



## City Council Public Hearing - Minutes

September 15, 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 J. Wright called the meeting to order at 9:31 a.m., Monday, September 15, 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

Deputy Mayor J. Wright conducted roll call and confirmed the attendance of Members of City Council.

Mayor A. Sohi and Councillors S. Hamilton and J. Rice were absent with notice for a portion of the meeting.

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

#### 1.3 Declaration of Pecuniary or Conflict of Interest

Deputy Mayor J. Wright asked whether there were any declarations of pecuniary interests or conflicts of interest. There were none.

#### **1.4 Adoption of Agenda**

**Moved by:** S. Hamilton

**Seconded by:** E. Rutherford

That the September 15, 2025, City Council Public Hearing agenda be adopted with the following changes:

Replacement attachments:

- 3.1 Charter Bylaw 21285 - To amend the Heritage Valley Catchment within Charter Bylaw 14380 - Arterial Roads for Development  
- Attachment 1
- 3.13 Bylaw 21296 - To allow for a public utility corridor, The Orchards At Ellerslie  
- Attachment 1
- 3.29 Charter Bylaw 21277 - To amend the North Central District Plan  
- Attachment 2

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

**Carried (11 to 0)**

#### **1.5 Protocol Items**

There were no Protocol Items.

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

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

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

#### **Charter Bylaw 21285**

There were no speakers registered to the passing of Charter Bylaw 21285.

### **Bylaws 21291 and 21292**

The following speakers registered in favour:

1. Y. Lew, Stantec (to answer questions only)
2. K. Schneider, Autograph Group (to answer questions only)
3. H. Edgar, Autograph Group (to answer questions only)

### **Bylaw 21299**

The following speaker registered in favour:

1. A. Warrender, Faction Projects

### **Bylaw 21251**

There were no speakers registered to the passing of Bylaw 21251.

### **Bylaw 21258**

The following speaker registered in favour:

1. R. Heinrichs, Stantec (to answer questions only)

### **Bylaw 21274**

The following speakers registered in favour:

1. P. Tsoukalas, Brookfield Residential (to answer questions only)
2. R. Heinrichs, Stantec (to answer questions only)

### **Bylaw 21250**

The following speakers registered in favour:

1. H. Mikkelsen, Stantec (to answer questions only)
2. C. Nicholas, NAC Land (to answer questions only)

### **Bylaws 21293 and 21294**

The following speakers registered in favour:

1. P. Ladouceur, City of Edmonton (to answer questions only)
2. S. Meunier, City of Edmonton (to answer questions only)
3. J. van Popta, City of Edmonton (to answer questions only)
4. N. Osaduik, City of Edmonton (to answer questions only)

### **Bylaw 21253**

The following speaker registered in favour:

1. R. Soans, Clarity Development (to answer questions only)

**Bylaws 21295 and 21296**

The following speakers registered in favour:

1. K. Miller, Scheffer Andrew (to answer questions only)
2. P. Tsoukalas, Brookfield Residential (to answer questions only)

**Bylaw 21290**

The following speaker registered in favour:

1. C. Lee, Qualico Communities (to answer questions only)

**Bylaws 21288 and 21289**

The following speakers registered in favour:

1. K. Backus, Anthem Properties (to answer questions only)
2. K. Davies, Stantec (to answer questions only)

**Bylaw 21297**

The following speaker registered in favour:

1. C. Lee, Qualico Communities (to answer questions only)

**Bylaws 21279, 21280 and 21281**

The following speaker registered in favour:

1. D. Tauber, Chiniki Group of Companies (to answer questions only)

**Bylaw 20995**

The following speaker registered in favour:

1. T. Bowuweester, Henday Heated Storage (to answer questions only)

**Bylaw 21248**

The following speakers registered in favour:

1. S. Pan, Span Architect (to answer questions only)
2. Y. Sidhu (to answer questions only)
3. V. Mutti, Mutti Homes (to answer questions only)

**Bylaw 21298**

There were no speakers registered to the passing of Bylaw 21298.

