



City Council Public Hearing - Minutes

November 19, 2025

9:30 a.m.

Council Chamber, 2nd floor, City Hall

Present: A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette,
T. Parmar, K. Principe, E. Rutherford, A. Salvador, A.
Stevenson, K. Tang, J. Wright

1. Call to Order and Related Business

1.1 Call to Order and Land Acknowledgement

Mayor A. Knack called the meeting to order at 9:30 a.m., Wednesday, November 19, 2025, and acknowledged that City Council meets on the traditional land of Treaty 6 Territory and the Métis homeland. The Chair also acknowledged the diverse Indigenous peoples whose ancestors' footsteps have marked this territory for centuries such as: Cree, Dene, Saulteaux, Blackfoot, Nakota Isga, as well as Métis and Inuit, and now settlers from around the world.

1.2 Roll Call

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

A. Karbasheski, R. Yusuf and M. Friesen, 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: T. Parmar

That the November 19, 2025, City Council Public Hearing agenda be adopted with the following change:

Replacement attachment:

- 3.14 Bylaw 21320 - To allow for a range of small to medium scale housing, Belvedere - Attachment 2

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

1.5 Protocol Items

1.5.1 Mee-Yah-Noh School (A. Knack)

Mayor A. Knack, on behalf of City Council, welcomed the Grade 6 class from Mee-Yah-Noh School in Ward Tastawiyiniwak and their teacher, M. Zenari.

1.5.2 St. Teresa Calcutta School (A. Knack)

Mayor A. Knack, on behalf of City Council, welcomed the Grade 6 class from St. Teresa Calcutta School in Ward O-day'min and their teachers, Mrs. Dubrule and Ms. Rosi.

1.5.3 Suzuki Charter School (A. Knack)

Mayor A. Knack, on behalf of City Council, welcomed the Grade 6 class from Suzuki Charter School in Ward Métis and their teachers M. Tomlinson and M. Arnold.

2. Explanation of Public Hearing Process

2.1 Call for Persons to Speak

Mayor A. Knack 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:

Bylaw 21316

The following speakers registered in favour:

1. K. Rowe, Cantiro (to answer questions only)
2. B. Dibben, Select Engineering Consultants (to answer questions only)
3. K. Oatway, Select Engineering Consultants (to answer questions only)

Bylaw 21317

The following speaker registered in favour:

1. B. Dibben, Select Engineering Consultants (to answer questions only)

Bylaw 21322

The following speakers registered in favour:

1. B. Dibben, Select Engineering Consultants (to answer questions only)
2. C. Brightwell, Cameron Communities (to answer questions only)

Bylaw: 21313, 21314 and 21315

The following speakers registered in favour:

1. M. Huberman, Carrington (to answer questions only)
2. M. Figueira
3. G. Hutcheon
4. D. Deshpande

Bylaw 21310

The following speaker registered in favour:

1. R. Eidick (to answer questions only)

Bylaw 21311

The following speaker registered in favour:

1. A. Agrawal (to answer questions only)

The following speaker registered in opposition:

1. W. Knull

Bylaw 21324, 21325 and 21326

The following speakers registered in favour:

1. K. Davies, Stantec (to answer questions only)
2. C. Dulaba, Rohit Group (to answer questions only)

Bylaw 21329

The following speaker registered in favour:

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

Bylaw 21328

The following speaker registered in favour:

1. H. Pham (to answer questions only)

Bylaw 21320

The following speaker registered in favour:

1. J. Bhangoo (to answer questions only)

Bylaw 21321

There were no speakers registered to the passing of Bylaw 21321.

