



City Council Public Hearing Minutes

September 11, 2023

9:30 a.m.

Council Chamber, 2nd floor, City Hall

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

1. Call to Order and Related Business

1.1 Call to Order and Land Acknowledgement

Deputy Mayor A. Paquette called the meeting to order at 9:30 a.m., Monday, September 11, 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, Saukteaux, Blackfoot, Nakota Sioux, as well as Métis and Inuit, and now settlers from around the world.

1.2 Roll Call

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

Mayor A. Sohi and Councillor J. Wright were absent with notice.

Councillor K. Principe was absent for a portion of the meeting with notice.

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

1.3 Adoption of Agenda

Moved by: S. Hamilton

Seconded by: J. Rice

That the September 11, 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. Salvador, A. Stevenson, and K. Tang

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

Deputy Mayor A. Paquette 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 20591

The following speaker registered in favour:

1. C. Chopko Beck, Arcadis (to answer questions only)

Bylaw 20586 and Charter Bylaw 20587

The following speakers registered in favour:

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

The following speaker registered in opposition:

1. R. Bilotta

Item 3.4 and Charter Bylaw 20609

The following speakers registered in favour:

1. C. Watson, Alberta Classical Academy (to answer questions only)
2. S. Valliani, Alberta Classical Academy (to answer questions only)
3. L. Houlder, Invistec (to answer questions only)

4. S. Mackie, Invistec (to answer questions only)
5. C. Tanner, Alberta Classical Academy (to answer questions only)
6. J. Picard, Alberta Classical Academy (to answer questions only)

Bylaw 20553 and Charter Bylaw 20554

The following speakers registered in favour:

1. A. Rosland, Situate
2. B. Lail, Nest Homes

Bylaw 20278 and Charter Bylaw 20279

The following speakers registered in favour:

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

Bylaws 20583, 20584 and Charter Bylaw 20585

The following speakers registered in favour:

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

Charter Bylaw 20582

The following speakers registered in favour:

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

The following speaker registered in opposition:

1. M. Ould

Charter Bylaw 20592

The following speakers registered in favour:

1. A. Rosland, Situate
2. A. Hasan, Hasco Development Corp.

The following speakers registered in opposition:

1. C. Barbarie
2. J. Holowchak

Bylaws 20600, 20593 and Charter Bylaw 20594

The following speakers registered in favour:

1. H. Edgar, Edgar Development
2. Y. Lew, Stantec
3. M. Huberman (to answer questions only)
4. I. Evans, Hodgson Schilf Evans Architects Inc.

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 Charter Bylaw 20591 - To allow for industrial businesses and limited compatible and non-industrial uses, Rampart Industrial
- 3.4 Amendment to the South-East Industrial Area Outline Plan
- 3.5 Charter Bylaw 20609 - To allow opportunities for education services on a developed site, Weir Industrial
- 3.6 Bylaw 20553 - To amend the Edmonton Energy And Technology Park Area Structure Plan
- 3.7 Charter Bylaw 20554 - To allow for industrial development (manufacturing and logistics), including an indoor self storage facility, Edmonton Energy And Technology Park
- 3.8 Bylaw 20278 - To amend the Desrochers Neighbourhood Area Structure Plan
- 3.9 Charter Bylaw 20279 - To allow for the development of medium rise multi-unit housing, Desrochers
- 3.10 Bylaw 20583 - To amend the Windermere Area Structure Plan
- 3.11 Bylaw 20584 - To amend the Ambleside Neighbourhood Structure Plan
- 3.12 Charter Bylaw 20585 - To allow for convenience commercial and personal service uses, Ambleside
- 3.15 Bylaw 20600 - To close a portion of road right-of-way at the southwest corner of 102 Avenue NW and 123 Street NW, Oliver
- 3.16 Bylaw 20593 - To amend the Oliver Area Redevelopment Plan

- 3.17 Charter Bylaw 20594 - To allow for a mix of commercial and residential opportunities in locations that are well connected to mass transit, Oliver