**Bylaw 21257**

The following speaker registered in favour:

1. A. Rosland, Situate

The following speakers registered in opposition:

1. B. Nguyen
2. D. Hughes
3. B. Trieu

**Bylaw 21249**

The following speaker registered in favour:

1. R. Eidick, EINS

The following speakers registered in opposition:

1. D. Hughes
2. J. Pavlic

**Bylaw 21255**

The following speakers registered in favour:

1. B. Xu, Everfor Studio Ltd.
2. W. Yin, Everfor Studio Ltd.

The following speaker registered in opposition:

1. R. Cairns

**Bylaw 21256**

The following speakers registered in favour:

1. B. Thiessen
2. A. Jiang, Everfor Studio Ltd. (to answer questions only)
3. W. Yin, Everfor Studio Ltd. (to answer questions only)

The following speakers registered in opposition:

1. J. Soltice
2. H. Feniak
3. R. Bell

**Bylaw 21273**

The following speakers registered in favour:

1. O. Joshi, WSP Canada (to answer questions only)
2. T. Lumsden, City of Edmonton (to answer questions only)

**Charter Bylaw 21277 and Bylaw 21278**

The following speaker registered in favour:

1. M. Richard (to answer questions only)

**Bylaws 21263 and 21264**

The following speaker registered in favour:

1. A. Lynch, Artis Reit (to answer questions only)

The following speakers registered in opposition:

1. L. Ormberg
2. J. Mulherin

**3. Bylaws and Related Reports**

**Moved by:** T. Cartmell

**Seconded by:** A. Stevenson

That the Public Hearing on the following Bylaws be closed:

- 3.1 Charter Bylaw 21285 - To amend the Heritage Valley Catchment within Charter Bylaw 14380 - Arterial Roads for Development
- 3.2 Bylaw 21291 - To amend the Zoning Bylaw 20001, Urban Warehouse Zone, Downtown
- 3.3 Bylaw 21292 - To allow for mixed-use development that reflects the area's urban warehouse character, Downtown
- 3.4 Bylaw 21299 - To allow for mixed use development that reflects the area's urban warehouse character, Downtown
- 3.5 Bylaw 21251 - To close a portion of road right-of-way (184 Street SW), Keswick
- 3.6 Bylaw 21258 - To allow for a range of small scale housing, Chappelle
- 3.7 Bylaw 21274 - To close portions of road right-of-way along Heritage Valley Trail SW, Chappelle and Desrochers

- 3.8 Bylaw 21250 - To allow for medium scale housing, Heritage Valley Town Centre
- 3.11 Bylaw 21253 - To allow for light industrial and small commercial businesses, Strathcona Industrial Park
- 3.12 Bylaw 21295 - To close a portion of 91 Street SW, north of 41 Avenue SW, The Orchards At Ellerslie
- 3.13 Bylaw 21296 - To allow for a public utility corridor, The Orchards At Ellerslie
- 3.14 Bylaw 21290 - To allow for a range of small scale housing and smaller scale parks and amenities, Aster
- 3.15 Bylaw 21288 - To amend the Big Lake Area Structure Plan
- 3.16 Bylaw 21289 - To amend the Kinglet Gardens Neighbourhood Structure Plan
- 3.17 Bylaw 21297 - To allow for agricultural and rural uses that do not prevent future land uses in accordance with a statutory plan, The Uplands
- 3.21 Bylaw 20995 - To allow for agricultural and minor industrial uses, including vehicle and temporary storage, Anthony Henday Big Lake
- 3.22 Bylaw 21248 - To allow for medium scale mixed use development, Calder
- 3.23 Bylaw 21298 - To allow for a range of small to medium scale housing up to 3 storeys, Calder
- 3.28 Bylaw 21273 - To allow for infrastructure, systems and facilities that provide a public benefit, Blatchford
- 3.29 Charter Bylaw 21277 - To amend the North Central District Plan
- 3.30 Bylaw 21278 - To allow for light industrial and commercial businesses, Montrose

**Moved by:** T. Cartmell

**Seconded by:** A. Stevenson

That the following Bylaws be read a first time:

- 3.1 Charter Bylaw 21285 - To amend the Heritage Valley Catchment within Charter Bylaw 14380 - Arterial Roads for Development

- 3.2 Bylaw 21291 - To amend the Zoning Bylaw 20001, Urban Warehouse Zone, Downtown
- 3.3 Bylaw 21292 - To allow for mixed-use development that reflects the area's urban warehouse character, Downtown
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- 3.21 Bylaw 20995 - To allow for agricultural and minor industrial uses, including vehicle and temporary storage, Anthony Henday Big Lake
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- 3.29 Charter Bylaw 21277 - To amend the North Central District Plan
- 3.30 Bylaw 21278 - To allow for light industrial and commercial businesses, Montrose

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

**Carried (11 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** A. Stevenson

That the following Bylaws be read a second time:

- 3.1 Charter Bylaw 21285 - To amend the Heritage Valley Catchment within Charter Bylaw 14380 - Arterial Roads for Development
- 3.2 Bylaw 21291 - To amend the Zoning Bylaw 20001, Urban Warehouse Zone, Downtown
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- 3.29 Charter Bylaw 21277 - To amend the North Central District Plan
- 3.30 Bylaw 21278 - To allow for light industrial and commercial businesses, Montrose

