



## City Council Public Hearing Minutes

June 10, 2024

1:30 p.m.

Council Chamber, 2nd floor, City Hall

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

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### 1. Call to Order and Related Business

#### 1.1 Call to Order and Land Acknowledgement

Mayor A. Sohi called the meeting to order at 1:33 p.m., Monday, June 10, 2024, and acknowledged that City Council meets on the traditional land of Treaty 6 Territory and the Métis homeland. 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.

Councillor S. Hamilton was absent with notice.

Councillor A. Paquette was absent with notice for a portion of the meeting.

J. Abekah, T. Orbell and B. Tyson, Office of the City Clerk, were also in attendance.

#### 1.3 Adoption of Agenda

**Moved by:** A. Stevenson

**Seconded by:** A. Salvador

That the June 10, 2024, City Council Public Hearing agenda be adopted.

In Favour (12): A. Sohi, T. Cartmell, 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)**

#### **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. J. Abekah, asked whether there were any persons present to speak to the following bylaws, in panels:

##### **Charter Bylaw 20837**

The following speakers registered in favour:

1. A. Rosland, Situate
2. J. Booth, Situate

The following speakers registered in opposition:

1. T. Lowrey
2. E. Gormley
3. M. Mallory
4. P. Haug, on behalf of K. Thomas
5. D. Holmberg
6. J. Andrew
7. L. Thomas
8. K. Ray

##### **Charter Bylaw 20836**

The following speakers registered in favour:

1. O. Joshi, WSP Canada Inc. (to answer questions only)
2. T. Lumsden, City of Edmonton (to answer questions only)

### **Bylaw 20834 and Charter Bylaw 20835**

The following speakers registered in favour:

1. H. Mikkelsen, Stantec (to answer questions only)
2. C. Nicholas, MLC Land (to answer questions only)

### **Bylaw 20828, 20829 and Charter Bylaw 20830**

The following speaker registers in favour:

1. B. Ross, Qualico (to answer questions only)

### **Charter Bylaw 20831**

The following speakers registered in favour:

1. C. Davis, Davis Consulting (to answer questions only)
2. R. Rehman, Qualico (to answer questions only)

### **Charter Bylaw 20840**

The following speaker registered in favour:

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

### **Charter Bylaw 20833**

The following speaker registered in favour:

1. N. Lima, Ronmor Developers Inc.

### **Charter Bylaw 20842**

The following speakers registered in favour:

1. S. Kasnot (to answer questions only)
2. T. Pasma, Hope Mission
3. E. Pollard, Canora Community League

The following speakers registered in opposition:

1. J. Kearley, Morrissey Properties Limites
2. I. Wachowicz, Durum Capital Inc.

### **Charter Bylaw 20775**

The following speakers registered in favour:

1. N. Binnema, Edmonton River Valley Conservation Coalition (to answer questions only)
2. R. Feroe

The following speaker registered in opposition:

1. B. Priebe, North Saskatchewan River Valley Conservation Society

### **Charter Bylaw 20795**

There were no speakers present to the passing of Charter Bylaw 20795.

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

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the Public Hearing on the following Bylaws be closed:

- 3.2 Charter Bylaw 20836 - To bring key regulations for low and mid rise development in alignment with standard zoning, Blatchford
- 3.5 Bylaw 20828 - To amend the Pilot Sound Area Structure Plan
- 3.6 Bylaw 20829 - To amend the Cy Becker Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20830 - To allow for a range of small to medium scale housing, Cy Becker
- 3.8 Charter Bylaw 20831 - To allow for small and medium scale housing and a school and park site, Stillwater
- 3.9 Charter Bylaw 20840 - To allow for small scale mixed use development, Glengarry
- 3.10 Charter Bylaw 20833 - To allow for a variety of commercial businesses, Summerlea

In Favour (12): A. Sohi, T. Cartmell, 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:** J. Rice

That the following Bylaws be read a first time:

- 3.2 Charter Bylaw 20836 - To bring key regulations for low and mid rise development in alignment with standard zoning, Blatchford
- 3.5 Bylaw 20828 - To amend the Pilot Sound Area Structure Plan
- 3.6 Bylaw 20829 - To amend the Cy Becker Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20830 - To allow for a range of small to medium scale housing, Cy Becker
- 3.8 Charter Bylaw 20831 - To allow for small and medium scale housing and a school and park site, Stillwater
- 3.9 Charter Bylaw 20840 - To allow for small scale mixed use development, Glengarry
- 3.10 Charter Bylaw 20833 - To allow for a variety of commercial businesses, Summerlea

In Favour (12): A. Sohi, T. Cartmell, 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:** J. Rice

That the following Bylaws be read a second time:

- 3.2 Charter Bylaw 20836 - To bring key regulations for low and mid rise development in alignment with standard zoning, Blatchford
- 3.5 Bylaw 20828 - To amend the Pilot Sound Area Structure Plan
- 3.6 Bylaw 20829 - To amend the Cy Becker Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20830 - To allow for a range of small to medium scale housing, Cy Becker
- 3.8 Charter Bylaw 20831 - To allow for small and medium scale housing and a school and park site, Stillwater
- 3.9 Charter Bylaw 20840 - To allow for small scale mixed use development, Glengarry

- 3.10 Charter Bylaw 20833 - To allow for a variety of commercial businesses, Summerlea

In Favour (12): A. Sohi, T. Cartmell, 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:** J. Rice

That the following Bylaws be considered for third reading:

- 3.2 Charter Bylaw 20836 - To bring key regulations for low and mid rise development in alignment with standard zoning, Blatchford
- 3.5 Bylaw 20828 - To amend the Pilot Sound Area Structure Plan
- 3.6 Bylaw 20829 - To amend the Cy Becker Neighbourhood Structure Plan
- 3.7 Charter Bylaw 20830 - To allow for a range of small to medium scale housing, Cy Becker
- 3.8 Charter Bylaw 20831 - To allow for small and medium scale housing and a school and park site, Stillwater
- 3.9 Charter Bylaw 20840 - To allow for small scale mixed use development, Glengarry
- 3.10 Charter Bylaw 20833 - To allow for a variety of commercial businesses, Summerlea

In Favour (12): A. Sohi, T. Cartmell, 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:** J. Rice

That the following Bylaws be read a third time:

- 3.2 Charter Bylaw 20836 - To bring key regulations for low and mid rise development in alignment with standard zoning, Blatchford

- 3.5 Bylaw 20828 - To amend the Pilot Sound Area Structure Plan
- 3.6 Bylaw 20829 - To amend the Cy Becker Neighbourhood Structure Plan
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- 3.9 Charter Bylaw 20840 - To allow for small scale mixed use development, Glengarry
- 3.10 Charter Bylaw 20833 - To allow for a variety of commercial businesses, Summerlea

In Favour (12): A. Sohi, T. Cartmell, 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)**

**3.1 Charter Bylaw 20837 - To allow for medium scale housing on a unique site, Boyle Street**

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

- C. St. Aubin, Urban Planning and Economy

The following speaker made a presentation in favour:

- A. Rosland, Situate

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

- J. Booth, Situate

The following speakers made presentations in opposition:

- T. Lowrey
- P. Haug, on behalf of K. Thomas
- L. Thomas
- K. Ray

The following speakers made presentations and answered questions in opposition:

- E. Gormley
- M. Mallory
- D. Holmberg
- J. Andrew

The following members of Administration's delegation answered questions:

- J. Johnson, Employee and Legal Services
- C. St. Aubin, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- J. Tiwana, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- K. Petrin, Deputy City Manager, Urban Planning and Economy

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

The following speaker answered questions:

- J. Booth, Situate

The following members of Administration's delegation answered questions:

- J. Johnson, Employee and Legal Services
- C. St. Aubin, Urban Planning and Economy
- K. Petrin, Deputy City Manager, 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:** A. Sohi

**Seconded by:** K. Tang



That Charter Bylaw 20837 Schedule “D” be amended by adding a section 9.2 which reads: “As a condition of development permit, there shall be no construction activity between the hours of 7 pm and 9 am.”

