



## City Council Public Hearing - Minutes

June 30, 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

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### 1. Call to Order and Related Business

#### 1.1 Call to Order and Land Acknowledgement

Deputy Mayor T. Cartmell called the meeting to order at 9:35 a.m., Monday, June 30, 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.

*\*Clerk's note: The June 30, 2025, City Council Public Hearing was held over four days: June 30, 2025, July 3, 2025, July 4, 2025 and July 8, 2025.*

#### 1.2 Roll Call

Deputy Mayor T. Cartmell conducted roll call and confirmed the attendance of Members of City Council.

Mayor A. Sohi and Councillors T. Cartmell, S. Hamilton and E. Rutherford were absent with notice for a portion of the meeting.

E. Norton, A. Karbashewski, N. Jacobsen, R. Zheng, T. Orbell, M. Moussa, R. Yusuf, M. Friesen and J. Taves, Office of the City Clerk, were also in attendance.

### **1.3 Adoption of Agenda**

The following members of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services
- K. Petrin, Deputy City Manager, Urban Planning and Economy

A. Giesbrecht, City Clerk, answered questions.

**Moved by:** S. Hamilton

**Seconded by:** J. Rice

That the June 30, 2025, City Council Public Hearing agenda be adopted with the following changes:

Addition:

- 3.32 Bylaw 21202 - Text Amendments to Zoning Bylaw 20001 - Mid-block Row Housing in the RS Zone and minor changes to the RSM and RM Zones- Attachment 4

Replacement report/attachment:

- 3.32 Bylaw 21202 - Text Amendments to Zoning Bylaw 20001 - Mid-block Row Housing in the RS Zone and minor changes to the RSM and RM Zones- Cover report- Attachment 3

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)**

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy

**Moved by:** E. Rutherford

**Seconded by:** J. Rice

That the Orders of the Day for the June 30, 2025, City Council Public Hearing be changed as follows:

**Continuation on Thursday, July 3, 2025:**

- Call to Order - 9:30 a.m.
- Lunch - Noon to 1:30 p.m.
- Recess - 3:30 p.m. to 3:45 p.m.
- Adjournment - 5 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)**

**Moved by:** A. Knack

**Seconded by:** A. Stevenson

That the Orders of the Day for the July 4, 2025, City Council continuation meeting be changed to adjourn at 10 a.m.

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

**Carried (12 to 0)**

**Moved by:** A. Knack

**Seconded by:** J. Wright

That the Orders of the Day for the June 30/July 3, 2025, City Council Public Hearing be changed as follows:

**Continuation on Friday, July 4, 2025:**

- Call to Order - 10:30 a.m.
- Lunch - Noon to 1:30 p.m.
- Recess - 3:30 p.m. to 3:45 p.m.
- Adjournment - 5 p.m.

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

**Carried (12 to 0)**

**Moved by:** A. Paquette

**Seconded by:** A. Sohi

That the Orders of the Day for the August 18, 2025, City Council Public Hearing be changed as follows:

**Continuation on Thursday, August 28, 2025:**

- Call to Order - 9:30 a.m.
- Lunch - Noon to 1:30 p.m.
- Recess - 3:30 p.m. to 3:45 p.m.
- Dinner - 5 p.m. - 6 p.m.
- Adjournment - 9 p.m.

**Continuation on Friday, August 29, 2025:**

- Call to Order - 9:30 a.m.
- Lunch - Noon to 1:30 p.m.
- Recess - 3:30 p.m. to 3:45 p.m.
- Dinner - 5 p.m. - 6 p.m.
- Adjournment - 9 p.m.

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

Opposed (1): K. Principe

**Carried (11 to 1)**

**Moved by:** A. Knack

**Seconded by:** A. Salvador

That all remaining items on the June 30, 2025, City Council Public Hearing agenda except for the following items be postponed to the August 18, 2025, City Council Public Hearing:

- 3.7 Charter Bylaw 21232 - To amend the North Central District Plan
- 3.8 Bylaw 21233 - To amend the Exhibition Lands Planning Framework
- 3.9 Bylaw 21234 - To allow for infrastructure, systems, and facilities that provide a public benefit, Edmonton Northlands
- 3.32 Bylaw 21202 - Text Amendments to Zoning Bylaw 20001- Mid-block Row Housing in the RS Zone and minor changes to the RSM and RM Zones

**Amendment:**

**Moved by:** K. Principe

**Seconded by:** J. Rice

That the following items be added to the exceptions to postponements:

- 3.23 Bylaw 21165 - To amend the Crystallina Nera West and Crystallina Nera East Neighbourhood Structure Plans
- 3.24 Bylaw 21166 - To allow for small and medium scale housing, Crystallina Nera East and West

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

Opposed (1): M. Janz

**Carried (11 to 1)**

**Motion as Amended, put:**

**Moved by:** A. Knack

**Seconded by:** A. Salvador

That all remaining items on the June 30, 2025, City Council Public Hearing agenda except for the following items be postponed to the August 18, 2025, City Council Public Hearing:

- 3.7 Charter Bylaw 21232 - To amend the North Central District Plan

- 3.8 Bylaw 21233 - To amend the Exhibition Lands Planning Framework
- 3.9 Bylaw 21234 - To allow for infrastructure, systems, and facilities that provide a public benefit, Edmonton Northlands
- 3.23 Bylaw 21165 - To amend the Crystallina Nera West and Crystallina Nera East Neighbourhood Structure Plans
- 3.24 Bylaw 21166 - To allow for small and medium scale housing, Crystallina Nera East and West
- 3.32 Bylaw 21202 - Text Amendments to Zoning Bylaw 20001- Mid-block Row Housing in the RS Zone and minor changes to the RSM and RM Zones

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

Opposed (2): A. Sohi, and J. Rice

**Carried (10 to 2)**

The following member of Administration's delegation answered questions:

- J. Inkpen, Employee and Legal Services

**Moved by:** A. Salvador

**Seconded by:** A. Paquette

That Attachment 5 be added to item 3.32 Bylaw 21202 - Text Amendments to Zoning Bylaw 20001 - Mid-block Row Housing in the RS Zone and minor changes to the RSM and RM Zones.