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

**Carried (12 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** A. Stevenson

That the following Bylaws be considered for third reading:

- 3.1 Charter Bylaw 21285 - To amend the Heritage Valley Catchment within Charter Bylaw 14380 - Arterial Roads for Development
- 3.2 Bylaw 21291 - To amend the Zoning Bylaw 20001, Urban Warehouse Zone, Downtown

- 3.3 Bylaw 21292 - To allow for mixed-use development that reflects the area's urban warehouse character, Downtown
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- 3.29 Charter Bylaw 21277 - To amend the North Central District Plan
- 3.30 Bylaw 21278 - To allow for light industrial and commercial businesses, Montrose

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

**Carried (12 to 0)**

**Moved by:** T. Cartmell

**Seconded by:** A. Stevenson

That the following Bylaws be read a third time:

- 3.1 Charter Bylaw 21285 - To amend the Heritage Valley Catchment within Charter Bylaw 14380 - Arterial Roads for Development
- 3.2 Bylaw 21291 - To amend the Zoning Bylaw 20001, Urban Warehouse Zone, Downtown
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- 3.29 Charter Bylaw 21277 - To amend the North Central District Plan
- 3.30 Bylaw 21278 - To allow for light industrial and commercial businesses, Montrose

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

**Carried (12 to 0)**

**3.1 Charter Bylaw 21285 - To amend the Heritage Valley Catchment within Charter Bylaw 14380 - Arterial Roads for Development**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 21285 received three readings.

**3.2 Bylaw 21291 - To amend the Zoning Bylaw 20001, Urban Warehouse Zone, Downtown**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21291 received three readings.

**3.3 Bylaw 21292 - To allow for mixed-use development that reflect the area's urban warehouse character, Downtown**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21292 received three readings.

**3.4 Bylaw 21299 - To allow for mixed use development that reflects the area's urban warehouse character, Downtown**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21299 received three readings.

**3.5 Bylaw 21251 - To close a portion of road right-of-way (184 Street SW), Keswick**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21251 received three readings.

**3.6 Bylaw 21258 - To allow for a range of small scale housing, Chappelle**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21258 received three readings.

**3.7 Bylaw 21274 - To close portions of road right-of-way along Heritage Valley Trail SW, Chappelle and Desrochers**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21274 received three readings.

**3.8 Bylaw 21250 - To allow for medium scale housing, Heritage Valley Town Centre**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21250 received three readings.

**3.9 Bylaw 21293 - To amend the Ellerslie Area Structure Plan**

**3.10 Bylaw 21294 - To allow for the development of the new Southeast Edmonton Transit Garage, a Stormwater Management Facility, the conservation of an existing tree stand, and light to medium industrial businesses and developments, Ellerslie Industrial**

Bylaws 21293 and 21294 were dealt with together.

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

- A. McLellan, Urban Planning and Economy

The following speakers answered questions in favour:

- N. Osaduik, City of Edmonton
- P. Ladouceur, City of Edmonton

The following members of Administration's delegation answered questions:

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

- N. Osaduik, 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:** K. Tang

**Seconded by:** J. Wright

That the Public Hearing on Bylaws 21293 and 21294 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:** K. Tang

**Seconded by:** J. Wright

That Bylaws 21293 and 21294 be read a first time.

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:** K. Tang

**Seconded by:** J. Wright

That Bylaws 21293 and 21294 be read a second time.

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:** K. Tang

**Seconded by:** J. Wright

That Bylaws 21293 and 21294 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:** K. Tang

**Seconded by:** J. Wright

That Bylaws 21293 and 21294 be read a third time.

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:** K. Tang

**Seconded by:** J. Wright

**Potential Repurposing of Site for School and Associated Park Site Development - Opportunities and Impacts**

That Administration undertake a review of the opportunities and impacts of repurposing City owned lands located at 2711 - 101 Street SW (NW-16-51-24-4) and at 9460 41 Ave SW (Plan 3186TR Lot D) from the currently planned industrial uses into potential locations for school and associated park site development and provide a report back to Committee.

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

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)**

**3.11 Bylaw 21253 - To allow for light industrial and small commercial businesses, Strathcona Industrial Park**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21253 received three readings.

**3.12 Bylaw 21295 - To close a portion of 91 Street SW, north of 41 Avenue SW, The Orchards At Ellerslie**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21295 received three readings.

**3.13 Bylaw 21296 - To allow for a public utility corridor, The Orchards At Ellerslie**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21296 received three readings.

