



City Council Public Hearing - Minutes

May 7, 2025

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 9:35 a.m., Wednesday, May 7, 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 Isga, 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 T. Cartmell, S. Hamilton and A. Paquette were absent with notice for a portion of the meeting.

A. Karbasheski, E. Norton, M. Moussa, T. Orbell, M. Friesen and J. Abekah, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: S. Hamilton

Seconded by: J. Rice

That the May 7, 2025, City Council Public Hearing agenda be adopted.

In Favour (12): A. Sohi, 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: A. Knack

Seconded by: J. Wright

The the following items be postponed to the June 9, 2025, City Council Public Hearing:

- 3.14 Bylaw 21150 - To allow for medium scale housing, Meadowlark Park
- 3.15 Bylaw 21149 - To allow for the continued development of a comprehensively planned continuing care retirement community, Donsdale
- 3.20 Bylaw 21129 - To amend The Grange Area Structure Plan
- 3.21 Bylaw 21130 - To amend the Granville Neighbourhood Structure Plan
- 3.22 Bylaw 21131 - To allow for a variety of commercial businesses and medium scale housing, Granville
- 3.23 Charter Bylaw 21144 - To amend The City Plan

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: M. Janz

Seconded by: K. Tang

The the following items be postponed to the June 9, 2025, City Council Public Hearing:

- 3.11 Bylaw 21117 - To amend the Crystallina Nera West Neighbourhood Structure Plan
- 3.12 Bylaw 21118 - To allow for a range of small scale housing and for smaller scale parks and amenities, Crystallina Nera West
- 3.13 Bylaw 21148 - To close a portion of alley, Balwin and Delwood

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)

1.4 Protocol Items

1.4.1 80th Anniversary Liberation Day and Victory in Europe Day (K. Principe)

Councillor K. Principe, on behalf of City Council, recognized the 80th Anniversary of the Liberation of the Netherlands in World War II and the Victory in Europe Day. These two historical days honour the pivotal role of Canadian soldiers and the City of Edmonton ongoing Bond of Friendship with Bergen Op Zoom, Netherlands, a city liberated by an Alberta regiment.

1.4.2 Millwoods Christian School (A. Sohi)

Mayor A. Sohi, on behalf of City Council, welcomed the Grade 3 classes from Millwoods Christian School in Ward Karhiio and their teachers, K. Mah and N. Dyck.

1.4.3 Civic Youth Fellowship (A. Sohi)

Mayor A. Sohi, on behalf of City Council, welcomed the Civic Youth Fellowship and their coordinator, L. Hart.

2. Explanation of Public Hearing Process

2.1 Call for Persons to Speak

Mayor A. Sohi 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 21142

The following speakers registered in favour:

1. N. Wolfe, City of Edmonton (to answer questions only)
2. B. Redford, City of Edmonton (to answer questions only)
3. S. Schmidt, City of Edmonton (to answer questions only)

Bylaw 21092

The following speakers registered in favour:

1. S. Yu, Invistec Consulting Ltd. (to answer questions only)
2. C. Nicholas, NAC Land (to answer questions only)

Bylaw 21140

The following speaker registered in favour:

1. N. Wolfe, City of Edmonton (to answer questions only)

The following speaker registered in opposition:

1. E. Eling

Bylaw 21145

The following speakers registered in favour:

1. C. Domanski, Cameron Corporation (to answer questions only)
2. Y. Lew, Stantec

Charter Bylaw 21151 and Bylaws 21152, 21153 and 21154

The following speakers registered in favour:

1. C. Davis, Davis Consulting Group (to answer questions only)
2. J. Kitlarchuk, Qualico (to answer questions only)

Bylaw 21141

The following speakers registered in favour:

1. N. Wolfe, City of Edmonton (to answer questions only)
2. B. Redford, City of Edmonton (to answer questions only)
3. S. Schmidt, City of Edmonton (to answer questions only)

The following speaker registered in opposition:

1. E. Guan, on behalf of S. Qun Guan

Bylaw 21096

The following speakers registered in favour:

1. A. Hameed, on behalf of S. Pangali
2. T. LaRiviere

The following speakers registered in opposition:

1. C. Corbett
2. N. Box
3. J. Allen
4. D. Pirker

Bylaws 21117 and 21118

The following speakers registered in favour:

1. C. Davis, Davis Consulting Group (to answer questions only)
2. P. Afonso, Welcome Homes (to answer questions only)

Bylaw 21148

The following speakers registered in favour:

1. N. Wolfe, City of Edmonton (to answer questions only)
2. B. Redford, City of Edmonton (to answer questions only)
3. S. Schmidt, City of Edmonton (to answer questions only)
4. C. Walbaum, City of Edmonton (to answer questions only)

The following speakers registered in opposition:

1. G. Belland
2. M. Belland

Bylaw 21150

The following speakers registered in favour:

1. G. Malhotra (to answer questions only)
2. S. Maini (to answer questions only)
3. S. Pan, SPAN Architecture Inc. (to answer questions only)

The following speakers registered in opposition:

1. D. Karlowich
2. D. Balon
3. J. Harrick
4. R. Gould
5. A. Pertschy

Bylaw 21149

The following speaker registered in favour:

1. A. Wojcik, Touchmark

The following speakers registered in opposition:

1. I. Kirschnar
2. E. Field
3. D. Germain
4. M. Johnson, Touchmark

Bylaws 21155 and 21156

The following speakers registered in favour:

1. N. Wolfe, City of Edmonton (to answer questions only)
2. N. Osaduik, City of Edmonton (to answer questions only)
3. J. Lee (to answer questions only)
4. S. Young (to answer questions only)

Charter Bylaw 21160 and Bylaw 21159

The following speakers registered in favour:

1. E. Stamatakis, V3 Companies of Canada
2. M. Totland, Arbutus Properties (to answer questions only)

Bylaws 21129, 21130 and 21131

The following speakers registered in favour:

1. R. Soans, Clarity Development Advisory (to answer questions only)
2. D. Onishenko, Clarity Development Advisory (to answer questions only)
3. D. Benjestorf, Alldritt Land (to answer questions only)

The following speakers registered in opposition:

1. K. Benson
2. J. Peng

Charter Bylaw 21144

There were no speakers registered to the passing of Charter Bylaw 21144.

Charter Bylaw 21143 and Bylaws 21123, 21124 and 21125

The following speakers registered in favour:

1. E. Stamatakis, V3 Companies of Canada
2. R. Holstein, NAIOP Edmonton Chapter
3. H. Amirault, Stantec

The following speakers registered in opposition:

1. P. Cotterill
2. L. Duncan, North Saskatchewan River Valley Conservation Society
3. R. Jacques

Bylaw 21121

The following speaker registered in favour:

1. M. Figueira, TrudoUrbani

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

3. L. Su
4. L. Vanstone
5. F. Meier-Stephenson
6. J. Barber

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:

- 3.1 Bylaw 21142 - To allow for infrastructure, systems and facilities that provide a public benefit and update the existing DC2 to align with Zoning Bylaw 20001, Greenview and Hillview
- 3.2 Bylaw 21092 - To allow for small and medium scale housing, parkland, natural areas, and public infrastructure, Meltwater
- 3.5 Charter Bylaw 21151 - To amend the West Henday District Plan
- 3.6 Bylaw 21152 - To amend the Riverview Area Structure Plan
- 3.7 Bylaw 21153 - To amend the Stillwater Neighbourhood Structure Plan
- 3.8 Bylaw 21154 - To allow for a range of small to medium scale housing and smaller scale parks and amenities, Stillwater
- 3.16 Bylaw 21155 - To close a portion of road, McCauley
- 3.17 Bylaw 21156 - To allow for smaller scale parks and amenities, McCauley
- 3.18 Charter Bylaw 21160 - To amend the Southeast District Plan
- 3.19 Bylaw 21159 - To allow for multi-unit Residential development up to approximately 6 storeys, King Edward Park

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

In Favour (13): A. Sohi, 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 (13 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a first time:

