



City Council Public Hearing Minutes

November 12, 2024

9:30 a.m.

Council Chamber, 2nd floor, City Hall

Present: A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, 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, November 12, 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 K. Principe was absent with notice.

Councillors A. Stevenson and J. Wright were absent with notice for a portion of the meeting.

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

1.3 Adoption of Agenda

Moved by: S. Hamilton

Seconded by: J. Rice

That the November 12, 2024, City Council Public Hearing agenda be adopted.

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)

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. N. Jacobsen, Meeting Clerk, asked whether there were any persons present to speak to the following bylaws, in panels:

Bylaw 20983

The following speaker registered in favour:

1. C. Lee, Qualico (to answer questions only)

Bylaw 20988

The following speaker registered in favour:

1. K. Miller, Scheffer Andrew (to answer questions only)

Bylaws 20762 and 20763

The following speakers registered in favour:

1. J. Booth, Situate Inc.
2. C. Johnston, Beljan Development

The following speaker registered in opposition:

1. L. Deniger

Bylaw 20987

The following speaker registered in favour:

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

The following speaker registered in opposition:

1. S. Slusariuc

Bylaw 20986

The following speakers registered in favour:

1. J. Booth, Situate Inc.

2. A. Hasan, Hasco Development (to answer questions only)

The following speakers registered in opposition:

1. D. Hess (to answer questions only)

2. R. Hess

Bylaw 20812

There were no speakers registered to speak to the passing of Bylaw 20812

3. Bylaws and Related Reports

Moved by: T. Cartmell

Seconded by: A. Knack

That the Public Hearing on the following Bylaws be closed:

- 3.1 Bylaw 20983 - To allow for a range of small scale housing, The Uplands
- 3.2 Bylaw 20988 - To allow for large scale mixed use development, Clareview Town Centre
- 3.7 Bylaw 20812 - Omnibus Text Amendments to Zoning Bylaw 20001: Q4 2024

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: T. Cartmell

Seconded by: A. Knack

That the following Bylaws be read a first time:

- 3.1 Bylaw 20983 - To allow for a range of small scale housing, The Uplands
- 3.2 Bylaw 20988 - To allow for large scale mixed use development, Clareview Town Centre
- 3.7 Bylaw 20812 - Omnibus Text Amendments to Zoning Bylaw 20001: Q4 2024

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: T. Cartmell

Seconded by: A. Knack

That the following Bylaws be read a second time:

- 3.1 Bylaw 20983 - To allow for a range of small scale housing, The Uplands
- 3.2 Bylaw 20988 - To allow for large scale mixed use development, Clareview Town Centre
- 3.7 Bylaw 20812 - Omnibus Text Amendments to Zoning Bylaw 20001: Q4 2024

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: T. Cartmell

Seconded by: A. Knack

That the following Bylaws be considered for third reading:

- 3.1 Bylaw 20983 - To allow for a range of small scale housing, The Uplands
- 3.2 Bylaw 20988 - To allow for large scale mixed use development, Clareview Town Centre
- 3.7 Bylaw 20812 - Omnibus Text Amendments to Zoning Bylaw 20001: Q4 2024

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: T. Cartmell

Seconded by: A. Knack

That the following Bylaws be read a third time:

- 3.1 Bylaw 20983 - To allow for a range of small scale housing, The Uplands
- 3.2 Bylaw 20988 - To allow for large scale mixed use development, Clareview Town Centre
- 3.7 Bylaw 20812 - Omnibus Text Amendments to Zoning Bylaw 20001: Q4 2024

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)

3.1 Bylaw 20983 - To allow for a range of small scale housing, The Uplands

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20983 received three readings.

3.2 Bylaw 20988 - To allow for large scale mixed use development, Clareview Town Centre

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20988 received three readings.

3.3 Bylaw 20762 - To amend the Griesbach Neighbourhood Area Structure Plan

3.4 Bylaw 20763 - To support the preservation of the Griesbach Physical Training Building and allow for a variety of commercial businesses, Griesbach

Bylaws 20762 and 20763 were dealt with together.