The following speakers answered questions:

- D. Holmberg
- J. Booth, Situate

The following member of Administration's delegation answered questions:

- J. Johnson, Employee and Legal Services

In Favour (7): A. Sohi, A. Knack, J. Rice, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (5): T. Cartmell, M. Janz, A. Paquette, K. Principe, and E. Rutherford

**Carried (7 to 5)**

**Moved by:** A. Stevenson

**Seconded by:** A. Salvador

That the Public Hearing on Charter Bylaw 20837 be closed.

In Favour (12): A. Sohi, T. Cartmell, 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. Stevenson

**Seconded by:** A. Salvador

That Charter Bylaw 20837 be read a first time.

In Favour (11): A. Sohi, T. Cartmell, 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. Stevenson  
**Seconded by:** A. Salvador

That Charter Bylaw 20837 be read a second time.

In Favour (11): A. Sohi, T. Cartmell, 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. Stevenson  
**Seconded by:** A. Salvador

That Charter Bylaw 20837 be considered for third reading.

In Favour (12): A. Sohi, T. Cartmell, 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. Stevenson  
**Seconded by:** A. Salvador

That Charter Bylaw 20837 be read a third time.

In Favour (11): A. Sohi, T. Cartmell, 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)**

**3.2 Charter Bylaw 20836 - To bring key regulations for low and mid rise development in alignment with standard zoning, Blatchford**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20836 received three readings.

**3.3 Bylaw 20834 - To amend the Keswick Neighbourhood Structure Plan**

**3.4 Charter Bylaw 20835 - To allow for a range of small to medium scale housing, Keswick**

Bylaw 20834 and Charter Bylaw 20835 were dealt with together.

The following members of Administration's delegation answered questions:

- T. Ford, Urban Planning and Economy
- P. Bekederemo, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Johnson, Employee and Legal Services

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

The following speaker answered questions:

- H. Mikkelsen, Stantec

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

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the Public Hearing on Bylaw 20834 and Charter Bylaw 20835 be closed.

In Favour (11): A. Sohi, T. Cartmell, 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:** T. Cartmell

**Seconded by:** J. Rice

That Bylaw 20834 and Charter Bylaw 20835 be read a first time.

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

Opposed (1): A. Salvador

**Carried (10 to 1)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That Bylaw 20834 and Charter Bylaw 20835 be read a second time.

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

Opposed (1): A. Salvador

**Carried (10 to 1)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That Bylaw 20834 and Charter Bylaw 20835 be considered for third reading.

In Favour (11): A. Sohi, T. Cartmell, 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:** T. Cartmell

**Seconded by:** J. Rice

That Bylaw 20834 and Charter Bylaw 20835 be read a third time.

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

Opposed (1): A. Salvador

**Carried (10 to 1)**

**3.5 Bylaw 20828 - To amend the Pilot Sound Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20828 received three readings.

**3.6 Bylaw 20829 - To amend the Cy Becker Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20829 received three readings.

**3.7 Charter Bylaw 20830 - To allow for a range of small to medium scale housing, Cy Becker**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20830 received three readings.

**3.8 Charter Bylaw 20831 - To allow for small and medium scale housing and a school and park site, Stillwater**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20831 received three readings.

**3.9 Charter Bylaw 20840 - To allow for small scale mixed use development, Glengarry**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20840 received three readings.

**3.10 Charter Bylaw 20833 - To allow for a variety of commercial businesses, Summerlea**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 20833 received three readings.

**3.11 Charter Bylaw 20842 - To allow for commercial and limited light industrial businesses, Dominion Industrial**

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

- A. Huizinga, Urban Planning and Economy

The following speakers made presentations and answered questions in favour:

- T. Pasma, Hope Mission
- E. Pollard, Canora Community League

The following speakers made presentations and answered questions in opposition:

- J. Kearley, Morrissey Properties Limited
- I. Wachowicz, Durum Capital Inc.

