



Urban Planning Committee - Minutes

June 3, 2025

9:30 a.m.

Council Chamber, 2nd floor, City Hall

Present: M. Janz, J. Wright, A. Knack, J. Rice, A. Sohi

1. Call to Order and Related Business

1.1 Call to Order and Land Acknowledgement

Councillor M. Janz called the meeting to order at 9:33 a.m., Tuesday, June 3, 2025, and acknowledged that Urban Planning Committee 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

Councillor M. Janz conducted roll call and confirmed the attendance of Members of Urban Planning Committee.

Mayor A. Sohi is a Committee Member pursuant to section 15(3), Council Committees Bylaw 18156.

Councillors T. Cartmell, S. Hamilton, A. Paquette, K. Principe. E. Rutherford, A. Salvador, A. Stevenson and K. Tang; and A. Giesbrecht, City Clerk, E. Norton, M. Friesen, T. Orbell, G. Goodin, J. Taves, and R. Zheng, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: J. Rice

That the June 3, 2025, Urban Planning Committee meeting agenda be adopted with the following change:

Addition:

- 7.2 Zoning Bylaw 20001 One Year Review
- Attachment 6

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

Moved by: M. Janz

That the following items be postponed to the June 17, 2025, Urban Planning Committee meeting:

- 7.3 Incentivizing Multi-Dwelling Housing - Analysis and Considerations for the Small Scale Residential Zones
- 7.4 One Year Review of Child Care Services

Due Date: June 17, 2025, Urban Planning Committee

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

Moved by: M. Janz

That the Orders of the Day for the June 3, 2025, Urban Planning Committee meeting be changed as follows:

- Adjournment: midnight or upon completion of the agenda, whichever comes first
- Recess: 8:45 p.m. - 9 p.m.

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

1.4 Approval of Minutes

Moved by: A. Knack

That the May 13, 2025, Urban Planning Committee meeting minutes be approved.

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

1.5 Protocol Items

There were no Protocol Items.

2. Items for Discussion and Related Business

2.1 Select Items for Debate

The following items were selected for debate: 7.1, 7.2, 7.3 and 7.4.

2.2 Vote on Reports not Selected for Debate

All items were selected for debate.

2.3 Requests to Speak

Moved by: A. Knack

That Urban Planning Committee hear from the following speakers, in panels when appropriate:

- 7.1 Ellerslie Road Expansion Whitemud Creek Crossing - Environmental Impact Assessment
 1. K. Fouquette, Stantec
 2. R. McDiarmid, Stantec
 3. P. Tsoukalas
 4. M. Davis, Melcor Developments
 5. A. Budnick
- 7.2 Zoning Bylaw 20001 One Year Review

Panel 1:

1. C. Gachnang
2. A. Abbasi, University of Alberta Students' Union
3. K. Foster

4. C. Ouellette
5. D. Waldman
6. J. Dawang, Grow Together Edmonton
7. A. Bolstad, Alberta Avenue Community League
8. M. Rose Anita Jalkanen
9. J. Miller
10. G. Meimar
11. N. Klein
12. W. Youbi Fansi, Student's Association of MacEwan University
13. C. Prokop
14. M. Penney
15. E. Capp

Panel 2:

1. J. Hardstaff, Residential Infill Working Group
2. J. Faulkner, Residential Infill Working Group
3. V. Lieffers, Residential Infill Working Group
4. C. Watts, Residential Infill Working Group
5. S. Sedgwick, Infill Development in Edmonton Association
6. M. Ochoa, Infill Development in Edmonton Association
7. J. Booth, Infill Development in Edmonton Association
8. B. Baumbach
9. J. Spelliscy
10. M. Girardo
11. M. Peterson
12. P. Lanni, BILD Edmonton Metro
13. L. Butterfield, BILD Edmonton Metro
14. E. Shillington, BILD Edmonton Metro

15. T. Gabert

Panel 3:

1. T. Carson

2. S. Grant

3. S. Kowalchuk

4. E. Solez, Windsor Park Community League

5. J. Collier, Windsor Park Community League

6. J. Soltice

7. N. Thiessen, Edmonton Student Alliance

8. M. Butts, Belgravia Community League

9. R. Jacques

10. N. Wiebe

11. R. Smyth, Glenora Community League

12. S. Lakey

13. D. Kronewitt Martin

14. P. Stocco

15. M. Hillman

Panel 4:

1. K. Taft

2. S. Duxbury

3. B. Thiessen

4. B. Kwong, Paths for People

5. S. Qureshi

6. E. Glick

7. E. Wood

8. K. Ropcean

9. C. Secord

10. N. Aippersbach
11. J. Chiarella
12. A. McCully
13. Y. Cioran
14. R. Swanston
15. J. Kalyan

Panel 5:

1. A. Despins
 2. D. Cepeda Montufar
 3. S. Phimester
 4. K. Wagner
 5. M. Wallace
 6. P. Lightfoot
 7. H. Kaur Kahlon
 8. N. Stefura
 9. D. Schneider
 10. B. Summers
 11. B. Colcy
 12. A. Barber
- 7.3 Incentivizing Multi-Dwelling Housing - Analysis and Considerations for the Small Scale Residential Zones
 1. J. Hardstaff, Residential Infill Working Group
 2. R. Swanston
 - 7.4 One Year Review of Child Care Services
 1. C. Oberg
 2. J. Bisanz

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

2.4 Requests for Specific Time on Agenda

There were no requests for items to be dealt with at a specific time on the agenda.

3. Councillor Inquiries

There were no Councillor Inquiries.

4. Reports to be Dealt with at a Different Meeting

There were no Reports to be Dealt with at a Different Meeting.

5. Requests to Reschedule Reports

There were no Requests to Reschedule Reports.

6. Unfinished Business

There was no Unfinished Business on the agenda.

7. Public Reports

Moved by: M. Janz

That Urban Planning Committee waive the rules set out in section 34 of Bylaw 18155 - Council Procedures Bylaw, to allow one round of questions from Councillors after the City Manager provides introductory remarks, for the June 3, 2025, Urban Planning Committee meeting.

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

Moved by: M. Janz

That Urban Planning Committee waive the rules on time limits as set out in section 38 of Bylaw 18155 - Council Procedures Bylaw and replace with, for the June 3, 2025, Urban Planning Committee meeting:

- two minutes to introduce an item;
- two minutes to ask questions;
- Committee may permit additional rounds of two minutes to ask more questions; and

- two minutes to close.

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

7.1 Ellerslie Road Expansion Whitemud Creek Crossing - Environmental Impact Assessment

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy

Moved by: J. Rice

That Urban Planning Committee recommend to City Council:

1. That the Whitemud Creek Crossing Environmental Impact Assessment and Site Location Study as outlined in Attachments 1 and 2 of the June 3, 2025, Urban Planning and Economy report UPE02998, be approved pursuant to the North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188.
2. That the location of the proposed Whitemud Creek Crossing in the river valley, as outlined in Attachment 2 of the June 3, 2025, Urban Planning and Economy report UPE02998, be deemed essential pursuant the North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188.

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

7.2 Zoning Bylaw 20001 One Year Review

The following members of Administration's delegation made a presentation and answered questions:

- T. Pawlyk, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- K. Pihooja, Urban Planning and Economy

The following member of the delegation answered questions:

- S. Ancel, EPCOR

Panel 1:

The following public speakers made presentations:

- C. Gachnang
- C. Ouellette
- D. Waldman
- J. Dawang, Grow Together Edmonton
- M. Rose Anita Jalkanen
- N. Klein
- C. Prokop
- E. Capp

The following public speakers made presentations and answered questions:

- A. Abbasi, University of Alberta Students' Union
- K. Foster
- A. Bolstad, Alberta Avenue Community League
- J. Miller
- G. Meimar
- W. Youbi Fansi, Students Association of MacEwan University
- M. Penney

Panel 2:

The following public speakers made presentations:

