



CITY COUNCIL PUBLIC HEARING

MINUTES

August 26, 2013 – Council Chamber

PRESENT

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

ABSENT

None

ALSO IN ATTENDANCE

S. Kaffo, Office of the City Clerk
T. Orbell, Office of the City Clerk

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3.3	Bylaw 16532 - To close a portion of road Right-of-Way, South Terwillegar	6	Third reading
3.4	Bylaw 16533 - To allow for the development of low rise apartment uses, South Terwillegar	6	Referred
3.5	Bylaw 16493 - To close a portion of Mount Lawn Road, Yellowhead Corridor East	7	Third reading
3.6	Bylaw 16531 - To allow for the development of single detached and semi-detached residential, row housing, low rise apartment housing, and public park uses, Crystallina Nera	8	Third reading

3.7	Bylaw 16015 - To allow development of high quality light industrial uses, Rampart Industrial	9	Third reading
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5.2	Bylaw 16534 - Amendment to the Oliver Area Redevelopment Plan	21	Third reading
5.3	Bylaw 16535 - To allow for a range of uses within and an addition to the LeMarchand Mansion, Oliver	21	Third reading
5.4	Bylaw 16541 - To allow for a limited range of commercial uses with high rise Apartment Housing and Row Housing, Strathcona	22	Referred
5.5	Bylaw 16552 - Amendment to the Oliver Area Redevelopment Plan	23	Third reading

5.6	Bylaw 16553 - To allow commercial, residential and park uses, Oliver	23	Third reading
5.7	Bylaw 16554 - Closure of a portion of road right-of-way, Oliver	23	Third reading
5.8	Rossdale - Environmental Impact Assessment Report and Site Location Study for EPCOR Water Quality Assurance Laboratory and Office Building	25	Carried
5.9	Bylaw 16240 - Amendment to the Garneau Area Redevelopment Plan	26	Referred
5.10	Bylaw 16241 - Amendment to the Strathcona Area Redevelopment Plan	26	Third reading
5.11	Bylaw 16242 - Adoption of the 109 Street Corridor Area Redevelopment Plan	26	Third reading
6.	NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE	28	None
7.	ADJOURNMENT	28	

DECISION SUMMARY

ITEM	DECISION
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1.	CALL TO ORDER AND RELATED BUSINESS
1.1	Call to Order

Mayor S. Mandel called the meeting to order at 1:32 p.m.

1.2	Adoption of Agenda
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Moved J. Batty - T. Caterina:

That the August 26, 2013, City Council Public Hearing agenda be adopted.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, E. Gibbons, J. Batty, K. Leibovici, L. Sloan, T. Caterina

Carried

Absent:

D. Loken, K. Diotte, K. Krushell

1.3	Protocol Items
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There were no protocol items.

2.	EXPLANATION OF PUBLIC HEARING PROCESS
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2.1	Call for Persons to Speak
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Mayor S. Mandel explained the public hearing process.

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

Bylaw 16466

In favour: D. Virk (to answer questions only).

Bylaw 16526

In favour: J. Brown, Sherrick Management Ltd. (to answer questions only); and Y. Lew, Stantec (to answer questions only).

Bylaws 16532 and 16533

Opposed: R. Pedersen.

Bylaw 16493

There were no persons present to the passing of Bylaw 16493.

Bylaw 16531

In favour: J. Kristiansen (to answer questions only).

Bylaw 16015

In favour: A. Preiksaitis and B. Romanko, Giacobbo Holdings Ltd. (to answer questions only).

Bylaw 16525

In favour: A. Preiksaitis and B. Los, Servus Credit Union (to answer questions only).

Bylaw 16527

In favour: W. Gentle, McDonalds Restaurants of Canada (to answer questions only).

Bylaw 16528

In favour: N. Khurshed (to answer questions only).

Item 3.11 and Bylaw 16546

In favour: K. Powley, Kenneth R. Powley Architect (to answer questions only).

Bylaw 16545

In favour: C. Dulaba, Stantec (to answer questions only); and J. Riopel, Walton Development and Management LP (to answer questions only).