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:** A. Salvador

That the Orders of the Day for the June 30/July 3 and 4, 2025, City Council Public Hearing be changed as follows:

## **Continuation on Tuesday, July 8, 2025:**

- Call to Order - 9:30 a.m.
- Lunch - Noon to 1:30 p.m.
- Recess - 3:30 p.m. to 3:45 p.m.
- Adjournment - 5 p.m.

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

Opposed (4): T. Cartmell, S. Hamilton, K. Principe, and J. Rice

**Carried (9 to 4)**

## **1.4 Protocol Items**

### **1.4.1 NorQuest College (A. Sohi)**

Mayor A. Sohi, on behalf of City Council, welcomed classes from NorQuest College in Ward O-day'min and their teacher, N. Jimenez.

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

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

Deputy Mayor T. Cartmell explained the public hearing process. E. Norton, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws, in panels:

#### **Charter Bylaw 21214 and Bylaw 21215**

The following speakers registered in favour:

1. D. Griffiths, Edmonton Chamber of Commerce
2. C. Glynn
3. L. Rackel, Edmonton Neighbourhoods United
4. B. Moon, Windsor Park Community League
5. J. Faulkner, Parkallen Community League
6. J. Hardstaff, Parkallen Community League
7. A. Lawson (to answer questions only)
8. R. Summers
9. K. Taft
10. L. Cunningham-Shpeley, Edmonton Federation of Community

Leagues

11. J. Soltice
12. S. Qureshi
13. M. Brown, Central McDougall Community League (to answer questions only)
14. A. Kinahan
15. M. Hovestad
16. A. Ilich
17. D. Lafreniere
18. S. Mothana

The following speakers registered to speak in opposition:

1. K. Hamilton
2. C. Gachnang
3. J. Spelliscy
4. H. Hoffman
5. S. Rose
6. B. Allard Clough
7. B. Baumbach
8. D. Despina
9. A. Hameed
10. R. Dulat
11. R. Cairns
12. S. Phimester
13. Y. Cioran
14. D. Kronewitt Martin
15. M. Lawrence
16. S. Culo
17. K. Wagner
18. J. Booth, Infill Development in Edmonton Association
19. K. Petryk
20. K. Edwards
21. W. Shapka
22. A. Nabe
23. D. Newman
24. M. Zubis
25. A. Budnick
26. S. Rad
27. B. Samek
28. A. Green



### **Bylaw 21237**

The following speakers registered in favour:

1. E. Peris, City of Edmonton (to answer questions only)
2. N. Osaduik, City of Edmonton (to answer questions only)
3. J. Lee, City of Edmonton (to answer questions only)

### **Bylaws 21185 and Bylaw 21186**

The following speaker registered in favour:

1. H. Mikkelsen, Stantec (to answer questions only)

The following speaker registered in opposition:

1. L. Hassan

### **Bylaw 21179**

The following speaker registered in favour:

1. C. Volker, Select Engineering Consultants (to answer questions only)

### **Charter Bylaw 21232 and Bylaws 21233 and 21234**

The following speakers registered in favour:

1. N. Osaduik, City of Edmonton
2. L. Grewal, City of Edmonton (to answer questions only)
3. B. Horton, O2 Planning (to answer questions only)

The following speakers registered in opposition:

1. S. Matysio
2. A. Peyrow

### **Bylaw 21200**

There were no speakers registered to the passing of Bylaw 21200.

### **Bylaw 21229**

The following speaker registered in favour:

1. W. Yin, Everfor Studio

The following speaker registered in opposition:

1. R. Cairns

### **Bylaw 21230**

The following speaker registered in favour:

1. W. Yin, Everfor Studio

**Bylaws 21208 and 21209**

The following speaker registered in favour:

1. G. Dub, Dub Architects

The following speakers registered in opposition:

1. C. Kallal
2. D. Ludvigsen
3. D. Williams
4. K. Kowalchuk, Edmonton River Valley Conservation Coalition
5. I. Sturek
6. S. Mason
7. L. Blakeman
8. E. Gormley
9. R. Shannon
10. S. Grandbois, Chipewyans of Treaty 6

**Bylaw 21203**

The following speaker registered in favour:

1. O. Joshi, WSP Canada (to answer questions only)

**Bylaw 21235**

The following speakers registered in favour:

1. C. Samuel (to answer questions only)
2. J. Booth, Situate

**Bylaw 21207**

The following speakers registered in favour:

1. B. Dibben, Select Engineering Consultants (to answer questions only)
2. J. Booth, Situate
3. A. Rosland, Situate (to answer questions only)

The following speaker registered in opposition:

1. R. Merry

**Charter Bylaw 21157**

The following speaker registered in favour:

1. C. Oberg, Bunt Engineering (to answer questions only)

**Bylaw 21199**

The following speaker registered in favour:

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

**Bylaw 21181**

The following speakers registered in favour:

1. J. Booth, Situate
2. A. Rosland, Situate (to answer questions only)

**Bylaw 21175**

The following speaker registered in favour:

1. T. Dixon, Dialog Design (to answer questions only)

**Bylaw 21206**

The following speaker registered in favour:

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

**Bylaws 21165 and 21166**

The following speakers registered in favour:

1. K. Oatway, Select Engineering Consultants (to answer questions only)
2. B. Dibben, Select Engineering Consultants (to answer questions only)
3. L. Donnan, Genstar (to answer questions only)

**Charter Bylaw 21210 and Bylaws 21211, 21212 and 21213**

The following speaker registered in favour:

1. D. Read, on behalf of I. Kawulka

The following speakers registered in opposition:

1. C. Sly
2. M. Lali, Westpointe of Windermere
3. C. Lamba, Westpointe of Windermere
4. S. Lee, Westpointe of Windermere
5. J. Rikley, Westpointe of Windermere

### **Bylaws 21204 and 21205**

The following speakers registered in favour:

1. O. Joshi, WSP Canada (to answer questions only)
2. A. Varghese, Canada Lands Company (to answer questions only)

### **Bylaw 20890**

The following speaker registered in favour:

1. T. Sinclair, Elizabeth Fry Society of Northern Alberta

The following speakers registered in opposition:

1. T. Pasma, Hope Mission
2. Y. Yan, City of Edmonton Youth Council
3. T Phan, City of Edmonton Youth Council

### **Bylaw 21202**

The following speakers registered in favour:

1. K. Anderson, BILD Edmonton Metro
2. J. Thomas
3. R. Smyth, Glenora Community League
4. G. Campbell (to answer questions only)
5. A. McBrien
6. C. Glynn
7. E. Solez, Windsor Park Community League
8. J. Collier, Windsor Park Community League
9. E. Silva
10. N. Bourgeois
11. A. Lawson (to answer questions only)
12. S. Yaremchuk (to answer questions only)
13. W. Yin, Everfor Studio
14. K. Taft
15. A. Ilich
16. T. Cantine
17. H. Edgar
18. M. Brown, Central McDougall Community League
19. M. Penney
20. G. Robinson
21. A. McCully, Edmonton Neighbourhoods United
22. K. Witiw

23. D. Schneider
24. L. Cunningham-Shpeley, Edmonton Federation of Community Leagues
25. R. Summers
26. P. Hestvik
27. S. Quershi
28. D. Despins
29. K. Wagner
30. K. Petryk
31. C. Prokop
32. J. Archer
33. L. Kawun, Residential Infill Working Group
34. C. Hefferon, Residential Infill Working Group
35. J. Hardstaff, Residential Infill Working Group
36. B. Zubot, Residential Infill Working Group
37. G. Ohman, Inglewood Community League
38. Y. Desrosiers
39. J. Soltice
40. C. Watts
41. A. Bembridge
42. A. Green

The following speakers registered in opposition:

1. J. Dechaine, Urban Brix Developments
2. M. Fekete, Urban Brix Developments
3. K. Hamilton
4. A. Hernandez
5. J. Carter
6. E. Cameracci
7. S. Mothana
8. R. Smith
9. M. Makki
10. A. Nakevski
11. K. Warwa, Urbis Infill Homes
12. P. Kim
13. J. Jung, TYLADB Development
14. J. Statt
15. P. Elliott
16. D. Cepeda Montufar
17. C. Peters

18. S. Sedgwick, Infill Development in Edmonton Association
19. M. Ochoa, Infill Development in Edmonton Association
20. J. Booth, Infill Development in Edmonton Association
21. R. Soans, Infill Development in Edmonton Association
22. N. Carels, StreetSide Developments
23. M. Graham, Infill Development in Edmonton Association
24. J. Concannon
25. K. Nagpal
26. D. Sanche
27. Y. Chohan
28. T. Fernandes
29. N. Jalkanen
30. Q. Li
31. M. Jiang
32. B. Xu, Everfor Studio Ltd.
33. R. Cairns
34. T. Sharif
35. J. Porritt
36. P. Dhaliwal
37. T. Mahey, Omega Finishing Solutions Inc.
38. J. Ball
39. M. Lawrence
40. D. Kronewitt Martin
41. D. Rostrup
42. N. Nath, NDura Developments Ltd.
43. C. Reemaul
44. M. Zubis
45. F. Karcha
46. C. Jersak, Situate
47. B. Thiessen
48. M. Paquet
49. J. Kalyan
50. V. Bhullar
51. R. Gill
52. J. Dawang, Grow Together Edmonton
53. N. Aippersbach, Edmonton Neighbourhoods United
54. S. Rad
55. B. Baumbach
56. A. Nabe
57. Y. Lu

58. T. Maters
59. K. Parkinson
60. A. Thiessen
61. S. Phimester
62. E. Huck
63. A. Anderson
64. J. Yuan
65. A. Yang
66. L. Li
67. D. An, 345 Achitecture
68. P. Belyea
69. A. Bhatia
70. M. Shu
71. J. Zhang
72. J. Cepeda
73. S. Christensen
- 74.T. Fougere
75. J. Percia
76. M. Fawzee
77. A. Budnick
78. W. Shapka
79. A. Struthers
80. J. Li
81. M. Yang

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

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That the Public Hearing on the following Bylaws be closed:

- 3.3 Bylaw 21237 - To allow for larger scale parks and amenities and a school site, McConachie
- 3.6 Bylaw 21179 - To add a Child Care Service Use to an existing mixed-use direct control zone, Windsor Park
- 3.10 Bylaw 21200 - To allow for medium scale housing, Inglewood
- 3.12 Bylaw 21229 - To allow for a range of small to medium scale housing, McKernan

- 3.15 Bylaw 21203 - To allow for medium density residential development and open space, Blatchford
- 3.16 Bylaw 21235 - To allow for medium scale mixed use development, Strathearn
- 3.19 Bylaw 21199 - To allow for medium scale housing, Prince Charles
- 3.20 Bylaw 21181 - To allow for medium scale housing, McKernan
- 3.21 Bylaw 21175 - To allow for large scale housing, Boyle Street
- 3.22 Bylaw 21206 - To allow for light industrial and a variety of small commercial businesses up to 4 storeys, Mistatim Industrial
- 3.29 Bylaw 21204 - To amend the Griesbach Neighbourhood Area Structure Plan
- 3.30 Bylaw 21205 - To allow for residential development, including single detached, semi-detached, row housing, multi-unit housing up to 12.0 m in height and school/park uses, Griesbach

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:** E. Rutherford

**Seconded by:** A. Salvador

That the following Bylaws be read a first time:

- 3.3 Bylaw 21237 - To allow for larger scale parks and amenities and a school site, McConachie
- 3.6 Bylaw 21179 - To add a Child Care Service Use to an existing mixed-use direct control zone, Windsor Park
- 3.10 Bylaw 21200 - To allow for medium scale housing, Inglewood
- 3.12 Bylaw 21229 - To allow for a range of small to medium scale housing, McKernan
- 3.15 Bylaw 21203 - To allow for medium density residential development and open space, Blatchford



- 3.16 Bylaw 21235 - To allow for medium scale mixed use development, Strathearn
- 3.19 Bylaw 21199 - To allow for medium scale housing, Prince Charles
- 3.20 Bylaw 21181 - To allow for medium scale housing, McKernan
- 3.21 Bylaw 21175 - To allow for large scale housing, Boyle Street
- 3.22 Bylaw 21206 - To allow for light industrial and a variety of small commercial businesses up to 4 storeys, Mistatim Industrial
- 3.29 Bylaw 21204 - To amend the Griesbach Neighbourhood Area Structure Plan
- 3.30 Bylaw 21205 - To allow for residential development, including single detached, semi-detached, row housing, multi-unit housing up to 12.0 m in height and school/park uses, Griesbach

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:** E. Rutherford

**Seconded by:** A. Salvador

That the following Bylaws be read a second time:

- 3.3 Bylaw 21237 - To allow for larger scale parks and amenities and a school site, McConachie
- 3.6 Bylaw 21179 - To add a Child Care Service Use to an existing mixed-use direct control zone, Windsor Park
- 3.10 Bylaw 21200 - To allow for medium scale housing, Inglewood
- 3.12 Bylaw 21229 - To allow for a range of small to medium scale housing, McKernan
- 3.15 Bylaw 21203 - To allow for medium density residential development and open space, Blatchford
- 3.16 Bylaw 21235 - To allow for medium scale mixed use development, Strathearn

- 3.19 Bylaw 21199 - To allow for medium scale housing, Prince Charles
- 3.20 Bylaw 21181 - To allow for medium scale housing, McKernan
- 3.21 Bylaw 21175 - To allow for large scale housing, Boyle Street
- 3.22 Bylaw 21206 - To allow for light industrial and a variety of small commercial businesses up to 4 storeys, Mistatim Industrial
- 3.29 Bylaw 21204 - To amend the Griesbach Neighbourhood Area Structure Plan
- 3.30 Bylaw 21205 - To allow for residential development, including single detached, semi-detached, row housing, multi-unit housing up to 12.0 m in height and school/park uses, Griesbach

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:** E. Rutherford

**Seconded by:** A. Salvador

That the following Bylaws be considered for third reading:

- 3.3 Bylaw 21237 - To allow for larger scale parks and amenities and a school site, McConachie
- 3.6 Bylaw 21179 - To add a Child Care Service Use to an existing mixed-use direct control zone, Windsor Park
- 3.10 Bylaw 21200 - To allow for medium scale housing, Inglewood
- 3.12 Bylaw 21229 - To allow for a range of small to medium scale housing, McKernan
- 3.15 Bylaw 21203 - To allow for medium density residential development and open space, Blatchford
- 3.16 Bylaw 21235 - To allow for medium scale mixed use development, Strathearn
- 3.19 Bylaw 21199 - To allow for medium scale housing, Prince Charles
- 3.20 Bylaw 21181 - To allow for medium scale housing, McKernan

- 3.21 Bylaw 21175 - To allow for large scale housing, Boyle Street
- 3.22 Bylaw 21206 - To allow for light industrial and a variety of small commercial businesses up to 4 storeys, Mistatim Industrial
- 3.29 Bylaw 21204 - To amend the Griesbach Neighbourhood Area Structure Plan
- 3.30 Bylaw 21205 - To allow for residential development, including single detached, semi-detached, row housing, multi-unit housing up to 12.0 m in height and school/park uses, Griesbach

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:** E. Rutherford

**Seconded by:** A. Salvador

That the following Bylaws be read a third time:

- 3.3 Bylaw 21237 - To allow for larger scale parks and amenities and a school site, McConachie
- 3.6 Bylaw 21179 - To add a Child Care Service Use to an existing mixed-use direct control zone, Windsor Park
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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 Charter Bylaw 21214 - To Amend the District Policy Charter Bylaw 24000 for Small-Medium Scale Developments**

**3.2 Bylaw 21215 - To amend Zoning Bylaw 20001**

Charter Bylaw 21214 and Bylaw 21215 were dealt with together.

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

- D. Boric, Urban Planning and Economy

**Panel 1**

The following speakers made presentations in favour:

- L. Rackel, Edmonton Neighbourhoods United
- B. Moon, Windsor Park Community League
- J. Soltice
- A. Kinahan
- S. Qureshi

The following speakers made presentations and answered questions in favour:

- J. Faulkner, Parkallen Community League
- M. Hovestad

A handout provided by M. Hovestad was distributed to Members of Council and a copy was filed with the Office of the City Clerk.

The following speakers made presentations in opposition:

- C. Gachnang
- D. Kronewitt Martin

The following speakers made presentations and answered questions in opposition:

- K. Hamilton
- J. Spelliscy
- S. Rose
- B. Allard Clough
- D. Despins
- R. Dulat
- R. Cairns
- S. Phimester

## **Panel 2**

The following speaker made a presentation in favour:

- S. Mothana

The following speakers made presentations and answered questions in favour:

- A. Ilich
- D. Lafreniere

The following speakers made presentations in opposition:

- K. Wagner
- K. Petryk
- D. Newman
- S. Rad

- B. Samek

The following speakers made presentations and answered questions in opposition:

- S. Culo
- J. Booth, Infill Development in Edmonton Association

The following members of Administration's delegation answered questions:

- S. Kuiper, Urban Planning and Economy
- K. Snyder, Urban Planning and Economy
- D. Boric, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services
- S. Bohle, Urban Planning and Economy

A. Giesbrecht, City Clerk, answered questions.

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

The following members of Administration's delegation answered questions:

- D. Boric, Urban Planning and Economy
- A. McLellan, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy

Deputy Mayor T. Cartmell 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 21214 and Bylaw 21215 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:** M. Janz

**Seconded by:** J. Wright

That Charter Bylaw 21214 and Bylaw 21215 be read a first time.

