



## City Council Public Hearing - Minutes

April 28, 2025

9:30 a.m.

Council Chamber, 2nd floor, City Hall

Present: T. Cartmell, S. Hamilton, 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

Deputy Mayor A. Stevenson called the meeting to order at 9:31 a.m., Monday, April 28, 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. Stevenson conducted roll call and confirmed the attendance of Members of City Council.

Mayor A. Sohi was absent as per the leave of absence authorized by City Council on March 24, 2025.

Councillor E. Rutherford was absent for a portion of the meeting with notice.

Councillor A. Paquette was absent for a portion of the meeting due to technical issues.

A. Karbaszewski, T. Orbell and J. Taves, Office of the City Clerk, were also in attendance.

### **1.3 Adoption of Agenda**

**Moved by:** S. Hamilton

**Seconded by:** J. Rice

That the April 28, 2025, City Council Public Hearing agenda be adopted.

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

**Carried (11 to 0)**

**Moved by:** A. Knack

**Seconded by:** J. Wright

That the following be postponed to the May 7, 2025, City Council Public Hearing:

- 3.14 Bylaw 21121 - To allow for light to medium industrial developments, small commercial businesses, and a religious assembly on a developed site, Coronet Industrial
- 3.15 Bylaw 21137 - To allow for a range of small to medium scale housing, Strathcona
- 3.16 Bylaw 21133 - To allow for a range of small to medium scale housing, McKernan
- 3.17 Bylaw 21136 - To allow for a daycare and small scale residential development, Woodcroft

In Favour (12): T. Cartmell, S. Hamilton, 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 Rutherford School (A. Stevenson)**

Deputy Mayor A. Stevenson, on behalf of City Council, welcomed the Grade 6 classes from Rutherford School in Ward Métis and their teachers, D. Coumantarakis and Ms. Helgason.

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

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

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

#### **Bylaw 21025**

The following speaker registered in favour:

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

The following speakers registered in opposition:

1. R. Jacques
2. J. Wegmann-Sanchez
3. J. Palmer
4. M. Dunlop, Garneau Community League
5. N. LaMontagne
6. S. Stephens
7. L. Warden
8. S. McKie
9. S. Desbarats
10. M. McFall
11. A. Ilich
12. D. Ferchoff, Garneau Community League
13. J. Soneff, Garneau Community League
14. S. Neufeld, Garneau Community League
15. A. Varghese, Garneau Community League
16. E. Solez

#### **Charter Bylaw 21143 and Bylaws 21123, 21124 and 21125**

The following speakers registered in favour:

1. M. Edwards, Fulton Creek Business Park Ltd.
2. N. Pryce, V3 Companies of Canada (to answer questions only)
3. M. Chisholm, Stantec (to answer questions only)
4. Z. Rezac, Stantec (to answer questions only)

The following speakers registered in opposition:

1. R. Feroe
2. K. Kowalchuk, Edmonton River Valley Conservation Coalition
3. E. Gormley
4. S. Heschuk

**Bylaw 21113, Charter Bylaw 21114 and Bylaws 21115 and 21116**

The following speakers registered in favour:

1. B. Dibben, Select Engineering (to answer questions only)
2. K. Oatway, Select Engineering (to answer questions only)
3. T. Chiarello, Select Engineering (to answer questions only)
4. E. Shillington, Cantiro/Kendal Ownership Group (to answer questions only)
5. K. Rowe, Cantiro/Kendal Ownership Group (to answer questions only)
6. S. Gerein, Qualico/Kendal Ownership Group (to answer questions only)
7. C. Brightwell, Cameron/Kendal Ownership Group (to answer questions only)
8. C. Oberg, Bunt & Associates (to answer questions only)

**Item 3.10 and Bylaw 21119**

The following speakers registered in favour:

1. N. Osaduik, City of Edmonton (to answer questions only)
2. J. Lee, City of Edmonton (to answer questions only)
3. C. Churchill, City of Edmonton (to answer questions only)
4. B. Dibbon, Select Engineering (to answer questions only)

**Bylaw 21126**

The following speakers registered in favour:

1. P. Pescod, Melcor (to answer questions only)
2. S. LaBuick, Melcor (to answer questions only)
3. C. Pope, Arcadis (to answer questions only)

**Bylaw 21132**

The following speakers registered in favour:

1. R. Eidick, EINS (to answer questions only)
2. E. Durrance, Durrance Projects (to answer questions only)

**Bylaw 21121**

The following speaker registered in favour:

1. M. Figueira, TrudoUrbani (to answer questions only)

**Bylaw 21137**

The following speaker registered in favour:

1. A. Olsen, EINS

The following speaker registered in opposition:

1. K. Warwa

**Bylaw 21133**

The following speakers registered in favour:

1. A. Jiang, Everfor Studio Ltd.
2. W. Yin, Everfor Studio Ltd.
3. D. An, Everfor Studio Ltd.
4. Y. Kang, Everfor Studio Ltd.
5. S. Chen, Everfor Studio Ltd.
6. Q. Li, Everfor Studio Ltd.
7. B. Thiessen
8. J. Dawang

The following speakers registered in opposition:

1. R. Cairns
2. C. Weiss

**Bylaw 21136**

The following speakers registered in favour:

1. M. Figueira, TrudoUrbani
2. J. Senoga, Little Bee Academy

**3. Bylaws and Related Reports**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the Public Hearing on the following Bylaws be closed:

- 3.6 Bylaw 21113 - To adopt the Kendal Neighbourhood Structure Plan
- 3.7 Charter Bylaw 21114 - To amend the Southwest District Plan

- 3.8 Bylaw 21115 - To amend the Windermere Area Structure Plan
- 3.9 Bylaw 21116 - To amend the North Saskatchewan River Valley Area Redevelopment Plan
- 3.10 Riverview Area Municipal Reserve Removal
- 3.11 Bylaw 21119 - To allow for small scale rural housing, Riverview Area
- 3.12 Bylaw 21126 - To allow for a range of small scale housing, Rosenthal

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

**Carried (11 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

That the following Bylaws be read a first time:

- 3.6 Bylaw 21113 - To adopt the Kendal Neighbourhood Structure Plan
- 3.7 Charter Bylaw 21114 - To amend the Southwest District Plan
- 3.8 Bylaw 21115 - To amend the Windermere Area Structure Plan
- 3.9 Bylaw 21116 - To amend the North Saskatchewan River Valley Area Redevelopment Plan
- 3.11 Bylaw 21119 - To allow for small scale rural housing, Riverview Area
- 3.12 Bylaw 21126 - To allow for a range of small scale housing, Rosenthal

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

**Carried (11 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** J. Rice

1. That the removal of the municipal reserve designation from the land legally described as Lot 13R, Block 1, Plan 6431RS, as shown in Attachment 1 of the April 28, 2025, Financial and Corporate Services report FCS02943, be approved.

2. That a designated officer within Administration notify the Registrar of the Northern Alberta Land Titles Office that the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26 have been complied with and request the Registrar to remove the designation of municipal reserve from the land legally described as Lot 13R, Block 1, Plan 6431RS, as shown in Attachment 1 of the April 28, 2025, Financial and Corporate Services report FCS02943.

In Favour (12): T. Cartmell, S. Hamilton, 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:

- 3.6 Bylaw 21113 - To adopt the Kendal Neighbourhood Structure Plan
- 3.7 Charter Bylaw 21114 - To amend the Southwest District Plan
- 3.8 Bylaw 21115 - To amend the Windermere Area Structure Plan
- 3.9 Bylaw 21116 - To amend the North Saskatchewan River Valley Area Redevelopment Plan
- 3.11 Bylaw 21119 - To allow for small scale rural housing, Riverview Area
- 3.12 Bylaw 21126 - To allow for a range of small scale housing, Rosenthal

In Favour (12): T. Cartmell, S. Hamilton, 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:

- 3.6 Bylaw 21113 - To adopt the Kendal Neighbourhood Structure Plan
- 3.7 Charter Bylaw 21114 - To amend the Southwest District Plan

