



City Council Public Hearing Minutes

November 3, 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 1:32 p.m., Tuesday, November 3, 2020, 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, Saulteaux, 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. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters participated electronically.

Councillors T. Cartmell and S. Hamilton participated electronically for a portion of the meeting.

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

A. Laughlin, Interim City Manager; D. Beaudry, Deputy City Clerk; and M. Barnes, K. Gibson and S. McKerry, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: B. Esslinger

Seconded by: M. Banga

That the November 3, 2020, City Council Public Hearing agenda be adopted with the following changes:

Replacement Attachment:

- 3.2 Charter Bylaw 19434 - To allow for secondary suites and garden suites in conjunction with single detached housing in Griesbach - specific residential zones, Griesbach Attachment 1 - Charter Bylaw 19434

Replacement Page:

- 3.12 Charter Bylaw 19267 - Adoption of the Edmonton Exhibition Lands Planning Framework Attachment 1 - Charter Bylaw 19267 - Schedule "A" page 3 of 87

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: T. Caterina

Seconded by: D. Iveson

That the November 3, 2020, City Council Public Hearing continue at 1:30 p.m. on November 5, 2020.

With the unanimous consent of Council, the motion carried.

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 Bylaws 19429 and 19434

In favour: M. Neumann, Canada Lands Company; and J. Hutton, Scheffer Andrew Ltd. (to answer questions only).

Charter Bylaw 19289

In favour: K. Davies, Stantec; and J. Killoh, Rohit Group (to answer questions only).

Charter Bylaw 19467

In favour: R. Eidick (to answer questions only).

Bylaw 19384 and Charter Bylaw 19385

In favour: M. Huberman; E. Auton; and J. Sheath (to answer questions only); and M. Figueira.

Opposed: H. Ly; and B. Sangra.

Bylaw 19462 and Charter Bylaw 19463

In favour: A. MacDonald Killins; J. Shen (to answer questions only); R. Lam; and S. Summers, Stantec.

Opposed: A. Ngo; D. Buchanan; W. Jackson, Garneau Homeowners; M. Rich, Garneau Community League; B. Kropf; R. Yao; and L. Wiebe.

Charter Bylaw 19464

In favour: C. Peters (to answer questions only).

Charter Bylaw 19465

In favour: C. Peters (to answer questions only).

Opposed: J. Faulkner.

Charter Bylaw 19466

In favour: C. Jersak, Situate Inc.; V. Sundar; and D. Noce (to answer questions only).

Charter Bylaw 19267 and Bylaws 19269, 19270, 19271, 19272 and 19273

In favour: J. Gendron; T. Loreman, Concordia University of Edmonton;
and J. Komar and C. Donelon, Energy Transition Climate Resilience
Committee.

Opposed: S. Mandel; P. Sir, Alberta Basketball Association; and C.
Garneau.

Charter Bylaw 19490

In favour: R. Appleyard, Brentwood Community Development Group; S.
Gilchrist, Winnifred Stewart Association; K. Knutson, The Mustard Seed;
and L. Murphy, The Edmonton Coalition on Housing and Homelessness.

3. Bylaws and Related Reports

Moved by: T. Caterina

Seconded by: M. Nickel

That the Public Hearing on Charter Bylaws 19429, 19434, 19289, 19464 and
19466 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: T. Caterina

Seconded by: M. Nickel

That Charter Bylaws 19429, 19434, 19289, 19464 and 19466 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: T. Caterina

Seconded by: M. Nickel

That Charter Bylaws 19429, 19434, 19289, 19464 and 19466 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: T. Caterina

Seconded by: M. Nickel

That Charter Bylaws 19429, 19434, 19289, 19464 and 19466 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: T. Caterina

Seconded by: M. Nickel

That Charter Bylaws 19429, 19434, 19289, 19464 and 19466 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)

3.1 Charter Bylaw 19429 - To amend Section 86 (Secondary Suites) and Section 87 (Garden Suites) of the Zoning Bylaw

Charter Bylaw 19429 received 3 readings. See item 3.

3.2 Charter Bylaw 19434 - To allow for secondary suites and garden suites in conjunction with single detached housing in Griesbach-specific residential zones, Griesbach

Charter Bylaw 19434 received 3 readings. See item 3.

3.3 Charter Bylaw 19289 - To allow for residential and park development, Kinglet Gardens

Charter Bylaw 19289 received 3 readings. See item 3.

3.4 Charter Bylaw 19467 - To allow for cannabis retail sales and liquor stores, Summerside

R. Eidick, answered questions.

R. Heinrichs 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. There was no one.

Moved by: M. Banga

Seconded by: M. Nickel

That the Public Hearing on Charter Bylaw 19467 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: S. Hamilton

That Charter Bylaw 19467 be read a first time.

