



City Council Public Hearing Minutes

October 20, 2020

1:30 p.m.

Council Chamber, 2nd floor, City Hall

Present: D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, M. Walters

1. Call to Order and Related Business

1.1 Call to Order

Mayor D. Iveson called the meeting to order at 1:35 p.m., and acknowledged that Council meets on the traditional land of Treaty 6 Territory, and he also acknowledged the diverse Indigenous peoples whose ancestors' footsteps have marked this territory for centuries such as: Cree, Dene, Sauteaux, Blackfoot, Nakota Sioux, as well as Metis and Inuit, and now settlers from around the world.

1.2 Roll Call

Mayor D. Iveson conducted roll call and confirmed the attendance of all Members of Council.

Councillors M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Henderson, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel and A. Paquette, participated electronically.

Councillor M. Walters participated electronically for a portion of the meeting.

Councillors M. Banga and M. Walters were absent with notice for a portion of the meeting.

D. Beaudry, Deputy City Clerk; K. Gibson and M. Barnes, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: B. Esslinger

Seconded by: A. Paquette

That the October 20, 2020, City Council Public Hearing agenda be adopted.

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (12 to 0)

1.4 Protocol Items

There were no Protocol Items.

2. Explanation of Public Hearing Process

2.1 Call for Persons to Speak

Mayor D. Iveson explained the public hearing process.

D. Beaudry, Deputy City Clerk, asked whether there were any persons present to speak to the following bylaws:

Charter Bylaw 19428

In favour: T. J. Townsend, PK Developments (to answer questions only).

Opposed: D. Kozak; J. Tally.

Bylaw 19294

Opposed: J. Smith

Charter Bylaw 19443

In favour: A. Varghese, City of Edmonton; E. Shillington, Stantec (to answer questions only).

Bylaws 19444 and 19445 and Charter Bylaw 19446

In favour: A. Moloo; and S. Yu. S. Mackie, Invistec Consulting Ltd. (to

answer questions only).

Opposed: A. Chohan; and G. Chohan.

Bylaw 19455 and Charter Bylaw 19456

In favour: J. Killoh, Rohit Land Development; and O. Joshi, WSP Canada (to answer questions only).

Bylaw 19453 and Charter Bylaw 19454

In favour: C. Reiter, Focus Equities; and E. Shillington, Stantec (to answer questions only).

Bylaws 19274 and 19439 and Charter Bylaw 19440

In favour: R. Lam; M. Figueira; and D. Macdonald, Oliver Community League (to answer questions only).

Bylaw 19441 and Charter Bylaw 19442

In favour: B. Gardner, Gardner Architecture Incorporated; O. Rutar, Abbey Lane Homes Inc.; M. Figueira; and C. Weiss, Carnaby Lane Condo Association.

Opposed: T. McCashin; and D. Macdonald, Oliver Community League.

Bylaw 19423 and Charter Bylaw 19424

In favour: C. Dulaba, Beljan Development Management.

Opposed: R. Yakimishyn; E. Burwash; K. Kerr; C. Garady; L. Johnson; I. Barrington Leigh; I. McCarroll; and L. Duncan.

3. Bylaws and Related Reports

Vote on bylaws not selected for debate

Moved by: T. Caterina

Seconded by: A. Knack

That the Public Hearing on Charter Bylaw 19443, Bylaw 19455, Charter Bylaw 19456, Bylaw 19453 and Charter Bylaw 19454, be closed.

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (12 to 0)

Moved by: T. Caterina

Seconded by: A. Knack

That Charter Bylaw 19443, Bylaw 19455, Charter Bylaw 19456, Bylaw 19453 and Charter Bylaw 19454 be read a first time.

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (12 to 0)

Moved by: T. Caterina

Seconded by: A. Knack

That Charter Bylaw 19443, Bylaw 19455, Charter Bylaw 19456, Bylaw 19453 and Charter Bylaw 19454 be read a second time.

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (12 to 0)

Moved by: T. Caterina

Seconded by: A. Knack

That Charter Bylaw 19443, Bylaw 19455, Charter Bylaw 19456, Bylaw 19453 and Charter Bylaw 19454 be considered for third reading.

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (12 to 0)

Moved by: T. Caterina

Seconded by: A. Knack

That Charter Bylaw 19443, Bylaw 19455, Charter Bylaw 19456, Bylaw 19453 and Charter Bylaw 19454 be read a third time.