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy

- J. Johnson, Employee and Legal Services
- K. Petrin, Deputy City Manager, Urban Planning and Economy

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

The following speaker answered questions:

- T. Pasma, Hope Mission

The following member of Administration's delegation answered questions:

- J. Johnson, 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. Knack

**Seconded by:** K. Tang

That the Public Hearing on Charter Bylaw 20842 be closed.

In Favour (12): A. Sohi, T. Cartmell, 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:** A. Stevenson

That Charter Bylaw 20842 be read a first time.

In Favour (10): A. Sohi, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (2): T. Cartmell, and E. Rutherford

**Carried (10 to 2)**

**Moved by:** A. Knack

**Seconded by:** A. Stevenson

That Charter Bylaw 20842 be read a second time.

In Favour (10): A. Sohi, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (2): T. Cartmell, and E. Rutherford

**Carried (10 to 2)**

**Moved by:** A. Knack

**Seconded by:** A. Stevenson

That Charter Bylaw 20842 be considered for third reading.

In Favour (12): A. Sohi, T. Cartmell, 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:** A. Stevenson

That Charter Bylaw 20842 be read a third time.

In Favour (10): A. Sohi, M. Janz, A. Knack, A. Paquette, K. Principe, J. Rice, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (2): T. Cartmell, and E. Rutherford

**Carried (10 to 2)**

**Moved by:** E. Rutherford

**Seconded by:** A. Knack

### **Implications of Limiting Temporary Shelter Locations**

That Administration, as part of the City of Edmonton Minimum Emergency Shelter Standards review, provide a report on implications of limiting the location of temporary shelters in the Community Services Use class in the Business Commercial Zone.

**Due Date: August 27, 2024, Urban Planning Committee**

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning Committee

In Favour (11): A. Sohi, T. Cartmell, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): M. Janz

**Carried (11 to 1)**

### **3.12 Charter Bylaw 20775 - Zoning Bylaw Text Amendment to Minimum Tree Requirements for Small Scale Residential Development**

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

- C. Lee, Urban Planning and Economy

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

- R. Feroe

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

- B. Priebe, North Saskatchewan River Valley Conservation Society

The following members of Administration's delegation answered questions:

- C. Lee, Urban Planning and Economy
- J. Johnson, 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:** E. Rutherford

**Seconded by:** A. Knack

That the Public Hearing on Charter Bylaw 20775 be closed.

In Favour (12): A. Sohi, T. Cartmell, 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:** E. Rutherford



That Charter Bylaw 20775 be read a first time.

In Favour (5): M. Janz, A. Knack, J. Rice, E. Rutherford, and A. Stevenson

Opposed (7): A. Sohi, T. Cartmell, A. Paquette, K. Principe, A. Salvador, K. Tang, and J. Wright

**Defeated (5 to 7)**

**3.13 Charter Bylaw 20795 - To amend Zoning Bylaw 20001 to reduce barriers to office tower conversions in the Downtown Special Area**

The following members of Administration's delegation answered questions:

- T. Illingworth, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Tiwana, 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:** A. Stevenson

**Seconded by:** A. Paquette

That the Public Hearing on Charter Bylaw 20795 be closed.

In Favour (12): A. Sohi, T. Cartmell, 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. Stevenson

**Seconded by:** K. Tang

That Charter Bylaw 20795 be read a first time.

In Favour (12): A. Sohi, T. Cartmell, 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. Stevenson

**Seconded by:** K. Tang

That Charter Bylaw 20795 be read a second time.

In Favour (12): A. Sohi, T. Cartmell, 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. Stevenson

**Seconded by:** K. Tang

That Charter Bylaw 20795 be considered for third reading.

In Favour (12): A. Sohi, T. Cartmell, 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. Stevenson

**Seconded by:** K. Tang

That Charter Bylaw 20795 be read a third time.

In Favour (12): A. Sohi, T. Cartmell, 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)**

**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 8:57 p.m., Monday, June 10, 2024.

Chair

City Clerk