Bylaw 21330

The following speaker registered in favour:

1. N. Dhatwalia (to answer questions only)

Bylaw 21334

The following speaker registered in favour:

1. D. El Naggat (to answer questions only)

Bylaw 21335

The following speaker registered in favour:

1. R. Alhijawi, The Palestinian Community (to answer questions only)

Bylaw 21304

The following speaker registered in favour:

1. S. Franken

The following speakers registered in opposition:

1. M. Borys
2. J. Witteveen
3. S. Teddy Coth

Bylaw 21305

The following speaker registered in favour:

1. R. Eidick

Bylaw 21306

The following speakers registered in favour:

1. N. Sunga, Senaltek Architecture Planning + Design Ltd.
2. J. Puleo, Senaltek Architecture Planning + Design Ltd (to answer questions only)

Bylaw 21307

The following speaker registered in favour:

1. M. Hundert (to answer questions only)

Bylaw 21308

The following speakers registered in favour:

1. A. Elmikkawi (to answer questions only)
2. S. Wu, JSW Construction (to answer questions only)
3. T. Mahey (to answer questions only)

The following speaker registered in opposition:

1. C. Batdorf

Bylaw 21309

The following speaker registered in favour:

1. J. Booth, Situate

Bylaw 21336

The following speakers registered in opposition:

1. D. Plamondon, Alberta Avenue Business Association
2. K. Green, Windsor Park Community League

3. Bylaws and Related Reports

Moved by: E. Rutherford

Seconded by: K. Tang

That the Public Hearing on the following Bylaws be closed:

- 3.4 Bylaw 21313 - To amend the Windermere Area Structure Plan
- 3.5 Bylaw 21314 - To amend the Ambleside Neighbourhood Structure Plan
- 3.6 Bylaw 21315 - To allow for medium scale mixed use development, Ambleside
- 3.7 Bylaw 21310 - To allow for medium scale housing, Inglewood
- 3.9 Bylaw 21324 - To amend the Riverview Area Structure Plan
- 3.10 Bylaw 21325 - To amend The Uplands Neighbourhood Structure Plan
- 3.11 Bylaw 21326 - To allow for a range of small to medium scale housing, the conservation of natural areas and facilities that provide community and public benefit, The Uplands
- 3.12 Bylaw 21329 - To allow for a range of small to medium scale housing, Stillwater
- 3.16 Bylaw 21330 - To allow for medium scale housing, Mayfield
- 3.18 Bylaw 21335 - To allow for light industrial, small commercial businesses and limited community uses, McArthur Industrial
- 3.21 Bylaw 21306 - To allow for a range of small to medium scale housing, Strathcona
- 3.22 Bylaw 21307 - To allow for medium scale mixed use development, Boyle Street
- 3.24 Bylaw 21309 - To allow medium scale housing, Allendale

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: E. Rutherford

Seconded by: M. Elliott

That the Public Hearing on the following Bylaws be closed:

- 3.13 Bylaw 21328 - To close a portion of 72 Street NW, Yellowhead Corridor East
- 3.14 Bylaw 21320 - To allow for a range of small to medium scale housing, Belvedere
- 3.15 Bylaw 21321 - To allow for medium scale mixed use development, Delwood

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: E. Rutherford

Seconded by: K. Tang

That the following Bylaws be read a first time:

- 3.4 Bylaw 21313 - To amend the Windermere Area Structure Plan
- 3.5 Bylaw 21314 - To amend the Ambleside Neighbourhood Structure Plan
- 3.6 Bylaw 21315 - To allow for medium scale mixed use development, Ambleside
- 3.7 Bylaw 21310 - To allow for medium scale housing, Inglewood
- 3.9 Bylaw 21324 - To amend the Riverview Area Structure Plan
- 3.10 Bylaw 21325 - To amend The Uplands Neighbourhood Structure Plan

- 3.11 Bylaw 21326 - To allow for a range of small to medium scale housing, the conservation of natural areas and facilities that provide community and public benefit, The Uplands
- 3.12 Bylaw 21329 - To allow for a range of small to medium scale housing, Stillwater
- 3.13 Bylaw 21328 - To close a portion of 72 Street NW, Yellowhead Corridor East
- 3.14 Bylaw 21320 - To allow for a range of small to medium scale housing, Belvedere
- 3.15 Bylaw 21321 - To allow for medium scale mixed use development, Delwood
- 3.16 Bylaw 21330 - To allow for medium scale housing, Mayfield
- 3.18 Bylaw 21335 - To allow for light industrial, small commercial businesses and limited community uses, McArthur Industrial
- 3.21 Bylaw 21306 - To allow for a range of small to medium scale housing, Strathcona
- 3.22 Bylaw 21307 - To allow for medium scale mixed use development, Boyle Street
- 3.24 Bylaw 21309 - To allow medium scale housing, Allendale

