



## City Council Public Hearing - Minutes

March 10, 2026

9:30 a.m.

Council Chamber, 2nd floor, City Hall

Present: A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, 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

Mayor A. Knack called the meeting to order at 9:30 a.m., Tuesday, March 10, 2026, 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, Sauteaux, Blackfoot, Nakota Isga, as well as Métis and Inuit, and now settlers from around the world.

#### 1.2 Roll Call

Mayor A. Knack conducted roll call and confirmed the attendance of Members of City Council.

Councillor A. Paquette was absent with notice.

Councillor K. Principe was absent with notice for a portion of the meeting.

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

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

Mayor A. Knack asked whether there were any declarations of pecuniary interests or conflicts of interest. There were none.

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

**Moved by:** K. Tang

**Seconded by:** J. Morgan

That the March 10, 2026, City Council Public Hearing agenda be adopted.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

#### **1.5 Council Protocol Recognition**

##### **1.5.1 Northmount School (A. Knack)**

Mayor A. Knack, on behalf of City Council, welcomed the Grade 6 classes from Northmount School in Ward tastawiyiniwak and their teacher, J. Sernowski.

##### **1.5.2 Lendrum School (A. Knack)**

Mayor A. Knack, on behalf of City Council, welcomed the Grade 4/5 class from Lendrum School in Ward papastew and their teacher, C. Case.

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

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

Mayor A. Knack explained the public hearing process. E. Norton, Office of the City Clerk, asked whether there were any speakers to the following Bylaws:

##### **Bylaw 21422**

The following number of speakers registered:

2 speakers registered in favour

##### **Bylaw 21438**

The following number of speakers registered:

3 speakers registered in favour

**Bylaw 21434**

The following number of speakers registered:

4 speakers registered in favour  
2 speakers registered in opposition

**Bylaw 21435**

The following number of speakers registered:

3 speakers registered in favour

**Bylaw 21437**

There were no speakers registered.

**Bylaw 21427**

The following number of speakers registered:

1 speaker registered in favour  
3 speakers registered in opposition

**Bylaw 21446**

The following number of speakers registered:

1 speaker registered in favour

**Bylaw 21454**

The following number of speakers registered:

2 speakers registered in favour

**Bylaws 21439 and 21440**

The following number of speakers registered:

2 speakers registered in favour

**Bylaw 21441**

The following number of speakers registered:

2 speakers registered in favour

**Charter Bylaw 21428 and Bylaws 21398, 21399 and 21400**

The following number of speakers registered:

3 speakers registered in favour

### **Charter Bylaw 21430 and Bylaw 21431**

The following number of speakers registered:

2 speakers registered in favour

9 speakers registered in opposition

### **Bylaw 21416**

The following number of speakers registered:

3 speakers registered in favour

### **Charter Bylaw 21425 and Bylaw 21426**

The following number of speakers registered:

1 speaker registered in favour

### **Bylaw 21419**

The following number of speakers registered:

1 speaker registered in favour

1 speaker registered in opposition

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

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That the Public Hearing on the following Bylaws be closed:

- 3.1 Bylaw 21422 - To allow for light to medium industrial developments and small commercial businesses, Rampart Industrial
- 3.5 Bylaw 21437 - To allow for the development of a transit-oriented mixed-use urban village, Central McDougall and Queen Mary Park
- 3.7 Bylaw 21446 - To allow for medium scale housing, Boyle Street
- 3.8 Bylaw 21454 - To allow for medium scale mixed use development, Central McDougall
- 3.11 Bylaw 21441 - To allow for a range of small scale housing and a public utility corridor, The Orchards at Ellerslie

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** E. Rutherford  
**Seconded by:** A. Salvador

That the following Bylaws be read a first time:

- 3.1 Bylaw 21422 - To allow for light to medium industrial developments and small commercial businesses, Rampart Industrial
- 3.5 Bylaw 21437 - To allow for the development of a transit-oriented mixed-use urban village, Central McDougall and Queen Mary Park
- 3.7 Bylaw 21446 - To allow for medium scale housing, Boyle Street
- 3.8 Bylaw 21454 - To allow for medium scale mixed use development, Central McDougall
- 3.11 Bylaw 21441 - To allow for a range of small scale housing and a public utility corridor, The Orchards at Ellerslie