- C. Watts, Residential Infill Working Group
- S. Sedgwick, Infill Development in Edmonton Association
- M. Ochoa, Infill Development in Edmonton Association
- J. Booth, Infill Development in Edmonton Association
- J. Spelliscy
- M. Girardo

- P. Lanni, BILD Edmonton Metro
- L. Butterfield, BILD Edmonton Metro
- E. Shillington, BILD Edmonton Metro
- T. Gabert

The following public speakers made presentations and answered questions:

- J. Hardstaff, Residential Infill Working Group
- J. Faulkner, Residential Infill Working Group
- B. Baumbach
- V. Lieffers, Residential Infill Working Group

Panel 3:

The following public speakers made presentations:

- S. Kowalchuk
- J. Soltice
- N. Thiessen, Edmonton Student Alliance
- R. Jacques
- N. Wiebe
- S. Lakey
- D. Kronewitt Martin
- P. Stocco

The following public speakers made presentations and answered questions:

- T. Carson
- J. Collier, Windsor Park Community League
- E. Solez, Windsor Park Community League
- R. Smyth, Glenora Community League
- M. Hillman

Panel 4:

The following public speakers made presentations:

- S. Duxbury
- B. Thiessen
- B. Kwong, Paths for People
- S. Qureshi
- C. Secord
- N. Aippersbach
- J. Kalyan

The following public speakers made presentations and answered questions:

- R. Swanston
- E. Wood
- K. Taft

Panel 5:

The following public speakers made presentations:

- A. Despins
- K. Wagner
- M. Wallace
- H. Kaur Kahlon
- B. Colcy
- P. Lightfoot

The following public speakers made presentations and answered questions:

- N. Stefura
- D. Schneider
- A. Barber

The following members of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy
- K. Pihooja, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services

The following members of the delegation answered questions:

- C. Bonneville, EPCOR
- S. Ancel, EPCOR

Moved by: M. Janz

That the June 3, 2025, Urban Planning and Economy report UPE02698, be received for information.

Not put to vote

Motion 1:

Moved by: M. Janz

1. That Attachment 6 of the June 3, 2025, Urban Planning and Economy report UPE02698 be revised as follows:
 - a. Delete “for applications which are complete for review under Section 7.130.2.1.2. on or after July 14, 2025” in Sections 2.10.4 and 2.10.5; and
 - b. Delete Sections 2.10.7 and 2.10.8 in their entirety.
2. That Administration prepare amendments to Zoning Bylaw 20001, as outlined in revised Attachment 6 (as per point 1 above) of the June 3, 2025, Urban Planning and Economy report UPE02698, and return to the June 30, 2025, City Council Public Hearing.

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

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

Motion 2:

Moved by: A. Sohi

1. That Attachment 6 of the June 3, 2025, Urban Planning and Economy report UPE02698 be revised as follows:
 - a. Delete the Value “4” in Subsection 4.1.10, in table 4.1, and replace it with “2” and update the Diagram for Subsection 4.1.10 accordingly.

2. That Administration prepare amendments to Zoning Bylaw 20001, as outlined in revised Attachment 6 (as per point 1 above) of the June 3, 2025, Urban Planning and Economy report UPE02698, and return to the June 30, 2025, City Council Public Hearing.

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

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

Motion 3:

Moved by: J. Rice

That Administration prepare amendments to Zoning Bylaw 20001 to:

1. Delete Section 2.10.3.2 of the Small Scale Residential Zone, and replace with:
 - 3.2 Residential
 - 3.2.1 The maximum number of Dwellings on an Interior Site is 4.
 - 3.2.2 The maximum number of Dwellings on a Corner Site is 6.
 - 3.2.3 The maximum number of Lodging House Sleeping Units is 4 per Site.
 - 3.2.4 Backyard Housing must comply with Section 6.10.

2. Delete Section 2.20.3.2 of the Small Scale Flex Residential Zone, and replace with:

3.2. Residential

3.2.1 The maximum number of Lodging House Sleeping Units is 4 per Site.

3.2.2 Backyard Housing must comply with Section 6.10.

and return to the June 30, 2025 City Council Public Hearing.