Bylaws 16505 and 16506

In favour: A. Preiksaitis and B. Margetts, 112 St NW

Edmonton Partners GP Inc. (to answer questions only).

Bylaw 16547

In favour: A. Preiksaitis, D. Halliwell and K. McKee, Kelly Ramsey Group Ltd. (to answer questions only).

Bylaws 16543 and 16544

In favour: G. Dub, Dub Architects Limited (to answer questions only).

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

3.1 Bylaw 16466 - To allow for the development of industrial business uses, Calgary Trail North

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16466 be closed.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Carried

Moved B. Anderson - T. Caterina:

That Bylaw 16466 be read a first time.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Carried

Moved B. Anderson - T. Caterina:

That Bylaw 16466 be read a second time.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Carried

Moved B. Anderson - T. Caterina:

That Bylaw 16466 be considered for third reading.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Carried

Moved B. Anderson - T. Caterina:

That Bylaw 16466 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

3.2 Bylaw 16526 - To allow development of semi-detached residential uses, Chappelle

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16526 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16526 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16526 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16526 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16526 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

3.3 **Bylaw 16532 - To close a portion of road Right-of-Way, South Terwillegar**

3.4 **Bylaw 16533 - To allow for the development of low rise apartment uses, South Terwillegar**

Bylaws 16532 and 16533 were dealt with together.

Moved B. Anderson - D. Iveson:

<p>That Bylaws 16532 and 16533 be referred back to Administration to enable Administration to meet with the applicant, the adjacent owner of the triangular parcel, representatives of the Terwillegar Community League and Terwillegar Towne Homeowners Association, to review development plans, potential impacts of development including traffic and transit concerns, and the planning processes to ensure clarity and understanding, and return to the November 18, 2013, City Council Public Hearing at 1:30 p.m.</p>	<p>Sustainable Dev.</p> <p>Due Date: Nov. 18, 2013</p>
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

3.5 **Bylaw 16493 - To close a portion of Mount Lawn Road, Yellowhead Corridor East**

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16493 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16493 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,

K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16493 be read a second time.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Carried

Moved B. Anderson - T. Caterina:

That Bylaw 16493 be considered for third reading.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Carried

Moved B. Anderson - T. Caterina:

That Bylaw 16493 be read a third time.	Distribution List
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In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Carried

3.6

Bylaw 16531 - To allow for the development of single detached and semi-detached residential, row housing, low rise apartment housing, and public park uses, Crystallina Nera

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16531 be closed.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Carried

Moved B. Anderson - T. Caterina:

That Bylaw 16531 be read a first time.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Carried

Moved B. Anderson - T. Caterina:

That Bylaw 16531 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16531 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16531 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

3.7

Bylaw 16015 - To allow development of high quality light industrial uses, Rampart Industrial

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16015 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16015 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16015 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16015 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16015 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

3.8 Bylaw 16525 - To allow for low intensity commercial, office and service uses, Balwin

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16525 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16525 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16525 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,

K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16525 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved T. Caterina:

That Bylaw 16525 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

3.9

Bylaw 16527 - To allow for the expansion of the drive-through for an existing Drive-in Food Services facility, Cromdale

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16527 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16527 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16527 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16527 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16527 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

3.10 Bylaw 16528 - To allow for the redevelopment of a low-density residential site, High Park

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16528 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16528 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16528 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16528 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16528 be read a third time.	Distribution List
--	-------------------

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

- 3.11 **Amendment to the 100 Avenue Planning Study**
- 3.12 **Bylaw 16546 - To allow for the development of a small three storey commercial and residential mixed-use building, Glenwood**

Item 3.11 and Bylaw 16546 were dealt with together.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Item 3.11 and Bylaw 16546 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16546 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16546 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16546 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16546 be read a third time.	Distribution List
--	-------------------

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Attachment 1 of the August 26, 2013, Sustainable Development report CR_421, to amend the 100 Avenue Planning Study, be approved.	Sustainable Dev.
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

3.13

Bylaw 16545 - To allow for the development of low density residential, school and park spaces, stormwater management facilities, public utility and natural area uses, Hawks Ridge

T. Ford, Sustainable Development, made a presentation and answered Council's questions. C. Whalen, Transportation Services, answered Council's questions.