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

Opposed (1): J. Rice

**Carried (12 to 1)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Charter Bylaw 21214 and Bylaw 21215 be read a second time.

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

Opposed (1): J. Rice

**Carried (12 to 1)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Charter Bylaw 21214 and Bylaw 21215 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:** M. Janz

**Seconded by:** J. Wright

That Charter Bylaw 21214 and Bylaw 21215 be read a third time.

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

Opposed (1): J. Rice

**Carried (12 to 1)**

**Subsequent Motion 1:**

**Moved by:** T. Cartmell

**Seconded by:** K. Principe

That Administration:

1. initiate an update to Edmonton's 15 District Plans to prepare for city-wide growth to 1.5-1.75 million people based on detailed analysis and community input to guide growth and change in a context sensitive manner; and
2. enact a moratorium on development approvals for mid-block properties zoned RS until the district plan work in Part 1 is complete.

The following member of Administration's delegation answered questions:

- J. Inkpen, Employee and Legal Services

*The Chair, Mayor A. Sohi, ruled that Part 2 of the above-noted motion is out of order due to private confidential advice from Administration.*

*Councillor M. Janz disagreed with the ruling of the Chair regarding Part 2 of the motion.*

*Councillor M. Janz challenged the ruling.*

**Moved by:** M. Janz

That the Chair be challenged on the ruling that Councillor T. Cartmell cannot state the motion as presented.

**Motion, put:**



That the ruling of the Chair be upheld.

In Favour (8): A. Sohi, S. Hamilton, A. Knack, A. Paquette, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): T. Cartmell, M. Janz, K. Principe, and J. Rice

**Carried (8 to 4)**

*\*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.*

**Subsequent Motion 1, put:**

**Moved by:** T. Cartmell

**Seconded by:** K. Principe

That Administration initiate an update to Edmonton's 15 District Plans to prepare for city-wide growth to 1.5-1.75 million people based on detailed analysis and community input to guide growth and change in a context sensitive manner.

With the unanimous consent of City Council, Councillor T. Cartmell withdrew the motion.

**Withdrawn**

**Subsequent Motion 2:**

**Moved by:** K. Principe

**Seconded by:** J. Rice

That Administration prepare amendments to District Policy 2.5.2.7 to require at least one of the criteria outlined in subsections a-c to be met in order for consideration of additional scale under the policy, and return to a future City Council Public Hearing for consideration.

**Due Date: Second Quarter 2026, City Council Public Hearing**

In Favour (7): T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, and J. Rice

Opposed (5): A. Sohi, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (7 to 5)**

### **Subsequent Motion 3:**

**Moved by:** M. Janz

**Seconded by:** A. Knack

### **Options and Implications of Potential District Plan Changes to Secondary Corridors**

That Administration provide a report with options and implications of potential changes to the policy, location and/or extent of Secondary Corridors, within the District Plans, to clarify development potential at sites, including but not limited to those which are:

- a. along a Corridor Roadway, but do not face the Corridor Roadway,
- b. separated from the Corridor Roadway by a fence, berm, alley, and/or a landscape buffer or other barriers, and
- c. not within 400 m of a Transit Station.

### **Due Date: Second Quarter 2026, Urban Planning Committee**

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

Opposed (1): E. Rutherford

**Carried (12 to 1)**

### **Motion to Reconsider Subsequent Motion 2:**

**Moved by:** A. Paquette

**Seconded by:** A. Salvador

That the following motion be reconsidered:

That Administration prepare amendments to District Policy 2.5.2.7 to require at least one of the criteria outlined in subsections a-c to be met in order for consideration of additional scale under the policy, and return to a future City Council Public Hearing for consideration.

### **Due Date: Second Quarter 2026, City Council Public Hearing**

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

Opposed (1): T. Cartmell

**Carried (12 to 1)**

**Subsequent Motion 2, put:**

**Moved by:** K. Principe

**Seconded by:** J. Rice

That Administration prepare amendments to District Policy 2.5.2.7 to require at least one of the criteria outlined in subsections a-c to be met in order for consideration of additional scale under the policy, and return to a future City Council Public Hearing for consideration.

**Due Date: Second Quarter 2026, City Council Public Hearing**

**Amendment to Subsequent Motion 2:**

**Moved by:** A. Knack

**Seconded by:** S. Hamilton

That the Due Date be changed to Second Quarter 2026, Urban Planning Committee.

In Favour (7): T. Cartmell, S. Hamilton, M. Janz, A. Knack, A. Paquette, K. Principe, and J. Rice

Opposed (6): A. Sohi, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (7 to 6)**

**Subsequent Motion 2 as Amended, put:**

**Moved by:** K. Principe

**Seconded by:** J. Rice

That Administration prepare amendments to District Policy 2.5.2.7 to require at least one of the criteria outlined in subsections a-c to be met in order for consideration of additional scale under the policy, and return to a future Council Public Hearing for consideration.

**Due Date: Second Quarter 2026, Urban Planning Committee**

In Favour (6): T. Cartmell, S. Hamilton, M. Janz, A. Knack, K. Principe, and J. Rice

Opposed (7): A. Sohi, A. Paquette, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Defeated (6 to 7)**

**Subsequent Motion 4:**

**Moved by:** M. Janz

**Seconded by:** J. Wright

**Lodging Houses Analysis**

That Administration prepare an analysis of how lodging houses are defined, regulated, and permitted and provide options to further regulate their size and location to ensure that impacts and their operations are regulated appropriately through Zoning Bylaw 20001 or Business Licence Bylaw 20002.

