



City Council Public Hearing Minutes

October 3, 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 9:33 a.m., Tuesday, October 3, 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, 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.

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

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

1.3 Adoption of Agenda

Moved by: S. Hamilton

Seconded by: J. Rice

That the October 3, 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:

Charter Bylaw 20602

The following speaker registered in favour:

1. J. Booth, Situate Inc. (to answer questions only)

Bylaw 20603 and Charter Bylaw 20604

The following speakers registered in favour:

1. J. Lee, City of Edmonton (to answer questions only)
2. M. Kuntz, City of Edmonton (to answer questions only)
3. G. Smith, City of Edmonton (to answer questions only)

Charter Bylaw 20606

The following speakers registered in favour:

1. A. de Leon (to answer questions only)
2. U. Franken (to answer questions only)

Bylaw 20588

The following speaker registered in favour:

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

Charter Bylaw 20611

The following speaker registered in favour:

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

Charter Bylaw 20605

The following speakers registered in favour:

1. S. Ramey, City of Edmonton (to answer questions only)
2. E. Peris, City of Edmonton (to answer questions only)

Charter Bylaw 20618

The following speakers registered in favour:

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

Bylaw 20607 and Charter Bylaw 20608

The following speakers registered in favour:

1. A. Rosland, Situate Inc.
2. S. Remtulla, Deveraux Developments

The following speakers registered in opposition:

1. E. de Guzman, Optima Living
2. H. Ford, Optima Living
3. S. Melnychuk, Optima Living
4. A. Shivji, Optima Living

Charter Bylaw 20619

The following speakers registered in favour:

1. B. Dibben, Select Engineering (to answer questions only)
2. L. Donna, Genstar Developments (to answer questions only)

Bylaws 20612, 20613 and Charter Bylaw 20614

The following speakers registered in favour:

1. C. Lee, Qualico (to answer questions only)
2. S. Cole, Stantec (to answer questions only)
3. K. Davies, Stantec (to answer questions only)
4. C. Oberg, Bunt & Associates (to answer questions only)
5. T. Chiarello, Select Engineering (to answer questions only)
6. R. Rehman, Qualico (to answer questions only)

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 20602 - To allow single detached housing and other forms of small scale housing, Bergman
- 3.2 Bylaw 20603 - To close a portion of lane right-of-way, Queen Alexandra
- 3.3 Charter Bylaw 20604 - To allow an area of public land for recreational uses, Queen Alexandra
- 3.4 Charter Bylaw 20606 - To allow for mix of small scale housing, Gold Bar
- 3.5 Bylaw 20588 - To close a portion of road right-of-way, Parkdale
- 3.6 Charter Bylaw 20611 - To allow for business industrial uses, Parsons Industrial
- 3.8 Charter Bylaw 20618 - To allow for a variety of low density ground-oriented housing, The Orchards at Ellerslie

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:

- 3.1 Charter Bylaw 20602 - To allow single detached housing and other forms of small scale housing, Bergman
- 3.2 Bylaw 20603 - To close a portion of lane right-of-way, Queen Alexandra
- 3.3 Charter Bylaw 20604 - To allow an area of public land for recreational uses, Queen Alexandra
- 3.4 Charter Bylaw 20606 - To allow for mix of small scale housing, Gold Bar

- 3.5 Bylaw 20588 - To close a portion of road right-of-way, Parkdale
- 3.6 Charter Bylaw 20611 - To allow for business industrial uses, Parsons Industrial
- 3.8 Charter Bylaw 20618 - To allow for a variety of low density ground-oriented housing, The Orchards at Ellerslie

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:

- 3.1 Charter Bylaw 20602 - To allow single detached housing and other forms of small scale housing, Bergman
- 3.2 Bylaw 20603 - To close a portion of lane right-of-way, Queen Alexandra
- 3.3 Charter Bylaw 20604 - To allow an area of public land for recreational uses, Queen Alexandra
- 3.4 Charter Bylaw 20606 - To allow for mix of small scale housing, Gold Bar
- 3.5 Bylaw 20588 - To close a portion of road right-of-way, Parkdale
- 3.6 Charter Bylaw 20611 - To allow for business industrial uses, Parsons Industrial
- 3.8 Charter Bylaw 20618 - To allow for a variety of low density ground-oriented housing, The Orchards at Ellerslie