Mayor S. Mandel asked if there was any new information anyone in attendance wished to address. No one responded.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16545 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16545 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, T. Caterina

Opposed:

L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16545 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, T. Caterina

Opposed:

L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16545 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16545 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, T. Caterina

Opposed:

L. Sloan

3.14 **Bylaw 16505 - Amendment to the Oliver Area Redevelopment Plan**

3.15 **Bylaw 16506 - To allow for a range of uses and the continued operation of an existing commercial building, Oliver**

Bylaws 16505 and 16506 were dealt with together.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaws 16505 and 16506 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaws 16505 and 16506 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaws 16505 and 16506 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaws 16505 and 16506 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaws 16505 and 16506 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

3.16

Bylaw 16547 - To allow for the preservation of the Kelly Ramsey facades and the development of a commercial, retail and office complex, Downtown

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16547 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16547 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16547 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16547 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16547 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

- 3.17 **Bylaw 16543 - Amendment to the Rossdale Area Redevelopment Plan**
- 3.18 **Bylaw 16544 - To allow the retention and preservation of the Rossdale Brewery while providing the opportunity for residential and commercial development, Rossdale**

Bylaws 16543 and 16544 were dealt with together.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaws 16543 and 16544 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaws 16543 and 16544 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaws 16543 and 16544 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaws 16543 and 16544 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaws 16543 and 16544 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

4. EXPLANATION OF PUBLIC HEARING PROCESS

4.1 Call for Persons to Speak

Mayor S. Mandel explained the public hearing process.

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

Bylaw 16499

In favour: B. Kennedy, M. Huberman and J. Sheckter, West Edmonton Mall Property Inc. (to answer questions only).

Bylaws 16534 and 16534

In favour: A. Preiksaitis and D. Wheaton, Wheaton Investments Ltd. (to answer questions only); and D. Clare (to answer questions only).

Opposed: B. Hall.

Bylaw 16541

In favour: D. Grimble and H. Kapur, New Asian Village.

Opposed: R. Noce, Miller Thomson LLP; and M. Vane.

Bylaws 16552, 16553 and 16554

In favour: A. Preiksaitis, D. Halliwell and R. Huizinga, First Capital Holdings Corporation and Sunlife Assurance Company of Canada; R. Strowger, Sunlife (to answer questions only); and J. Willis, Bunt and Associates (to answer questions only).

Opposed: M. Phair; C. vander Hoek, on behalf of K. Witiw, Oliver Community League; M. Gitzel; C. Stolte, Westmount Community League; J. McLaren, 124 Street Business Association; K. Franke, 124 Grand Market; R. Mitchell; J. Mitchell; S. Dolski; and M. Blinki.

Item 5.8

There were no persons present to the passing of Item 5.8.

Bylaws 16240, 16241 and 16242

In favour: F. Weichman, McKernan Community League; J. Papineau, Allendale Community League (to answer questions only); E. Solez, Central Area Council of Community Leagues; and I. Burch and B. Kropf, Garneau Community League (to answer questions only).

Opposed: L. Hradoway.

5. BYLAWS AND RELATED REPORTS - 2 P.M.

5.1 Bylaw 16499 - To revise the use class opportunities and the development regulations specific to "Location 8" of the West

Edmonton Mall site, and to revise regulations for access and egress points, ramps and vehicular isleways in Area C along 87 Avenue NW, Summerlea

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16499 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16499 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16499 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16499 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That Bylaw 16499 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

5.2

Bylaw 16534 - Amendment to the Oliver Area Redevelopment Plan

Bylaw 16535 - To allow for a range of uses within and an addition to the LeMarchand Mansion, Oliver

Bylaws 16534 and 16535 were dealt with together.

P. Odinga, Sustainable Development, made a presentation.

B. Hall, made a presentation and answered Council's questions.

P. Odinga, Sustainable Development, answered Council's questions.

Mayor S. Mandel asked if there was anyone present who wished to speak to new information. A. Preiksaitis, Wheaton Investments Ltd., made a presentation and answered Council's questions.