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: E. Rutherford

Seconded by: K. Tang

That the following Bylaws be read a second time:

- 3.4 Bylaw 21313 - To amend the Windermere Area Structure Plan
- 3.5 Bylaw 21314 - To amend the Ambleside Neighbourhood Structure Plan
- 3.6 Bylaw 21315 - To allow for medium scale mixed use development, Ambleside

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In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: E. Rutherford

Seconded by: K. Tang

That the following Bylaws be considered for third reading:

- 3.4 Bylaw 21313 - To amend the Windermere Area Structure Plan
- 3.5 Bylaw 21314 - To amend the Ambleside Neighbourhood Structure Plan
- 3.6 Bylaw 21315 - To allow for medium scale mixed use development, Ambleside
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- 3.22 Bylaw 21307 - To allow for medium scale mixed use development, Boyle Street
- 3.24 Bylaw 21309 - To allow medium scale housing, Allendale

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Moved by: E. Rutherford

Seconded by: K. Tang

That the following Bylaws be read a third time:

- 3.4 Bylaw 21313 - To amend the Windermere Area Structure Plan
- 3.5 Bylaw 21314 - To amend the Ambleside Neighbourhood Structure Plan
- 3.6 Bylaw 21315 - To allow for medium scale mixed use development, Ambleside
- 3.7 Bylaw 21310 - To allow for medium scale housing, Inglewood
- 3.9 Bylaw 21324 - To amend the Riverview Area Structure Plan
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- 3.11 Bylaw 21326 - To allow for a range of small to medium scale housing, the conservation of natural areas and facilities that provide community and public benefit, The Uplands
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- 3.16 Bylaw 21330 - To allow for medium scale housing, Mayfield
- 3.18 Bylaw 21335 - To allow for light industrial, small commercial businesses and limited community uses, McArthur Industrial
- 3.21 Bylaw 21306 - To allow for a range of small to medium scale housing, Strathcona

- 3.22 Bylaw 21307 - To allow for medium scale mixed use development, Boyle Street
- 3.24 Bylaw 21309 - To allow medium scale housing, Allendale

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

3.1 Bylaw 21316 - To allow for a range of small and medium scale housing, and associated public open space and utilities, Kendal

The following members of Administration's delegation answered questions:

- A. McLellan, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- K. Kwan, Urban Planning and Economy
- K. Petrin, Deputy City Manager, 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:

- K. Rowe, Centiro

The following members of Administration's delegation answered questions:

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

Seconded by: J. Wright

That the Public Hearing on Bylaw 21316 be closed.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21316 be read a first time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21316 be read a second time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21316 be considered for third reading.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21316 be read a third time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

3.2 Bylaw 21317 - To allow for a range of small and medium scale housing, and associated public open space and utilities, Kendal

The following member of Administration's delegation answered questions:

- A. McLellan, 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. Elliott

Seconded by: J. Wright

That the Public Hearing on Bylaw 21317 be closed.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21317 be read a first time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21317 be read a second time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21317 be considered for third reading.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21317 be read a third time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

3.3 Bylaw 21322 - To allow for a range of small and medium scale housing, and associated public open space and utilities, Kendal

Moved by: M. Elliott

Seconded by: J. Wright

That the Public Hearing on Bylaw 21322 be closed.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21322 be read a first time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21322 be read a second time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21322 be considered for third reading.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Elliott

Seconded by: J. Wright

That Bylaw 21322 be read a third time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

3.4 Bylaw 21313 - To amend the Windermere Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21313 received three readings.

3.5 Bylaw 21314 - To amend the Ambleside Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21314 received three readings.

3.6 Bylaw 21315 - To allow for medium scale mixed use development, Ambleside

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21315 received three readings.

3.7 Bylaw 21310 - To allow for medium scale housing, Inglewood

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21310 received three readings.