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** E. Rutherford  
**Seconded by:** A. Salvador

That the following Bylaws be read a second time:

- 3.1 Bylaw 21422 - To allow for light to medium industrial developments and small commercial businesses, Rampart Industrial
- 3.5 Bylaw 21437 - To allow for the development of a transit-oriented mixed-use urban village, Central McDougall and Queen Mary Park
- 3.7 Bylaw 21446 - To allow for medium scale housing, Boyle Street
- 3.8 Bylaw 21454 - To allow for medium scale mixed use development, Central McDougall
- 3.11 Bylaw 21441 - To allow for a range of small scale housing and a public utility corridor, The Orchards at Ellerslie

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That the following Bylaws be considered for third reading:

- 3.1 Bylaw 21422 - To allow for light to medium industrial developments and small commercial businesses, Rampart Industrial
- 3.5 Bylaw 21437 - To allow for the development of a transit-oriented mixed-use urban village, Central McDougall and Queen Mary Park
- 3.7 Bylaw 21446 - To allow for medium scale housing, Boyle Street
- 3.8 Bylaw 21454 - To allow for medium scale mixed use development, Central McDougall
- 3.11 Bylaw 21441 - To allow for a range of small scale housing and a public utility corridor, The Orchards at Ellerslie

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That the following Bylaws be read a third time:

- 3.1 Bylaw 21422 - To allow for light to medium industrial developments and small commercial businesses, Rampart Industrial
- 3.5 Bylaw 21437 - To allow for the development of a transit-oriented mixed-use urban village, Central McDougall and Queen Mary Park
- 3.7 Bylaw 21446 - To allow for medium scale housing, Boyle Street
- 3.8 Bylaw 21454 - To allow for medium scale mixed use development, Central McDougall

- 3.11 Bylaw 21441 - To allow for a range of small scale housing and a public utility corridor, The Orchards at Ellerslie

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**3.1 Bylaw 21422 - To allow for light to medium industrial developments and small commercial businesses, Rampart Industrial**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21422 received three readings.

**3.2 Bylaw 21438 - To allow for medium scale housing, Griesbach**

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

- A. Huizinga, Urban Planning and Economy

The following speaker answered questions in favour:

- A. Varghese, Canada Lands Company

The following members of Administration's delegation answered questions:

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

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

**Moved by:** M. Janz

**Seconded by:** A. Salvador

That the Public Hearing on Bylaw 21438 be closed.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** M. Janz

**Seconded by:** A. Salvador

That Bylaw 21438 be read a first time.

In Favour (8): A. Knack, R. Clarke, M. Janz, J. Morgan, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): M. Elliott, T. Parmar, K. Principe, and E. Rutherford

**Carried (8 to 4)**

**Moved by:** M. Janz

**Seconded by:** A. Salvador

That Bylaw 21438 be read a second time.

In Favour (8): A. Knack, R. Clarke, M. Janz, J. Morgan, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): M. Elliott, T. Parmar, K. Principe, and E. Rutherford

**Carried (8 to 4)**

**Moved by:** M. Janz

**Seconded by:** A. Salvador

That Bylaw 21438 be considered for third reading.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** M. Janz

**Seconded by:** A. Salvador

That Bylaw 21438 be read a third time.

In Favour (8): A. Knack, R. Clarke, M. Janz, J. Morgan, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): M. Elliott, T. Parmar, K. Principe, and E. Rutherford

**Carried (8 to 4)**

### **3.3 Bylaw 21434 - To close portions of alleys, Calder and Kensington**

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

- A. Huizinga, Urban Planning and Economy

The following speakers made presentations and answered questions in favour:

- N. Domijan, City of Edmonton
- P. Giang, City of Edmonton

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

- L. Davies

The following members of Administration's delegation answered questions:

- F. Saeed, Urban Planning and Economy
- A. Huizinga, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services
- S. Kuiper, Urban Planning and Economy

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

The following speakers answered questions:

- N. Domijan, City of Edmonton
- S. Schmidt, City of Edmonton
- P. Giang, City of Edmonton
- L. Davies

The following member of Administration's delegation answered questions:

- S. Kuiper, Urban Planning and Economy

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

**Moved by:** E. Rutherford

**Seconded by:** M. Janz

That the Public Hearing on Bylaw 21434 be closed.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**Moved by:** E. Rutherford

**Seconded by:** M. Janz

That Bylaw 21434 be read a first time.

