



City Council Public Hearing Minutes

October 1, 2024

9:30 a.m.

Council Chamber, 2nd floor, City Hall

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

1. Call to Order and Related Business

1.1 Call to Order and Land Acknowledgement

Mayor A. Sohi called the meeting to order at 9:31 a.m., Tuesday, October 1, 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.

Mayor A. Sohi and Councillors S. Hamilton and K. Principe were absent with notice for a portion of the meeting.

N. Jacobsen, Meeting Clerk, T. Orbell and E. Norton, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: E. Rutherford

Seconded by: J. Rice

That the October 1, 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

1.4.1 Baturyn Elementary School (A. Sohi)

Mayor A. Sohi, on behalf of City Council, welcomed the Grade 6 classes from Baturyn Elementary School in Ward tastawiyiniwak and their teachers, S. Elgert, K. Bugeaud and L. Strzelec.

2. Explanation of Public Hearing Process

2.1 Call for Persons to Speak

Mayor A. Sohi explained the public hearing process. N. Jacobsen, Meeting Clerk, asked whether there were any persons present to speak to the following bylaws, in panels:

Bylaw 20720

The following speakers registered in favour:

1. J. Killoh, Rohit Group (to answer questions only)
2. K. Davies, Stantec (to answer questions only)

Bylaws 20946 and 20947

The following speakers registered in favour:

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

The following speakers registered in opposition:

1. R. Moher
2. N. Soko

Bylaw 20858

The following speakers registered in favour:

1. R. Eidick, EINS
2. N. Osaduik, City of Edmonton (to answer questions only)
3. J. Lee, City of Edmonton (to answer questions only)

Bylaw 20942

The following speakers registered in favour:

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

Bylaws 20948 and 20949

The following speakers registered in favour:

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

Bylaw 20938

The following speaker registered in favour:

1. J. Yeung, 1196885 Alberta Ltd. (to answer questions only)

Bylaw 20939

The following speaker registered in favour:

1. A. Rosland, Situate

The following speakers registered in opposition:

1. C. Cornejo, Edmonton Spanish SDA Church
2. L. Kempo

Bylaw 20941

The following speakers registered in favour:

1. M. Borys, Casia Developments (to answer questions only)
2. M. Huberman, Casia Developments (to answer questions only)
3. R. Soans, Clarity Development (to answer questions only)
4. D. Onishenko, Clarity Development (to answer questions only)

The following speaker registered in opposition:

1. B. Jensen

Bylaw 20918

The following speakers registered in favour:

1. A. Rosland, Situate
2. C. Jersak, Situate (to answer questions only)

The following speakers registered in opposition:

1. P. Conquest
2. W. Antoniuk, Old Glenora Conservation Association

Bylaw 20932

The following speakers registered in favour:

1. M. Huberman, Situate (to answer questions only)
2. J. Tkalcic, TBD Architecture (to answer questions only)
3. A. Rosland, Situate
4. J. Booth, Situate
5. C. Jersak, Situate (to answer questions only)

The following speakers registered in opposition:

1. R. Walker
2. N. Toffoli
3. D. Lux
4. J. Miller
5. D. Kyle-Buchanan
6. G. Nedelec
7. K. Iyer
8. K. Salloum
9. C. Sutton
10. E. Moreno
11. J. Holmes
12. J. Bochinski
13. J. Dechaine
14. S. Munro

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 Bylaw 20720 - To conserve, preserve and restore natural areas, allow for development that provides a public benefit, and allow for city-wide scale development on parkland, Kinglet Gardens

- 3.6 Bylaw 20948 - To amend the Ellerslie Area Structure Plan
- 3.7 Bylaw 20949 - To allow for light industrial and small commercial, Ellerslie Industrial
- 3.8 Bylaw 20938 - To allow for medium scale housing, Forest Heights

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:

- 3.1 Bylaw 20720 - To conserve, preserve and restore natural areas, allow for development that provides a public benefit, and allow for city-wide scale development on parkland, Kinglet Gardens
- 3.6 Bylaw 20948 - To amend the Ellerslie Area Structure Plan
- 3.7 Bylaw 20949 - To allow for light industrial and small commercial, Ellerslie Industrial
- 3.8 Bylaw 20938 - To allow for medium scale housing, Forest Heights

