



CITY COUNCIL PUBLIC HEARING

MINUTES

December 3, 2012 – Council Chamber

PRESENT

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

ABSENT

D. Loken, K. Leibovici

ALSO IN ATTENDANCE

A. Sinclair, City Clerk
 C. Mackenzie, Office of the City Clerk
 C. Johnston, Office of the City Clerk

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DECISION SUMMARY

ITEM	DECISION
1. CALL TO ORDER AND RELATED BUSINESS	
1.1 Call to Order	
Mayor S. Mandel called the meeting to order at 1:31 p.m.	
1.2 Adoption of Agenda	
Moved J. Batty - T. Caterina:	
That the December 3, 2012, City Council Public Hearing agenda be approved.	
In Favour:	Carried
S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson, E. Gibbons, J. Batty, L. Sloan, T. Caterina	
Absent:	
D. Loken, K. Diotte, K. Krushell, K. Leibovici	
1.3 Protocol Items	
There were no protocol items.	
2. EXPLANATION OF PUBLIC HEARING PROCESS	

2.1 Call for Persons to Speak

Mayor S. Mandel explained the public hearing process.

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

Item 3.1 and Bylaw 16302

In Favour: B. Allsopp (to answer questions only).

Bylaw 16300

In Favour: N. Jawhari (to answer questions only).

Bylaw 16297

In Favour: B. Dibben, IBI Group (to answer questions only); and M. Davis and J. Fjeldheim, Melcor (to answer questions only).

Bylaw 16299

In Favour: B. Dibben, IBI Group (to answer questions only); and M. Davis and J. Fjeldheim, Melcor (to answer questions only).

Bylaws 16283, 16284, 16285 and 16282

In Favour: M. Sklar, MMM Group (to answer questions only); and R. Feniak, Qualico Communities (to answer questions only).

Bylaw 16287

There were no persons registered to speak to Bylaw 16287.

Bylaw 16307

In Favour: G. Temple, Westcorp Properties; R. Davis, Bunt & Associates Engineering; and R. Evans, MMM Group.

Opposed: P. Precht; C. Doll; M. Tenove; M. Turnell; C. Nielsen; B. Davidson; T. Zilinski; and R. Darbishire.

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

3.1 Adoption of an Amendment to South Industrial Area Outline Plan

3.2 Bylaw 16302 - To allow development of business industrial uses, Strathcona Industrial Park

Item 3.1 and Bylaw 16302 were dealt with together.

Moved B. Anderson - T. Caterina:

That the South Industrial Area Outline Plan be amended as outlined in Attachment 1 of December 3, 2012,	Sustainable Dev.
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In Favour:

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

Carried

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16302 be closed.

In Favour:

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

Carried

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16302 be read a first time.

In Favour:

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

Carried

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16302 be read a second time.

In Favour:

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

Carried

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16302 be considered for third reading.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16302 be read a third time.	Distribution List
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In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

3.3

Bylaw 16300 - To allow for the addition of Personal Service Shops and General Retail Stores as allowable uses in an existing district that allows for the continuation and upgrading of general industrial uses while allowing for conversion and redevelopment of obsolete industrial uses to commercial office and general business uses, Central McDougall

N. Jawhari, answered Council's questions.

P. Odinga, Sustainable Development; and R. Anderson, Corporate Services (Law), answered Council's questions.

Moved J. Batty - B. Henderson:

That Bylaw 16300 be amended in section 4 - Additional Uses for Area B, sub section b., add the following text after the word "Shops":	Sustainable Dev.
"limited to hair dressers, tailors, shoe repair shops and dry cleaners"	

Mayor S. Mandel asked if there was any new information anyone in attendance wished to address. N. Jawhari, made a presentation and answered Council's questions.

A. Sinclair, City Clerk, answered Council's questions.

In Favour:

Carried

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

T. Caterina

Absent:

D. Loken, K. Leibovici

Moved J. Batty - L. Sloan:

That the Public Hearing on Bylaw 16300 be closed.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved J. Batty - L. Sloan:

That Bylaw 16300 be read a first time.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved J. Batty - L. Sloan:

That Bylaw 16300 be read a second time.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved J. Batty - L. Sloan:

That Bylaw 16300 be considered for third reading.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved J. Batty - L. Sloan:

That Bylaw 16300 be read a third time.	Distribution List
--	-------------------

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

3.4	Bylaw 16297 - To allow development of single detached residential uses, Magrath Heights
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Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16297 be closed.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16297 be read a first time.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16297 be read a second time.