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

Carried (10 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a first time:

- 3.1 Charter Bylaw 20591 - To allow for industrial businesses and limited compatible and non-industrial uses, Rampart Industrial
- 3.5 Charter Bylaw 20609 - To allow opportunities for education services on a developed site, Weir Industrial
- 3.6 Bylaw 20553 - To amend the Edmonton Energy And Technology Park Area Structure Plan
- 3.7 Charter Bylaw 20554 - To allow for industrial development (manufacturing and logistics), including an indoor self storage facility, Edmonton Energy And Technology Park
- 3.8 Bylaw 20278 - To amend the Desrochers Neighbourhood Area Structure Plan
- 3.9 Charter Bylaw 20279 - To allow for the development of medium rise multi-unit housing, Desrochers
- 3.10 Bylaw 20583 - To amend the Windermere Area Structure Plan
- 3.11 Bylaw 20584 - To amend the Ambleside Neighbourhood Structure Plan
- 3.12 Charter Bylaw 20585 - To allow for convenience commercial and personal service uses, Ambleside
- 3.15 Bylaw 20600 - To close a portion of road right-of-way at the southwest corner of 102 Avenue NW and 123 Street NW, Oliver
- 3.16 Bylaw 20593 - To amend the Oliver Area Redevelopment Plan

- 3.17 Charter Bylaw 20594 - To allow for a mix of commercial and residential opportunities in locations that are well connected to mass transit, Oliver

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

Carried (10 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a second time:

- 3.1 Charter Bylaw 20591 - To allow for industrial businesses and limited compatible and non-industrial uses, Rampart Industrial
- 3.5 Charter Bylaw 20609 - To allow opportunities for education services on a developed site, Weir Industrial
- 3.6 Bylaw 20553 - To amend the Edmonton Energy And Technology Park Area Structure Plan
- 3.7 Charter Bylaw 20554 - To allow for industrial development (manufacturing and logistics), including an indoor self storage facility, Edmonton Energy And Technology Park
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- 3.11 Bylaw 20584 - To amend the Ambleside Neighbourhood Structure Plan
- 3.12 Charter Bylaw 20585 - To allow for convenience commercial and personal service uses, Ambleside
- 3.15 Bylaw 20600 - To close a portion of road right-of-way at the southwest corner of 102 Avenue NW and 123 Street NW, Oliver
- 3.16 Bylaw 20593 - To amend the Oliver Area Redevelopment Plan

- 3.17 Charter Bylaw 20594 - To allow for a mix of commercial and residential opportunities in locations that are well connected to mass transit, Oliver

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

Carried (10 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be considered for third reading:

- 3.1 Charter Bylaw 20591 - To allow for industrial businesses and limited compatible and non-industrial uses, Rampart Industrial
- 3.5 Charter Bylaw 20609 - To allow opportunities for education services on a developed site, Weir Industrial
- 3.6 Bylaw 20553 - To amend the Edmonton Energy And Technology Park Area Structure Plan
- 3.7 Charter Bylaw 20554 - To allow for industrial development (manufacturing and logistics), including an indoor self storage facility, Edmonton Energy And Technology Park
- 3.8 Bylaw 20278 - To amend the Desrochers Neighbourhood Area Structure Plan
- 3.9 Charter Bylaw 20279 - To allow for the development of medium rise multi-unit housing, Desrochers
- 3.10 Bylaw 20583 - To amend the Windermere Area Structure Plan
- 3.11 Bylaw 20584 - To amend the Ambleside Neighbourhood Structure Plan
- 3.12 Charter Bylaw 20585 - To allow for convenience commercial and personal service uses, Ambleside
- 3.15 Bylaw 20600 - To close a portion of road right-of-way at the southwest corner of 102 Avenue NW and 123 Street NW, Oliver
- 3.16 Bylaw 20593 - To amend the Oliver Area Redevelopment Plan