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:

- 3.1 Charter Bylaw 20602 - To allow single detached housing and other forms of small scale housing, Bergman
- 3.2 Bylaw 20603 - To close a portion of lane right-of-way, Queen Alexandra
- 3.3 Charter Bylaw 20604 - To allow an area of public land for recreational uses, Queen Alexandra
- 3.4 Charter Bylaw 20606 - To allow for mix of small scale housing, Gold Bar
- 3.5 Bylaw 20588 - To close a portion of road right-of-way, Parkdale
- 3.6 Charter Bylaw 20611 - To allow for business industrial uses, Parsons Industrial
- 3.8 Charter Bylaw 20618 - To allow for a variety of low density ground-oriented housing, The Orchards at Ellerslie

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:

- 3.1 Charter Bylaw 20602 - To allow single detached housing and other forms of small scale housing, Bergman
- 3.2 Bylaw 20603 - To close a portion of lane right-of-way, Queen Alexandra
- 3.3 Charter Bylaw 20604 - To allow an area of public land for recreational uses, Queen Alexandra
- 3.4 Charter Bylaw 20606 - To allow for mix of small scale housing, Gold Bar

- 3.5 Bylaw 20588 - To close a portion of road right-of-way, Parkdale
- 3.6 Charter Bylaw 20611 - To allow for business industrial uses, Parsons Industrial
- 3.8 Charter Bylaw 20618 - To allow for a variety of low density ground-oriented housing, The Orchards at Ellerslie

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 Charter Bylaw 20602 - To allow single detached housing and other forms of small scale housing, Bergman

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20602 received three readings.

3.2 Bylaw 20603 - To close a portion of lane right-of-way, Queen Alexandra

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20603 received three readings.

3.3 Charter Bylaw 20604 - To allow an area of public land for recreational uses, Queen Alexandra

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20604 received three readings.

3.4 Charter Bylaw 20606 - To allow for mix of small scale housing, Gold Bar

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20606 received three readings.

3.5 Bylaw 20588 - To close a portion of road right-of-way, Parkdale

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20588 received three readings.

3.6 Charter Bylaw 20611 - To allow for business industrial uses, Parsons Industrial

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20611 received three readings.

3.7 Charter Bylaw 20605 - To allow for continued recreational uses and development of institutional uses, Dunluce

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

- A. Huizinga, Urban Planning and Economy

The following speakers answered questions in favour:

- S. Ramey, City of Edmonton
- E. Peris, City of Edmonton

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services
- T. Ford, 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:

- S. Ramey, City of Edmonton
- E. Peris, City of Edmonton

The following member of Administration's delegation answered questions:

- J. Inkpen, Employee and Legal Services

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

Moved by: A. Salvador

Seconded by: A. Paquette

That the Public Hearing on Charter Bylaw 20605 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: A. Salvador

Seconded by: A. Paquette

That Charter Bylaw 20605 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: A. Salvador

Seconded by: A. Paquette

That Charter Bylaw 20605 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: A. Salvador

Seconded by: A. Paquette

That Charter Bylaw 20605 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: A. Salvador

Seconded by: A. Paquette

That Charter Bylaw 20605 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)

3.8 Charter Bylaw 20618 - To allow for a variety of low density ground-oriented housing, The Orchards at Ellerslie

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20618 received three readings.

3.9 Bylaw 20607 - To amend the Mactaggart Neighbourhood Area Structure Plan

3.10 Charter Bylaw 20608 - To allow for mid rise multi-unit housing, Mactaggart

Bylaw 20607 and Charter Bylaw 20608 were dealt with together.

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

- T. Ford, Urban Planning and Economy

The following speakers made presentations and answered questions in favour:

- A. Rosland, Situate Inc.
- S. Remtulla, Deveraux Developments

The following speaker made a presentation in opposition:

- H. Ford, Optima Living

The following speakers made presentations and answered questions in opposition:

- E. de Guzman, Optima Living
- S. Melnychuk, Optima Living
- A. Shivji, Optima Living

The following member of Administration's delegation answered questions:

- T. Ford, Urban Planning and Economy

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

The following speakers answered questions:

- S. Remtulla, Optima Living
- A. Shivji, Optima Living

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

Moved by: T. Cartmell

Seconded by: A. Knack

That the Public Hearing on Bylaw 20607 and Charter Bylaw 20608 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: T. Cartmell

Seconded by: A. Knack

That Bylaw 20607 and Charter Bylaw 20608 be read a first time.

