bylaw 20558 - To allow for low rise multi-unit housing, Pleasantview
- 3.8 Charter Bylaw 20551 - To allow low rise multi-unit housing, Ritchie
- 3.9 Charter Bylaw 20559 - To allow for industrial businesses and compatible commercial businesses, Calder
- 3.10 Charter Bylaw 20552 - To allow for the development of infrastructure systems and facilities that provide a public benefit, The Orchards at Ellerslie
- 3.13 Bylaw 20548 - To amend the Hays Ridge Neighbourhood Area Structure Plan
- 3.14 Charter Bylaw 20549 - To allow a range of ground-oriented housing forms, a top-of-bank walkway and a utility right-of-way, Hays Ridge Area
- 3.15 Bylaw 20555 - To amend the Decoteau Area Structure Plan
- 3.16 Bylaw 20556 - To amend the Meltwater Neighbourhood Structure Plan
- 3.17 Charter Bylaw 20557 - To allow for a variety of small scale housing, medium rise multi-unit housing and low intensity commercial uses, Meltwater

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 20561 - To amend the Maple Ridge Industrial Area Structure Plan**

**3.2 Charter Bylaw 20562 - To allow for industrial business uses, Southeast Industrial**

Bylaw 20561 and Charter Bylaw 20562 were dealt with together.

The following members of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy
- P. Bekederemo, Urban Planning and Economy
- 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:** J. Wright

**Seconded by:** E. Rutherford

That the Public Hearing on Bylaw 20561 and Charter Bylaw 20562 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. Wright

**Seconded by:** E. Rutherford

That Bylaw 20561 and Charter Bylaw 20562 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. Wright

**Seconded by:** E. Rutherford

That Bylaw 20561 and Charter Bylaw 20562 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. Wright

**Seconded by:** E. Rutherford

That Bylaw 20561 and Charter Bylaw 20562 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. Wright

**Seconded by:** E. Rutherford

That Bylaw 20561 and Charter Bylaw 20562 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 Bylaw 20543 - To amend the Jasper Place Area Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20543 received three readings.

**3.4 Charter Bylaw 20544 - To allow a mix of small scale housing, Britannia Youngstown**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20544 received three readings.

**3.5 Charter Bylaw 20550 - To allow for a mix of small scale housing, Hazeldean**

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

- C. St. Aubin, Urban Planning and Economy

The following speakers made presentations and answered questions in opposition:

- D. Mackay
- G. Lair

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- C. St. Aubin, 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 speakers answered questions:

- G. Lair
- D. Mackay

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 20550 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:** A. Salvador

That Charter Bylaw 20550 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:** A. Salvador

That Charter Bylaw 20550 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:** A. Salvador

That Charter Bylaw 20550 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:** A. Salvador

That Charter Bylaw 20550 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)**

**3.6 Charter Bylaw 20547 - To allow for low intensity commercial, office and services uses, Glenora**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20547 received three readings.

**3.7 Charter Bylaw 20558 - To allow for low rise multi-unit housing, Pleasantview**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20558 received three readings.

**3.8 Charter Bylaw 20551 - To allow low rise multi-unit housing, Ritchie**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20551 received three readings.

**3.9 Charter Bylaw 20559 - To allow for industrial businesses and compatible commercial businesses, Calder**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20559 received three readings.

**3.10 Charter Bylaw 20552 - To allow for the development of infrastructure systems and facilities that provide a public benefit, The Orchards at Ellerslie**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20552 received three readings.

**3.11 Bylaw 20545 - To amend the Callaghan Neighbourhood Area Structure Plan**

**3.12 Charter Bylaw 20546 - To allow for low rise multi-unit housing and public park uses, Callaghan**

Bylaw 20545 and Charter Bylaw 20546 were dealt with together.

The following speaker answered questions in favour:

- B. Murray, B&A

The following members of Administration's delegation answered questions:

- T. Ford, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- 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:** J. Rice  
**Seconded by:** K. Principe

That the Public Hearing on Bylaw 20545 and Charter Bylaw 20546 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 20545 and Charter Bylaw 20546 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 20545 and Charter Bylaw 20546 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 20545 and Charter Bylaw 20546 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 20545 and Charter Bylaw 20546 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)**

**3.13 Bylaw 20548 - To amend the Hays Ridge Neighbourhood Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20548 received three readings.

**3.14 Charter Bylaw 20549 - To allow a range of ground-oriented housing forms, a top-of-bank walkway and a utility right-of-way, Hays Ridge Area**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20549 received three readings.

**3.15 Bylaw 20555 - To amend the Decoteau Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20555 received three readings.

**3.16 Bylaw 20556 - To amend the Meltwater Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20556 received three readings.

**3.17 Charter Bylaw 20557 - To allow for a variety of small scale housing, medium rise multi-unit housing and low intensity commercial uses, Meltwater**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20557 received three readings.

**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 11:36 a.m., Tuesday, August 21, 2023.

---

Chair

---

City Clerk