- 3.1 Bylaw 21142 - To allow for infrastructure, systems and facilities that provide a public benefit and update the existing DC2 to align with Zoning Bylaw 20001, Greenview and Hillview
- 3.2 Bylaw 21092 - To allow for small and medium scale housing, parkland, natural areas, and public infrastructure, Meltwater
- 3.5 Charter Bylaw 21151 - To amend the West Henday District Plan
- 3.6 Bylaw 21152 - To amend the Riverview Area Structure Plan
- 3.7 Bylaw 21153 - To amend the Stillwater Neighbourhood Structure Plan
- 3.8 Bylaw 21154 - To allow for a range of small to medium scale housing and smaller scale parks and amenities, Stillwater
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- 3.18 Charter Bylaw 21160 - To amend the Southeast District Plan
- 3.19 Bylaw 21159 - To allow for multi-unit Residential development up to approximately 6 storeys, King Edward Park
- 3.31 Bylaw 21136 - To allow for a daycare and small scale residential development, Woodcroft

In Favour (13): A. Sohi, 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 (13 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a second time:

- 3.1 Bylaw 21142 - To allow for infrastructure, systems and facilities that provide a public benefit and update the existing DC2 to align with Zoning Bylaw 20001, Greenview and Hillview
- 3.2 Bylaw 21092 - To allow for small and medium scale housing, parkland, natural areas, and public infrastructure, Meltwater
- 3.5 Charter Bylaw 21151 - To amend the West Henday District Plan
- 3.6 Bylaw 21152 - To amend the Riverview Area Structure Plan
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- 3.18 Charter Bylaw 21160 - To amend the Southeast District Plan
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- 3.31 Bylaw 21136 - To allow for a daycare and small scale residential development, Woodcroft

In Favour (13): A. Sohi, 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 (13 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be considered for third reading:

- 3.1 Bylaw 21142 - To allow for infrastructure, systems and facilities that provide a public benefit and update the existing DC2 to align with Zoning Bylaw 20001, Greenview and Hillview
- 3.2 Bylaw 21092 - To allow for small and medium scale housing, parkland, natural areas, and public infrastructure, Meltwater
- 3.5 Charter Bylaw 21151 - To amend the West Henday District Plan
- 3.6 Bylaw 21152 - To amend the Riverview Area Structure Plan
- 3.7 Bylaw 21153 - To amend the Stillwater Neighbourhood Structure Plan
- 3.8 Bylaw 21154 - To allow for a range of small to medium scale housing and smaller scale parks and amenities, Stillwater
- 3.16 Bylaw 21155 - To close a portion of road, McCauley
- 3.17 Bylaw 21156 - To allow for smaller scale parks and amenities, McCauley
- 3.18 Charter Bylaw 21160 - To amend the Southeast District Plan
- 3.19 Bylaw 21159 - To allow for multi-unit Residential development up to approximately 6 storeys, King Edward Park
- 3.31 Bylaw 21136 - To allow for a daycare and small scale residential development, Woodcroft

In Favour (13): A. Sohi, 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 (13 to 0)

Moved by: T. Cartmell

Seconded by: J. Rice

That the following Bylaws be read a third time:

- 3.1 Bylaw 21142 - To allow for infrastructure, systems and facilities that provide a public benefit and update the existing DC2 to align with Zoning Bylaw 20001, Greenview and Hillview
- 3.2 Bylaw 21092 - To allow for small and medium scale housing, parkland, natural areas, and public infrastructure, Meltwater

- 3.5 Charter Bylaw 21151 - To amend the West Henday District Plan
- 3.6 Bylaw 21152 - To amend the Riverview Area Structure Plan
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- 3.8 Bylaw 21154 - To allow for a range of small to medium scale housing and smaller scale parks and amenities, Stillwater
- 3.16 Bylaw 21155 - To close a portion of road, McCauley
- 3.17 Bylaw 21156 - To allow for smaller scale parks and amenities, McCauley
- 3.18 Charter Bylaw 21160 - To amend the Southeast District Plan
- 3.19 Bylaw 21159 - To allow for multi-unit Residential development up to approximately 6 storeys, King Edward Park
- 3.31 Bylaw 21136 - To allow for a daycare and small scale residential development, Woodcroft

In Favour (13): A. Sohi, 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 (13 to 0)

3.1 Bylaw 21142 - To allow for infrastructure, systems and facilities that provide a public benefit and update the existing DC2 to align with Zoning Bylaw 20001, Greenview and Hillview

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21142 received three readings.

