



# CITY COUNCIL PUBLIC HEARING

## MINUTES

June 27, 2016 – Council Chamber

### PRESENT

D. Iveson, B. Anderson, M. Banga, T. Caterina, B. Esslinger, E. Gibbons, B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

### ABSENT

None

### ALSO IN ATTENDANCE

I. MacLean, Office of the City Clerk  
S. McKerry, Office of the City Clerk  
T. Orbell, Office of the City Clerk

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3.	<b>BYLAWS AND RELATED REPORTS - 1:30 P.M.</b>	<b>4</b>	
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3.2	<b>Bylaw 17670 - Amendment to the Chappelle Neighbourhood Area Structure Plan</b>	<b>4</b>	Three readings
3.3	<b>Bylaw 17671 - To allow for a range of low and medium density residential uses as well as public park and public utility uses, Chappelle</b>	<b>4</b>	Three readings
3.4	<b>Bylaw 17676 - Amendment to the Southeast Area Structure Plan</b>	<b>5</b>	Three readings
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3.8	range of low density dwelling types, low-rise apartments, park and open space, protected natural areas and public utility uses, Edgemont Bylaw 17633 - To allow for residential uses for patients being treated in medical facilities, Belgravia	6	Three readings
3.9	Bylaw 17455 - To allow for the development of medium residential housing in the form of apartment housing, Jasper Park	7	Three readings
3.10	Bylaw 17672 - Text Amendment to Zoning Bylaw 12800 to Amend Landscaping Requirements for Low Density Residential Development and Introduce Incentives for Preserving Existing Trees and Shrubs	9	Lost
3.11	Bylaw 17658 - Amendment to the Oliver Area Redevelopment Plan	10	Three readings
3.12	Bylaw 17659 - To facilitate the development of a high rise mixed-use building with commercial/retail at grade, vehicular parking above grade and residential uses in the Oliver neighbourhood, Oliver	12	Three readings
4.	NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE	13	Three reading
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## DECISION SUMMARY

ITEM	DECISION
1. CALL TO ORDER AND RELATED BUSINESS	
1.1 Call to Order	

Mayor D. Iveson called the meeting to order at 1:32 p.m.

### 1.2 Adoption of Agenda

#### Moved B. Esslinger - A. Knack:

That the June 27, 2016, City Council Public Hearing agenda be adopted with the following changes:

#### Additions:

**3.11 Bylaw 17658 - Amendment to the Oliver Area Redevelopment Plan**

**3.12 Bylaw 17659 - To facilitate the development of a high rise mixed-use building with commercial/retail at grade, vehicular parking above grade and residential uses in the Oliver neighbourhood, Oliver**

**In Favour:****Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
S. McKeen, M. Nickel, M. Oshry, M. Walters

**Absent:**

D. Loken

**1.3 Protocol Items**

There were no protocol items.

**2. EXPLANATION OF PUBLIC HEARING PROCESS****2.1 Call for Persons to Speak**

Mayor D. Iveson explained the public hearing process.

I. MacLean, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws:

**Item 3.1 and Bylaws 17670 and 17671**

In favour: J. Brown, Sherrick Management; and S. Cole, Stantec Consulting Ltd. (to answer questions only).

**Bylaws 17676 and 17677**

In favour: D. Taylor, United Communities; and B. Dibben and M. Michniak, IBI Group (to answer questions only).

**Bylaws 17662 and 17661**

In favour: J. Edenloff, Stantec Consulting Ltd; and E. Shilington, Brookfield Residential (to answer questions only).

**Bylaw 17633**

In favour: R. Lisowski, Belgravia Community League; and D. Hussey, Urban Revision Consulting Inc.

Opposed: K. Gan.

**Bylaw 17455**

In favour: C. Dulaba, Beljan Development.

Opposed: B. Kwasnitza and D. Kuchilyma, Jasper Park Community League.

**Bylaw 17672**

In favour: B. Zubot, Edmonton Federation of Community Leagues.

