



CITY COUNCIL PUBLIC HEARING

MINUTES

April 4, 2011 – Council Chamber

PRESENT

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

ABSENT

K. Krushell

ALSO IN ATTENDANCE

L. Sahli, Office of the City Clerk
T. Orbell, Office of the City Clerk

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3.4	Amendment to the Heritage Valley Servicing Concept Design Brief	8	Third Reading
3.5	Bylaw 15706 - Amendment to the Chappelle Neighbourhood Structure Plan	8	Third Reading
3.6	Bylaw 15707 - To allow for development of single detached residential, semi-detached residential and public park uses, Chappelle	9	Third Reading
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3.8	detached residential uses, Chappelle Bylaw 15699 - To allow for the development of semi-detached dwelling, High Park	9	Third Reading
3.9	Bylaw 15102 - To close of a portion of road right-of-way on the northwest corner of 107 Avenue and Mayfield Road, Youngstown Industrial	10	Third Reading
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3.13	Amendment to the 100 Avenue Planning Study	15	Third Reading
3.14	Bylaw 15556 - To allow for the development of an apartment building limited to four storeys in Glenwood	15	Third Reading
4.	NOTICES OF MOTION	16	None
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DECISION SUMMARY

ITEM	DECISION
1. CALL TO ORDER AND RELATED BUSINESS	
1.1 Call to Order	
Deputy Mayor D. Iveson called the meeting to order at 1:34 p.m.	
1.2 Adoption of Agenda	

Moved E. Gibbons - T. Caterina:

That the April 4, 2011, City Council Public Hearing agenda be adopted with the following changes:

Replacement pages:

*3.8 Bylaw 15699 - To allow for the development of semi-detached dwelling, High Park

- Attachment 1, pages 1/2

*3.14 Bylaw 15556 - To allow for the development of an apartment building limited to four storeys in Glenwood

- Attachment 1, pages 7 ro 10

L. Sahli, Office of the City Clerk, answered Council's questions.

In Favour:

B. Anderson, B. Henderson, D. Iveson, D. Loken,
E. Gibbons, K. Leibovici, L. Sloan, T. Caterina

Carried

Absent:

S. Mandel, A. Sohi, J. Batty, K. Diotte, K. Krushell

1.3 Protocol Items

There were no protocol items.

2. EXPLANATION OF PUBLIC HEARING PROCESS

2.1 Call for Persons to Speak

Deputy Mayor D. Iveson 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 15700

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

Bylaw 15701

In favour: P. Tsoukalas, Stantec Consulting (to answer questions only).

Bylaw 15697

In favour: S. Cole, Stantec Consulting (to answer questions only); and J. Brown, Delcon Creekwood (to answer questions only).

Item 3.4 and Bylaws 15706, 15707 and 15708

In favour: S. Cole, Stantec Consulting (to answer questions only); and J. Brown, Delcon Creekwood (to answer questions only).

Bylaw 15699

There were no persons present to speak to the passing of Bylaw 15699.

Bylaw 15102

In favour: M. Huberman, Bunt & Assoc. (to answer questions only).

Bylaws 15702, 15703 and 15704

In favour: D. King, NPC Group (to answer questions only); and W. Shanks, Qualico (to answer questions only).

Item 3.13 and Bylaw 15556

In favour: L. B. Robinson and S. Pasula, Glenwood Co-housing (to answer questions only).

3.	BYLAWS AND RELATED REPORTS - 1:30 P.M.	
3.1	Bylaw 15700 - To allow for the development of medium density residential uses, McConachie	

C. Raftis, Planning and Development Department; and
S. Mcansh, Corporate Services Department (Law),
answered Council's questions.

Moved B. Henderson - E. Gibbons:

That the Public Hearing on Bylaw 15700 be closed.

In Favour:

Carried

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

Absent:

K. Krushell

Moved B. Henderson - E. Gibbons:

That Bylaw 15700 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Henderson - E. Gibbons:

That Bylaw 15700 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Henderson - E. Gibbons:

That Bylaw 15700 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Henderson - E. Gibbons:

That Bylaw 15700 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

3.2

Bylaw 15701 - To allow for the development of single detached housing, The Orchards at Ellerslie

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 15701 be closed.

In Favour:

Carried

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

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15701 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15701 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15701 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15701 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

3.3**Bylaw 15697 - To allow for the development of single detached housing, Chappelle****Moved B. Anderson - T. Caterina:**

That the Public Hearing on Bylaw 15697 be closed.