3.2 Bylaw 21092 - To allow for small and medium scale housing, parkland, natural areas, and public infrastructure, Meltwater

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21092 received three readings.

3.3 Bylaw 21140 - To close a portion of alley, Gariepy

The following member of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy

Moved by: S. Hamilton
Seconded by: A. Knack

That Bylaw 21140 - To close a portion of alley, Gariepy, be withdrawn.

In Favour (13): A. Sohi, 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 (13 to 0)

3.4 Bylaw 21145 - To allow for commercial and residential uses, a main street area and provide an interface with the Natural Area that will allow for natural surveillance and connectivity, Stillwater

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy

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

The following speaker answered questions:

- Y. Lew, Stantec

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

Moved by: S. Hamilton
Seconded by: A. Knack

That the Public Hearing on Bylaw 21145 be closed.

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

Carried (12 to 0)

Moved by: S. Hamilton
Seconded by: A. Knack

That Bylaw 21145 be read a first time.

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

Opposed (2): M. Janz, and A. Stevenson

Carried (10 to 2)

Moved by: S. Hamilton

Seconded by: A. Knack

That Bylaw 21145 be read a second time.

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

Opposed (2): M. Janz, and A. Stevenson

Carried (10 to 2)

Moved by: S. Hamilton

Seconded by: A. Knack

That Bylaw 21145 be considered for third reading.

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

Carried (12 to 0)

Moved by: S. Hamilton

Seconded by: A. Knack

That Bylaw 21145 be read a third time.

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

Opposed (2): M. Janz, and A. Stevenson

Carried (10 to 2)

3.5 Charter Bylaw 21151 - To amend the West Henday District Plan

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 21151 received three readings.

3.6 Bylaw 21152 - To amend the Riverview Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21152 received three readings.

3.7 Bylaw 21153 - To amend the Stillwater Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21153 received three readings.

3.8 Bylaw 21154 - To allow for a range of small to medium scale housing and smaller scale parks and amenities, Stillwater

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21154 received three readings.

3.9 Bylaw 21141 - To close a portion of 108 Avenue NW, McCauley

The following member of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy

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

- E. Guan, on behalf of S. Qun Guan

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- C. St. Aubin, Urban Planning and Economy
- J. Johnson, Employee and Legal Services
- S. Kuiper, Urban Planning and Economy

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

The following speakers answered questions:

- S. Schmidt, City of Edmonton
- B. Redford, City of Edmonton

- N. Wolfe, City of Edmonton

Mayor A. Sohi asked if Council Members had 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 21141 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: A. Knack

Seconded by: J. Wright

That Bylaw 21141 be read a first time.

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

Opposed (2): K. Principe, and J. Rice

Carried (9 to 2)

Moved by: A. Knack

Seconded by: K. Tang

That Bylaw 21141 be read a second time.

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

Opposed (2): K. Principe, and J. Rice

Carried (9 to 2)

Moved by: A. Knack

Seconded by: J. Wright

That Bylaw 21141 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: A. Knack

Seconded by: J. Wright

That Bylaw 21141 be read a third time.

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

Opposed (2): K. Principe, and J. Rice

Carried (9 to 2)

3.10 Bylaw 21096 - To allow for small scale mixed use development, Highlands

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

- C. St. Aubin, Urban Planning and Economy

The following speakers made presentations and answered questions in favour:

- A. Hameed, on behalf of S. Pangali
- T. LaRiviere

The following speaker made a presentation in opposition:

- D. Pirker

The following speakers made presentations and answered questions in opposition:

- N. Box
- J. Allen

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- C. St. Aubin, Urban Planning and Economy
- J. Johnson, Employee and Legal Services

- S. Kuiper, Urban Planning and Economy

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

The following speaker answered questions:

- A. Hameed, on behalf of S. Pangali

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

Moved by: A. Salvador

Seconded by: A. Stevenson

That Bylaw 21096 be referred back to Administration to return after recommendations are provided to Council on District Policy 2.5 addressing the small-scale residential zone.

Due Date: To be determined, City Council Public Hearing

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: A. Salvador

Seconded by: A. Knack

112 Avenue and Wayne Gretzky Drive - Functionality Review

That Administration review the functionality of 112 Avenue NW east of Wayne Gretzky Drive as a designated arterial roadway and provide a report to Committee with recommendations, including design measures to mitigate speeding and other concerns, and the future functionality and designation of that roadway.