**Bylaws 17658 and 17659**

In favour: R. Dhunna, Regency Developments; and  
N. MacDonald, Stantec Consulting Ltd.

Opposed: M. Sacha, D. Martin, L. Brown and R. Kunitz,  
Oliver Community League; and M. McPhail.

**3. BYLAWS AND RELATED REPORTS - 1:30 P.M.**

**3.1 Amendment to the Heritage Valley Servicing Concept Design Brief**

**3.2 Bylaw 17670 - Amendment to the Chappelle Neighbourhood Area Structure Plan**

**3.3 Bylaw 17671 - To allow for a range of low and medium density residential uses as well as public park and public utility uses, Chappelle**

Items 3.1 and Bylaws 17670 and 17671 were dealt with together.

**Moved B. Anderson - T. Caterina:**

That the Public Hearing on Item 3.1 and Bylaws 17670 and 17671 be closed.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Attachment 1 of the June 27, 2016, Sustainable Development report CR_3712 to amend the Heritage Valley Servicing Concept Design Brief, be approved.	Sustainable Dev.
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**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17670 and 17671 be read a first time.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17670 and 17671 be read a second time.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17670 and 17671 be considered for third reading.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17670 and 17671 be read a third time.	Distribution List
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**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**3.4 Bylaw 17676 - Amendment to the Southeast Area Structure Plan**

**3.5 Bylaw 17677 - Amendment to the Walker Neighbourhood Structure Plan**

Bylaws 17676 and 17677 were dealt with together.

**Moved B. Anderson - T. Caterina:**

That the Public Hearing on Bylaws 17676 and 17677 be closed.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17676 and 17677 be read a first time.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,

**Moved B. Anderson - T. Caterina:**

That Bylaws 17676 and 17677 be read a second time.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17676 and 17677 be considered for third reading.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17676 and 17677 be read a third time.	Distribution List
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**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

- 3.6 **Bylaw 17662 - Amendment to the Edgemont Neighbourhood Area Structure Plan**
- 3.7 **Bylaw 17661 - To allow for the development of a range of low density dwelling types, low-rise apartments, park and open space, protected natural areas and public utility uses, Edgemont**

Bylaws 17662 and 17661 were dealt with together.

**Moved B. Anderson - T. Caterina:**

That the Public Hearing on Bylaws 17662 and 17661 be closed.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17662 and 17661 be read a first time.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17662 and 17661 be read a second time.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17662 and 17661 be considered for third reading.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Anderson - T. Caterina:**

That Bylaws 17662 and 17661 be read a third time.	Distribution List
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**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

3.8

**Bylaw 17633 - To allow for residential uses for patients being treated in medical facilities, Belgravia**

B. McMillan, Sustainable Development, made a presentation.

R. Lisowski, Belgravia Community League, made a presentation. D. Hussey, Urban Revision Consulting Inc., made a presentation and answered Council's questions.

K. Gan made a presentation and answered Council's questions.

A. Jones, Sustainable Development, answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance

who wished to speak to new information.

K. Gan made a presentation.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. No one responded.

**Moved B. Henderson - S. McKeen:**

That the Public Hearing on Bylaw 17633 be closed.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Henderson - S. McKeen:**

That Bylaw 17633 be read a first time.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Henderson - S. McKeen:**

That Bylaw 17633 be read a second time.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Henderson - S. McKeen:**

That Bylaw 17633 be considered for third reading.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Henderson - S. McKeen:**

That Bylaw 17633 be read a third time.	Distribution List
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**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,



3.9

**Bylaw 17455 - To allow for the development of medium residential housing in the form of apartment housing, Jasper Park**

H. Mikkelsen, Sustainable Development, made a presentation.

C. Dulaba, Beljan Development, made a presentation and answered Council's questions.

B. Kwasnitza and D. Kuchilyma, Jasper Park Community League, made presentations and answered Council's questions.

H. Mikkelsen; T. Ford, P. Ohm and K. Anderson, Sustainable Development, answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. No one responded.