- 3.8 Bylaw 21115 - To amend the Windermere Area Structure Plan
- 3.9 Bylaw 21116 - To amend the North Saskatchewan River Valley Area Redevelopment Plan
- 3.11 Bylaw 21119 - To allow for small scale rural housing, Riverview Area
- 3.12 Bylaw 21126 - To allow for a range of small scale housing, Rosenthal

In Favour (12): T. Cartmell, S. Hamilton, 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:

- 3.6 Bylaw 21113 - To adopt the Kendal Neighbourhood Structure Plan
- 3.7 Charter Bylaw 21114 - To amend the Southwest District Plan
- 3.8 Bylaw 21115 - To amend the Windermere Area Structure Plan
- 3.9 Bylaw 21116 - To amend the North Saskatchewan River Valley Area Redevelopment Plan
- 3.11 Bylaw 21119 - To allow for small scale rural housing, Riverview Area
- 3.12 Bylaw 21126 - To allow for a range of small scale housing, Rosenthal

In Favour (12): T. Cartmell, S. Hamilton, 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 Bylaw 21025 - To allow for a range of small to medium scale housing, Garneau**

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

- S. Carlyle, Urban Planning and Economy

The following speakers made presentations in opposition:



- J. Wegmann-Sanchez
- M. Dunlop, Garneau Community League
- S. Stephens
- S. Desbarats
- M. McFall
- A. Ilich
- D. Ferchoff, Garneau Community League
- E. Solez

The following speakers made presentations and answered questions in opposition:

- R. Jacques
- J. Palmer
- N. LaMontagne
- L. Warden
- S. McKie
- J. Soneff, Garneau Community League
- S. Neufeld, Garneau Community League
- A. Varghese, Garneau Community League

The following members of Administration's delegation answered questions:

- S. Kuiper, Urban Planning and Economy
- S. Carlyle, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Johnson, Employee and Legal Services

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

The following speaker answered questions:

- R. Eidick, EINS

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

**Moved by:** M. Janz

**Seconded by:** A. Paquette

That the Public Hearing on Bylaw 21025 be closed.

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

**Carried (11 to 0)**

**Moved by:** M. Janz

**Seconded by:** A. Paquette

That Bylaw 21025 be read a first time.

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

**Defeated (0 to 12)**

**Moved by:** M. Janz

**Seconded by:** A. Knack

**Charter Bylaw 21214 - To Amend the District Policy Charter Bylaw 24000 for Small-Medium Scale Developments**

That Administration prepare amendments to District Policy, Bylaw 24000, Section 2.5 (Land use) and/or the Zoning Bylaw, Bylaw 20001, to limit opportunities and review the General Purpose for the RSM - Small-Medium Scale Transition Zone outside of nodes and corridors and return to a future Public Hearing.

**Due Date: June 30, 2025, City Council Public Hearing**

In Favour (12): T. Cartmell, S. Hamilton, 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)**

- 3.2 Charter Bylaw 21143 - To amend the Southeast District Plan**
- 3.3 Bylaw 21123 - To amend the Maple Ridge Industrial Area Structure Plan**
- 3.4 Bylaw 21124 - To amend the North Saskatchewan River Valley Area Redevelopment Plan**
- 3.5 Bylaw 21125 - To enable the relocation and future preservation of a creek and natural area, as well as to allow for the continued use of a transmission line and existing stormwater management facility, Southeast Industrial**

Charter Bylaw 21143 and Bylaws 21123, 21124 and 21125 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 favour:

- M. Edwards, Fulton Creek Business Park Ltd.

The following speakers answered questions in favour:

- Z. Rezac, Stantec
- N. Pryce, V3 Companies of Canada
- M. Chisholm, Stantec

The following speakers made presentations in opposition:

- E. Gormley
- S. Heschuk

The following speakers made presentations and answered questions in opposition:

- R. Feroe
- K. Kowalchuk, Edmonton River Valley Conservation Coalition

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy

- K. Petrin, Deputy City Manager, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Johnson, Employee and Legal Services
- S. Kuiper, Urban Planning and Economy
- K. Snyder, Urban Planning and Economy

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

**Moved by:** J. Wright

**Seconded by:** A. Paquette

That Charter Bylaw 21143 and Bylaws 21123, 21124 and 21125 be postponed to the May 7, 2025, City Council Public Hearing.