In Favour (1): J. Rice

Opposed (4): M. Janz, J. Wright, A. Knack, and A. Sohi

Defeated (1 to 4)

Motion 4:

Moved by: M. Janz

That Administration prepare amendments to Zoning Bylaw 20001 to:

1. Delete Section 2.10.4.1.7 in its entirety and replace with the following:

4.1.7 Maximum Site Coverage for all principal and Accessory buildings, excluding Garages - 40%;

2. Add new Section 2.10.4.1.8 as follows:

4.1.8 Maximum Site Coverage for all Garages - 15%

and renumber all applicable diagram, map, Section and Subsection references within the Zoning Bylaw accordingly, and return to the June 30, 2025, City Council Public Hearing.

With the unanimous consent of Urban Planning Committee, Councillor M. Janz withdrew the motion.

Withdrawn

Motion 5:

Moved by: J. Rice

That Administration prepare amendments to Zoning Bylaw 20001 to:

1. Delete section:
 - b. 5.80.8, Bike Parking, in its entirety.

and return to the June 30, 2025 City Council Public Hearing.

In Favour (1): J. Rice

Opposed (4): M. Janz, J. Wright, A. Knack, and A. Sohi

Defeated (1 to 4)

Motion 6:

Moved by: M. Janz

Design Considerations for Midblock Row Housing in the RS Zone

That Administration provide a report analysing the feedback provided by the Residential Infill Working Group and propose amendments to Zoning Bylaw 20001 for additional architectural, articulation, and design considerations for the RS Zone for street facing facades for interior Row Houses

Due Date: First Quarter 2026, Urban Planning Committee

In Favour (4): M. Janz, J. Wright, A. Knack, and A. Sohi

Opposed (1): J. Rice

Carried (4 to 1)

Motion 7:

Moved by: M. Janz

That Administration prepare amendments to the Zoning Bylaw 20001 to:

- a. Delete section 2.30.3.2.3.1 and replace it with “constructed as of January 1, 2024”; and
- b. Delete section 2.40.3.2.1.1 and replace it with "constructed as of January 1, 2024”

and return to the June 30, 2025 City Council Public Hearing.

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

In Favour (5): M. Janz, J. Wright, A. Knack, J. Rice, and A. Sohi

Carried (5 to 0)

Motion 8:

Moved by: J. Rice

That Administration prepare a report exploring options for regulating parking supply for row housing and multi-unit housing in the RS Zone.

The Chair ruled the above-noted motion contains substantive work with budget implications and requires Council approval.

The Chair ruled the motion out of order.

A. Giesbrecht, City Clerk, answered questions.

Moved by: J. Rice

That the Chair be challenged on the ruling that the motion as stated by Councillor J. Rice is out of order.

Motion, put:

That the ruling of the Chair be upheld.

In Favour (4): M. Janz, J. Wright, A. Knack, and A. Sohi

Opposed (1): J. Rice

Carried (4 to 1)

**Clerk's note: As per Bylaw 18155 - Council Procedures Bylaw section 42 (3) a challenge is defeated if at least one-third of Councillors present vote in favour of the Chair's ruling.*

7.3 Incentivizing Multi-Dwelling Housing - Analysis and Considerations for the Small Scale Residential Zones

This item was postponed to the June 17, 2025, Urban Planning Committee meeting (see item 1.3).

7.4 One Year Review of Child Care Services

This item was postponed to the June 17, 2025, Urban Planning Committee meeting (see item 1.3).

8. Responses to Councillor Inquiries

There were no Responses to Councillor Inquiries on the agenda.

9. Private Reports

There were no Private Reports on the agenda.

10. Motions Pending

There were no Motions Pending on the agenda.

11. Notices of Motion and Motions without Customary Notice

Councillor M. Janz asked whether there were any Notices of Motion. There were none.

12. Adjournment

The meeting adjourned at 11:02 p.m., Tuesday June 3, 2025.

Chair

City Clerk