



URBAN PLANNING COMMITTEE MINUTES

August 20, 2019 – River Valley Room

PRESENT

T. Cartmell, A. Paquette, D. Iveson, S. McKeen, M. Nickel

*Mayor D. Iveson is a Committee member pursuant to section 15(3), Council Committee Bylaw 18156
Councillor A. Paquette was absent for a portion of the meeting without notice.*

ABSENT

None

ALSO IN ATTENDANCE

M, Banga, B. Esslinger, B. Henderson, A. Knack, M. Walters
D. Siebold, Office of the City Clerk
T. Orbell, Office of the City Clerk

TABLE OF CONTENTS

ITEM	PAGE	DECISION
1. CALL TO ORDER AND RELATED BUSINESS	2	
1.1 Call to Order	2	
1.2 Adoption of Agenda	2	Carried
1.3 Adoption of Minutes	2	Carried
1.4 Protocol Items	2	None
2. ITEMS FOR DISCUSSION AND RELATED BUSINESS	2	
2.1 Select Items for Debate	2	See minutes
2.2 Requests to Speak	2	See minutes
2.3 Requests for Specific Time on Agenda	3	None
3. COUNCILLOR INQUIRIES	4	None
4. UPDATES ON SCHEDULED REPORTS	4	
Gondola Feasibility - Preliminary Economic and Technical Assessment	4	See minutes
5. STATUS REPORT AND REQUESTS TO RE-ROUTE	4	
5.1 Safety of Future Transit Stations - Design Guidelines and Site Activation	4	Carried
6. REPORTS	4	
6.1 Bylaw 18942 - Options to Manage the Impacts of Short Term Rentals	4	Action

6.2	Bylaw 18930 - Edmonton Transit System Advisory Board Bylaw Amendment No. 1	6	Carried
7.	RESPONSES TO COUNCILLOR INQUIRIES	7	None
8.	PRIVATE REPORTS	7	None
9.	NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE	7	None
10.	ADJOURNMENT	7	

DECISION SUMMARY

ITEM	DECISION
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1. CALL TO ORDER AND RELATED BUSINESS

1.1 Call to Order

Councillor T. Cartmell called the meeting to order at 9:30 a.m.

1.2 Adoption of Agenda

Moved S. McKeen:

That the August 20, 2019, Urban Planning Committee meeting agenda be adopted.

In Favour:

T. Cartmell, S. McKeen, M. Nickel

Carried

Absent:

A. Paquette

1.3 Adoption of Minutes

Moved M. Nickel:

That the July 9, 2019, Urban Planning Committee meeting minutes be adopted.

In Favour:

T. Cartmell, S. McKeen, M. Nickel

Carried

Absent:

A. Paquette

1.4 Protocol Items

There were no protocol items.

2. ITEMS FOR DISCUSSION AND RELATED BUSINESS

2.1 Select Items for Debate

Item 6.1 was selected for debate.

2.2 Requests to Speak

Moved M. Nickel:

That Urban Planning Committee hear from the following speakers, in panels where appropriate:

6.1 Bylaw 18942 - Options to Manage the Impacts of Short-Term Rentals

- K. Chalmers, Edmonton Destination Marketing Hotels
- Terry Hodgkinson, The Ten Condominium
- Jonah Porter
- Carlos Yoneliunas
- Jonathon Machinski
- Kylie Degeling
- Shelley Trepanier
- Nayeem Mano
- Jamie Bates
- Shanna Badry, The Edmonton Short-Term Rentals Association
- Michael Stead
- Katrina Rossol
- Garth Petruk
- Valerie Bielenda
- Richard Simon
- Natasha Stenzel
- Sandra Gluth
- Tracy Douglas-Blowers, Alberta Hotel and Lodging Association
- Mike Kouritzin
- Geoffrey Kozlowski
- Michael Shandro, Alberta Hotel and Lodging Association
- Jeff McCammon
- Donna McCammon
- Anita Rudichuk
- Carole-Anne Martin
- David Ford

In Favour:

T. Cartmell, A. Paquette, S. McKeen, M. Nickel

Carried

2.3 Requests for Specific Time on Agenda

There were no requests for any items to be dealt with at a specific time.

3. COUNCILLOR INQUIRIES

There were no Councillor Inquiries.

4. UPDATES ON SCHEDULED REPORTS

Gondola Feasibility - Preliminary Economic and Technical Assessment - Revised Due Date of December 3, 2019, approved at the June 11, 2019, Urban Planning Committee meeting.

Revised Due Date: December 3, 2019 (approved at the June 11, 2019, Urban Planning Committee meeting).