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

In Favour (12): T. Cartmell, S. Hamilton, 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)**

### **3.6 Bylaw 21113 - To adopt the Kendal Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21113 received three readings.

### **3.7 Charter Bylaw 21114 - To amend the Southwest District Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21114 received three readings.

### **3.8 Bylaw 21115 - To amend the Windermere Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21115 received three readings.

### **3.9 Bylaw 21116 - To amend the North Saskatchewan River Valley Area Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21116 received three readings.

### **3.10 Riverview Area Municipal Reserve Removal**

This item was not selected for debate and was dealt with as part of item 3.  
The following motion carried:

1. That the removal of the municipal reserve designation from the land legally described as Lot 13R, Block 1, Plan 6431RS, as shown in Attachment 1 of the April 28, 2025, Financial and Corporate Services report FCS02943, be approved.
2. That a designated officer within Administration notify the Registrar of the Northern Alberta Land Titles Office that the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26 have been complied with and request the Registrar to remove the designation of municipal reserve from the land legally described as Lot 13R, Block 1, Plan 6431RS, as shown in Attachment 1 of the April 28, 2025, Financial and Corporate Services report FCS02943.

**3.11 Bylaw 21119 - To allow for small scale rural housing, Riverview Area**

This item was not selected for debate and was dealt with as part of item 3.  
Bylaw 21119 received three readings.

**3.12 Bylaw 21126 - To allow for a range of small scale housing, Rosenthal**

This item was not selected for debate and was dealt with as part of item 3.  
Bylaw 21126 received three readings.

**3.13 Bylaw 21132 - To allow for medium scale mixed use development, Heritage Valley Town Centre**

**Moved by:** J. Rice

**Seconded by:** J. Wright

That the Public Hearing on Bylaw 21132 be closed.

In Favour (12): T. Cartmell, S. Hamilton, 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:** J. Rice

**Seconded by:** J. Wright

That Bylaw 21132 be read a first time.

In Favour (12): T. Cartmell, S. Hamilton, 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:** J. Rice

**Seconded by:** J. Wright

That Bylaw 21132 be read a second time.

In Favour (12): T. Cartmell, S. Hamilton, 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:** J. Rice

**Seconded by:** J. Wright

That Bylaw 21132 be considered for third reading.

In Favour (12): T. Cartmell, S. Hamilton, 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:** J. Rice

**Seconded by:** J. Wright

That Bylaw 21132 be read a third time.

In Favour (12): T. Cartmell, S. Hamilton, 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)**

- 3.14 Bylaw 21121 - To allow for light to medium industrial developments, small commercial businesses, and a religious assembly on a developed site, Coronet Industrial**

This item was postponed to the May 7, 2025, City Council Public Hearing (see item 1.3).

**3.15 Bylaw 21137 - To allow for a range of small to medium scale housing, Strathcona**

This item was postponed to the May 7, 2025, City Council Public Hearing (see item 1.3).

**3.16 Bylaw 21133 - To allow for a range of small to medium scale housing, McKernan**

This item was postponed to the May 7, 2025, City Council Public Hearing (see item 1.3).

**3.17 Bylaw 21136 - To allow for a daycare and small scale residential development, Woodcroft**

This item was postponed to the May 7, 2025, City Council Public Hearing (see item 1.3).

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

**4.1 Changes to Council Calendar**

Councillor J. Rice requested permission to make a motion without notice regarding changes to the Council Calendar.

**Moved by:** M. Janz

**Seconded by:** A. Knack

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 J. Rice to make a motion without notice regarding changes to the Council Calendar.

In Favour (12): T. Cartmell, S. Hamilton, 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:** J. Rice

**Seconded by:** A. Knack

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

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

In Favour (11): T. Cartmell, S. Hamilton, 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)**

## **5. Adjournment**

The meeting adjourned at 4:06 p.m., Monday, April 28, 2025.

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Chair

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City Clerk