Due Date: Second Quarter 2026, Urban Planning Committee

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

Opposed (1): T. Cartmell

Carried (10 to 1)

3.11 Bylaw 21117 - To amend the Crystallina Nera West Neighbourhood Structure Plan

This item was postponed to the June 9, 2025, City Council Public Hearing (see item 1.3).

3.12 Bylaw 21118 - To allow for a range of small scale housing and for smaller scale parks and amenities, Crystallina Nera West

This item was postponed to the June 9, 2025, City Council Public Hearing (see item 1.3).

3.13 Bylaw 21148 - To close a portion of alley, Balwin and Delwood

This item was postponed to the June 9, 2025, City Council Public Hearing (see item 1.3).

3.14 Bylaw 21150 - To allow for medium scale housing, Meadowlark Park

This item was postponed to the June 9, 2025, City Council Public Hearing (see item 1.3).

3.15 Bylaw 21149 - To allow for the continued development of a comprehensively planned continuing care retirement community, Donsdale

This item was postponed to the June 9, 2025, City Council Public Hearing (see item 1.3).

3.16 Bylaw 21155 - To close a portion of road, McCauley

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21155 received three readings.

3.17 Bylaw 21156 - To allow for smaller scale parks and amenities, McCauley

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21156 received three readings.

3.18 Charter Bylaw 21160 - To amend the Southeast District Plan

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 21160 received three readings.

3.19 Bylaw 21159 - To allow for multi-unit Residential development up to approximately 6 storeys, King Edward Park

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21159 received three readings.

3.20 Bylaw 21129 - To amend The Grange Area Structure Plan

This item was postponed to the June 9, 2025, City Council Public Hearing (see item 1.3).

3.21 Bylaw 21130 - To amend the Granville Neighbourhood Structure Plan

This item was postponed to the June 9, 2025, City Council Public Hearing (see item 1.3).

3.22 Bylaw 21131 - To allow for a variety of commercial businesses and medium scale housing, Granville

This item was postponed to the June 9, 2025, City Council Public Hearing (see item 1.3).

3.23 Charter Bylaw 21144 - To amend The City Plan

This item was postponed to the June 9, 2025, City Council Public Hearing (see item 1.3).

3.24 Charter Bylaw 21143 - To amend the Southeast District Plan

3.25 Bylaw 21123 - To amend the Maple Ridge Industrial Area Structure Plan

3.26 Bylaw 21124 - To amend the North Saskatchewan River Valley Area Redevelopment Plan

3.27 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.

**Clerk's note: Charter Bylaw 21143 and Bylaws 21123, 21124 and 21125 were postponed at the April 28, 2025, City Council Public Hearing after hearing from speakers in favour and opposed.*

The following members of Administration's delegation answered questions:

- J. Johnson, Employee and Legal Services

- A. Huizinga, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- K. Petrin, Deputy City Manager, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy

The following speakers made presentations in favour:

- E. Stamatakis, V3 Companies of Canada
- R. Holstein, NAIOP Edmonton Chapter

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

- H. Amirault, Stantec

The following speakers answered questions in favour:

- N. Pryce, V3 Companies of Canada
- M. Chisholm, Stantec
- M. Edwards, Fulton Creek Business Park Ltd.

The following speaker made a presentation in opposition:

- R. Jacques

The following speakers made presentations and answered questions in opposition:

- P. Cotterill
- L. Duncan, North Saskatchewan River Valley Conservation Society

The following speakers answered questions in opposition:

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

The following members of Administration's delegation answered questions:

- J. Johnson, Employee and Legal Services

- A. Huizinga, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- S. Ramey, Urban Form and Corporate Strategic Development

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

The following speakers answered questions:

- P. Cotterill
- K. Kowalchuk, Edmonton River Valley Conservation Coalition
- H. Amirault, Stantec
- M. Edwards, Fulton Creek Business Park Ltd.

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

Moved by: K. Principe

Seconded by: A. Sohi

That the Public Hearing on Charter Bylaw 21143 and Bylaws 21123, 21124 and 21125 be closed.