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:

- 3.1 Bylaw 20720 - To conserve, preserve and restore natural areas, allow for development that provides a public benefit, and allow for city-wide scale development on parkland, Kinglet Gardens
- 3.6 Bylaw 20948 - To amend the Ellerslie Area Structure Plan
- 3.7 Bylaw 20949 - To allow for light industrial and small commercial, Ellerslie Industrial

- 3.8 Bylaw 20938 - To allow for medium scale housing, Forest Heights

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:

- 3.1 Bylaw 20720 - To conserve, preserve and restore natural areas, allow for development that provides a public benefit, and allow for city-wide scale development on parkland, Kinglet Gardens
- 3.6 Bylaw 20948 - To amend the Ellerslie Area Structure Plan
- 3.7 Bylaw 20949 - To allow for light industrial and small commercial, Ellerslie Industrial
- 3.8 Bylaw 20938 - To allow for medium scale housing, Forest Heights

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:

- 3.1 Bylaw 20720 - To conserve, preserve and restore natural areas, allow for development that provides a public benefit, and allow for city-wide scale development on parkland, Kinglet Gardens
- 3.6 Bylaw 20948 - To amend the Ellerslie Area Structure Plan
- 3.7 Bylaw 20949 - To allow for light industrial and small commercial, Ellerslie Industrial
- 3.8 Bylaw 20938 - To allow for medium scale housing, Forest Heights

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

3.1 Bylaw 20720 - To conserve, preserve and restore natural areas, allow for development that provides a public benefit, and allow for city-wide scale development on parkland, Kinglet Gardens

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20720 received three readings.

3.2 Bylaw 20946 - To close a portion of road right-of-way, Baranow

3.3 Bylaw 20947 - To allow for large scale facilities that provide community services, and smaller scale parks and amenities, Baranow

Bylaws 20946 and 20947 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 opposition:

- N. Soko

The following members of Administration's delegation answered questions:

- M. Rudiak, Urban Planning and Economy
- J. Tiwana, Urban Planning and Economy
- A. Huizinga, 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:

- N. Soko

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. Sohi

That the Public Hearing on Bylaws 20946 and 20947 be closed.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: E. Rutherford

Seconded by: A. Sohi

That Bylaws 20946 and 20947 be read a first time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: E. Rutherford

Seconded by: A. Sohi

That Bylaws 20946 and 20947 be read a second time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: E. Rutherford

Seconded by: A. Sohi

That Bylaws 20946 and 20947 be considered for third reading.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: E. Rutherford

Seconded by: A. Sohi

That Bylaws 20946 and 20947 be read a third time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

3.4 Bylaw 20858 - To amend the Rampart Industrial Area Structure Plan

The following speaker made a presentation in favour:

- R. Eidick, EINS

The following member of Administration's delegation answered questions:

- A. Huizinga, 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: E. Rutherford

Seconded by: A. Salvador

That the Public Hearing on Bylaw 20858 be closed.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: E. Rutherford

Seconded by: A. Salvador

That Bylaw 20858 be read a first time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: E. Rutherford

Seconded by: A. Salvador

That Bylaw 20858 be read a second time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: E. Rutherford

Seconded by: A. Salvador

That Bylaw 20858 be considered for third reading.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: E. Rutherford

Seconded by: A. Salvador

That Bylaw 20858 be read a third time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

3.5 Bylaw 20942 - To allow for a range of small scale housing, Richford

Items 3.5 and 3.10 were voted on together (see item 3.10).

3.6 Bylaw 20948 - To amend the Ellerslie Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20948 received three readings.

3.7 Bylaw 20949 - To allow for light industrial and small commercial businesses, Ellerslie Industrial

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20949 received three readings.

3.8 Bylaw 20938 - To allow for medium scale housing, Forest Heights

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20938 received three readings.