3.8 Bylaw 21311 - To allow for a range of small to medium scale housing, Mayfield

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

- A. McLellan, Urban Planning and Economy

The following speaker answered questions in favour:

- A. Agrawal

The following members of Administration's delegation answered questions:

- J. Inkpen, Employee and Legal Services
- A. McLellan, Urban Planning and Economy
- M. Chong, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- K. Kwan, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy

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

- W. Knull

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

The following members of Administration's delegation answered questions:

- S. Kuiper, Urban Planning and Economy
- A. McLellan, Urban Planning and Economy
- J. Inkpen, Employee and Legal Services

A. Karbasheski, Office of the City Clerk, answered questions.

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

Moved by: R. Clarke

Seconded by: M. Janz

That the Public Hearing on Bylaw 21311 be closed.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: M. Janz

Seconded by: A. Stevenson

That Bylaw 21311 be read a first time.

Opposed (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Defeated (0 to 13)

3.9 Bylaw 21324 - To amend the Riverview Area Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21324 received three readings.

3.10 Bylaw 21325 - To amend The Uplands Neighbourhood Structure Plan

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21325 received three readings.

3.11 Bylaw 21326 - To allow for a range of small to medium scale housing, the conservation of natural areas and facilities that provide community and public benefit, The Uplands

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21326 received three readings.

3.12 Bylaw 21329 - To allow for a range of small to medium scale housing, Stillwater

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21329 received three readings.

3.13 Bylaw 21328 - To close a portion of 72 Street NW, Yellowhead Corridor East

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21328 received three readings.

3.14 Bylaw 21320 - To allow for a range of small to medium scale housing, Belvedere

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21320 received three readings.

3.15 Bylaw 21321 - To allow for medium scale mixed use development, Delwood

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21321 received three readings.

3.16 Bylaw 21330 - To allow for medium scale housing, Mayfield

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21330 received three readings.

3.17 Bylaw 21334 - To allow for neighbourhood scale mixed use development, Calder

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

- A. Huizinga, Urban Planning and Economy

The following speaker answered questions in favour:

- D. El Naggar

The following members of Administration's delegation answered questions:

- A. Huizinga, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- T. Pawlyk, 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:

- D. El Naggar

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 21334 be closed.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: E. Rutherford

Seconded by: K. Tang

That Bylaw 21334 be read a first time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: E. Rutherford

Seconded by: K. Tang

That Bylaw 21334 be read a second time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: E. Rutherford

Seconded by: K. Tang

That Bylaw 21334 be considered for third reading.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: E. Rutherford

Seconded by: M. Janz

That Bylaw 21334 be read a third time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: E. Rutherford

Seconded by: A. Stevenson

Options to Recognize Heritage Characteristics of 129 Avenue

That Administration provide a report with options to recognize the existing heritage design characteristics of 129 Avenue (formerly Lincoln Avenue) in Calder between 116 and 120 Streets to inform redevelopment.

Due Date: September 22, 2026, Urban Planning Committee

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

3.18 Bylaw 21335 - To allow for light industrial, small commercial businesses and limited community uses, McArthur Industrial

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21335 received three readings.

3.19 Bylaw 21304 - To allow for a range of small to medium scale housing, Westmount

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:

- S. Franken

The following speaker made a presentation in opposition:

- J. Witteveen

The following members of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy
- K. Kwan, Urban Planning and Economy

Moved by: A. Stevenson

Seconded by: M. Janz

That the Public Hearing on Bylaw 21304 be closed.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: A. Stevenson

Seconded by: K. Tang

That Bylaw 21304 be read a first time.

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

Opposed (1): K. Principe

Carried (12 to 1)

Moved by: A. Stevenson

Seconded by: M. Janz

That Bylaw 21304 be read a second time.

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

Opposed (1): K. Principe

Carried (12 to 1)

Moved by: A. Stevenson

Seconded by: M. Janz

That Bylaw 21304 be considered for third reading.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: A. Stevenson

Seconded by: M. Janz

That Bylaw 21304 be read a third time.

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

Opposed (1): K. Principe

Carried (12 to 1)

3.20 Bylaw 21305 - To allow for a range of small to medium scale housing, Highlands

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

- R. Eidick

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

Moved by: A. Salvador

Seconded by: M. Janz

That the Public Hearing on Bylaw 21305 be closed.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: A. Stevenson

Seconded by: J. Wright

That Bylaw 21305 be read a first time.