5. STATUS REPORT AND REQUESTS TO RE-ROUTE

5.1 Safety of Future Transit Stations - Design Guidelines and Site Activation

Moved S. McKeen:

That Urban Planning Committee recommend to City Council:

That the Safety of Future Transit Stations - Design Guidelines and Site Activation report be re-routed to the October 2, 2019, Community and Public Services Committee meeting.

In Favour:

T. Cartmell, S. McKeen, M. Nickel

Carried

Absent:

A. Paquette

6. REPORTS

6.1 Bylaw 18942 - Options to Manage the Impacts of Short Term Rentals

S. McCabe, Deputy City Manager, and W.T. Ramirez, Urban Form and Corporate Strategic Development, made a presentation.

K. Chalmers, Edmonton Destination Marketing Hotels;
T. Hodgkinson, The Ten Condominium; J. Porter;
J. Machinski; K. Degeling; G. Kozlowski; N. Mano; J. Bates;
S. Badry, The Edmonton Short-Term Rentals Association;
K. Rossol; M. Stead; G. Petruk; V. Bielenda; R. Simon;
N. Stenzel; S. Gluth; and T. Douglas-Blowers, Alberta Hotel

and Lodging Association, made presentations. T. Douglas-Blowers; T. Hodgkinson; K. Chalmers; S. Badry; K. Degeling; J. Porter; G. Kozlowski; J. Machinski; and V. Bielenda answered the Committee's questions.

A handout provided by K. Chalmers was distributed to Members of the Committee and a copy was filed with the Office of the City Clerk.

Moved S. McKeen:

That Committee hear from N. Rotman, Airbnb Canada.

In Favour:

Carried

T. Cartmell, A. Paquette, D. Iveson, S. McKeen, M. Nickel
M. Kouritzin; A. Rudichuk; M. Shandro, Alberta Hotel and Lodging Association; and C.A. Martin made presentations.

Handouts provided by M. Shandro and M. Kouritzin were distributed to all Members of the Committee and copies were filed with the Office of the City Clerk.

Moved M. Nickel:

That Committee hear from the following speakers:

- Yasmin Bhuiyan
- Ash Badry, The Edmonton Short-Term Rentals Association

In Favour:

Carried

T. Cartmell, A. Paquette, S. McKeen, M. Nickel
D. Ford; N. Rotman, Airbnb Canada; Y. Bhuiyan; and A. Badry, The Edmonton Short-Term Rentals Association, made presentations.

Moved S. McKeen:

That Committee hear from C. Mackay.

In Favour:

Carried

T. Cartmell, A. Paquette, D. Iveson, S. McKeen, M. Nickel
C. Yoneliunas; C. Mackay; and J. McCammon, made presentations. N. Rotman; M. Kouritzin; J. McCammon; C. Mackay; A. Badry; and C. Yoneliunas; answered the Committee's questions.

K. Petrin, W.T. Ramirez and S. McCabe, Deputy City

Manager, Urban Form and Corporate Strategic Development; K. Scott, Citizen Services; and C. Ashmore, Financial and Corporate Services (Law), answered the Committee's questions.

Moved T. Cartmell:

That Urban Planning Committee recommend to City Council:

1. That Bylaw 18942 be given the appropriate readings.
2. That Administration explore potential bylaw changes to manage concerns regarding short term rentals, including:
 - a development permit process for “entire rental” properties;
 - increased property tax rates, fees, or levies in lieu for “entire rental” properties;
 - measures to hold online rental platforms accountable to complaints raised about hosts;
 - the potential for an additional fee to be directed to support affordable housing and tourism;
 - complaint thresholds that would result in license suspension and/or removal

and report back to Urban Planning Committee.

In Favour:

Carried

T. Cartmell, A. Paquette, S. McKeen, M. Nickel

6.2

Bylaw 18930 - Edmonton Transit System Advisory Board Bylaw Amendment No. 1

Moved S. McKeen:

That Urban Planning Committee recommend to City Council:

That Bylaw 18930 be given the appropriate readings.

In Favour:

Carried

T. Cartmell, S. McKeen, M. Nickel

Absent:

A. Paquette

7. RESPONSES TO COUNCILLOR INQUIRIES - NONE

8. PRIVATE REPORTS - NONE

9. NOTICES OF MOTION AND MOTIONS WITHOUT CUSTOMARY NOTICE

Councillor T. Cartmell asked if there were any Notices of Motion. There were none.

10. ADJOURNMENT

The meeting adjourned at 3:41 p.m.

Chair

City Clerk