3.9 Bylaw 20939 - To allow for medium scale housing, Alberta Avenue

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 opposition:

- L. Kempo

The following members of Administration's delegation answered questions:

- C. St. Aubin, 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: A. Salvador

Seconded by: A. Stevenson

That the Public Hearing on Bylaw 20939 be closed.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: A. Salvador

Seconded by: A. Stevenson

That Bylaw 20939 be read a first time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: A. Salvador
Seconded by: A. Stevenson

That Bylaw 20939 be read a second time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: A. Salvador
Seconded by: A. Stevenson

That Bylaw 20939 be considered for third reading.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: A. Salvador
Seconded by: A. Stevenson

That Bylaw 20939 be read a third time.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

3.10 Bylaw 20941 - To allow for large scale mixed use development, Westmount

Items 3.5 and 3.10 were voted on together.

Moved by: A. Stevenson
Seconded by: K. Tang

That Bylaws 20942 and 20941 be postponed to the October 21, 2024, City Council Public Hearing.

Due Date: October 21, 2024, City Council Public Hearing

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

3.11 Bylaw 20918 - To allow for a range of small to medium scale housing, Glenora

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:

- A. Rosland, Situate

The following speaker answered questions in favour:

- C. Jersak, Situate

The following member of Administration's delegation answered questions:

- J. Johnson, Employee and Legal Services

The following speakers made presentations and answered questions in opposition:

- P. Conquest
- W. Antoniuk, Old Glenora Conservation Association

The following members of Administration's delegation answered questions:

- J. Johnson, Employee and Legal Services
- C. St. Aubin, Urban Planning and Economy
- S. Kuiper, 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. Knack
Seconded by: A. Stevenson

That the Public Hearing on Bylaw 20918 be closed.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, 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 Bylaw 20918 be read a first time.

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

Opposed (1): J. Rice

Carried (11 to 1)

Moved by: A. Knack
Seconded by: A. Stevenson

That Bylaw 20918 be read a second time.

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

Opposed (1): J. Rice

Carried (11 to 1)

Moved by: A. Knack
Seconded by: A. Stevenson

That Bylaw 20918 be considered for third reading.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, 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 Bylaw 20918 be read a third time.

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

Opposed (1): J. Rice

Carried (11 to 1)

3.12 Bylaw 20932 - To allow a new high-rise building and the continued use of an existing high-rise building, Wîhkwêntôwin (Oliver)

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:

- D. Kyle-Buchanan
- G. Nedelec
- K. Salloum
- E. Moreno
- J. Dechaine
- S. Munro

The following speakers made presentations and answered questions in opposition:

- R. Walker
- N. Toffoli
- D. Lux
- K. Iyer
- J. Holmes

The following members of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy
- J. Tiwana, Urban Planning and Economy
- M. Rudiak, Urban Planning and Economy
- S. Carlyle, Urban Planning and Economy

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

The following members of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy

The following speakers answered questions:

- J. Booth, Situate
- J. Tkalcic, TBD Architecture
- R. Walker

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. Knack

That the Public Hearing on Bylaw 20932 be closed.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: A. Stevenson

Seconded by: A. Knack

That Bylaw 20932 be read a first time.

In Favour (8): A. Sohi, M. Janz, A. Knack, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): T. Cartmell, S. Hamilton, A. Paquette, and J. Rice

Carried (8 to 4)

Moved by: A. Stevenson

Seconded by: A. Knack

That Bylaw 20932 be read a second time.

In Favour (8): A. Sohi, M. Janz, A. Knack, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): T. Cartmell, S. Hamilton, A. Paquette, and J. Rice

Carried (8 to 4)

Moved by: A. Stevenson

Seconded by: A. Knack

That Bylaw 20932 be considered for third reading.

In Favour (12): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (12 to 0)

Moved by: A. Stevenson

Seconded by: A. Knack

That Bylaw 20932 be read a third time.

In Favour (8): A. Sohi, M. Janz, A. Knack, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): T. Cartmell, S. Hamilton, A. Paquette, and J. Rice

Carried (8 to 4)

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 5:17 p.m., Tuesday, October 1, 2024.

Chair

City Clerk