**3.14 Bylaw 21290 - To allow for a range of small scale housing and smaller scale parks and amenities, Aster**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21290 received three readings.

**3.15 Bylaw 21288 - To amend the Big Lake Area Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21288 received three readings.

**3.16 Bylaw 21289 - To amend the Kinglet Gardens Neighbourhood Structure Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21289 received three readings.

**3.17 Bylaw 21297 - To allow for agricultural and rural uses that do not prevent future land uses in accordance with a statutory plan, The Uplands**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21297 received three readings.

- 3.18 Bylaw 21279 - To amend the Lewis Farms Area Structure Plan**
- 3.19 Bylaw 21280 - To amend the Secord Neighbourhood Structure Plan**
- 3.20 Bylaw 21281 - To allow a range of small to medium scale housing, Secord**

Bylaws 21279, 21280 and 21281 were dealt with together.

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

- A. Huizinga, Urban Planning and Economy

The following members of Administration's delegation answered questions:

- J. Johnson, Employee and Legal Services
- T. Pawlyk, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- J. Tiwana, 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. There was no one.

**Moved by:** A. Knack

**Seconded by:** J. Wright

That the Public Hearing on Bylaws 21279, 21280 and 21281 be closed.

**Moved by:** J. Wright

**Seconded by:** A. Stevenson

That Bylaws 21279, 21280 and 21281 be read a first time.

In Favour (8): A. Sohi, T. Cartmell, S. Hamilton, A. Paquette, J. Rice, A. Stevenson, K. Tang, and J. Wright

Opposed (5): M. Janz, A. Knack, K. Principe, E. Rutherford, and A. Salvador

**Carried (8 to 5)**

**Moved by:** J. Wright

**Seconded by:** K. Tang

That Bylaws 21279, 21280 and 21281 be read a second time.

In Favour (8): A. Sohi, T. Cartmell, S. Hamilton, A. Paquette, J. Rice, A. Stevenson, K. Tang, and J. Wright

Opposed (5): M. Janz, A. Knack, K. Principe, E. Rutherford, and A. Salvador

**Carried (8 to 5)**

**Moved by:** J. Wright

**Seconded by:** K. Tang

That Bylaws 21279, 21280 and 21281 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:** K. Tang

That Bylaws 21279, 21280 and 21281 be read a third time.

In Favour (9): A. Sohi, T. Cartmell, S. Hamilton, M. Janz, A. Paquette, J. Rice, A. Stevenson, K. Tang, and J. Wright

Opposed (4): A. Knack, K. Principe, E. Rutherford, and A. Salvador

**Carried (9 to 4)**

**3.21 Bylaw 20995 - To allow for agricultural and minor industrial uses, including vehicle and temporary storage, Anthony Henday Big Lake**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 20995 received three readings.

**3.22 Bylaw 21248 - To allow for medium scale mixed use development, Calder**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21248 received three readings.

**3.23 Bylaw 21298 - To allow for a range of small to medium scale housing up to 3 storeys, Calder**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21298 received three readings.

**3.24 Bylaw 21257 - To allow for a range of small to medium scale housing, Avonmore**

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

- C. St. Aubin, Urban Planning and Economy

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

- A. Rosland, Situate

The following speaker made a presentation in opposition:

- B. Trieu

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

- B. Nguyen

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

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:** K. Tang

That the Public Hearing on Bylaw 21257 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:** K. Tang

That Bylaw 21257 be read a first time.

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

Opposed (6): A. Sohi, T. Cartmell, A. Paquette, K. Principe, J. Rice, and A. Salvador

**Carried (7 to 6)**

**Moved by:** M. Janz

**Seconded by:** K. Tang

That Bylaw 21257 be read a second time.

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

Opposed (6): A. Sohi, T. Cartmell, A. Paquette, K. Principe, J. Rice, and A. Salvador

**Carried (7 to 6)**

**Moved by:** M. Janz

**Seconded by:** K. Tang

That Bylaw 21257 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:** K. Tang

That Bylaw 21257 be read a third time.

In Favour (8): S. Hamilton, M. Janz, A. Knack, A. Paquette, E. Rutherford, A. Stevenson, K. Tang, and J. Wright

Opposed (5): A. Sohi, T. Cartmell, K. Principe, J. Rice, and A. Salvador

**Carried (8 to 5)**

**3.25 Bylaw 21249 - To allow for a range of small to medium scale housing, Grovenor**

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

- C. St. Aubin, Urban Planning and Economy

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

- R. Eidick, EINS

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

- J. Pavlic

The following members of Administration's delegation answered questions:

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

- R. Eidick, EINS

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:** M. Janz

That the Public Hearing on Bylaw 21249 be closed.

