



CITY COUNCIL PUBLIC HEARING

MINUTES

May 26, 2014 – Council Chamber

PRESENT

D. Iveson, B. Anderson, T. Caterina, B. Esslinger, B. Henderson, A. Knack, D. Loken,
S. McKeen, M. Nickel, M. Oshry, A. Sohi, M. Walters

ABSENT

E. Gibbons

ALSO IN ATTENDANCE

M. Nathoo, Office of the City Clerk
G. Joseph, Office of the City Clerk
T. Orbell, Office of the City Clerk

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3.1	Bylaw 16815 - Closure of a portion of 184 Street SW, Keswick	3	Third reading
3.2	Bylaw 16801 - Amendment to Rapperswill Neighbourhood Structure Plan	5	Third reading
3.3	Bylaw 16802 - To allow for the development of low rise apartment, natural area and public utility uses, Rapperswill	5	Third reading
3.4	Bylaw 16816 - To allow for the development of single detached housing, Secord	6	Third reading
3.5	Bylaw 16817 - To allow for the development of low and medium density residential housing opportunities, Secord	7	Third reading
3.6	Bylaw 16742 - Amendment to the Big Lake Area		

	Structure Plan	10	Third reading
3.7	Bylaw 16736 - Amendment to the Hawks Ridge Neighbourhood Structure Plan	10	Third reading
3.8	Bylaw 16734 - To allow for the development of low and medium density residential uses, park spaces, stormwater management facilities, public utility and natural area uses, Hawks Ridge	10	Third reading
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DECISION SUMMARY

ITEM	DECISION
1. CALL TO ORDER AND RELATED BUSINESS	
1.1 Call to Order	
Mayor D. Iveson called the meeting to order at 1:30 p.m.	
1.2 Adoption of Agenda	

Moved B. Esslinger - S. McKeen:

That the May 26, 2014, City Council Public Hearing agenda be adopted with the following changes:

Replacement pages:

3.6 Bylaw 16742 - Amendment to the Big Lake Area Structure Plan

- Attachment 2, Attachments 2g and 2h, pages 23/24 of Item 3.6

3.8 Bylaw 16734 - To allow for the development of low and medium density residential uses, park spaces, stormwater management facilities, public utility and natural area uses, Hawks Ridge

- Attachment 1, Bylaw 16734, Schedule "A" pages 5/6 of Item 3.8

In Favour:

D. Iveson, B. Anderson, T. Caterina, B. Esslinger, B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel, M. Oshry, A. Sohi, M. Walters

Carried

Absent:

E. Gibbons

1.3 Protocol Items

Camilla School (D. Iveson)

Mayor D. Iveson, on behalf of City Council, welcomed students from Camilla School, and their teacher B. Mancell.

2. EXPLANATION OF PUBLIC HEARING PROCESS

2.1 Call for Persons to Speak

Mayor D. Iveson explained the public hearing process.

M. Nathoo, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws:

Bylaw 16815

In favour: C. Nicholas, MLC Land; and Y. Lew, Stantec Inc. (to answer questions only).

Bylaws 16801 and 16802

In favour: A. Stewart, Scheffer Andrew Ltd. (to answer questions only).

Bylaw 16816

In favour: C. Dulaba, Stantec Consulting; and B. Friesen, Hopewell Residential (to answer questions only).

Bylaw 16817

In favour: C. Dulaba, Stantec Consulting; and B. Friesen, Hopewell Residential (to answer questions only).

Opposed: F. Blais; F. Blais on behalf of H. Chai, Y. Man, I. Galamgam, M. A. Caballero, M. Abergas, E. Opara, D. Bui, C. Nagy, J. Spurgeon, J. Spurgeon, A. Lilley and J. Diaz; and J. Gadhia.

Bylaws 16742, 16736 and 16734

In favour: S. Cole, Stantec Consulting Ltd. (to answer questions only).

3. BYLAWS AND RELATED REPORTS - 1:30 P.M.

3.1 Bylaw 16815 - Closure of a portion of 184 Street SW, Keswick

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16815 be closed.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 16815 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 16815 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 16815 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 16815 be read a third time.