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

Opposed (2): M. Banga, and M. Nickel

Motion Carried (11 to 2)

Moved by: S. McKeen

Seconded by: S. Hamilton

That Charter Bylaw 19467 be read a second time.

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

Opposed (2): M. Banga, and M. Nickel

Motion Carried (11 to 2)

Moved by: S. McKeen

Seconded by: S. Hamilton

That Charter Bylaw 19467 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: S. McKeen

Seconded by: S. Hamilton

That Charter Bylaw 19467 be read a third time.

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

Opposed (2): M. Banga, and M. Nickel

Motion Carried (11 to 2)

Moved by: M. Banga

Seconded by: M. Nickel

Improved Access to Commercial Site 6705 Ellerslie Road - Memo

That Administration review the opportunities for improved access to the commercial site, 6705 - Ellerslie Road SW, located south of Ellerslie Road on 66 Street SW and follow up with a memo to Council outlining those future options.

Due Date: Third Quarter 2021

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)

3.5 Bylaw 19384 - Amendment to the Hays Ridge Neighbourhood Area Structure Plan

3.6 Charter Bylaw 19385 - To allow for medium rise Multi-unit Housing, Hays Ridge

Bylaw 19384 and Charter Bylaw 19385 were dealt with together.

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

M. Figueira, made a presentation and answered questions. M. Huberman answered questions.

H. Ly; and B. Sangra made presentations and answered questions.

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. There was no one.

Moved by: T. Cartmell

Seconded by: M. Nickel

That the Public Hearing on Bylaw 19384 and Charter Bylaw 19385 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: T. Cartmell

Seconded by: M. Nickel

That Bylaw 19384 and Charter Bylaw 19385 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: T. Cartmell
Seconded by: M. Nickel

That Bylaw 19384 and Charter Bylaw 19385 be read a second time.

(Third readings of Bylaw 19384 and Charter Bylaw 19385 are pending review by the Edmonton Metropolitan Region Board)

Due Date: To be determined, City Council

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 19462 - Amendment to the Garneau Area Redevelopment Plan

3.8 Charter Bylaw 19463 - To allow for a short mid-rise residential building, Garneau

Bylaw 19462 and Charter Bylaw 19463 were dealt with together.

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

S. Summers, Stantec; A. MacDonald Killins; and R. Lam; made presentations and answered questions. J. Shen answered questions.

A. Ngo; W. Jackson, Garneau Homeowners; D. Buchanan; M. Rich, Garneau Community League; B. Kropf; and L. Wiebe made presentations and answered questions. R. Yao made a presentation.

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

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. S. Summers, Stantec, made a presentation. R. Lam 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. Henderson
Seconded by: S. McKeen

That Bylaw 19462 and Charter Bylaw 19463 be referred to Administration to facilitate additional community engagement regarding proposed built form changes to address:

- Potential setbacks and setbacks in the front, rear and side
- Potential privacy screening to improve overlook conditions
- Potential additional articulation and breaks in the long Facade facing 86 Avenue NW

and to eliminate additional Area Redevelopment Plan amendments unrelated to the associated rezoning brought forward by Charter Bylaw 19463.

Due Date: February 9, 2021

In Favour (10): D. Iveson, T. Cartmell, T. Caterina, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, A. Paquette, and M. Walters

Opposed (3): M. Banga, J. Dziadyk, and M. Nickel

Motion Carried (10 to 3)

3.9 Charter Bylaw 19464 - To allow for multi-unit housing, McKernan

Charter Bylaw 19464 received 3 readings. See item 3.

3.10 Charter Bylaw 19465 - To allow for multi-unit housing, Parkallen

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

C. Peters answered questions. J. Faulkner made a presentation and answered questions.

H. Mikkelsen 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. J. Faulkner made a presentation.

J. Inkpen, Office of the City Manager (Legal Services), 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. Walters

Seconded by: S. McKeen

That the Public Hearing on Charter Bylaw 19465 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: M. Walters

Seconded by: S. McKeen

That Charter Bylaw 19465 be read a first time.

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

Opposed (1): B. Henderson

Motion Carried (11 to 1)

Moved by: M. Walters

Seconded by: S. McKeen

That Charter Bylaw 19465 be read a second time.

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

Opposed (1): B. Henderson

Motion Carried (11 to 1)

Moved by: M. Walters

Seconded by: S. McKeen

That Charter Bylaw 19465 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: M. Walters

Seconded by: S. McKeen

That Charter Bylaw 19465 be read a third time.

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

Opposed (1): B. Henderson

Motion Carried (11 to 1)

3.11 Charter Bylaw 19466 - To allow for medium rise Multi-unit Housing, Strathcona

Charter Bylaw 19466 received 3 readings. See item 3.