- 3.17 Charter Bylaw 20594 - To allow for a mix of commercial and residential opportunities in locations that are well connected to mass transit, Oliver

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

Carried (10 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a third time:

- 3.1 Charter Bylaw 20591 - To allow for industrial businesses and limited compatible and non-industrial uses, Rampart Industrial
- 3.5 Charter Bylaw 20609 - To allow opportunities for education services on a developed site, Weir Industrial
- 3.6 Bylaw 20553 - To amend the Edmonton Energy And Technology Park Area Structure Plan
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- 3.10 Bylaw 20583 - To amend the Windermere Area Structure Plan
- 3.11 Bylaw 20584 - To amend the Ambleside Neighbourhood Structure Plan
- 3.12 Charter Bylaw 20585 - To allow for convenience commercial and personal service uses, Ambleside
- 3.15 Bylaw 20600 - To close a portion of road right-of-way at the southwest corner of 102 Avenue NW and 123 Street NW, Oliver
- 3.16 Bylaw 20593 - To amend the Oliver Area Redevelopment Plan

- 3.17 Charter Bylaw 20594 - To allow for a mix of commercial and residential opportunities in locations that are well connected to mass transit, Oliver

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

Carried (10 to 0)

Moved by: A. Paquette

Seconded by: A. Stevenson

That Attachment 1 of the September 11, 2023, Urban Planning and Economy report, Amendment to The South-East Industrial Area Outline Plan, be approved.

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

Carried (10 to 0)

3.1 Charter Bylaw 20591 - To allow for industrial businesses and limited compatible and non-industrial uses, Rampart Industrial

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20591 received three readings.

3.2 Bylaw 20586 - To amend the Kennedale Industrial Area Structure Plan

3.3 Charter Bylaw 20587 - To allow for the development of business, industrial and commercial uses, Kennedale Industrial

Bylaw 20586 and Charter Bylaw 20587 were dealt with together.

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

- A. Huizinga, Urban Planning and Economy

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

- E. Zurawell, Invistec

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

- R. Bilotta

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy

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

The following speaker answered questions:

- R. Bilotta

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

Moved by: A. Paquette

Seconded by: A. Knack

That the Public Hearing on Bylaw 20586 and Charter Bylaw 20587 be closed.

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

Carried (10 to 0)

Moved by: A. Paquette

Seconded by: A. Knack

That Bylaw 20586 and Charter Bylaw 20587 be read a first time.

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

Carried (10 to 0)

Moved by: A. Paquette

Seconded by: A. Knack

That Bylaw 20586 and Charter Bylaw 20587 be read a second time.

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

Carried (10 to 0)

Moved by: A. Paquette

Seconded by: A. Knack

That Bylaw 20586 and Charter Bylaw 20587 be considered for third reading.

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

Carried (10 to 0)

Moved by: A. Paquette

Seconded by: A. Knack

That Bylaw 20586 and Charter Bylaw 20587 be read a third time.

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

Carried (10 to 0)

3.4 Amendment to the South-East Industrial Area Outline Plan

This item was not selected for debate and was dealt with as part of item 3. The following motion carried:

That Attachment 1 of the September 11, 2023, Urban Planning and Economy report, Amendment to The South-East Industrial Area Outline Plan, be approved.

3.5 Charter Bylaw 20609 - To allow opportunities for education services on a developed site, Weir Industrial

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20594 received three readings.

3.6 Bylaw 20553 - To amend the Edmonton Energy And Technology Park Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20553 received three readings.

3.7 Charter Bylaw 20554 - To allow for industrial development (manufacturing and logistics), including an indoor self storage facility, Edmonton Energy And Technology Park

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20594 received three readings.

3.8 Bylaw 20278 - To amend the Desrochers Neighbourhood Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20278 received three readings.

3.9 Charter Bylaw 20279 - To allow for the development of medium rise multi-unit housing, Desrochers

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20594 received three readings.