In Favour:**Carried**

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

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15697 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15697 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15697 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15697 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

3.4	Amendment to the Heritage Valley Servicing Concept Design Brief	
3.5	Bylaw 15706 - Amendment to the Chappelle Neighbourhood Structure Plan	
3.6	Bylaw 15707 - To allow for development of single detached residential, semi-detached residential and public park uses, Chappelle	
3.7	Bylaw 15708 - To allow for development of stormwater management facility, semi and single detached residential uses, Chappelle	

Item 3.4 and Bylaws 15706, 15707 and 15708 were dealt with together.

J. Hancock, Transportation Department, answered Council's questions.

Moved B. Henderson - D. Iveson:

That the Public Hearing on Bylaws 15706, 15707 and 15708 be closed.

In Favour:

Carried

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

Absent:

K. Krushell

Moved B. Henderson - D. Iveson:

That Bylaws 15706, 15707 and 15708 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. Leibovici, L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Henderson - D. Iveson:

That Bylaws 15706, 15707 and 15708 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. Leibovici, L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Henderson - D. Iveson:

That Bylaws 15706, 15707 and 15708 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Henderson - D. Iveson:

That Bylaws 15706, 15707 and 15708 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Henderson - D. Iveson:

That Attachment 1 of the April 4, 2011, Planning and Development Department report 2011PCP375, to amend the Heritage Valley Servicing Concept Design Brief, be approved.	Planning & 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

3.8

Bylaw 15699 - To allow for the development of semi-detached dwelling, High Park

Moved L. Sloan - D. Iveson:

That the Public Hearing on Bylaw 15699 be closed.

In Favour:

Carried

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

Absent:

K. Krushell

Moved L. Sloan - D. Iveson:

That Bylaw 15699 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved L. Sloan - D. Iveson:

That Bylaw 15699 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved L. Sloan - D. Iveson:

That Bylaw 15699 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved L. Sloan - D. Iveson:

That Bylaw 15699 be read a third time.

Distribution
List

In Favour:

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

Carried

Absent:

K. Krushell

3.9

Bylaw 15102 - To close of a portion of road right-of-way on the northwest corner of 107 Avenue and Mayfield Road, Youngstown Industrial

Mayor S. Mandel stated that he has a pecuniary interest with respect to Bylaw 15102 as he owns land near the rezoning application.

Mayor S. Mandel left the meeting.

T. Ford, Planning and Development Department; and
J. Hancock, Transportation Department, answered
Council's questions.

Moved K. Leibovici - L. Sloan:

That the Public Hearing on Bylaw 15102 be closed.

In Favour:

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

Carried

Absent:

S. Mandel, K. Krushell

Moved K. Leibovici - L. Sloan:

That Bylaw 15102 be read a first time.

In Favour:

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

Carried

Absent:

S. Mandel, K. Krushell

Moved K. Leibovici - L. Sloan:

That Bylaw 15102 be read a second time.

In Favour:

Carried

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

Absent:

S. Mandel, K. Krushell

Moved K. Leibovici - L. Sloan:

That Bylaw 15102 be considered for third reading.

In Favour:

Carried

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

Absent:

S. Mandel, K. Krushell

Moved K. Leibovici - L. Sloan:

That Bylaw 15102 be read a third time.	Distribution List
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In Favour:

Carried

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

Absent:

S. Mandel, K. Krushell

- | | | |
|------|---|--|
| 3.10 | Bylaw 15702 - Amendment to The Grange Area Structure Plan | |
| 3.11 | Bylaw 15703 - Amendment to The Hamptons Neighbourhood Structure Plan | |
| 3.12 | Bylaw 15704 - To allow development of a church, The Hamptons | |

Bylaws 15702, 15703 and 15704 were dealt with together.

Moved B. Anderson:

That the Public Hearing on Bylaws 15702, 15703 and
15704 be closed.

In Favour:

Carried

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

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaws 15702, 15703 and 15704 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaws 15702, 15703 and 15704 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaws 15702, 15703 and 15704 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaws 15702, 15703 and 15704 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

- | | | |
|------|--|--|
| 3.13 | Amendment to the 100 Avenue Planning Study | |
| 3.14 | Bylaw 15556 - To allow for the development of an apartment building limited to four storeys in Glenwood | |

Item 3.13 and Bylaw 15556 were dealt with together.

Moved B. Anderson - T. Caterina:

That the Public Hearing on Bylaw 15556 be closed.

In Favour:

Carried

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

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15556 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15556 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15556 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Bylaw 15556 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

Moved B. Anderson - T. Caterina:

That Attachment 1 of the March 14, 2011, Planning and Development Department report 2011PCP319, to amend the 100 Avenue Planning Study, be approved.	Planning & 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. Leibovici,
L. Sloan, T. Caterina

Absent:

K. Krushell

4. NOTICES OF MOTION

Deputy Mayor D. Iveson asked whether there were any
Notices of Motion. There were none.

5. ADJOURNMENT

The meeting adjourned at 1:53 p.m.

Chair

City Clerk