In Favour (8): A. Knack, M. Elliott, M. Janz, J. Morgan, E. Rutherford, A. Salvador, A. Stevenson, and J. Wright

Opposed (3): R. Clarke, T. Parmar, and K. Tang

**Carried (8 to 3)**

**Moved by:** E. Rutherford

**Seconded by:** M. Janz

That Bylaw 21434 be read a second time.

In Favour (8): A. Knack, M. Elliott, M. Janz, J. Morgan, E. Rutherford, A. Salvador, A. Stevenson, and J. Wright

Opposed (3): R. Clarke, T. Parmar, and K. Tang

**Carried (8 to 3)**

**Moved by:** E. Rutherford

**Seconded by:** M. Janz

That Bylaw 21434 be considered for third reading.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**Moved by:** E. Rutherford

**Seconded by:** M. Janz

That Bylaw 21434 be read a third time.

In Favour (8): A. Knack, M. Elliott, M. Janz, J. Morgan, E. Rutherford, A. Salvador, A. Stevenson, and J. Wright

Opposed (3): R. Clarke, T. Parmar, and K. Tang

**Carried (8 to 3)**

**3.4 Bylaw 21435 - To allow for medium scale housing, Schonsee**

**Moved by:** K. Principe

**Seconded by:** E. Rutherford

That Bylaw 21435 be deleted from the agenda.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**3.5 Bylaw 21437 - To allow for the development of a transit-oriented mixed-use urban village, Central McDougall and Queen Mary Park**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21437 received three readings.

**3.6 Bylaw 21427 - To allow for a range of small to medium scale housing, Queen Alexandra**

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:

- P. Bekederemo, Landev Architecture Inc.

The following speakers made presentations and answered questions in opposition:

- S. Troitskaia
- N. Aippersbach

The following speaker answered questions in opposition:

- C. Bablit

The following members of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services
- S. Kuiper, Urban Planning and Economy
- K. Petrin, Deputy City Manager, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy

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

The following speaker answered questions:

- P. Bekederemo, Landev Architecture Inc.

Mayor A. Knack 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 21427 be closed.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21427 be read a first time.

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

Opposed (2): R. Clarke, and M. Elliott

**Carried (9 to 2)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21427 be read a second time.

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

Opposed (2): R. Clarke, and M. Elliott

**Carried (9 to 2)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21427 be considered for third reading.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**Moved by:** M. Janz

**Seconded by:** J. Wright

That Bylaw 21427 be read a third time.

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

Opposed (2): R. Clarke, and M. Elliott

**Carried (9 to 2)**

**3.7 Bylaw 21446 - To allow for medium scale housing, Boyle Street**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21446 received three readings.

**3.8 Bylaw 21454 - To allow for medium scale mixed use development, Central McDougall**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21454 received three readings.

**3.9 Bylaw 21439 - To amend the Mattson Neighbourhood Structure Plan**

**3.10 Bylaw 21440 - To allow for a range of small to medium scale housing, Mattson**

Bylaws 21439 and 21440 were dealt with together.

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

- A. McLellan, Urban Planning and Economy

The following speaker answered questions in favour:

- K. Miller, Scheffer Andrew

The following members of Administration's delegation answered questions:

- A. McLellan, Urban Planning and Economy
- F. Saeed, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services

Mayor A. Knack 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 21439 and 21440 be closed.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**Moved by:** K. Tang

**Seconded by:** J. Wright

That Bylaws 21439 and 21440 be read a first time.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**Moved by:** K. Tang

**Seconded by:** J. Wright

That Bylaws 21439 and 21440 be read a second time.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**Moved by:** K. Tang

**Seconded by:** J. Wright

That Bylaws 21439 and 21440 be considered for third reading.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**Moved by:** K. Tang

**Seconded by:** J. Wright

That Bylaws 21439 and 21440 be read a third time.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**3.11 Bylaw 21441 - To allow for a range of small scale housing and 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 21441 received three readings.