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

Opposed (3): R. Clarke, K. Principe, and A. Salvador

Carried (10 to 3)

Moved by: A. Stevenson

Seconded by: M. Janz

That Bylaw 21305 be read a second time.

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

Opposed (3): R. Clarke, K. Principe, and A. Salvador

Carried (10 to 3)

Moved by: A. Stevenson

Seconded by: M. Janz

That Bylaw 21305 be considered for third reading.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: A. Stevenson

Seconded by: M. Janz

That Bylaw 21305 be read a third time.

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

Opposed (3): R. Clarke, K. Principe, and A. Salvador

Carried (10 to 3)

3.21 Bylaw 21306 - To allow for a range of small to medium scale housing, Strathcona

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21306 received three readings.

3.22 Bylaw 21307 - To allow for medium scale mixed use development, Boyle Street

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21307 received three readings.

3.23 Bylaw 21308 - To allow for a range of small to medium scale housing, Forest Heights

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 opposition:

- C. Batdorf

The following members of Administration's delegation answered questions:

- C. St. Aubin, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- T. Pawlyk, Urban Planning and Economy
- K. Kwan, 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:

- T. Mahey

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

- C. Batdorf

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

Moved by: A. Salvador

Seconded by: M. Janz

That the Public Hearing on Bylaw 21308 be closed.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: A. Salvador

Seconded by: M. Elliott

That Bylaw 21308 be read a first time.

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

Opposed (1): K. Principe

Carried (12 to 1)

Moved by: A. Salvador

Seconded by: M. Janz

That Bylaw 21308 be read a second time.

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

Opposed (1): K. Principe

Carried (12 to 1)

Moved by: A. Salvador

Seconded by: M. Janz

That Bylaw 21308 be considered for third reading.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: A. Salvador

Seconded by: J. Wright

That Bylaw 21308 be read a third time.

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

Opposed (1): K. Principe

Carried (12 to 1)

3.24 Bylaw 21309 - To allow medium scale housing, Allendale

This item was not selected for debate and was dealt with as part of item 3. Bylaw 21309 received three readings.

3.25 Bylaw 21336 - Omnibus and Omnibus Plus Text Amendments to Zoning Bylaw 20001

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

- L. Drury, Urban Planning and Economy

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

- K. Green, Windsor Park Community League

The following members of Administration's delegation answered questions:

- L. Drury, Urban Planning and Economy
- A. Wadsworth, Urban Planning and Economy
- S. Kuiper, Urban Planning and Economy
- K. Pihooja, Urban Planning and Economy
- T. Pawlyk, 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:

- K. Green, Windsor Park Community League

The following speaker made a presentation in opposition:

- D. Plamondon, Alberta Avenue Business Association

Moved by: K. Principe

Seconded by: J. Morgan

That the Public Hearing on Bylaw 21336 be closed.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: K. Principe

Seconded by: J. Morgan

That Bylaw 21336 be read a first time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: K. Principe

Seconded by: J. Morgan

That Bylaw 21336 be read a second time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: K. Principe

Seconded by: J. Morgan

That Bylaw 21336 be considered for third reading.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

Moved by: K. Principe

Seconded by: J. Morgan

That Bylaw 21336 be read a third time.

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

The following members of Administration's delegation answered questions:

- S. Kuiper, Urban Planning and Economy

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

Moved by: A. Knack

Seconded by: T. Parmar

Options for Amendments to the RS Zone and Maintenance of Private Trees

That Administration provide a report that includes:

- Recommendations and implications on reducing the maximum number of dwellings on an interior site in the RS Zone.
- Options and recommendations to reduce the impact of height on adjacent properties in the RS Zone.
- Advise-level engagement that draws upon past engagement and feedback.
- Options and recommendations to support maintenance and retention of trees on private property.

Due Date: February 10, 2026, Urban Planning Committee

In Favour (13): A. Knack, R. Clarke, M. Elliott, M. Janz, J. Morgan, A. Paquette, T. Parmar, K. Principe, E. Rutherford, A. Salvador, A. Stevenson, K. Tang, and J. Wright

Carried (13 to 0)

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 4:47 p.m., Wednesday, November 15, 2025.

Chair

City Clerk

