



## City Council Public Hearing - Minutes

March 17, 2025

9:30 a.m.

Council Chamber, 2nd floor, City Hall

Present: T. Cartmell, M. Janz, A. Knack, 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

Deputy Mayor A. Salvador called the meeting to order at 9:31 a.m., Monday, March 17, 2025, 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

Deputy Mayor A. Salvador conducted roll call and confirmed the attendance of Members of City Council.

Mayor A. Sohi and Councillors S. Hamilton and A. Paquette were absent with notice.

Councillors T. Cartmell and J. Wright were absent with notice for a portion of the meeting.

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

#### 1.3 Adoption of Agenda

**Moved by:** E. Rutherford

**Seconded by:** J. Rice

That the March 17, 2025, City Council Public Hearing agenda be adopted with the following change:

Replacement attachment:

- 3.12 Bylaw 21089 - To adjust a Direct Control Zone to allow for additional commercial and community opportunities, Amblesid - Attachment 2

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

**Carried (10 to 0)**

## **1.4 Protocol Items**

### **1.4.1 St. Matthew Elementary School (A. Salvador)**

Deputy Mayor A. Salvador, on behalf of City Council, welcomed the Grade 6 classes from St. Matthew Elementary School in Ward tastawiyiniwak and their teachers, Mrs. Ewaskiw, V. Hyzhyi and C. Phung.

## **2. Explanation of Public Hearing Process**

### **2.1 Call for Persons to Speak**

Deputy Mayor A. Salvador explained the public hearing process. N. Jacobsen, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws, in panels:

#### **Bylaw 21025**

The following speakers registered in favour:

1. R. Eidick, EINS
2. E. Cameracci, Grow Together Edmonton

The following speakers registered in opposition:

1. R. Jacques
2. S. Stephens
3. L. Warden
4. J. Palmer

5. J. Wegmann-Sanchez
6. M. Dunlop
7. S. Desbarats
8. S. Neufeld, Garneau Community League
9. A. Varghese, Garneau Community League
10. J. Soneff, Garneau Community League
11. K. Pacholok

**Charter Bylaw 21055 and Bylaws 21056 and 21057**

The following speakers registered in favour:

1. V. Bhullar, Irwin Creek Developments
2. P. Gill, Berry Homes
3. E. Zurawell, Invistec Consulting Ltd.
4. M. Basi, Colliers
5. S. Mackie, Invistec Consulting Ltd.
6. E. Bucumi, Invistec Consulting Ltd. (to answer questions only)
7. V. Saggi, Irwin Creek Developments (to answer questions only)
8. J. Pandher

The following speaker registered in opposition:

1. S. Wiebe, Arbor Memorial Inc.

**Bylaw 21074**

The following speaker registered in favour:

1. C. Zyla, S2 Architecture (to answer questions only)

**Bylaw 21075**

The following speakers registered in favour:

1. A. Hameed
2. S. Sharma (to answer questions only)

The following speaker registered in opposition:

1. C. Greter

**Bylaw 21076**

The following speakers registered in favour:

1. A. Olsen, EINS
2. R. Jacques

The following speakers registered in opposition:

1. J. Castro-Rea
2. C. O'Reilly
3. C. Greter
4. T. Fowler
5. D. O'Reilly
6. D. Persson
7. P. Nguyen

**Bylaw 21085**

The following speakers registered in favour:

1. A. Rosland, Situate Inc.
2. R. Jacques
3. B. Thiessen

The following speakers registered in opposition:

1. J. Soltice
2. C. Pinckert-Rust
3. R. Landeck
4. H. Feniak
5. M. Dias

**Bylaw 21087**

The following speaker registered in favour:

1. R. Eidick, EINS

The following speaker registered in opposition:

1. C. Greter

**Bylaw 21073**

The following speaker registered in favour:

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

**Bylaw 21077**

The following speaker registered in favour:

1. M. Figueira, Green Space Alliance

**Bylaw 21089**

The following speakers registered in favour:

1. C. Volker, Select Engineering (to answer questions only)
2. C. Domanski, Cameron Corporation (to answer questions only)
3. B. Dibben, Select Engineering (to answer questions only)

#### **Bylaws 21078 and 21079**

The following speaker registered in favour:

1. Y. Lew, Stantec (to answer questions only)

#### **Bylaws 21081 and 21082**

The following speakers registered in favour:

1. J. Killoh, Rohit Group (to answer questions only)
2. C. Davis, Davis Consulting (to answer questions only)

#### **Bylaw 21086**

The following speakers registered in favour:

1. R. Heinrichs, Stantec (to answer questions only)
2. A. Sylvestre, Hopewell (to answer questions only)

#### **Bylaw 21084**

The following speakers registered in favour:

1. L. Whyte, WSP (to answer questions only)
2. K. Kaur, WSP (to answer questions only)
3. J. Chin, WSP (to answer questions only)
4. J. Montgomery, WSP (to answer questions only)
5. T. Cuthbert, WSP (to answer questions only)
6. A. Mellado, WSP (to answer questions only)

#### **Bylaw 21088**

The following speaker registered in favour:

1. R. Dhunna, Regency Developments (to answer questions only)

#### **Charter Bylaw 24009 and 21067**

The following speaker registered in opposition:

1. M. Wedman

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

**Moved by:** T. Cartmell

**Seconded by:** J. Wright

That the Public Hearing on the following Bylaws be closed:

- 3.5 Bylaw 21074 - To allow for medium scale housing, Malmo Plains
- 3.11 Bylaw 21077 - To allow for medium scale housing, Belvedere
- 3.12 Bylaw 21089 - To adjust a Direct Control Zone to allow for additional commercial and community opportunities, Ambleside
- 3.13 Bylaw 21078 - To amend the Riverview Area Structure Plan
- 3.14 Bylaw 21079 - To amend the Stillwater Neighbourhood Structure Plan
- 3.15 Bylaw 21081 - To amend the Big Lake Area Structure Plan
- 3.16 Bylaw 21082 - To amend the Starling Neighbourhood Structure Plan
- 3.17 Bylaw 21086 - To allow for a range of small scale housing, Secord
- 3.18 Bylaw 21084 - To allow for the development of a stormwater management facility and a Carbon Capture facility with ancillary power generation and to accommodate the preservation of Kinokamau Lake, Kinokamau Plains Area

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

**Carried (10 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Wright

That the following Bylaws be read a first time:

- 3.5 Bylaw 21074 - To allow for medium scale housing, Malmo Plains
- 3.11 Bylaw 21077 - To allow for medium scale housing, Belvedere
- 3.12 Bylaw 21089 - To adjust a Direct Control Zone to allow for additional commercial and community opportunities, Ambleside
- 3.13 Bylaw 21078 - To amend the Riverview Area Structure Plan

- 3.14 Bylaw 21079 - To amend the Stillwater Neighbourhood Structure Plan
- 3.15 Bylaw 21081 - To amend the Big Lake Area Structure Plan
- 3.16 Bylaw 21082 - To amend the Starling Neighbourhood Structure Plan
- 3.17 Bylaw 21086 - To allow for a range of small scale housing, Secord
- 3.18 Bylaw 21084 - To allow for the development of a stormwater management facility and a Carbon Capture facility with ancillary power generation and to accommodate the preservation of Kinokamau Lake, Kinokamau Plains Area

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

**Carried (10 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Wright

That the following Bylaws be read a second time:

- 3.5 Bylaw 21074 - To allow for medium scale housing, Malmo Plains
- 3.11 Bylaw 21077 - To allow for medium scale housing, Belvedere
- 3.12 Bylaw 21089 - To adjust a Direct Control Zone to allow for additional commercial and community opportunities, Ambleside
- 3.13 Bylaw 21078 - To amend the Riverview Area Structure Plan
- 3.14 Bylaw 21079 - To amend the Stillwater Neighbourhood Structure Plan
- 3.15 Bylaw 21081 - To amend the Big Lake Area Structure Plan
- 3.16 Bylaw 21082 - To amend the Starling Neighbourhood Structure Plan
- 3.17 Bylaw 21086 - To allow for a range of small scale housing, Secord
- 3.18 Bylaw 21084 - To allow for the development of a stormwater management facility and a Carbon Capture facility with ancillary power generation and to accommodate the preservation of Kinokamau Lake, Kinokamau Plains Area

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

**Carried (10 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Wright

That the following Bylaws be considered for third reading:

- 3.5 Bylaw 21074 - To allow for medium scale housing, Malmo Plains
- 3.11 Bylaw 21077 - To allow for medium scale housing, Belvedere
- 3.12 Bylaw 21089 - To adjust a Direct Control Zone to allow for additional commercial and community opportunities, Ambleside
- 3.13 Bylaw 21078 - To amend the Riverview Area Structure Plan
- 3.14 Bylaw 21079 - To amend the Stillwater Neighbourhood Structure Plan
- 3.15 Bylaw 21081 - To amend the Big Lake Area Structure Plan
- 3.16 Bylaw 21082 - To amend the Starling Neighbourhood Structure Plan
- 3.17 Bylaw 21086 - To allow for a range of small scale housing, Second
- 3.18 Bylaw 21084 - To allow for the development of a stormwater management facility and a Carbon Capture facility with ancillary power generation and to accommodate the preservation of Kinokamau Lake, Kinokamau Plains Area

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

**Carried (10 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Wright

That the following Bylaws be read a third time:

- 3.5 Bylaw 21074 - To allow for medium scale housing, Malmo Plains
- 3.11 Bylaw 21077 - To allow for medium scale housing, Belvedere

- 3.12 Bylaw 21089 - To adjust a Direct Control Zone to allow for additional commercial and community opportunities, Ambleside
- 3.13 Bylaw 21078 - To amend the Riverview Area Structure Plan
- 3.14 Bylaw 21079 - To amend the Stillwater Neighbourhood Structure Plan
- 3.15 Bylaw 21081 - To amend the Big Lake Area Structure Plan
- 3.16 Bylaw 21082 - To amend the Starling Neighbourhood Structure Plan
- 3.17 Bylaw 21086 - To allow for a range of small scale housing, Second
- 3.18 Bylaw 21084 - To allow for the development of a stormwater management facility and a Carbon Capture facility with ancillary power generation and to accommodate the preservation of Kinokamau Lake, Kinokamau Plains Area

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

**Carried (10 to 0)**

### **3.1 Bylaw 21025 - To allow for medium scale housing, Garneau**

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:

- E. Cameracci, Grow Together Edmonton

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

- R. Eidick, EINS

The following speakers made presentations in opposition:

- L. Warden
- J. Palmer
- M. Dunlop
- S. Neufeld, Garneau Community League

The following speakers made presentations and answered questions in opposition:

- R. Jacques
- S. Stephens
- J. Wegmann-Sanchez
- S. Desbarats
- A. Varghese, Garneau Community League
- J. Soneff, Garneau Community League
- K. Pacholok

The following members of Administration's delegation answered questions:

- J. Inkpen, Employee and Legal Services
- C. St. Aubin, Urban Planning and Economy
- T. Ford, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- A. McLellan, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- K. Petrin, Deputy City Manager, Urban Planning and Economy

Deputy Mayor A. Salvador asked if Council Members had any clarifying questions of anyone registered to speak.

The following speakers answered questions:

- J. Soneff, Garneau Community League
- R. Eidick, EINS

The following member of Administration's delegation answered questions:

- J. Inkpen, Employee and Legal Services

Deputy Mayor A. Salvador asked if Council Members had any clarifying questions of anyone registered to speak. There was no one.

**Moved by:** A. Knack

**Seconded by:** J. Wright

That Bylaw 21025 be referred to Administration to change the proposed zoning from RMh16.0 to RSMh12.0 and return for consideration to a future public hearing.

**Due Date: To be determined, City Council Public Hearing**

In Favour (8): T. Cartmell, A. Knack, K. Principe, J. Rice, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (2): M. Janz, and E. Rutherford

**Carried (8 to 2)**

**3.2 Charter Bylaw 21055 - To amend the Northeast District Plan**

**3.3 Bylaw 21056 - To amend the Pilot Sound Area Structure Plan**

**3.4 Bylaw 21057 - To amend the Gorman Neighbourhood Structure Plan**

Charter Bylaw 21055 and Bylaws 21056 and 21057 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 in favour:

- P. Gill, Berry Homes
- E. Zurawell, Invistec Consulting Ltd.
- M. Basi, Colliers

The following speakers made presentations and answered questions in favour:

- V. Bhullar, Irwin Creek Developments
- S. Mackie, Invistec Consulting Ltd.
- J. Pandher

The following speaker answered questions in favour:

- V. Saggu, Irwin Creek Developments

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

- S. Wiebe, Arbor Memorial Inc.

The following members of Administration's delegation answered questions:

- J. Inkpen, Employee and Legal Services
- A. Huizinga, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy

Deputy Mayor A. Salvador asked if Council Members had any clarifying questions of anyone registered to speak. There was no one.

**Moved by:** M. Janz

**Seconded by:** J. Wright

That the Public Hearing on Charter Bylaw 21055 and Bylaws 21056 and 21057 be closed.