**Due Date: Second Quarter 2026, Urban Planning Committee**

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

**Carried (12 to 0)**

**3.3 Bylaw 21237 - To allow for larger scale parks and amenities and a school site, McConachie**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21237 received three readings.

**3.4 Bylaw 21185 - To amend the Marquis Neighbourhood Structure Plan**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.5 Bylaw 21186 - To allow for a range of small to medium scale housing and smaller scale parks and amenities, Marquis**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.6 Bylaw 21179 - To add a Child Care Service Use to an existing mixed-use direct control zone, Windsor Park**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21179 received three readings.

**3.7 Charter Bylaw 21232 - To amend the North Central District Plan**

**3.8 Bylaw 21233 - To amend the Exhibition Lands Planning Framework**

**3.9 Bylaw 21234 - To allow for infrastructure, systems, and facilities that provide a public benefit, Edmonton Northlands**

Charter Bylaw 21232 and Bylaws 21233 and 21234 were dealt with together.

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

- C. St. Aubin, Urban Planning and Economy

The following speakers answered questions in favour:

- N. Osaduik, City of Edmonton
- L. Grewal, City of Edmonton

The following member of Administration's delegation answered questions:

- C. St. Aubin, 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. Salvador

**Seconded by:** A. Stevenson

That the Public Hearing on Charter Bylaw 21232 and Bylaws 21233 and 21234 be closed.

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

**Carried (12 to 0)**

**Moved by:** A. Salvador

**Seconded by:** K. Tang

That Charter Bylaw 21232 and Bylaws 21233 and 21234 be read a first time.

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

**Carried (12 to 0)**

**Moved by:** A. Salvador

**Seconded by:** K. Tang

That Charter Bylaw 21232 and Bylaws 21233 and 21234 be read a second time.

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

**Carried (12 to 0)**

**Moved by:** A. Salvador

**Seconded by:** K. Tang

That Charter Bylaw 21232 and Bylaws 21233 and 21234 be considered for third reading.

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

**Carried (12 to 0)**

**Moved by:** A. Salvador

**Seconded by:** K. Tang

That Charter Bylaw 21232 and Bylaws 21233 and 21234 be read a third time.

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

**Carried (12 to 0)**

**3.10 Bylaw 21200 - To allow for medium scale housing, Inglewood**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21200 received three readings.

**3.11 Bylaw 21229 - To allow for a range of small to medium scale housing, McKernan**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.12 Bylaw 21230 - To allow for a range of small to medium scale housing, McKernan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21230 received three readings.

**3.13 Bylaw 21208 - To amend the Rosssdale Area Redevelopment Plan**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.14 Bylaw 21209 - To allow for three high rise residential towers with limited commercial and community uses at ground level, centered around the historic Rosssdale Brewery building, Rosssdale**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.15 Bylaw 21203 - To allow for medium density residential development and open space, Blatchford**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21203 received three readings.

**3.16 Bylaw 21235 - To allow for medium scale mixed use development, Strathearn**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21235 received three readings.

**3.17 Bylaw 21207 - To allow for medium scale housing, Queen Alexandra**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.18 Charter Bylaw 21157 - To Amend the Lewis Farms Catchment within Bylaw 14380 - Arterial Roads for Development**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.19 Bylaw 21199 - To allow for medium scale housing, Prince Charles**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21199 received three readings.

**3.20 Bylaw 21181 - To allow for medium scale housing, McKernan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21181 received three readings.

**3.21 Bylaw 21175 - To allow for large scale housing, Boyle Street**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21175 received three readings.

**3.22 Bylaw 21206 - To allow for light industrial and a variety of small commercial businesses up to 4 storeys, Mistatim Industrial**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21206 received three readings.

**3.23 Bylaw 21165 - To amend the Crystallina Nera West and Crystallina Nera East Neighbourhood Structure Plans**

**3.24 Bylaw 21166 - To allow for small and medium scale housing, Crystallina Nera East and West**

Bylaws 21165 and 21166 were dealt with together.

The following speaker answered questions in favour:

- B. Dibben, Select Engineering Consultants

Mayor A. Sohi 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 the Public Hearing on Bylaws 21165 and 21166 be closed.

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

**Carried (12 to 0)**

**Moved by:** A. Knack

**Seconded by:** J. Wright

That Bylaws 21165 and 21166 be read a first time.

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

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

**Carried (10 to 2)**

**Moved by:** A. Knack

**Seconded by:** J. Wright

That Bylaws 21165 and 21166 be read a second time.

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

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

**Carried (10 to 2)**

**Moved by:** A. Knack

**Seconded by:** J. Wright

That Bylaws 21165 and 21166 be considered for third reading.

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

**Carried (12 to 0)**

**Moved by:** A. Knack

**Seconded by:** J. Wright

That Bylaws 21165 and 21166 be read a third time.

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

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

**Carried (10 to 2)**

**3.25 Charter Bylaw 21210 - To amend the Southwest District Plan**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.26 Bylaw 21211 - To amend the Windermere Area Structure Plan**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.27 Bylaw 21212 - To amend the Windermere Neighbourhood Structure Plan**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.28 Bylaw 21213 - To allow for a range of small scale housing and to protect and preserve a portion of the river valley and ravine system, Windermere**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.29 Bylaw 21204 - To amend the Griesbach Neighbourhood Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21204 received three readings.

**3.30 Bylaw 21205 - To allow for residential development, including single detached, semi-detached, row housing, multi-unit housing up to 12.0 m in height and school/park uses, Griesbach**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21205 received three readings.

**3.31 Bylaw 20890 - To Introduce Shelter Regulations in Zoning Bylaw 20001**

This item was postponed to the August 18, 2025, City Council Public Hearing (see item 1.3).