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

Carried (12 to 0)

Moved by: K. Principe

Seconded by: A. Sohi

That Charter Bylaw 21143 and Bylaws 21123, 21124 and 21125 be read a first time.

In Favour (6): A. Sohi, T. Cartmell, S. Hamilton, K. Principe, J. Rice, and K. Tang

Opposed (6): M. Janz, A. Knack, E. Rutherford, A. Salvador, A. Stevenson, and J. Wright

Defeated (6 to 6)

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

The following speaker made a presentation in favour:

- M. Figueira, TrudoUrbani

The following member of Administration's delegation answered questions:

- T. Ford, Urban Planning and Economy

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

Moved by: A. Stevenson

Seconded by: J. Rice

That the Public Hearing on Bylaw 21121 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: A. Stevenson

Seconded by: J. Rice

That Bylaw 21121 be read a first time.

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: A. Stevenson

Seconded by: J. Rice

That Bylaw 21121 be read a second time.

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: A. Stevenson

Seconded by: J. Rice

That Bylaw 21121 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: A. Stevenson

Seconded by: J. Rice

That Bylaw 21121 be read a third time.

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)

3.29 Bylaw 21137 - To allow for a range of small to 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. Olsen, EINS

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

- K. Warwa

The following members of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy
- J. Johnson, Employee and Legal Services
- T. Pawlyk, Urban Planning and Economy

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

Moved by: M. Janz

Seconded by: A. Stevenson

That the Public Hearing on Bylaw 21137 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: M. Janz

Seconded by: A. Stevenson

That Bylaw 21137 be read a first time.

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: M. Janz

Seconded by: A. Stevenson

That Bylaw 21137 be read a second time.

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: M. Janz

Seconded by: A. Stevenson

That Bylaw 21137 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: M. Janz

Seconded by: A. Stevenson

That Bylaw 21137 be read a third time.

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)

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

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

- C. St. Aubin, Urban Planning and Economy

The following speakers made presentations in favour:

- A. Jiang, Everfor Studio Ltd.
- D. An, Everfor Studio Ltd.
- Y. Kang, Everfor Studio Ltd.
- S. Chen, Everfor Studio Ltd.
- Q. Li, Everfor Studio Ltd.
- B. Thiessen
- J. Dawang

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

- W. Yin, Everfor Studio Ltd.

The following speakers made presentations in opposition:

- R. Cairns
- C. Weiss
- L. Su
- F. Meier-Stephenson
- J. Barber

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

- L. Vanstone

The following members of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy

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

Moved by: J. Wright

Seconded by: E. Rutherford

That the Public Hearing on Bylaw 21133 be closed.

In Favour (13): A. Sohi, 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 (13 to 0)

Moved by: J. Wright

Seconded by: E. Rutherford

That Bylaw 21133 be read a first time.

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

Opposed (3): T. Cartmell, S. Hamilton, and M. Janz

Carried (10 to 3)

Moved by: J. Wright

Seconded by: E. Rutherford

That Bylaw 21133 be read a second time.

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 (2): S. Hamilton, and M. Janz

Carried (11 to 2)

Moved by: J. Wright

Seconded by: E. Rutherford

That Bylaw 21133 be considered for third reading.

In Favour (13): A. Sohi, 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 (13 to 0)

Moved by: J. Wright

Seconded by: E. Rutherford

That Bylaw 21133 be read a third time.

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

Opposed (2): T. Cartmell, and S. Hamilton

Carried (11 to 2)

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

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21136 received three readings.

4. Notices of Motion and Motions without Customary Notice

4.1 Changes to Council Calendar

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

Moved by: J. Rice

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

In Favour (13): A. Sohi, 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 (13 to 0)

Moved by: A. Knack

Seconded by: J. Wright

That the Orders of the Day for the May 20, 2025, City Council Public Hearing be changed as follows:

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

In Favour (13): A. Sohi, 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 (13 to 0)

4.2 Changes to Council Calendar

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

Moved by: A. Stevenson

Seconded by: J. Wright

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

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: A. Knack

Seconded by: J. Wright

That the Orders of the Day for the June 9, 2025, City Council Public Hearing be changed as follows:

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

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)

5. Adjournment

The meeting adjourned at 9:01 p.m., Wednesday, May 7, 2025.

Chair

City Clerk