3.12 Charter Bylaw 19267 - Adoption of the Edmonton Exhibition Lands Planning Framework

3.13 Bylaw 19269 - Amendment to the Coliseum Station Area Redevelopment Plan

3.14 Bylaw 19270 - Amendment to the Cromdale/Virginia Park Area Redevelopment Plan

3.15 Bylaw 19271 - Amendment to the Montrose/Santa Rosa Area Redevelopment Plan

3.16 Bylaw 19272 - Amendment to the Parkdale Area Redevelopment Plan

3.17 Bylaw 19273 - Amendment to the Yellowhead Corridor Area Structure Plan

Charter Bylaw 19267 and Bylaws 19269, 19270, 19271, 19272 and 19273 were dealt with together.

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

J. Gendron; T. Loreman, Concordia University of Edmonton; J. Komar and C. Donelon, Energy Transition Climate Resilience Committee, made presentations and answered questions.

S. Mandel; and P. Sir, Alberta Basketball Association, made presentations and answered questions. C. Garneau; and N. Stephens made presentations.

S. McCabe, Deputy City Manager, and S. Kuiper, Urban Form and Corporate Strategic Development; B. Horton, O2 design; C. Hodgson, Financial and Corporate Services; A. Laughlin, Interim City Manager; and J. Inkpen, Office of the City Manager (Legal Services), answered questions.

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

Amendment

Moved by: B. Henderson

Seconded by: A. Knack

That Schedule B of Charter Bylaw 19267 be amended by:

- Deleting Section 4.4.5(a) and replacing it with the following:

“Require that development conform to directives and targets of the Community Energy Transition Strategy.”

- Adding the following to Section 4.4.6(c):

“And streets” after public space.

- Adding a new part:

Section 4.4.6(e):

“Design public spaces for four season use”.

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

Motion Carried (11 to 0)

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

Moved by: T. Caterina

Seconded by: D. Iveson

That the Public Hearing on Charter Bylaw 19267 and Bylaws 19269, 19270, 19271, 19272 and 19273 be closed.

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

Motion Carried (11 to 0)

Moved by: T. Caterina

Seconded by: D. Iveson

That Charter Bylaw 19267 and Bylaws 19269, 19270, 19271, 19272 and 19273 be read a first time.

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

Motion Carried (11 to 0)

Moved by: T. Caterina

Seconded by: D. Iveson

That Charter Bylaw 19267 and Bylaws 19269, 19270, 19271, 19272 and 19273 be read a second time.

(Third readings of Charter Bylaw 19267 and Bylaws 19269, 19270, 19271, 19272 and 19273 are pending review by the Edmonton Metropolitan Region Board)

Due Date: To be determined, City Council

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

Motion Carried (11 to 0)

Moved by: S. Hamilton

Seconded by: T. Caterina

That Administration prepare:

1. A memo to Council outlining legal advice on the agreement between the City of Edmonton, and Edmonton Arena Corporation and Oilers Entertainment Group; and

Potential for Adaptive Re-use of Buildings on Exhibition Lands

2. A report to Committee with respect to the potential for adaptive re-use of all buildings on the site outlining the past actions taken by the City.

Due date: First Quarter 2021, subsequent to 3rd reading

S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development; A. Laughlin, Interim City Manager; C. Hodgson, Financial and Corporate Services; and J. Inkpen, Office of the City Manager (Legal Services), answered questions.

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

Motion Carried (11 to 0)

3.18 Charter Bylaw 19490 - Text Amendments to Zoning Bylaw 12800 to enable supportive housing developments

K. Petrin, Urban Form and Corporate Strategic Development, made a presentation.

S. Gilchrist, Winnifred Stewart Association; and L. Murphy, The Edmonton Coalition on Housing and Homelessness, made presentations and answered questions. A. Stevenson, Right at Home Housing Society, answered questions.

K. Petrin and L. Balone, 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. There was no one.

Moved by: S. McKeen

Seconded by: B. Henderson

That the Public Hearing on Charter Bylaw 19490 be closed.

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

Motion Carried (11 to 0)

Moved by: S. McKeen

Seconded by: B. Henderson

That Charter Bylaw 19490 be read a first time.

In Favour (10): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, and A. Paquette

Opposed (1): M. Nickel

Motion Carried (10 to 1)

Moved by: S. McKeen

Seconded by: T. Cartmell

That Charter Bylaw 19490 be read a second time.

In Favour (10): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, and A. Paquette

Opposed (1): M. Nickel

Motion Carried (10 to 1)

Moved by: S. McKeen

Seconded by: B. Henderson

That Charter Bylaw 19490 be considered for third reading.

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

Motion Carried (11 to 0)

Moved by: S. McKeen

Seconded by: D. Iveson

That Charter Bylaw 19490 be read a third time.

In Favour (10): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, and A. Paquette

Opposed (1): M. Nickel

Motion Carried (10 to 1)

4. Notices of Motion and Motions without Customary Notice

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

5. Adjournment

The meeting adjourned at 3:23 p.m., Thursday, November 5, 2020.

Chair

City Clerk