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

**Carried (10 to 0)**

**Moved by:** M. Janz

**Seconded by:** K. Tang

That Charter Bylaw 21055 and Bylaws 21056 and 21057 be read a first time.

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

**Defeated (0 to 10)**

### **3.5 Bylaw 21074 - To allow for medium scale housing, Malmo Plains**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21074 received three readings.

### **3.6 Bylaw 21075 - To allow for medium scale housing, Strathcona**

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. Hameed

Deputy Mayor A. Salvador asked if Council Members had any clarifying questions of anyone registered to speak. There was no one.

**Moved by:** M. Janz

**Seconded by:** J. Wright

That the Public Hearing on Bylaw 21075 be closed.

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

**Carried (10 to 0)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21075 be read a first time.

In Favour (9): M. Janz, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): T. Cartmell

**Carried (9 to 1)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21075 be read a second time.

In Favour (9): M. Janz, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): T. Cartmell

**Carried (9 to 1)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21075 be considered for third reading.

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

**Carried (10 to 0)**

**Moved by:** J. Wright

**Seconded by:** A. Knack

That Bylaw 21075 be read a third time.

In Favour (7): A. Knack, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (3): T. Cartmell, M. Janz, and J. Rice

**Carried (7 to 3)**

**3.7 Bylaw 21076 - To allow for a range of small to medium scale housing, Strathcona**

**Moved by:** M. Janz

**Seconded by:** E. Rutherford

That Bylaw 21076 be postponed to the April 7, 2025, City Council Public Hearing.

**Due Date: April 7, 2025, City Council Public Hearing**

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

**Carried (10 to 0)**

**3.8 Bylaw 21085 - To allow for a range of small to medium scale housing, McKernan**

**Moved by:** M. Janz

**Seconded by:** E. Rutherford

That Bylaw 21085 be postponed to the April 7, 2025, City Council Public Hearing.

**Due Date: April 7, 2025, City Council Public Hearing**

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

**Carried (10 to 0)**

### **3.9 Bylaw 21087 - To allow for medium scale housing, Strathcona**

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

- C. St. Aubin, Urban Planning and Economy

The following member of Administration's delegation answered questions:

- J. Inkpen, Employee and Legal Services

**Moved by:** M. Janz

**Seconded by:** J. Wright

That the Public Hearing on Bylaw 21087 be closed.

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

**Carried (10 to 0)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21087 be read a first time.

In Favour (7): M. Janz, A. Knack, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (3): T. Cartmell, K. Principe, and J. Rice

**Carried (7 to 3)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21087 be read a second time.

In Favour (7): M. Janz, A. Knack, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (3): T. Cartmell, K. Principe, and J. Rice

**Carried (7 to 3)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21087 be considered for third reading.

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

**Carried (10 to 0)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21087 be read a third time.

In Favour (7): M. Janz, A. Knack, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (3): T. Cartmell, K. Principe, and J. Rice

**Carried (7 to 3)**

**3.10 Bylaw 21073 - To allow for a range of small scale housing up to 3 storeys, Kensington**

**Moved by:** E. Rutherford

**Seconded by:** A. Knack

That the Public Hearing on Bylaw 21073 be closed.

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

**Carried (9 to 0)**

**Moved by:** E. Rutherford

**Seconded by:** A. Knack

That Bylaw 21073 be read a first time.

In Favour (9): M. Janz, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): T. Cartmell

**Carried (9 to 1)**

**Moved by:** E. Rutherford

**Seconded by:** A. Knack

That Bylaw 21073 be read a second time.

In Favour (9): M. Janz, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): T. Cartmell

**Carried (9 to 1)**

**Moved by:** E. Rutherford

**Seconded by:** A. Knack

That Bylaw 21073 be considered for third reading.

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

**Carried (10 to 0)**

**Moved by:** E. Rutherford

**Seconded by:** A. Knack

That Bylaw 21073 be read a third time.

In Favour (9): M. Janz, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): T. Cartmell

**Carried (9 to 1)**

**3.11 Bylaw 21077 - To allow for medium scale housing, Belvedere**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21077 received three readings.

**3.12 Bylaw 21089 - To adjust a Direct Control Zone to allow for additional commercial and community opportunities, Ambleside**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21089 received three readings.

**3.13 Bylaw 21078 - To amend the Riverview Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21078 received three readings.

**3.14 Bylaw 21079 - To amend the Stillwater Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21079 received three readings.

**3.15 Bylaw 21081 - To amend the Big Lake Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21081 received three readings.

**3.16 Bylaw 21082 - To amend the Starling Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21082 received three readings.

