



CITY COUNCIL PUBLIC HEARING

MINUTES

July 3, 2012 – 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

L. Sahli, 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 1:32 p.m.

1.2 Adoption of Agenda

Moved J. Batty - T. Caterina:

That the July 3, 2012, City Council Public Hearing Agenda be adopted.

In Favour:

Carried

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

Absent:

D. Loken, K. Diotte, K. Krushell

1.3 Protocol Items

Italian-Canadian Senior Association - Children/Seniors Specialty
Tour (S. Mandel)

Mayor S. Mandel, on behalf of City Council, welcomed the
Italian - Canadian Senior Association with the
Children/Seniors Specialty Tour.

2. EXPLANATION OF PUBLIC HEARING PROCESS

2.1 Call for Persons to Speak

Mayor S. Mandel explained the public hearing process.

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

Bylaws 16141, 16142 and 16143

In Favour: R. Noce, Miller Thomson (to answer questions
only).

Bylaws 16149, 16151 and 16160

In Favour: C. Dulaba, Stantec (to answer questions only);
and L. Gibson and D. Hunchak, Brookfield Residential (to
answer questions only).

Bylaw 16152

In Favour: S. Leppky, United Communities (to answer
questions only).

Bylaw 16125

In Favour: A. Domnich (to answer questions only).

Bylaws 16138 and 16139

In Favour: C. Dickie, Walton Developments (to answer
questions only); and S. Cole, Stantec (to answer questions
only).

Bylaws 16153 and 16154

In Favour: D. Farrelly and C. Davis, MMM Group (to answer
questions only).

Bylaw 16158

In Favour: C. Dickie, Walton Developments (to answer

questions only): and O. Joshi, Stantec (to answer questions only).

Bylaw 16159

In Favour: C. Dulaba, Stantec (to answer questions only); and D. Berube, Hopewell Residential Communities (to answer questions only).

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

3.1 Bylaw 16141 - Amendment to the Yellowhead Corridor Area Structure Plan

3.2 Bylaw 16142 - To allow for development of industrial business uses, Yellowhead Corridor East

3.3 Bylaw 16143 - Closure of a portion of 83 Street NW, north of 125 Avenue NW and a portion of 125 Avenue NW, west of 83 Street NW, Yellowhead Corridor East

Bylaws 16141, 16142 and 16143 were dealt with together.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaws 16141, 16142 and 16143 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 Bylaws 16141, 16142 and 16143 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 Bylaws 16141, 16142 and 16143 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 Bylaws 16141, 16142 and 16143 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 16141, 16142 and 16143 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

3.4 **Bylaw 16149 - Amendment to the Summerside Neighbourhood Structure Plan**

3.5 **Bylaw 16151 - To allow development of high standard industrial uses and single detached housing, Summerside**

3.6 **Bylaw 16160 - To allow development of single detached housing, Summerside**

Bylaws 16149, 16151 and 16160 were dealt with together.

M. Ouellette 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. L. Gibson, Brookfield Residential, made a presentation and answered Council's questions.

C. Raftis, Sustainable Development, 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 - A. Sohi:

That the Public Hearing on Bylaws 16149, 16151 and 16160 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 - A. Sohi:

That Bylaws 16149, 16151 and 16160 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 - A. Sohi:

That Bylaws 16149, 16151 and 16160 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 - A. Sohi:

That Bylaws 16149, 16151 and 16160 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 - A. Sohi:

That Bylaws 16149, 16151 and 16160 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 16152 - To allow for the development of single and semi-detached housing, Walker

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16152 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 16152 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 16152 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 16152 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 16152 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

3.8

Bylaw 16125 - To allow for the redevelopment of a low-density residential site, Canora

Moved L. Sloan - K. Leibovici:

That the Public Hearing on Bylaw 16125 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 L. Sloan - K. Leibovici:

That Bylaw 16125 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 L. Sloan - K. Leibovici:

That Bylaw 16125 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 L. Sloan - K. Leibovici:

That Bylaw 16125 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 L. Sloan - K. Leibovici:

That Bylaw 16125 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 16138 - Amendment to the Winterburn Industrial Area Structure Plan**
- 3.10 **Bylaw 16139 - To allow development of Business and Light Industrial uses and a stormwater management facility, Winterburn Industrial**

Bylaws 16138 and 16139 were dealt with together.