3.10 Bylaw 20583 - To amend the Windermere Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20583 received three readings.

3.11 Bylaw 20584 - To amend the Ambleside Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20584 received three readings.

3.12 Charter Bylaw 20585 - To allow for convenience commercial and personal service uses, Ambleside

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20585 received three readings.

3.13 Charter Bylaw 20582 - To allow for convenience commercial and personal service uses that are pedestrian-oriented, Pleasantview

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:

- R. Eidick, EINS

The following member of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy

Moved by: K. Tang

Seconded by: A. Knack

That the Public Hearing on Charter Bylaw 20582 be closed.

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

Carried (10 to 0)

Moved by: K. Tang

Seconded by: A. Knack

That Charter Bylaw 20582 be read a first time.

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

Carried (10 to 0)

Moved by: K. Tang

Seconded by: A. Knack

That Charter Bylaw 20582 be read a second time.

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

Carried (10 to 0)

Moved by: K. Tang

Seconded by: A. Knack

That Charter Bylaw 20582 be considered for third reading.

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

Carried (10 to 0)

Moved by: K. Tang

Seconded by: A. Knack

That Charter Bylaw 20582 be read a third time.

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

Carried (10 to 0)

3.14 Charter Bylaw 20592 - To allow for mid rise multi-unit housing, Bonnie Doon

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 favour:

- A. Rosland, Situate
- A. Hasan, Hasco Development Corp.

The following speakers made presentations and answered questions in opposition:

- C. Barbarie
- J. Holowchak

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- J. Johnson, Employee and Legal Services
- C. St. Aubin, Urban Planning and Economy

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

The following speaker answered questions:

- A. Hasan, Hasco Development Corp.
- A. Rosland, Situate
- C. Barbarie
- J. Holowchak

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

Moved by: A. Salvador

Seconded by: A. Knack

That the Public Hearing on Charter Bylaw 20592 be closed.

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

Carried (10 to 0)

Moved by: A. Salvador

Seconded by: A. Knack

That Charter Bylaw 20592 be read a first time.

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

Carried (10 to 0)

Moved by: A. Salvador

Seconded by: A. Knack

That Charter Bylaw 20592 be read a second time.

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

Carried (10 to 0)

Moved by: A. Salvador

Seconded by: A. Knack

That Charter Bylaw 20592 be considered for third reading.

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

Carried (10 to 0)

Moved by: A. Salvador

Seconded by: A. Knack

That Charter Bylaw 20592 be read a third time.

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

Carried (10 to 0)

3.15 Bylaw 20600 - To close a portion of road right-of-way at the southwest corner of 102 Avenue NW and 123 Street NW, Oliver

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20600 received three readings.

3.16 Bylaw 20593 - To amend the Oliver Area Redevelopment Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20593 received three readings.

3.17 Charter Bylaw 20594 - To allow for a mix of commercial and residential opportunities in locations that are well connected to mass transit, Oliver

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20594 received three readings.

4. Notices of Motion and Motions without Customary Notice

4.1 Financial Loss During Major Construction Projects Policy (A. Knack)

Councillor A. Knack stated that at the October 4/5, 2023, City Council meeting, the following motion would be moved:

That a Financial Loss During Major Construction Projects policy be created using the draft policy report from March 23, 2022 (IIS00397) and incorporating the following features:

1. Financial assistance be provided directly to business owners (not landlords).
2. A cap on forgiveness (example: 50 per cent of property taxes for the years of construction).
3. Forgiveness to be repaid in years subsequent to construction completion should revenue increase to a level (example: 15 per cent) higher than pre-construction values.
4. Forgiveness to be based on business revenue, not net income.

5. Income from the specific business must be at least 50 per cent of gross revenue of this and all related businesses.
- Notice of Motion Given: September 11, 2023, City Council Public Hearing

5. Adjournment

The meeting adjourned at 12:00 p.m., Monday, September 11, 2023.

Chair

City Clerk