**Moved M. Nickel - M. Banga:**

That the Public Hearing on Bylaw 17455 be closed.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved M. Nickel - M. Banga:**

That Bylaw 17455 be read a first time.	Distribution List
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**In Favour:**

**Lost**

M. Nickel

**Opposed:**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Oshry, M. Walters

3.10

**Bylaw 17672 - Text Amendment to Zoning Bylaw 12800 to Amend Landscaping Requirements for Low Density Residential Development and Introduce Incentives for Preserving Existing Trees and Shrubs**

C. Kirsop, Sustainable Development, made a presentation.

B. Zubot, Edmonton Federation of Community Leagues,

made a presentation and answered Council's questions.

**Moved B. Henderson - S. McKeen:**

That Bylaw 17672 be amended as follows:  Replace 55.2.1.b. "Landscaping shall be maintained on a Site for a minimum of 42 months after the occupancy of a development or commencement of a Use:" with "Trees and shrubs shall be maintained on a Site for a minimum of 42 months after the occupancy of a development or commencement of a Use;"	Sustainable Dev.
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R. Anderson, Financial and Corporate Services (Law), made a presentation and answered Council's questions.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

C. Kirsop, A. Sheahan and L. Balone, Sustainable Development, answered Council's questions.

Mayor D. Iveson asked if there was any new information anyone in attendance wished to address. No one responded.

**Moved B. Henderson - M. Oshry:**

That the Public Hearing on Bylaw 17672 be closed.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Henderson - M. Walters:**

That Bylaw 17672 be read a first time.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Henderson - M. Oshry:**

That Bylaw 17672 be read a second time.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Henderson - D. Iveson:**

That Bylaw 17672 be considered for third reading.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Henderson - M. Walters:**

That Bylaw 17672 be read a third time.	Distribution List
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**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack, D.  
Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved M. Walters - B. Henderson:**

<b>Softscaping on Low-Density Residential Lots</b>	Sustainable Dev.
That Administration provide a report, in conjunction with the upcoming Amenity Area Review report, on the following:	
<ul style="list-style-type: none"><li>• how a minimum amount of softscaping on low-density residential lots align with climate adaptation, drainage and flood mitigation best practices</li><li>• other benefits associated with the inclusion of minimum softscaping coverage</li><li>• potential bylaw changes that would be necessary for the inclusion of minimum softscaping coverage for low-density residential lots along with a recommended percentage of</li></ul>	<b>Due Date:</b> Nov 1, 2016  Exec. Committee

softscaping coverage	
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**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

3.11	<b>Bylaw 17658 - Amendment to the Oliver Area Redevelopment Plan</b>
3.12	<b>Bylaw 17659 - To facilitate the development of a high rise mixed-use building with commercial/retail at grade, vehicular parking above grade and residential uses in the Oliver neighbourhood, Oliver</b>

Bylaws 17658 and 17659 were dealt with together.

K. Anderson, Sustainable Development, made a presentation and answered Council's questions. P. Ohm, P. Odinga, T. Ford and R. G. Klassen, General Manager, Sustainable Development; and R. Anderson, Financial and Corporate Services (Law), answered Council's questions.

R. Anderson, Financial and Corporate Services (Law); and I. MacLean, Office of the City Clerk, answered Council's questions.

**Moved D. Iveson – M. Nickel:**

That Schedule B of Bylaw 17659 be amended as follows:	Sustainable Dev.
Add to 4.1 General Regulations	
4.1.m. A communal Amenity Area with a minimum area of 400 square meters shall be developed on the podium roof top, as part of the minimum Amenity Area contribution as defined in Section 4.1.k, and if required for a Child Care Services use as outdoor space as per Provincial Regulations, to the satisfaction of the Development Officer.	
Replace 4.2.a with:	
4.2.(a) Notwithstanding Section 54.2, Schedule 1 of the Zoning Bylaw, the minimum number of off-street vehicular accessory parking spaces shall be provided at a ratio of 0.9 stalls per unit for	

residential uses. The maximum number of vehicular parking spaces for residential uses shall be determined by Section 54.2 Schedule 1(A). Non-Residential and Visitor off-street parking spaces shall be combined for a total of 67 parking spaces on the Site, this assumes 1.0 visitor parking spaces per 10 dwelling units. All required off-street vehicular accessory parking spaces for the development shall be accommodated in the one level of underground parking and the above grade parkade structure. The allocation of parking spaces between land uses shall be provided in accordance with a Parking Impact Assessment, prepared by a qualified Professional Engineer, to the satisfaction of the Development Officer.