Distribution
List

In Favour:**Carried**

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

3.2

Bylaw 16801 - Amendment to Rapperswill Neighbourhood Structure Plan

3.3

Bylaw 16802 - To allow for the development of low rise apartment, natural area and public utility uses, Rapperswill

Bylaws 16801 and 16802 were dealt with together.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaws 16801 and 16802 be closed.

In Favour:**Carried**

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaws 16801 and 16802 be read a first time.

In Favour:**Carried**

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaws 16801 and 16802 be read a second time.

In Favour:**Carried**

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaws 16801 and 16802 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaws 16801 and 16802 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

3.4

Bylaw 16816 - To allow for the development of single detached housing, Second

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16816 be closed.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 16816 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 16816 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 16816 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaw 16816 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

3.5

Bylaw 16817 - To allow for the development of low and medium density residential housing opportunities, Second

T. Ford, Sustainable Development, made a presentation.

F. Blais; and J. Gadhia, made presentations and answered Council's questions.

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

T. Ford and S. Mackie, Sustainable Development;
J. Johnson, Corporate Services (Law); and J. Hancock,
Transportation Services, answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance
that wished to address new information.

F. Blais; and J. Gadhia, made presentations.

T. Ford and S. Mackie, Sustainable Development; and
J. Hancock, Transportation Services, answered Council's
questions.

Mayor D. Iveson asked if there was anyone in attendance
that wished to address new information. No one
responded.

Moved A. Knack - S. McKeen:

That the Public Hearing on Bylaw 16817 be closed.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved A. Knack - S. McKeen:

That Bylaw 16817 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved A. Knack - S. McKeen:

That Bylaw 16817 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved A. Knack - S. McKeen:

That Bylaw 16817 be considered for third reading.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved A. Knack - S. McKeen:

That Bylaw 16817 be read a third time.	Distribution List
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In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Henderson - A. Knack:

New Development Consultation and Disclosure of Plans That Administration consult with the Homebuilders Association, Realtor Associations and the Urban Development Institute on possible mechanisms to ensure that full and proper disclosure of plans for areas surrounding new developments will be made to prospective homebuyers, on the results of the consultations, and report back to Committee.	Sustainable Dev. Due Date: Sep. 2, 2014 Exec. Committee
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In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

- 3.6 **Bylaw 16742 - Amendment to the Big Lake Area Structure Plan**
- 3.7 **Bylaw 16736 - Amendment to the Hawks Ridge Neighbourhood Structure Plan**
- 3.8 **Bylaw 16734 - To allow for the development of low and medium density residential uses, park spaces, stormwater management facilities, public utility and natural area uses, Hawks Ridge**

Bylaws 16742, 16736 and 16734 were dealt with together.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaws 16742, 16736 and 16734 be closed.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaws 16742, 16736 and 16734 be read a first time.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaws 16742, 16736 and 16734 be read a second time.

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaws 16742, 16736 and 16734 be considered for third reading.

In Favour:**Carried**

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved B. Anderson - T. Caterina:

That Bylaws 16742, 16736 and 16734 be read a third time.	Distribution List
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In Favour:**Carried**

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

4. NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE**4.1 Calendar Changes (A. Knack)**

Councillor A. Knack requested permission to make a Motion without Customary Notice to change the Orders of the Day for the June 4, 2014, Executive Committee meeting to recess for lunch from 11 a.m. to 2 p.m., and that the meeting adjourn at 3:45 p.m.

Moved B. Henderson - S. McKeen:

That Councillor A. Knack be allowed to make a Motion without Customary Notice to change the Orders of the Day for the June 4, 2014, Executive Committee meeting to recess for lunch from 11 a.m. to 2 p.m., and that the meeting adjourn at 3:45 p.m.

In Favour:**Carried**

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

Moved A. Knack - M. Oshry:

That the Orders of the Day for the June 4, 2014, Executive Committee meeting be	Corporate Svcs.
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changed as follows:

- 11 a.m. - 2 p.m. – Recess for Lunch
- 3:45 p.m. - Adjournment

In Favour:

Carried

D. Iveson, B. Anderson, T. Caterina, B. Esslinger,
B. Henderson, A. Knack, D. Loken, S. McKeen, M. Nickel,
M. Oshry, A. Sohi, M. Walters

Absent:

E. Gibbons

5. ADJOURNMENT

The meeting adjourned at 2:25 p.m.

Chair

City Clerk