**3.32 Bylaw 21202 - Text Amendments to Zoning Bylaw 20001 - Mid-block Row Housing in the RS Zone and minor changes to the RSM and RM Zones**

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

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

**Panel 1**

The following speakers made presentations in favour:

- J. Collier, Windsor Park Community League
- E. Silva
- N. Bourgeois
- A. Ilich
- T. Cantine
- M. Penney
- L. Cunningham-Shpeley, Edmonton Federation of Community Leagues
- P. Hestvik
- S. Qureshi

The following speakers made presentations and answered questions in favour:

- K. Anderson, BILD Edmonton Metro
- R. Smyth, Glenora Community League
- E. Solez, Windsor Park Community League
- A. McCully, Edmonton Neighbourhoods United
- R. Summers

- D. Despins

The following speakers made presentations in opposition:

- J. Dechaine, Urban Brix Developments
- E. Cameracci
- S. Mothana
- M. Makki
- D. Cepeda Montufar
- M. Ochoa, Infill Development in Edmonton Association
- C. Peters

The following speakers made presentations and answered questions in opposition:

- M. Fekete, Urban Brix Developments
- K. Hamilton
- A. Hernandez
- K. Warwa, Urbis Infill Homes
- S. Sedgwick, Infill Development in Edmonton Association
- M. Ochoa, Infill Development in Edmonton Association
- J. Booth, Infill Development in Edmonton Association
- R. Soans, Infill Development in Edmonton Association
- N. Carels, StreetSide Developments

## **Panel 2**

The following speakers made presentations in favour:

- K. Petryk
- K. Wagner
- L. Kawun, Residential Infill Working Group
- J. Hardstaff, Residential Infill Working Group
- J. Soltice

The following speakers made presentations and answered questions in favour:

- C. Prokop
- J. Archer
- C. Hefferon, Residential Infill Working Group
- B. Zubot, Residential Infill Working Group
- Y. Desrosiers

**Panel 3:**

The following speakers made presentations in opposition:

- N. Jalkanen
- N. Nath, NDura Developments Ltd.
- B. Thiessen
- J. Dawang, Grow Together Edmonton
- A. Nabe
- T. Maters
- K. Parkinson
- A. Thiessen

The following speakers made presentations and answered questions in opposition:

- B. Xu, Everfor Studio Ltd.
- D. Kronewitt Martin
- C. Jersak, Situate
- Y. Lu
- S. Phimester

**Panel 4:**

The following speakers made presentations in favour:

- C. Watts

- A. Bembridge

The following speakers made presentations and answered questions in favour:

- D. Schneider
- K. Witiw

The following speakers made presentations in opposition:

- E. Huck
- J. Yuan
- A. Yang
- L. Li
- D. An, 345 Architecture
- M. Shu
- J. Zhang
- M. Jiang
- J. Cepeda

The following speakers made presentations and answered questions in opposition:

- A. Andersen
- J. Kalyan
- J. Carter
- K. Taft
- P. Belyea
- A. Bhatia
- B. Baumback

The following members of Administration's delegation answered questions:

- S. Kuiper, Urban Planning and Economy

- T. Pawlyk, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services
- K. Pihooja, Urban Planning and Economy
- K. Petrin, Deputy City Manager, Urban Planning and Economy
- J. Tiwana, Urban Planning and Economy

N. Jacobsen, Office of the City Clerk, answered questions.

Acting Chair J. Wright asked if Council Members had any clarifying questions of anyone registered to speak.

The following speakers answered questions:

- J. Dechaine, Urban Brix Developments
- R. Summers
- R. Smyth, Glenora Community League
- M. Wallace, Edmonton Neighbourhoods United
- A. Bembridge
- S. Sedgwick, Infill Development in Edmonton Association
- R. Soans, Infill Development in Edmonton Association
- K. Hamilton
- L. Kuwan, Residential Infill Working Group
- S. Rad
- Q. Li

Acting Chair J. Wright asked if Council Members had any clarifying questions of anyone registered to speak. There was no one.

**Moved by:** A. Knack

**Seconded by:** K. Tang

That Bylaw 21202 be read a first time.

**Amendment:**

**Moved by:** A. Sohi

**Seconded by:** E. Rutherford

That Bylaw 21202 be amended to delete Part 2.

In Favour (6): A. Sohi, A. Paquette, E. Rutherford, A. Stevenson, K. Tang, and J. Wright

Opposed (5): M. Janz, A. Knack, K. Principe, J. Rice, and A. Salvador

**Carried (6 to 5)**

The following members of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy
- K. Petrin, Deputy City Manager, Urban Planning and Economy

**Amendment:**

**Moved by:** A. Paquette

**Seconded by:** A. Knack

That Bylaw 21202 be amended as follows:

- a. Delete Section 1.j and 1.k under Part 1.
- b. Add a new Section 1.j. under Part 1 with:
  - j. Adding a new Subsection 2.10.4.6.: “Despite Section 5.90.2 to Section 5.90.5, Unenclosed steps may project into a required Setback as long as the unenclosed steps:
    - 4.6.1. maintain a minimum distance of 0.6 m between the Lot line and the unenclosed steps;
    - 4.6.2. do not project into a required Pathway, unless they form part of the Pathway;
    - 4.6.3. do not project into a required drainage path; and
    - 4.6.4. do not project into a required Setback used for vehicle access.”
- c. Add a new Section 1.k. under Part 1 with:
  - k. Adding a new Subsection 2.10.4.7.: “In addition to Subsection 4.6, unenclosed steps may only project into a required Interior Side Setback where they have a maximum Height of 1.0 m.”
- d. Add a new Section 1.l. under Part 1 with:



I. Adding a new Subsection 2.10.4.8.: “Despite Subsection 4.6.1:

4.8.1. Where unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps.

4.8.2. Where unenclosed steps are oriented away from the Interior Side Lot Line and have a landing less than or equal to 1.5 m<sup>2</sup>, a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps.”

e. Add a new Section 1.m. under Part 1 with:

m. Under Section 2.10, add an updated diagram under new Subsection 4.8 to align with Subsection 4.8.1. and 4.8.2.

