



CITY COUNCIL PUBLIC HEARING MINUTES

October 1, 2012 – Council Chamber

PRESENT

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

ABSENT

K. Leibovici, L. Sloan

ALSO IN ATTENDANCE

L. Sahli, Office of the City Clerk
C. Mackenzie, Office of the City Clerk
C. Johnston, Office of the City Clerk

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3.1	Bylaw 16225 - To conserve an existing single detached house, Windermere	4	3 rd Reading
3.2	Bylaw 16188 - Amendment to the Fraser Neighbourhood Area Structure Plan	5	3 rd Reading
3.3	Bylaw 16189 - To allow for development of residential, public park. stormwater management facility and public utility uses, Fraser	5	Referred back
3.4	Bylaw 16243 - Closure of an informal lane, Strathcona	6	Referred back
3.5	Bylaw 16244 - To rezone a parcel of land from (RF4) Semi-detached Residential Zone to (AP) Public Parks Zone, Strathcona	6	3 rd Reading
3.6	Bylaw 16209 - To allow for the development of		

3.7	semi-detached housing, Jasper Park. Bylaw 16245 - To allow for the development of semi-detached housing, High Park	8	3 rd Reading
3.8	Amendment to the Groat Estate Implementation Plan	9	3 rd Reading
3.9	Bylaw 16246 - To allow development of a commercial office within an existing single detached dwelling and the opportunity to expand the existing single detached dwelling, Westmount	10	Deleted
3.10	Bylaw 15953 - Text Amendment to the Edmonton Zoning Bylaw to amend the definition, regulations and Use Classes of Special Residential Facilities	10	3 rd Reading
3.11	Bylaw 16162 - Amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan	12	3 rd Reading
3.12	Bylaw 16163 - To allow development of low intensity Commercial, office and service uses, Central McDougall	12	3 rd Reading
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DECISION SUMMARY

ITEM	DECISION
1. CALL TO ORDER AND RELATED BUSINESS	
1.1 Call to Order	
	Deputy Mayor T. Caterina called the meeting to order at 1:33 p.m.
1.2 Adoption of Agenda	

Moved J. Batty - K. Krushell:

That the October 1, 2012, City Council Public Hearing agenda be adopted with the following changes:

Replacement pages:

3.2 Bylaw 16188 - Amendment to the Fraser Neighbourhood Area Structure Plan
- Attachment 2 of Sustainable Development report, Attachments 2e and 2f

3.3 Bylaw 16189 - To allow for development of residential, public park, stormwater management facility and public utility uses, Fraser
- Attachment 1, Bylaw 16189, Schedule A

Deletion:

3.10 Bylaw 15953 - Text Amendment to the Edmonton Zoning Bylaw to amend the definitions, regulations and Use Classes of Special Residential Facilities

In Favour:

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

Carried

Absent:

S. Mandel, K. Leibovici, L. Sloan

1.3 Protocol Items

There were no protocol items.

2. EXPLANATION OF PUBLIC HEARING PROCESS

2.1 Call for Persons to Speak

Deputy Mayor T. Caterina explained the public hearing process.

L. Sahli, Office of the City Clerk, asked whether there were any person present to speak to the following bylaws:

Bylaw 16225

In Favour: R. Feniak, Qualico Communities (to answer questions only).

Bylaws 16188 and 16189

In Favour: J. Davis, G3 Development Services (to answer questions only).

Bylaws 16243 and 16244

In Favour: M. Kidder, Strathcona Rail Community Garden (to answer questions only); L. Middendorf; and G. Barry, City of Edmonton (to answer questions only).
Opposed: C. Berube; and D. E. Currie.

Bylaw 16209

In Favour: C. Stollings (to answer questions only).

Bylaw 16245

In Favour: M. Chaaban (to answer questions only).

Item 3.8 and Bylaw 16246

In Favour: P. Lipton, Endurance Equities Corp. (to answer questions only).

Bylaw 15953

Opposed: J. Gurnett, Edmonton Coalition on Housing and Homelessness.

Bylaws 16162 and 16163

In Favour: A. Preiksaitis, ParioPlan (to answer questions only).

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

3.1 Bylaw 16225 - To conserve an existing single detached house, Windermere

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16225 be closed.

In Favour:

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

Carried

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16225 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, T. Caterina

Carried

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16225 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, T. Caterina

Carried

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16225 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16225 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

3.2 **Bylaw 16188 - Amendment to the Fraser Neighbourhood Area Structure Plan**

3.3 **Bylaw 16189 - To allow for development of residential, public park, stormwater management facility and public utility uses, Fraser**

Bylaws 16188 and 16189 were dealt with together.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaws 16188 and 16189 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaws 16188 and 16189 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaws 16188 and 16189 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaws 16188 and 16189 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaws 16188 and 16189 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

3.4 **Bylaw 16243 - Closure of an informal lane, Strathcona**

3.5 **Bylaw 16244 - To rezone a parcel of land from (RF4) Semi-detached Residential Zone to (AP) Public Parks Zone, Strathcona**

Bylaws 16243 and 16244 were dealt with together.

C. Raftis, Sustainable Development, made a presentation.

M. Kidder, Strathcona Rail Community Garden, answered Council's questions. L. Middendorf, made a presentation and answered Council's questions.