Add to the end of 4.2.b:

The Development Officer may consider, in consultation with Urban Transportation, a vehicular parking reduction if a Parking Demand Study is submitted in conjunction with an application for a Development Permit justifying any reduction in vehicular parking requirements.

Replace 4.3.a with:

4.3.a A detailed Landscape Plan for the Site and the podium roof top communal Amenity Area, for the use of residents and, if required, for a Child Care Services use as outdoor space as per Provincial regulations, including all existing and proposed utilities within the road right-of-way, must be prepared by a registered Landscape Architect and submitted for review and approval by the Development Officer prior to the issuance of any Development Permit. Should a Child Care Services tenant come forward during construction of the building, after the issuance of the Development Permit, the developer shall be permitted to resubmit/revise drawings to accommodate this use.

Replace 4.4.b with:

Notwithstanding Section 59F of the Zoning Bylaw, Signs located above or extending above the podium shall be prohibited.

Add to Section 4.4 Signage

4.4 c Minor Digital on premises Signs located on the north and east podium facades shall be prohibited. These signs will be limited to above retail on the south and west façade.

4.4.d. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 of the Zoning Bylaw shall be submitted with a Development Permit application for new building construction.

Replace 4.5.a with:

A Wind Impact Study shall be prepared by a qualified, registered Professional Engineer and shall be based on a computer model simulation analysis, prepared to professional standards. The Wind Impact Study shall be submitted with the Development Permit application to the satisfaction of the Development Officer.

Replace 5.1.b with:

Child Care Services shall be limited to below the sixth storey and in accordance to Section 80 of the Zoning Bylaw.

Replace 5.2.c with:

The podium shall have a minimum height of 12 m and a maximum height of 18 m.

Replace 5.3.e with:

Loading, storage and garbage collection areas shall be located within the building concealed from view from adjacent sites

and public roadways. Gates and/or doors of the garbage enclosure must not open or encroach into road right-of-way. The garbage and recycling collection area shall be designed to the satisfaction of the Development Officer in consultation with Waste Management and Urban Transportation.

Replace 5.4.c with:

Weather protection in the form of a canopy, with a minimum depth of 1.5 m, or other architectural element shall be provided to create a comfortable pedestrian environment and moderate the impacts of weather particularly in the winter as required based on wind study information.

Replace 5.4.e with:

The front facades of the building commercial uses shall be designed to break the appearance into 6 m to 12 m sections or modules consistently sized with other buildings on the shopping street through a combination of recesses, projections, change in building materials, colors, and/or a physical breaks in building to the satisfaction of the Development Officer.

Replace 6.1.c with:

6.1.c The Podium, above the first storey, shall take the form of public art which is integrated as part of the building design. The public art will take the form of an illuminated colored glass art wall designed by a professional firm that includes some combination of an artist, architect, graphic designer and/or glass specialists. The art wall will provide colour and light throughout all seasons, similar in nature to the built form examples in Appendix VII. Through design techniques such as varied colours, patterns, or lighting, the glass art wall will create an interesting façade for the public realm and

enliven Jasper Avenue and 114 Street, as conceptually shown in Appendices II, III, IV, VI and VII. The design of the portion of the parkade located within the Podium shall be enclosed within solid (a material not permeable to light) walls to ensure vehicles within the parkade structure are not visible. The colored glass art wall will be installed in front of this parkade wall. An illumination plan for the art wall, which will have the sole purpose of ensuring that the art wall illumination does not create a nuisance effect for surrounding neighbours, will be provided to the satisfaction of the Development Officer prior to the issuance of a development permit for new building construction.