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

**Carried (10 to 0)**

**Moved by:** A. Knack

**Seconded by:** K. Tang

That Bylaw 21202, as amended, be read a first time.

In Favour (8): A. Sohi, M. Janz, A. Knack, A. Paquette, A. Salvador, A. Stevenson, K. Tang, and J. Wright

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

**Carried (8 to 2)**

**Moved by:** A. Knack

**Seconded by:** K. Tang

That the Public Hearing on Bylaw 21202, as amended, be closed.

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

**Carried (10 to 0)**

**Moved by:** A. Knack

**Seconded by:** K. Tang

That Bylaw 21202, as amended, be read a second time.

In Favour (8): A. Sohi, M. Janz, A. Knack, A. Paquette, A. Salvador, A. Stevenson, K. Tang, and J. Wright

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

**Carried (8 to 2)**

**Moved by:** A. Knack

**Seconded by:** K. Tang

That Bylaw 21202, as amended, be considered for third reading.

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

**Carried (10 to 0)**

**Moved by:** A. Knack

**Seconded by:** K. Tang

That Bylaw 21202, as amended, be read a third time.

In Favour (8): A. Sohi, M. Janz, A. Knack, A. Paquette, A. Salvador, A. Stevenson, K. Tang, and J. Wright

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

**Carried (8 to 2)**

The following member of Administration's delegation answered questions:

- K. Petrin, Deputy City Manager, Urban Planning and Economy

**Subsequent Motion 1:**

**Moved by:** A. Sohi

**Seconded by:** K. Tang

That Administration provide a report on implications of amending the maximum number of dwellings on an interior site in the RS Zone from 8 to 6, including but not limited to:

- An estimate of the anticipated change in the number of dwellings likely to be developed on interior sites;

- An analysis of impacts and opportunities for project constructability;
- Consideration of alternative amendments to respond to concerns related to building massing and community impact;
- Consideration of maximum dwelling limits relative to site size and in consideration of location (i.e. In nodes and corridors, in proximity to mass transit stations and in other contexts as appropriate);
- Discussion on anticipated impact on housing supply and progress towards City Plan targets for Development and Redevelopment unit mix;
- Engage with interested parties on proposed changes.

The following members of Administration's delegation answered questions:

- K. Petrin, Deputy City Manager, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy

**Amendment to Subsequent Motion 1:**

**Moved by:** K. Principe

**Seconded by:** J. Rice

That "or 4" be added after "8 to 6"

In Favour (2): K. Principe, and J. Rice

Opposed (8): A. Sohi, M. Janz, A. Knack, A. Paquette, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Defeated (2 to 8)**

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy

**Amendment to Subsequent 1:**

**Moved by:** J. Rice

**Seconded by:** K. Principe

That under bullet 3 "community impact" be changed to "community and parking impacts"

In Favour (4): A. Knack, A. Paquette, K. Principe, and J. Rice

Opposed (6): A. Sohi, M. Janz, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Defeated (4 to 6)**

**Subsequent Motion 1, put:**

**Moved by:** A. Sohi

**Seconded by:** K. Tang

**Regulating Side Entrances and Implications of Amending Maximum Number of Dwellings for Interior Sites**

That Administration provide a report on implications of amending the maximum number of dwellings on an interior site in the RS Zone from 8 to 6, including but not limited to:

- An estimate of the anticipated change in the number of dwellings likely to be developed on interior sites;
- An analysis of impacts and opportunities for project constructability;
- Consideration of alternative amendments to respond to concerns related to building massing and community impact;
- Consideration of maximum dwelling limits relative to site size and in consideration of location (i.e. In nodes and corridors, in proximity to mass transit stations and in other contexts as appropriate);
- Discussion on anticipated impact on housing supply and progress towards City Plan targets for Development and Redevelopment unit mix;
- Engage with interested parties on proposed changes.

**Due Date: First Quarter 2027, Urban Planning Committee**

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

**Carried (10 to 0)**

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy

**Subsequent Motion 2:**

**Moved by:** K. Tang

**Seconded by:** A. Knack

That Administration include amendments to Zoning Bylaw 20001 to exempt entrances on the side of a building along interior side lot lines that abut an alley, interior public walkway or in other contexts as appropriate from the regulations related to maximum number of entrances in the RS - Small Scale Residential Zone.

**Due Date: First Quarter 2027, Urban Planning Committee**

In Favour (9): A. Sohi, A. Knack, A. Paquette, K. Principe, J. Rice, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): M. Janz

**Carried (9 to 1)**

The following member of Administration's delegation answered questions:

- T. Pawlyk, Urban Planning and Economy

**Subsequent Motion 3:**

**Moved by:** K. Tang

**Seconded by:** A. Stevenson

That Administration prepare an unfunded service package to reinstate the Infill Liaison team for consideration during the Fall 2025 Supplemental Operating Budget Adjustment.

**Due Date: Fall 2025 Supplemental Operating Budget Adjustment**

In Favour (8): A. Sohi, M. Janz, A. Knack, A. Paquette, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): J. Rice

**Carried (8 to 1)**

**Subsequent Motion 4:**

**Moved by:** A. Knack

**Seconded by:** A. Stevenson

That Administration provide a memo on infill compliance resources funded through the development services funding model including current operations and how existing infill compliance programming will be adjusted to reflect growth in development activity and trends.

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

**Carried (9 to 0)**

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

##### **4.1 Amendments to District Policy (K. Principe)**

Councillor K. Principe stated that at the next regular meeting of City Council, the following motion would be moved:

That Administration prepare amendments to District Policy 2.5.2.7 to remove criteria e, and return to a future City Council Public Hearing for consideration.

- Notice of Motion Given: June 30, 2025, City Council Public Hearing

#### **5. Adjournment**

The meeting adjourned at 5:06 p.m., Tuesday, July 8, 2025.

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Chair

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City Clerk