In Favour (12): A. Sohi, T. Cartmell, 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:** M. Janz

That Bylaw 21249 be read a first time.

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

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

**Carried (9 to 3)**

**Moved by:** A. Knack

**Seconded by:** M. Janz

That Bylaw 21249 be read a second time.

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

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

**Carried (9 to 3)**

**Moved by:** A. Knack

**Seconded by:** M. Janz

That Bylaw 21249 be considered for third reading.

In Favour (12): A. Sohi, T. Cartmell, 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:** M. Janz

That Bylaw 21249 be read a third time.

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

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

**Carried (9 to 3)**

### **3.26 Bylaw 21255 - To allow for medium scale housing, Belgravia**

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

- C. St. Aubin, Urban Planning and Economy

The following speakers made presentations in favour:

- B. Xu, Everfor Studio Ltd.
- W. Yin, Everfor Studio Ltd.

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:** J. Wright

That the Public Hearing on Bylaw 21255 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 Bylaw 21255 be read a first time.

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

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

**Carried (10 to 3)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21255 be read a second time.

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

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

**Carried (10 to 3)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21255 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 Bylaw 21255 be read a third time.

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

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

**Carried (10 to 3)**

**3.27 Bylaw 21256 - 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 speaker made a presentation and answered questions in favour:

- B. Thiessen

The following speaker answered questions in favour:

- W. Yin, Everfor Studio Ltd.

The following speakers made presentations in opposition:

- J. Soltice
- H. Feniak

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

- R. Bell

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.

The following speaker answered questions:

- W. Yin, Everfor Studio Ltd.

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. Knack

That the Public Hearing on Bylaw 21256 be closed.

In Favour (12): A. Sohi, T. Cartmell, 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:** M. Janz

**Seconded by:** A. Knack

That Bylaw 21256 be read a first time.

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

**Defeated (0 to 12)**

**3.28 Bylaw 21273 - To allow for infrastructure, systems and facilities that provide a public benefit, Blatchford**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21273 received three readings.

**3.29 Charter Bylaw 21277 - To amend the North Central District Plan**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 21277 received three readings.

**3.30 Bylaw 21278 - To allow for light industrial and commercial businesses, Montrose**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21278 received three readings.

**3.31 Bylaw 21266 - To allow for medium and large scale mixed use development, Windsor Park**

The following member of Administration's delegation answered questions:

- J. Johnson, Employee and Legal Services

**Moved by:** M. Janz

**Seconded by:** A. Stevenson

That Bylaw 21266 be referred back to Administration and return to a future City Council Public Hearing.

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

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

**3.32 Bylaw 21263 - To amend the Palisades Area Structure Plan**

**3.33 Bylaw 21264 - To allow for medium scale mixed use development, Pembina**

Bylaws 21263 and 21264 were dealt with together.

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

- A. Huizinga, Urban Planning and Economy

The following speaker answered questions in favour:

- A. Lynch, Artis Reit

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

- L. Ormberg

The following members of Administration's delegation answered questions:

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

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

The following speakers answered questions:

- A. Lynch, Artis Reit
- L. Ormberg

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

**Moved by:** E. Rutherford

**Seconded by:** A. Knack

That the Public Hearing on Bylaws 21263 and 21264 be closed.

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

**Carried (12 to 0)**

**Moved by:** A. Knack

**Seconded by:** K. Tang

That Bylaws 21263 and 21264 be read a first time.

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

Opposed (2): K. Principe, and E. Rutherford

**Carried (10 to 2)**

**Moved by:** A. Knack

**Seconded by:** K. Tang

That Bylaws 21263 and 21264 be read a second time.

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

Opposed (2): K. Principe, and E. Rutherford

**Carried (10 to 2)**

**Moved by:** A. Knack

**Seconded by:** K. Tang

That Bylaws 21263 and 21264 be considered for third reading.

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

**Carried (12 to 0)**

**Moved by:** A. Knack

**Seconded by:** K. Tang

That Bylaws 21263 and 21264 be read a third time.

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

Opposed (2): K. Principe, and E. Rutherford

**Carried (10 to 2)**

**Moved by:** E. Rutherford

**Seconded by:** A. Knack

That Bylaws 21263 and 21264 be referred back to Administration to work with the Applicant to propose a general commercial zone for this site and return to a future City Council Public Hearing.

With the unanimous consent of City Council, Councillor E. Rutherford withdrew the motion.

**Withdrawn**

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

Mayor A. Sohi asked whether there were any Notices of Motion. There were none.

**5. Adjournment**

The meeting adjourned at 5:27 p.m., Monday, September 15, 2025.

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Chair

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City Clerk