C. Raftis and T. Ford, 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. No one responded.

Moved L. Sloan - K. Leibovici:

That the Public Hearing on Bylaws 16138 and 16139 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 L. Sloan - K. Leibovici:

That Bylaws 16138 and 16139 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 L. Sloan - K. Leibovici:

That Bylaws 16138 and 16139 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 L. Sloan - K. Leibovici:

That Bylaws 16138 and 16139 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 L. Sloan - K. Leibovici:

That Bylaw 16138 and 16139 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,

Carried

3.11 **Bylaw 16153 - Amendment to the Grange Area Structure Plan**

3.12 **Bylaw 16154 - Amendment to the Hamptons Neighbourhood Structure Plan**

Bylaws 16153 and 16154 were dealt with together.

C. Davis, MMM Group, answered Council's questions.

T. Ford and 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. No one responded.

Moved K. Leibovici - J. Batty:

That the Public Hearing on Bylaws 16153 and 16154 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 K. Leibovici - J. Batty:

That Bylaws 16153 and 16154 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 K. Leibovici - J. Batty:

That Bylaws 16153 and 16154 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 K. Leibovici - J. Batty:

That Bylaws 16153 and 16154 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 K. Leibovici - J. Batty:

That Bylaws 16153 and 16154 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

3.13 Bylaw 16158 - To close a portion of 35 Avenue NW, Edgemont

O. Joshi, Stantec, answered Council's questions.

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

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

Moved K. Leibovici - J. Batty:

That the Public Hearing on Bylaw 16158 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 K. Leibovici - J. Batty:

That Bylaw 16158 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 K. Leibovici - J. Batty:

That Bylaw 16158 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 K. Leibovici - J. Batty:

That Bylaw 16158 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 K. Leibovici - J. Batty:

That Bylaw 16158 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

3.14 Bylaw 16159 - Amendment to the Secord Neighbourhood Structure Plan

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 16159 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 16159 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 16159 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 16159 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 16159 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

4. EXPLANATION OF PUBLIC HEARING PROCESS

4.1 Call for Persons to Speak

Mayor S. Mandel explained the public hearing process.

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

Bylaw 16095 and Item 5.2

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

Opposed: L. Wilson; and F. Lichak.

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

5.1 Bylaw 16095 - To allow for the development of semi-detached housing, Britannia-Youngstown

5.2 Amendment to Britannia Youngstown Neighbourhood Planning Study

Bylaw 16095 and Item 5.2 were dealt with together.

L. Wilson, made a presentation and answered Council's questions. Copies of an informal petition provided by L. Wilson were distributed to Members of council and a copy was filed with the Office of the City Clerk. F. Lichak, made a presentation.

C. Raftis and Tim Ford, Sustainable Development, answered Council's questions.

Mayor S. Mandel asked if there was any new information anyone in attendance wished to address. F. Lichak, made a

presentation.

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

Moved L. Sloan - D. Iveson:

<p>That the Britannia Youngstown Neighbourhood Planning Study be amended by adding the following to the end of the first paragraph of 4.3 Britannia Subdivision:</p> <p>“, except where a new proposed development complies with the intent of the Residential Infill Guidelines. In which case the proposal shall be considered on the basis of its individual merits and conformance with current City Council goals and objectives.”</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, K. Leibovici, L. Sloan, T. Caterina

Carried

Moved L. Sloan - D. Iveson:

That the Public Hearing on Bylaw 16095 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 L. Sloan - D. Iveson:

That Bylaw 16095 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 L. Sloan - D. Iveson:

That Bylaw 16095 be read a second time.

In Favour:

S. Mandel, A. Sohi, B. Anderson, B. Henderson, D. Iveson,

Carried

D. Loken, E. Gibbons, J. Batty, K. Diotte, K. Krushell,
K. Leibovici, L. Sloan, T. Caterina

Moved L. Sloan - D. Iveson:

That Bylaw 16095 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 L. Sloan - D. Iveson:

That Bylaw 16095 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

6. NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE

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

7. ADJOURNMENT

The meeting adjourned at 3 p.m.

Chair

City Clerk