In Favour:

Carried

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

T. Caterina

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16297 be considered for third reading.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16297 be read a third time.	Distribution List
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In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

3.5

Bylaw 16299 - To allow development of semi-detached housing, Hays Ridge

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16299 be closed.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16299 be read a first time.

In Favour:

Carried

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

Opposed:

L. Sloan

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16299 be read a second time.

In Favour:

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

Carried

Opposed:

L. Sloan

Absent:

D. Loken, K. Leibovici

Moved :

That Bylaw 16299 be considered for third reading.

In Favour:

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

Carried

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16299 be read a third time.	Distribution List
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In Favour:

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

Carried

Opposed:

L. Sloan

Absent:

D. Loken, K. Leibovici

- 3.6 **Bylaw 16283 - Amendment to The Grange Area Structure Plan**
- 3.7 **Bylaw 16284 - Amendment to The Hamptons Neighbourhood Structure Plan**
- 3.8 **Bylaw 16285 - Amendment to Edgemont Neighbourhood Area Structure Plan**
- 3.9 **Bylaw 16282 - To allow development of a medium density residential site, Edgemont**

Bylaws 16283, 16284, 16285 and 16282 were dealt with together.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaws 16283, 16284, 16285 and 16282 be closed.

In Favour:

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

Carried

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaws 16283, 16284, 16285 and 16282 be read a first time.

In Favour:

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

Carried

Opposed:

L. Sloan

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaws 16283, 16284, 16285 and 16282 be read a second time.

In Favour:

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

Carried

Opposed:

L. Sloan

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaws 16283, 16284, 16285 and 16282 be considered for third reading.

In Favour:

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

Carried

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaws 16283, 16284, 16285 and 16282 be read a third time.	Distribution List
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In Favour:

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

Carried

Opposed:

L. Sloan

Absent:

D. Loken, K. Leibovici

3.10	Bylaw 16287 - A Bylaw to Amend the Transportation System Bylaw 15101
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Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16287 be closed.

In Favour:

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

Carried

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16287 be read a first time.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16287 be read a second time.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16287 be considered for third reading.

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

Moved B. Anderson - T. Caterina:

That Bylaw 16287 be read a third time.	Distribution List
--	-------------------

In Favour:

Carried

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

Absent:

D. Loken, K. Leibovici

3.11

Bylaw 16307 - To allow for the development of apartment housing, boarding and lodging houses, and stacked row housing, Malmo Plains

B. McMillan, Sustainable Development, made a presentation.

R. Davis, Bunt & Associates, made a presentation.

G. Temple, Westcorp Properties; and R. Evans, MMM Group, made presentations and answered Council's questions.

T. Zilinski; and R. Darbishtie, made presentations. P. Precht; C. Doll; M. Tenove; and M. Turnell, made presentations and answered Council's questions.

C. Raftis, S. Mackie and P. Ohm, Sustainable Development; and J. Hancock, 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 D. Iveson - B. Anderson:

<p>That bylaw 16307 be referred back to Administration to work with the applicant and the residents' working group to:</p> <ol style="list-style-type: none">1) reduce the unit count2) enhance the transitions to adjacent low density residential along the East and South boundaries through a combination of setbacks, step backs, landscaping, building articulation and/or reductions to height and mass in Area B3) that the application include general elevations of the structures in area B4) and that relaxation of the family oriented unit inclusion ratio be permitted on the basis of inclusion of the community supportive living as an offsetting public benefit <p>and to return to the March 18, 2013, City Council Public Hearing at 2 p.m.</p>	<p>Sustainable Dev.</p> <p>Due Date: Mar. 18, 2013</p>
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In Favour:

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

Carried

Opposed:

E. Gibbons, K. Diotte

Absent:

D. Loken, K. Leibovici

4. NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE

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

5. ADJOURNMENT

The meeting adjourned at 4:44 p.m.

Chair

City Clerk