Mayor S. Mandel asked if there was anyone present who wished to speak to new information. No one responded.

Moved J. Batty - D. Iveson:

The the Public Hearing on Bylaws 16534 and 16535 be closed.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Carried

Moved J. Batty - D. Iveson:

The Bylaws 16534 and 16535 be read a first time.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Carried

Moved J. Batty - D. Iveson:

The Bylaws 16534 and 16535 be read a second time.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Carried

Moved J. Batty - D. Iveson:

The Bylaws 16534 and 16535 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved J. Batty - D. Iveson:

That Bylaws 16534 and 16535 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

5.4 Bylaw 16541 - To allow for a limited range of commercial uses with high rise Apartment Housing and Row Housing, Strathcona

C. Raftis, Sustainable Development, made a presentation.

D. Grimble and H. Kapur, New Asian Village, made presentations and answered Council's questions.

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

R. Noce, Miller Thomson LLP; and M. Vane, made presentations and answered Council's questions.

C. Rafits, Sustainable Development; and J. Johnson, Corporate Services (Law), answered Council's questions.

Mayor S. Mandel asked if there was any new information anyone in attendance wished to address. D. Grimble; and R. Noce, made presentations.

Moved B. Henderson - D. Iveson:

That Bylaw 16541 be referred back to Administration to meet with the Condominium Association Board and the New Asian Village regarding the proposed rezoning of the property located at 10149 Saskatchewan Drive and return to the September 3, 2013, City Council Public Hearing at 1:30 p.m.	Sustainable Dev. Due Date: Sep. 3, 2013
--	--

J. Johnson, Corporate Services (Law); and C. Raftis, Sustainable Development, answered Council's questions.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

5.5 **Bylaw 16552 - Amendment to the Oliver Area Redevelopment Plan**

5.6 **Bylaw 16553 - To allow commercial, residential and park uses, Oliver**

5.7 **Bylaw 16554 - Closure of a portion of road right-of-way, Oliver**

Bylaws 16552, 16553 and 16554 were dealt with together.

P. Odinga, Sustainable Development, made a presentation.

A. Preiksaitis, D. Halliwell and R. Huizinga, First Capital Holdings Corporation and Sun Life Assurance Company of Canada, made presentations and answered Council's questions.

M. Phair, made a presentation. C. vander Hoek, on behalf of K. Witiw, made a presentation and answered Council's questions. M. Gitzel, made a presentation. C. Solte, Westmount Community League; S. Dolski; and M. Blinki, made presentations and answered Council's questions.

S. Mackie and C. Raftis, Sustainable Development; A. Jones, Transportation Services; and J. Johnson, Corporate Services (Law), answered Council's questions.

Mayor S. Mandel asked if anyone in attendance wished to speak to new information. R. Huizinga made a presentation and answered Council's questions.

C. Raftis, Sustainable Development, answered Council's questions.

Mayor S. Mandel asked if anyone in attendance wished to speak to new information. No one responded.

Moved J. Batty - T. Caterina:

That the Public Hearing on Bylaws 16552, 16553 and 16554 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved J. Batty - T. Caterina:

That Bylaws 16552, 16553 and 16554 be read a first time.

In Favour:

S. Mandel, A. Sohi, B. Anderson, D. Loken, E. Gibbons,
J. Batty, K. Diotte, K. Krushell, K. Leibovici, T. Caterina

Carried

Opposed:

B. Henderson, D. Iveson, L. Sloan

Moved J. Batty - T. Caterina:

That Bylaws 16552, 16553 and 16554 be read a second time.