**3.17 Bylaw 21086 - To allow for a range of small scale housing, Secord**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21086 received three readings.

**3.18 Bylaw 21084 - To allow for the development of a stormwater management facility and a Carbon Capture facility with ancillary power generation and to accommodate the preservation of Kinokamau Lake, Kinokamau Plains Area**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21084 received three readings.

**3.19 Bylaw 21088 - To allow for medium scale housing and community amenities, Tweddle Place**

The following members of Administration's delegation answered questions:

- T. Ford, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy

- T. Lippiatt, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services

Deputy Mayor A. Salvador asked if Council Members had any clarifying questions of anyone registered to speak.

The following speaker answered questions:

- R. Dhunna, Regency Developments

Deputy Mayor A. Salvador asked if Council Members had any clarifying questions of anyone registered to speak. There was no one.

**Moved by:** K. Tang

**Seconded by:** M. Janz

That the Public Hearing on Bylaw 21088 be closed.

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

**Carried (10 to 0)**

**Moved by:** K. Tang

**Seconded by:** M. Janz

That Bylaw 21088 be read a first time.

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

**Carried (10 to 0)**

**Moved by:** K. Tang

**Seconded by:** M. Janz

That Bylaw 21088 be read a second time.

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

**Carried (10 to 0)**

**Moved by:** K. Tang

**Seconded by:** M. Janz

That Bylaw 21088 be considered for third reading.

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

**Carried (10 to 0)**

**Moved by:** K. Tang

**Seconded by:** M. Janz

That Bylaw 21088 be read a third time.

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

**Carried (10 to 0)**

### **3.20 Charter Bylaw 24009 - Rabbit Hill District Plan**

### **3.21 Charter Bylaw 21067 - To amend The City Plan**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That Charter Bylaws 24009 and 21067 be postponed to the April 7, 2025, City Council Public Hearing.

**Due Date: April 7, 2025, City Council Public Hearing**

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

**Carried (10 to 0)**

## **4. Notices of Motion and Motions without Customary Notice**

### **4.1 Changes to Council Calendar**

Councillor A. Stevenson requested permission to make a motion without notice regarding changes to the Council Calendar.

**Moved by:** A. Knack

**Seconded by:** K. Tang

That City Council waive the rules on providing notice of motion as set out in section 32 of Bylaw 18155 - Council Procedures Bylaw to allow

Councillor A. Stevenson to make a motion without notice regarding changes to the Council Calendar.

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

**Carried (10 to 0)**

**Moved by:** A. Stevenson

**Seconded by:** A. Knack

That the Orders of the Day for the April 7, 2025, City Council Public Hearing be changed as follows:

- Dinner: 5 p.m. - 6 p.m.
- Adjournment: 9 p.m.

In Favour (9): M. Janz, A. Knack, K. Principe, J. Rice, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (9 to 0)**

#### **4.2 Belgravia Neighbourhood Traffic Assessment Study (M. Janz)**

Councillor M. Janz stated that at the April 8/9, 2025, City Council Meeting, the following motion would be moved:

That Administration reallocate \$100,000 from the Priority Growth Area Rezoning budget in Development Services to fund a study to undertake a traffic assessment of Belgravia neighbourhood and identify potential short-term and long-term interventions, including budget requirements, to optimize the road network and reduce short cutting.

- Notice of Motion Given: March 17, 2025, City Council Public Hearing

#### **4.3 Analysis for Preservation of Small Scale Residential Development (M. Janz)**

Councillor M. Janz stated that at the April 8/9, 2025, City Council meeting, the following motion would be moved:

That Administration provide a report on an analysis of a policy and regulatory approach that would result in the preservation of ten percent of

the area in a neighbourhood for small scale residential development within the redeveloping areas as defined by The City Plan.

The report should review best practices related to ensuring new development incorporates:

- design compatibility with heritage character,
- housing for multi-person households (such as requirements for min numbers of bedrooms or and max bathrooms per unit; minimum average unit size; max units/ha),
- affordability, and
- environmental sustainability.

The report should recommend the most effective policy and/or regulation to achieve the above, such as the creation of a Direct Control zone, Special Area zone, expanding the boundaries of existing heritage character areas, creating design policy and/or creating policy sub-areas within the District Plans.

- Notice of Motion Given: March 17, 2025, City Council Public Hearing

## **5. Adjournment**

The meeting adjourned at 4:45 p.m., Monday, March 17, 2025.

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Chair

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City Clerk