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: T. Cartmell

Seconded by: A. Knack

That Bylaw 20607 and Charter Bylaw 20608 be read a second time.

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: T. Cartmell

Seconded by: A. Knack

That Bylaw 20607 and Charter Bylaw 20608 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: T. Cartmell

Seconded by: A. Knack

That Bylaw 20607 and Charter Bylaw 20608 be read a third time.

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)

3.11 Charter Bylaw 20619 - To allow for low rise multi-unit housing, Crystallina Nera East

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

- A. Huizinga, Urban Planning and Economy

The following speaker answered questions in favour:

- B. Dibbon, Select Engineering

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- K. Petrin, Deputy City Manager, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy

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

Moved by: A. Knack

Seconded by: K. Tang

That the Public Hearing on Charter Bylaw 20619 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. Knack

Seconded by: K. Tang

That Charter Bylaw 20619 be read a first time.

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

Opposed (1): K. Principe

Carried (11 to 1)

Moved by: A. Knack

Seconded by: K. Tang

That Charter Bylaw 20619 be read a second time.

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

Opposed (1): K. Principe

Carried (11 to 1)

Moved by: A. Knack

Seconded by: K. Tang

That Charter Bylaw 20619 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. Knack

Seconded by: K. Tang

That Charter Bylaw 20619 be read a third time.

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

Opposed (1): K. Principe

Carried (11 to 1)

Moved by: K. Principe

Seconded by: A. Knack

That Administration provide a report to Committee to explore fully signalizing the intersection at 167 Avenue and 66 Street without a traffic circle as an interim measure and include the cost benefit analysis with both the interim and then signalized, or going straight to fully signalized.

The following members of Administration's delegation answered questions:

- K. Petrin, Deputy City Manager, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy

With the unanimous consent of City Council, Councillor K. Principe withdrew the motion.

Withdrawn

3.12 Bylaw 20612 - To amend the Riverview Area Structure Plan

3.13 Bylaw 20613 - To amend the Riverview Neighbourhood # 3 Neighbourhood Structure Plan and rename it to River's Edge Neighbourhood Structure Plan

3.14 Charter Bylaw 20614 - To allow for low and medium residential density, school, park and institutional uses, Riverview Neighbourhood # 3 (River's Edge)

Bylaws 20612, 20613 and Charter Bylaw 20614 were dealt with together.

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

- A. Huizinga, Urban Planning and Economy

The following speaker answered questions in favour:

- C. Oberg, Bunt & Associates

The following members of Administration's delegation answered questions:

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

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

The following speakers answered questions:

- R. Rehman, Qualico
- C. Oberg, Bunt & Associates
- S. Cole, Stantec

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

Moved by: S. Hamilton

Seconded by: A. Knack

That the Public Hearing on Bylaws 20612, 20613 and Charter Bylaw 20614 be closed.

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)

Moved by: S. Hamilton

Seconded by: A. Knack

That Bylaws 20612, 20613 and Charter Bylaw 20614 be read a first time.

In Favour (9): T. Cartmell, S. Hamilton, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, and K. Tang

Opposed (2): M. Janz, and A. Paquette

Carried (9 to 2)

Moved by: S. Hamilton

Seconded by: A. Knack

That Bylaws 20612, 20613 and Charter Bylaw 20614 be read a second time.

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

Opposed (1): A. Paquette

Carried (10 to 1)

Moved by: S. Hamilton

Seconded by: A. Knack

That Bylaws 20612, 20613 and Charter Bylaw 20614 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. Salvador, A. Stevenson, and K. Tang

Carried (11 to 0)

Moved by: S. Hamilton

Seconded by: A. Knack

That Bylaws 20612, 20613 and Charter Bylaw 20614 be read a third time.

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

Opposed (1): A. Paquette

Carried (10 to 1)

4. Notices of Motion and Motions without Customary Notice

Deputy Mayor E. Rutherford asked whether there were any Notices of Motion.
There were none.

5. Adjournment

The meeting adjourned at 3:28 p.m., Tuesday, October 3, 2023.

Chair

City Clerk