**3.12 Charter Bylaw 21428 - To amend the Ellerslie District Plan**

**3.13 Bylaw 21398 - To amend the Decoteau Area Structure Plan**

**3.14 Bylaw 21399 - To amend the Alces Neighbourhood Structure Plan**

**3.15 Bylaw 21400 - To allow for a range of small scale housing and a variety of commercial businesses, Alces**

Charter Bylaw 21428 and Bylaws 21398, 21399 and 21400 were dealt with together.

*\*Clerk's note: The registered speakers were heard at the February 24, 2026, City Council Public Hearing. Due to time constraints, these Bylaws were postponed to the March 10, 2026, City Council Public Hearing.*

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
- F. Saeed, Urban Planning and Economy

**Moved by:** J. Wright

**Seconded by:** A. Stevenson

That the Public Hearing on Charter Bylaw 21428 and Bylaws 21398, 21399 and 21400 be closed.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** J. Wright

**Seconded by:** K. Tang

That Charter Bylaw 21428 and Bylaws 21398, 21399 and 21400 be read a first time.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** J. Wright

**Seconded by:** K. Tang

That Charter Bylaw 21428 and Bylaws 21398, 21399 and 21400 be read a second time.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** J. Wright

**Seconded by:** K. Tang

That Charter Bylaw 21428 and Bylaws 21398, 21399 and 21400 be considered for third reading.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** J. Wright

**Seconded by:** K. Tang

That Charter Bylaw 21428 and Bylaws 21398, 21399 and 21400 be read a third time.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** J. Wright

**Seconded by:** A. Stevenson

**City Policy C507 and Bylaw 14380 Review and Recommended Updates - Arterial Roads for Development**

That Administration review and recommend updates to City Policy C507 - Arterial Roads for Development and Bylaw 14380 - Arterial Roads for Development, including but not limited to:

- a jurisdictional scan to identify alternate funding models;
- a requirement for the construction of Arterials roads to be in stages upon completion of adjacent neighbourhoods rather than full catchment development;

- an assessment of the use of vehicle counts as a trigger to compel the timing of planning and construction versus a percentage of neighbourhood completion;
- evaluation of options to ensure equitable distribution of construction costs between all catchment developers, taking into consideration escalating construction costs and non-participating landowners; and
- a review of responsibility for arterial roads construction as part of the broader mobility network, including oversight of the ARA Steering Committee.

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

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**3.16 Charter Bylaw 21430 - To amend the Southwest District Plan**

**3.17 Bylaw 21431 - To allow for a range of small and medium scale housing, MacEwan**

Charter Bylaw 21430 and Bylaw 21431 were dealt with together.

*\*Clerk's note: The registered speakers were heard at the February 24, 2026, City Council Public Hearing. Due to time constraints, these Bylaws were postponed to the March 10, 2026, City Council Public Hearing.*

The following members of Administration's delegation answered questions:

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

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

The following speaker answered questions in favour:

- N. Carels, Qualico

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

**Moved by:** J. Morgan

**Seconded by:** A. Stevenson

That Charter Bylaw 21430 and Bylaw 21431 be referred back to Administration to:

1. conduct further analysis on the intersection of MacEwan Road and 111 Street SW, exploring holistic solutions for reconstruction and evaluating potential trade-offs; and
2. amend the Southwest District Plan to identify land within Plan 1548MC Lot B, located at 11520 Ellerslie Road SW, for open space

and return to a future City Council Public Hearing.

**Amendment:**

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That Part 1 be removed.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Motion as Amended, put:**

**Moved by:** J. Morgan

**Seconded by:** A. Stevenson

That Charter Bylaw 21430 and Bylaw 21431 be referred back to Administration to amend the Southwest District Plan to identify land within Plan 1548MC Lot B, located at 11520 Ellerslie Road SW, for open space and return to a future City Council Public Hearing.

In Favour (6): A. Knack, M. Elliott, J. Morgan, K. Principe, A. Stevenson, and J. Wright

Opposed (6): R. Clarke, M. Janz, T. Parmar, E. Rutherford, A. Salvador, and K. Tang

**Defeated (6 to 6)**

**Moved by:** A. Stevenson

**Seconded by:** J. Wright

That the Public Hearing on Charter Bylaw 21430 and Bylaw 21431 be closed.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** M. Janz

**Seconded by:** E. Rutherford

That Charter Bylaw 21430 and Bylaw 21431 be read a first time.