In Favour:

S. Mandel, A. Sohi, B. Anderson, D. Loken, E. Gibbons,
J. Batty, K. Diotte, K. Krushell, K. Leibovici, T. Caterina

Carried

Opposed:

B. Henderson, D. Iveson, L. Sloan

Moved J. Batty - T. Caterina:

That Bylaws 16552, 16553 and 16554 be considered for third reading.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,
D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Carried

Moved J. Batty - T. Caterina:

That Bylaws 16552, 16553 and 16554 be read a third time.	Distribution List
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In Favour:

S. Mandel, A. Sohi, B. Anderson, D. Loken, E. Gibbons,
J. Batty, K. Diotte, K. Krushell, K. Leibovici, T. Caterina

Carried

Opposed:

B. Henderson, D. Iveson, L. Sloan

Moved A. Sohi - K. Leibovici:

Station Area Land Use Study – Oliver That Administration undertake a station area land use study for the planned LRT	Sustainable Dev.
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station along 104 Avenue and Oliver and work with the landowners to bring forward zoning that will facilitate long term development that meets the plans objectives.	Due Date: Jan. 2014 Exec. Committee
--	---

S. Mackie, Sustainable Development, answered Council's questions.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

5.8 Rosedale - Environmental Impact Assessment Report and Site Location Study for EPCOR Water Quality Assurance Laboratory and Office Building

Moved B. Anderson - T. Caterina:

That the Public Hearing on Item 5.8 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Anderson - T. Caterina:

That in compliance to the North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188: 1. The Environmental Impact Assessment Report and Site Location Study as outlined in Attachment 1 of the August 26, 2013, Sustainable Development report CR_461, be approved. 2. The location of the proposed EPCOR Water Quality Assurance Laboratory and Office Building be deemed essential. 3. The EPCOR Water Quality Assurance Laboratory and Office Building be approved.	Sustainable Dev.
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

- 5.9 **Bylaw 16240 - Amendment to the Garneau Area Redevelopment Plan**
- 5.10 **Bylaw 16241 - Amendment to the Strathcona Area Redevelopment Plan**
- 5.11 **Bylaw 16242 - Adoption of the 109 Street Corridor Area Redevelopment Plan**

Bylaws 16240, 16241 and 16242 were dealt with together.

Moved B. Henderson – D. Iveson:

That Bylaw 16240 be separated from Items 5.10 and 5.11 and be referred back to Administration to make appropriate corrections to maps and re-advertise and return to the November 18, 2013, City Council Public Hearing at 1:30 p.m.	Sustainable Dev. Due Date: Nov. 18, 2013
--	---

J. Johnson, Corporate Services (Law), answered Council's questions.

In Favour:

Carried

S. Mandel, A. Sohi, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Absent:

B. Anderson

S. Pragnell, Sustainable Development, made a presentation.

F. Weichman, McKernan Community League; and E. Solez, Central Area Council of Community Leagues, made presentations and answered Council's questions.

L. Hradoway, made a presentation and answered Council's questions.

A. Jones, Transportation Services; and M. A. McConnell-Boehm and S. Pragnell, Sustainable Development, answered Council's questions.

Mayor S. Mandel asked if anyone in attendance wished to speak to new information. L. Hradoway, made a presentation.

Moved B. Henderson - D. Iveson:

That Bylaw 16242, Schedule "B" be amended as follows:	Sustainable Dev.
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a) delete section 4.6 "Amendment to Other Existing Plans" b) delete "Map 9"	
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In Favour:

Carried

S. Mandel, A. Sohi, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Absent:

B. Anderson

Mayor S. Mandel asked if anyone in attendance wished to speak to new information. No one responded.

Moved B. Henderson - D. Iveson:

That the Public Hearing on Bylaws 16241 and 16242 be closed.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Henderson - D. Iveson:

That Bylaws 16241 and 16242 be read a first time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Henderson - D. Iveson:

That Bylaws 16241 and 16242 be read a second time.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Henderson - D. Iveson:

That Bylaws 16241 and 16242 be considered for third reading.

In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

Moved B. Henderson - D. Iveson:

That Bylaws 16241 and 16242 be read a third time.	Distribution List
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In Favour:

Carried

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell, K. Leibovici, L. Sloan, T. Caterina

6. NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE

Mayor S. Mandel asked if there were any Notices of Motion. There were none.

7. ADJOURNMENT

The meeting adjourned at 9:55 p.m.

Chair

City Clerk