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (12 to 0)

3.1 Charter Bylaw 19428 -To allow for small scale infill development, Calder

L. Moulton, Urban Form and Corporate Strategic Development, made a presentation.

D. Kozak; and J. Tally made presentations and answered questions.

L. Moulton, T. Pawlyk, F. Saeed and T. Ford, Urban Form and Corporate Strategic Development, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. T.J. Townsend, PK Developments made a presentation and answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: B. Esslinger

Seconded by: A. Knack

That the Public Hearing on Charter Bylaw 19428 be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: B. Esslinger

Seconded by: A. Knack

That Charter Bylaw 19428 be read a first time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: B. Esslinger

Seconded by: A. Knack

That Charter Bylaw 19428 be read a second time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: B. Esslinger

Seconded by: A. Knack

That Charter Bylaw 19428 be considered for third reading.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: B. Esslinger

Seconded by: A. Knack

That Charter Bylaw 19428 be read a third time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

3.2 Bylaw 19294 - To repeal the North Major Area Structure Plan

T. Ford, Urban Form and Corporate Strategic Development, made a presentation.

J. Smith, made a presentation and answered questions.

T. Ford, Urban Form and Corporate and Strategic Development, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: M. Banga

Seconded by: M. Walters

That the Public Hearing on Bylaw 19294 be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: M. Banga

Seconded by: M. Walters

That Bylaw 19294 be read a first time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: M. Banga

Seconded by: M. Walters

That Bylaw 19294 be read a second time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

3.3 Charter Bylaw 19443 - Text Amendment to Zoning Bylaw 12800 to amend the Blatchford Special Area Zones

Charter Bylaw 19443 received 3 readings. See item 3.

3.4 Bylaw 19444 - Amendment to the Ellerslie Area Structure Plan

Bylaws 19444 and 19445 and Charter Bylaw 19446 were dealt with together.

3.5 Bylaw 19445 - To amend the Ellerslie Neighbourhood Structure Plan

Bylaws 19444 and 19445 and Charter Bylaw 19446 were dealt with together.

3.6 Charter Bylaw 19446 - To allow for a range of commercial, office, service and multi-unit housing uses, Ellerslie

Bylaws 19444 and 19445 and Charter Bylaw 19446 were dealt with together.

R. Heinrichs, Urban Form and Corporate Strategic Development, made a presentation.

S. Yu, Invistec Consulting Ltd., made a presentation and answered questions. A. Moloo, made a presentation. S. Mackie, Invistec Consulting Ltd. answered questions. A. Chohan; and G. Chohan made presentations and answered questions.

J. Inkpen, Office of the City Manager (Legal Services); and T. Pawlyk and F. Saeed, Urban Form and Corporate Strategic Development, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. S. Yu, Invistec Consulting Ltd. made a presentation and answered questions. G. Chohan; and A. Chohan, made presentations.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: M. Banga

Seconded by: M. Walters

That the Public Hearing on Bylaws 19444 and 19445 and Charter Bylaw 19446 be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: M. Banga

Seconded by: M. Walters

That Bylaws 19444 and 19445 and Charter Bylaw 19446 be read a first time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: M. Banga

Seconded by: M. Walters

That Bylaws 19444 and 19445 and Charter Bylaw 19446 be read a second time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: M. Banga

Seconded by: M. Walters

That Bylaws 19444 and 19445 and Charter Bylaw 19446 be considered for third reading.

With the unanimous consent of Council, the motion carried.

Moved by: M. Banga

Seconded by: M. Walters

That Bylaws 19444 and 19445 and Charter Bylaw 19446 be read a third time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

3.7 Bylaw 19455 - To amend the Edgemont Neighbourhood Area Structure Plan

Bylaw 19455 and Charter Bylaw 19456 were dealt with together.

Bylaw 19455 received 3 readings. See item 3.

3.8 Charter Bylaw 19456 - To allow for a stormwater management facility, Edgemont

Bylaw 19455 and Charter Bylaw 19456 were dealt with together.

Charter Bylaw 19456 received 3 readings. See item 3.

3.9 Bylaw 19453 - Amendment to the Aurum Industrial Business Park Area Structure Plan

Bylaw 19453 and Charter Bylaw 19454 were dealt with together.

Bylaw 19456 received 3 readings. See item 3

3.10 Charter Bylaw 19454 - To allow for medium industrial uses, Clover Bar Area

Bylaw 19453 and Charter Bylaw 19454 were dealt with together.

Charter Bylaw 19454 received 3 readings. See item 3.

3.11 Bylaw 19274 - To allow for the closure of a lane to be consolidated with adjacent properties, Oliver

Bylaws 19274 and 19439 and Charter Bylaw 19440 were dealt with together.

3.12 Bylaw 19439 - Amendment to the Oliver Area Redevelopment Plan

Bylaws 19274 and 19439 and Charter Bylaw 19440 were dealt with together.

3.13 Charter Bylaw 19440 - To allow for a mid rise residential building, Oliver

Bylaws 19274 and 19439 and Charter Bylaw 19440 were dealt with together.