In Favour (10): A. Knack, R. Clarke, M. Elliott, M. Janz, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

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

**Carried (10 to 2)**

**Moved by:** M. Janz

**Seconded by:** E. Rutherford

That Charter Bylaw 21430 and Bylaw 21431 be read a second time.

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

Opposed (3): M. Elliott, J. Morgan, and K. Principe

**Carried (9 to 3)**

**Moved by:** M. Janz

**Seconded by:** E. Rutherford

That Charter Bylaw 21430 and Bylaw 21431 be considered for third reading.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** M. Janz

**Seconded by:** E. Rutherford

That Charter Bylaw 21430 and Bylaw 21431 be read a third time.

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

Opposed (3): M. Elliott, J. Morgan, and K. Principe

**Carried (9 to 3)**

**Moved by:** J. Morgan

**Seconded by:** K. Principe

That Administration conduct further analysis on the intersection of MacEwan Road and 111 Street SW, exploring holistic solutions for reconstruction and evaluating potential trade-offs, and provide a memo to Council.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

### **3.18 Bylaw 21416 - To allow for medium scale housing, Schonsee**

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:

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

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

**Moved by:** M. Janz

**Seconded by:** A. Stevenson

That the Public Hearing on Bylaw 21416 be closed.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** M. Janz

**Seconded by:** A. Stevenson

That Bylaw 21416 be read a first time.

In Favour (8): A. Knack, R. Clarke, M. Janz, J. Morgan, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): M. Elliott, T. Parmar, K. Principe, and E. Rutherford

**Carried (8 to 4)**

**Moved by:** M. Janz

**Seconded by:** A. Stevenson

That Bylaw 21416 be read a second time.

In Favour (8): A. Knack, R. Clarke, M. Janz, J. Morgan, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): M. Elliott, T. Parmar, K. Principe, and E. Rutherford

**Carried (8 to 4)**

**Moved by:** M. Janz

**Seconded by:** A. Stevenson

That Bylaw 21416 be considered for third reading.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** M. Janz

**Seconded by:** A. Stevenson

That Bylaw 21416 be read a third time.

In Favour (8): A. Knack, R. Clarke, M. Janz, J. Morgan, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (4): M. Elliott, T. Parmar, K. Principe, and E. Rutherford

**Carried (8 to 4)**

**3.19 Charter Bylaw 21425 - To amend the Northwest District Plan**

**3.20 Bylaw 21426 - To allow for medium scale housing, McArthur Industrial**

Charter Bylaw 21425 and Bylaw 21426 were dealt with together.

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

- A. Huizinga, Urban Planning and Economy

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

- R. Soans, Clarity Development

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services

**Moved by:** E. Rutherford

**Seconded by:** M. Janz

That Charter Bylaw 21425 and Bylaw 21426 be referred back to Administration to have further conversations with CN and return to a future City Council Public Hearing.

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

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (11 to 0)**

**3.21 Bylaw 21419 - To allow for a range of small to medium scale housing, Calder**

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

- A. Huizinga, Urban Planning and Economy

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

- A. Hameed

The following speaker made a presentation in opposition:

- J. Watson

The following members of Administration's delegation answered questions:

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

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

The following speaker answered questions:

- A. Hameed

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

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That the Public Hearing on Bylaw 21419 be closed.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That Bylaw 21419 be read a first time.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): K. Principe

**Carried (11 to 1)**

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That Bylaw 21419 be read a second time.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): K. Principe

**Carried (11 to 1)**

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That Bylaw 21419 be considered for third reading.

In Favour (12): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

**Carried (12 to 0)**

**Moved by:** E. Rutherford

**Seconded by:** A. Salvador

That Bylaw 21419 be read a third time.

In Favour (11): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, T. Parmar, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Opposed (1): K. Principe

**Carried (11 to 1)**

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

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

**5. Adjournment**

The meeting adjourned at 7:27 p.m., Tuesday, March 10, 2026.

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Chair

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City Clerk