C. Berube; and D. E. Currie, made presentations and answered Council's questions.

A document provided by C. Berube, was distributed to Members of Council and a copy was filed with the Office of the City Clerk

A. Jones, Transportation Services; and C. Raftis and S. Mackie, Sustainable Development, answered Council's questions.

Mayor S. Mandel asked if there was any new information anyone in attendance wished to address.

D. E. Currie, made a presentation and answered Council's questions.

C. Raftis, Sustainable Development; and A. Jones, Transportation Services, answered Council's questions.

Mayor S. Mandel asked if there was any new information anyone in attendance wished to address.

M. Kidder, Strathcona Rail Community Garden, made a presentation and answered Council's questions.

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

Mayor S. Mandel asked if there was any new information anyone in attendance wished to address.

D. E. Currie, made a presentation.

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

Moved B. Henderson - D. Iveson:

That Bylaws 16243 and 16244 be referred back to Administration to consult with	Sustainable
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the Neighbourhood, the Community and the Strathcona Rail Community Garden regarding parking issues created by the potential informal lane closure and possible alternative zoning solutions, and return to a city council public hearing as soon as possible.	Dev. Due Date: To Be Determined
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In Favour:

A. Sohi, B. Anderson, B. Henderson, D. Iveson, D. Loken, J. Batty, K. Krushell

Carried

Opposed:

S. Mandel, E. Gibbons, K. Diotte, T. Caterina

Absent:

K. Leibovici, L. Sloan

3.6 Bylaw 16209 - To allow for the development of semi-detached housing, Jasper Park.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16209 be closed.

In Favour:

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

Carried

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16209 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, T. Caterina

Carried

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16209 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16209 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16209 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

3.7 Bylaw 16245 - To allow for the development of semi-detached housing, High Park

Moved B. Henderson - T. Caterina:

That the Public Hearing on Bylaw 16245 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16245 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16245 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16245 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16245 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

3.8 Amendment to the Groat Estate Implementation Plan

3.9 Bylaw 16246 - To allow development of a commercial office within an existing single detached dwelling and the opportunity to expand the existing single detached dwelling, Westmount

Item 3.8 and Bylaw 16246 were dealt with together.

Moved B. Anderson - T. Caterina:

<p>That the following amendments to the Groat Estate Implementation Plan be approved:</p> <p>a. That the Groat Estate Implementation Plan be amended by adding to Chapter II, 1. Land Abutting 107 Avenue the following: "Conversion of Single Detached Dwellings to Professional, Financial and Office Support Services will be supported at the southeast corner of 131 Street NW and 107 Avenue NW on Lot 8A, Block 51, Plan 4677HW provided that the residential character of the building is maintained."</p> <p>b. Replace Map 7 Proposed Land Use Concept with Attachment 1 of the October 1, 2012, Sustainable Development report 2012SCP537.</p>	<p>Sustainable Dev.</p>
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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, T. Caterina

Carried

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16246 be closed.

In Favour:

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

Carried

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16246 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16246 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16246 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16246 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

3.10

Bylaw 15953 - Text Amendment to the Edmonton Zoning Bylaw to amend the definition, regulations and Use Classes of Special Residential Facilities

Item 3.10 was deleted from the agenda (see item 1.2).

3.11 **Bylaw 16162 - Amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan**

3.12 **Bylaw 16163 - To allow development of low intensity Commercial, office and service uses, Central McDougall**

Bylaws 16162 and 16163 were dealt with together.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaws 16162 and 16163 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, T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaws 16162 and 16163 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, T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaws 16162 and 16163 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, T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaws 16162 and 16163 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

Moved B. Anderson - T. Caterina:

That Bylaw 16162 and 16163 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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

4. NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE

Mayor S. Mandel requested permission to make a Motion without Customary Notice regarding changes to the Council Calendar.

Moved J. Batty – S. Mandel:

That Mayor S. Mandel be allowed to make a Motion without Customary Notice regarding changes to the Council Calendar.

In Favour:

Carried

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

Absent:

K. Leibovici, L. Sloan

Moved S. Mandel - J. Batty:

1. That Section 18 of the Procedures and Committees Bylaw 12300 be suspended to allow a change to the orders of the day for the October 2, 2012, City Council meeting without 24 hours notice.	Corporate Svcs.
2. That the Orders of the Day for the October 2, 2012, City Council meeting be	Due Date: Oct. 2, 2012

<p>changed as follows:</p> <ul style="list-style-type: none"> • Call to Order at 9 a.m. • Lunch Break from 10 a.m. to 1:30 p.m. <p>3. That the Orders of the Day for the October 9, 2012, Community Services Committee meeting be changed to adjourn at 3:30 p.m.</p> <p>4. That the Order of the Day for the October 9, 2012, Transportation and Infrastructure Committee meeting be changed to commence at 3:45 p.m., and that the meeting be held in Council Chambers.</p> <p>5. That the October 15, 2012, Council Services Committee meeting be cancelled.</p>	<p>City Council</p> <p>Due Date: Oct. 9, 2012</p> <p>CS Committee</p> <p>Due Date: Oct 9, 2012</p> <p>TIC Committee</p> <p>Due Date: Oct. 15, 2012</p> <p>Council Svcs.</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,
T. Caterina

Absent:

K. Leibovici, L. Sloan

5. ADJOURNMENT

The meeting adjourned at 3:09 p.m.

Chair

City Clerk