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:

- J. Booth, Situate Inc.
- C. Johnston, Beljan Development

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

- L. Deniger

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- K. Petrin, Deputy City Manager, Urban Planning and Economy
- F. Saeed, 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 speakers answered questions:

- J. Booth, Situate Inc.
- C. Johnston, Beljan Development

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. Sohi

That Bylaws 20762 and 20763 be referred back to Administration to conduct additional public engagement and work with the applicant to pursue a Direct Control Zone that removes hotel as an allowable use,

specifies minimum parking, and includes improvements to traffic safety, and return to a future City Council Public Hearing.

In Favour (2): A. Sohi, and E. Rutherford

Opposed (10): T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Defeated (2 to 10)

Moved by: A. Knack

Seconded by: A. Salvador

That the Public Hearing on Bylaws 20762 and 20763 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. Salvador

That Bylaws 20762 and 20763 be read a first time.

In Favour (9): T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, A. Salvador, A. Stevenson, and K. Tang

Opposed (2): A. Sohi, and E. Rutherford

Carried (9 to 2)

Moved by: A. Knack

Seconded by: A. Salvador

That Bylaws 20762 and 20763 be read a second time.

In Favour (9): T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, A. Salvador, A. Stevenson, and K. Tang

Opposed (2): A. Sohi, and E. Rutherford

Carried (9 to 2)

Moved by: A. Knack
Seconded by: A. Salvador

That Bylaws 20762 and 20763 be considered for third reading.

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

Carried (11 to 0)

Moved by: A. Knack
Seconded by: A. Salvador

That Bylaws 20762 and 20763 be read a third time.

In Favour (9): T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, J. Rice, A. Salvador, A. Stevenson, and K. Tang

Opposed (2): A. Sohi, and E. Rutherford

Carried (9 to 2)

Moved by: E. Rutherford
Seconded by: A. Sohi

That Administration review the traffic impacts of the proposed development on Sir Arthur Currie Way, implement any appropriate traffic safety measures, and provide a memo to Council summarizing the outcome including any parking considerations.

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

Carried (10 to 0)

3.5 Bylaw 20987 - To allow for medium scale housing, Prince Charles

The following speaker answered questions in favour:

- A. Olsen, EINS

The following member of Administration's delegation answered questions:

- C. St. Aubin, 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 20987 be closed.

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

Carried (10 to 0)

Moved by: E. Rutherford

Seconded by: A. Salvador

That Bylaw 20987 be read a first time.

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

Carried (10 to 0)

Moved by: E. Rutherford

Seconded by: A. Salvador

That Bylaw 20987 be read a second time.

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

Carried (10 to 0)

Moved by: E. Rutherford

Seconded by: A. Salvador

That Bylaw 20987 be considered for third reading.

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

Carried (10 to 0)

Moved by: E. Rutherford

Seconded by: A. Salvador

That Bylaw 20987 be read a third time.

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

Carried (10 to 0)

3.6 Bylaw 20986 - To allow for a range of small to medium scale housing, Bonnie Doon

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:

- J. Booth, Situate Inc.

The following speaker made a presentation in opposition:

- R. Hess

The following speaker answered questions in opposition:

- D. Hess

The following members of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy
- F. Saeed, 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 speakers answered questions:

- A. Hasan, Hasco Development
- J. Booth, Situate Inc.

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 Bylaw 20986 be closed.

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

Carried (10 to 0)

Moved by: E. Rutherford

Seconded by: A. Knack

That Bylaw 20986 be read a first time.

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

Carried (10 to 0)

Moved by: E. Rutherford

Seconded by: A. Knack

That Bylaw 20986 be read a second time.

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

Carried (10 to 0)

Moved by: E. Rutherford

Seconded by: A. Knack

That Bylaw 20986 be considered for third reading.

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

Carried (10 to 0)

Moved by: E. Rutherford

Seconded by: A. Knack

That Bylaw 20986 be read a third time.

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

Carried (10 to 0)

**3.7 Bylaw 20812 - Omnibus Text Amendments to Zoning Bylaw 20001:
Q4 2024**

This item was not selected for debate and was dealt with as part of item 3.
Bylaw 20812 received three readings.

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 2:52 p.m., Tuesday, November 12, 2024.

Chair

City Clerk