D. Macdonald, Oliver Community League, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: S. McKeen

Seconded by: D. Iveson

That the Public Hearing on Bylaws 19274 and 19439 and Charter Bylaw 19440 be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: S. McKeen

Seconded by: D. Iveson

That Bylaws 19274 and 19439 and Charter Bylaw 19440 be read a first time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: S. McKeen

Seconded by: D. Iveson

That Bylaws 19274 and 19439 and Charter Bylaw 19440 be read a second time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: S. McKeen

Seconded by: D. Iveson

That Bylaws 19274 and 19439 and Charter Bylaw 19440 be considered for third reading.

With the unanimous consent of Council, the motion carried.

Moved by: S. McKeen

Seconded by: D. Iveson

That Bylaws 19274 and 19439 and Charter Bylaw 19440 be read a third time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

3.14 Bylaw 19441 - Amendment to the Oliver Area Redevelopment Plan

Bylaw 19441 and Charter Bylaw 19442 were dealt with together.

3.15 Charter Bylaw 19442 - To allow for medium rise Multi-unit Housing, Oliver

Bylaw 19441 and Charter Bylaw 19442 were dealt with together.

H. Mikkelsen, Urban Form and Corporate Strategic Development, made a presentation.

M. Figueira; B. Gardner, Gardner Architect Incorporated; O. Rutar, Abbey Lane Homes Inc.; and C. Weiss, Carnaby Lane Condo Association, made presentations and answered questions.

T. McCashin; and D. Macdonald, Oliver Community League, made presentations and answered questions.

H. Mikkelsen, Urban Form and Corporate Strategic Development, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. O. Rutar, Abbey Lane Homes Inc. answered questions. B. Gardner, Gardner Architecture Incorporated, made a presentation.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: S. McKeen

Seconded by: M. Walters

That the Public Hearing on Bylaw 19441 and Charter Bylaw 19442 be closed.

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (12 to 0)

Moved by: S. McKeen

Seconded by: M. Walters

That Bylaw 19441 and Charter Bylaw 19442 be read a first time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: S. McKeen

Seconded by: M. Walters

That Bylaw 19441 and Charter Bylaw 19442 be read a second time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: S. McKeen

Seconded by: M. Walters

That Bylaw 19441 and Charter Bylaw 19442 be considered for third reading.

With the unanimous consent of Council, the motion carried.

Moved by: S. McKeen

Seconded by: M. Walters

That Bylaw 19441 and Charter Bylaw 19442 be read a third time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

3.16 Bylaw 19423 - Amendment to the Strathcona Area Redevelopment Plan

Bylaw 19423 and Charter Bylaw 19424 were dealt with together.

Moved by: S. McKeen

Seconded by: M. Walters

That the Public Hearing on Bylaw 19423 be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: S. McKeen

Seconded by: M. Walters

That Bylaw 19423 be read a first time.

In Favour (11): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, and M. Walters

Opposed (2): B. Henderson, and A. Paquette

Motion Carried (11 to 2)

Moved by: S. McKeen

Seconded by: M. Walters

That Bylaw 19423 be read a second time.

In Favour (11): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, and M. Walters

Opposed (2): B. Henderson, and A. Paquette

Motion Carried (11 to 2)

Moved by: S. McKeen

Seconded by: M. Walters

That Bylaw 19423 be considered for third reading.

With the unanimous consent of Council, the motion carried.

Moved by: S. McKeen

Seconded by: M. Walters

That Bylaw 19423 be read a third time.

In Favour (11): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, and M. Walters

Opposed (2): B. Henderson, and A. Paquette

Motion Carried (11 to 2)

3.17 Charter Bylaw 19424 - To allow for a mid-rise mixed use building, Strathcona

Bylaw 19423 and Charter Bylaw 19424 were dealt with together.

A. McLellan, Urban Form and Corporate Strategic Development, made a presentation.

C. Dulaba, Beljan Development Management, made a presentation and answered questions.

R. Yakimishyn; E. Burwash; K. Kerr; C. Garady; L. Main Johnson; I. Barrington Leigh; I. McCarroll; and L. Duncan made a presentation and answered questions.

A. McLellan and T. Pawlyk, Urban Form and Corporate Strategic Development, answered questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. K. Kerr, made a presentation.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: S. McKeen

Seconded by: M. Walters

That the Public Hearing on Charter Bylaw 19424 be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: S. McKeen

Seconded by: M. Walters

That Charter Bylaw 19424 be read a first time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: S. McKeen

Seconded by: M. Walters

That Charter Bylaw 19424 be read a second time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

Moved by: S. McKeen

Seconded by: M. Walters

That Charter Bylaw 19424 be considered for third reading.

With the unanimous consent of Council, the motion carried.

Moved by: S. McKeen

Seconded by: M. Walters

That Charter Bylaw 19424 be read a third time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

4. Notices of Motion and Motions without Customary Notice

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

5. Adjournment

The meeting adjourned at 9:35 p.m.

Chair

City Clerk