i. A minimum of \$150,000 shall be directed towards the design and construction of the illuminated coloured glass art wall.

ii. Prior to the issuance of a Development Permit an art plan shall be submitted to the City of Edmonton for review and approval by the Development Officer.

iii. Upon completion of the building, the Owner shall demonstrate, to the satisfaction of the Development Officer, that the public art described in the public art plan submitted at the time of Development Permit application is located as specified.

iv. If a development application has not been made within five (5) years of the date of passage of this Bylaw, the Public Art contribution shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.

R. Anderson, Financial and Corporate Services (Law), answered Council's questions.

**In Favour:**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,

**Carried**



D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

N. MacDonald, Stantec Consulting Ltd; and R. Dhunna, Regency Developments, made presentations and answered Council's questions. M. Sacha, Oliver Community League, made a presentation. M. McPhail; and D. Martin and L. Brown, Oliver Community League, made presentations and answered Council's questions. R. Kunitz, Oliver Community League, made a presentation.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

K. Anderson and P. Ohm, Sustainable Development, answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. R. Dhunna, Regency Developments, made a presentation and answered Council's questions.

**Moved S. McKeen – A. Knack:**

That Bylaws 17658 and 17659 be referred back to Administration to work with the applicant to improve the architectural treatment and urban design of The Emerald tower to include:

- an activated podium and the related reduction/elimination in above-grade parking
- a commitment to the inclusion of family-friendly housing within the podium; and other public amenity contributions commensurate with the size, scale and impact of this development

I. MacLean, Officer of the City Clerk; and K. Anderson and P. Ohm, Sustainable Development, answered Council's questions.

**In Favour:**

D. Iveson, B. Henderson, A. Knack, S. McKeen, M. Walters

**Lost**

**Opposed:**

B. Anderson, M. Banga, T. Caterina, B. Esslinger, E. Gibbons, D. Loken, , M. Nickel, M. Oshry

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. No one

responded.

**Moved M. Oshry – E. Gibbons:**

That the Public Hearing on Bylaws 17658 and 17659 be closed.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Henderson - M. Walters:**

That Bylaws 17658 and 17659 be read a first time.

**In Favour:**

**Carried**

B. Anderson, M. Banga, T. Caterina, B. Esslinger,  
E. Gibbons, D. Loken, , M. Nickel, M. Oshry, M. Walters

**Opposed:**

**Carried**

D. Iveson, B. Henderson, A. Knack, S. McKeen

**Moved B. Henderson - M. Oshry:**

That Bylaws 17658 and 17659 be read a second time.

**In Favour:**

**Carried**

B. Anderson, M. Banga, T. Caterina, B. Esslinger,  
E. Gibbons, D. Loken, , M. Nickel, M. Oshry, M. Walters

**Opposed:**

**Carried**

D. Iveson, B. Henderson, A. Knack, S. McKeen

**Moved B. Henderson - D. Iveson:**

That Bylaws 17658 and 17659 be considered for third reading.

**In Favour:**

**Carried**

D. Iveson, B. Anderson, M. Banga, T. Caterina,  
B. Esslinger, E. Gibbons, B. Henderson, A. Knack,  
D. Loken, S. McKeen, M. Nickel, M. Oshry, M. Walters

**Moved B. Henderson - M. Walters:**

That Bylaws 17658 and 17659 be read a third time.	Distribution List
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**In Favour:**

**Carried**

B. Anderson, M. Banga, T. Caterina, B. Esslinger,  
E. Gibbons, D. Loken, , M. Nickel, M. Oshry, M. Walters

**Opposed:**

**Carried**

D. Iveson, B. Henderson, A. Knack, S. McKeen

**4. NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE**

Mayor D. Iveson asked if there were any Notices of Motion.  
There were none.

**5. ADJOURNMENT**

The meeting adjourned at 9:27 p.m.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
City Clerk