



## City Council Public Hearing Minutes

April 7, 2021

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

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### 1. Call to Order and Related Business

#### 1.1 Call to Order

Councillor B. Henderson called the meeting to order at 1:31 p.m., Wednesday, April 7, 2021, and acknowledged that City Council meets on the traditional land of Treaty 6 Territory. The Chair also acknowledged the diverse Indigenous peoples whose ancestors' footsteps have marked this territory for centuries such as: Cree, Dene, Sauleaux, Blackfoot, Nakota Sioux, as well as Metis and Inuit, and now settlers from around the world.

#### 1.2 Roll Call

Councillor B. Henderson conducted roll call and confirmed the attendance of Members of City Council.

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

Mayor D. Iveson was absent with notice for a portion of the meeting.

Councillor A. Paquette was absent without notice for a portion of the meeting.

K. Gibson, M. Barnes and R. Zheng, Office of the City Clerk, were also in attendance.

### **1.3 Adoption of Agenda**

**Moved by:** B. Esslinger

**Seconded by:** M. Banga

That the April 7, 2021, City Council Public Hearing agenda be adopted with the following change:

Replacement attachment:

- 3.1 Amendment to the Highlands Neighbourhood Planning Study - Attachment 2

In Favour (12): 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 (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**

Councillor B. Henderson explained the public hearing process. K. Gibson, Office of the City Clerk, asked whether there were any persons present to speak to the following bylaws:

#### **Item 3.1 and Charter Bylaw 18711**

In favour: D. Onishenko. Z. Torres (to answer questions only).

Opposed: V. Mccoy; J. Mccoy; L. Tsui; C. Brooks on behalf of R. Knowles; J. Robb; and K. Nelson.

#### **Charter Bylaw 19637**

In favour: F. Coppola, Alliance MJ Developments (to answer questions only).

#### **Charter Bylaw 19634**

In favour: R. Rehman, Qualico Communities (to answer questions only).

**Charter Bylaw 19629**

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

**Charter Bylaw 19631**

In favour: N. Lima, Quinco Financial & Planworks Architecture (to answer questions only).

**Charter Bylaw 19595**

In favour: C. Domanski; and Y. Lew, Stantec (to answer questions only).

**Charter Bylaw 19628**

In favour: R. Eidick; and J. Lauzon, Alberta Aviation Museum (to answer questions only).

**Charter Bylaw 19596**

In favour: R. Swart and B. Morale Smith, DIALOG; M. Rickson, P. Reynolds and J. McGarva, Capital Care Norwood; T. Hodge and D. Lonitescu, Health Facilities Branch Alberta Infrastructure; and M. Linn, Alberta Health Services (to answer questions only).

**Charter Bylaw 19630**

In favour: D. Smythe (to answer questions only); and D. Onishenko.  
Opposed: V. Sharma, MCL.

**Bylaw 19599 and Charter Bylaw 19600**

In favour: A. Partridge, B. Dutton and K. McKee, Pangman Development Corporation (to answer questions only).

**Bylaw 19462 and Charter Bylaw 19463**

In favour: S. Summers, Stantec; and R. Lam, Westrich Pacific Corp. J. Shen, J+R Architects (to answer questions only).  
Opposed: M. Rich, Garneau Community League; V. Jones; W. Jackson; D. Buchanan; and S. Fulton.

**3. Bylaws and Related Reports**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the Public Hearing on the following Bylaws be closed:

- 3.3 Charter Bylaw 19637 - To allow for a greater range of commercial, office and service uses, The Hamptons
- 3.4 Charter Bylaw 19634 - To allow for Residential, Commercial and Park uses, River's Edge

- 3.5 Charter Bylaw 19629 - To allow for the development of commercial, medium and low density residential uses, the protection of a tree stand, and a stormwater management facility, Gorman
- 3.6 Charter Bylaw 19631 - To allow for a range of industrial business uses, Mitchell Industrial
- 3.7 Charter Bylaw 19595 - To add Cannabis Retail Sales and other commercial uses to an existing DC2 Provision, Meyokumin
- 3.8 Charter Bylaw 19628 - To allow for the continued historical use of Hangar 14, the Alberta Aviation Museum with additional signage opportunities, Blatchford Area
- 3.9 Charter Bylaw 19596 - To revise the existing DC2 to allow for minor changes to the development of the site, Spruce Avenue
- 3.11 Bylaw 19599 - Amendment to the Strathcona Area Redevelopment Plan
- 3.12 Charter Bylaw 19600 - To allow for a mixed use mid-rise building, Strathcona

In Favour (12): 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 (12 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the following Bylaws be read a first time:

- 3.3 Charter Bylaw 19637 - To allow for a greater range of commercial, office and service uses, The Hamptons
- 3.4 Charter Bylaw 19634 - To allow for Residential, Commercial and Park uses, River's Edge
- 3.5 Charter Bylaw 19629 - To allow for the development of commercial, medium and low density residential uses, the protection of a tree stand, and a stormwater management facility, Gorman
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In Favour (12): 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 (12 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the following Bylaws be read a second time:

- 3.3 Charter Bylaw 19637 - To allow for a greater range of commercial, office and service uses, The Hamptons
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In Favour (12): 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 (12 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

That the following Bylaws be considered for third reading:

- 3.3 Charter Bylaw 19637 - To allow for a greater range of commercial, office and service uses, The Hamptons
- 3.4 Charter Bylaw 19634 - To allow for Residential, Commercial and Park uses, River's Edge
- 3.5 Charter Bylaw 19629 - To allow for the development of commercial, medium and low density residential uses, the protection of a tree stand, and a stormwater management facility, Gorman
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- 3.11 Bylaw 19599 - Amendment to the Strathcona Area Redevelopment Plan
- 3.12 Charter Bylaw 19600 - To allow for a mixed use mid-rise building, Strathcona

In Favour (12): 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 (12 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Nickel

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- 3.11 Bylaw 19599 - Amendment to the Strathcona Area Redevelopment Plan
- 3.12 Charter Bylaw 19600 - To allow for a mixed use mid-rise building, Strathcona

In Favour (12): 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 (12 to 0)**

**3.1 Amendment to the Highlands Neighbourhood Planning Study**  
**3.2 Charter Bylaw 18711 - To allow for neighbourhood convenience commercial and small scale infill development, Highlands**

Item 3.1 and Charter Bylaw 18711 were dealt with together.

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

D. Onishenko, made a presentation and answered questions.

Z. Torres, answered questions.

V. Mccoy; C. Brooks, on behalf of R. Knowles; J. Robb; and K. Nelson, made presentations.

J. Mccoy; and L. Tsui, made presentations and answered questions.

T. Ford, 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. D. Onishenko, made a presentation and answered questions. V. Mccoy; J. Mccoy; L. Tsui; and K. Nelson, made presentations.

J. Johnson, Office of the City Manager (Legal Services), answered questions.

**Moved by:** T. Caterina

**Seconded by:** M. Banga

That the Public Hearing on Item 3.1 and Charter Bylaw 18711 be closed.

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

**Motion Carried (11 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Banga

That Charter Bylaw 18711 be read a first time.



In Favour (10): M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, and M. Walters

Opposed (1): M. Nickel

**Motion Carried (10 to 1)**

**Moved by:** T. Caterina

**Seconded by:** M. Banga

That Charter Bylaw 18711 be read a second time.

In Favour (10): M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, and M. Walters

Opposed (1): M. Nickel

**Motion Carried (10 to 1)**

**Moved by:** T. Caterina

**Seconded by:** M. Banga

That Charter Bylaw 18711 be considered for third reading.

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

**Motion Carried (11 to 0)**

**Moved by:** T. Caterina

**Seconded by:** M. Banga

That Charter Bylaw 18711 be read a third time.

In Favour (10): M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, and M. Walters

Opposed (1): M. Nickel

**Motion Carried (10 to 1)**

**Moved by:** T. Caterina

**Seconded by:** M. Banga

That Attachment 1 of the April 7, 2021, Urban Form and Corporate Strategic report to amend the Highlands Neighbourhood Planning Study, be approved.

In Favour (10): M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, and M. Walters

Opposed (1): M. Nickel

**Motion Carried (10 to 1)**

**3.3 Charter Bylaw 19637 - To allow for a greater range of commercial, office and service uses, The Hamptons**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19637 received three readings.

**3.4 Charter Bylaw 19634 - To allow for Residential, Commercial and Park uses, River's Edge**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19634 received three readings.

**3.5 Charter Bylaw 19629 - To allow for the development of commercial, medium and low density residential uses, the protection of a tree stand, and a stormwater management facility, Gorman**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19629 received three readings.

**3.6 Charter Bylaw 19631 - To allow for a range of industrial business uses, Mitchell Industrial**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19631 received three readings.

**3.7 Charter Bylaw 19595 - To add Cannabis Retail Sales and other commercial uses to an existing DC2 Provision, Meyokumin**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19595 received three readings.

**3.8 Charter Bylaw 19628 - To allow for the continued historical use of Hangar 14, the Alberta Aviation Museum with additional signage opportunities, Blatchford Area**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19628 received three readings.

**3.9 Charter Bylaw 19596 - To revise the existing DC2 to allow for minor changes to the development of the site, Spruce Avenue**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19596 received three readings.

**3.10 Charter Bylaw 19630 - To allow for a mid-rise residential building, McKernan**

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

D. Onishenko, made a presentation and answered questions.

V. Sharma, MCL, made a presentation.

A. McLellan and F. Saeed, Urban Form and Corporate Strategic Development, answered questions.

Councillor B. Henderson asked if there was anyone in attendance who wished to speak to new information. D. Onishenko; and V. Sharma, MCL, made presentations.

**Moved by:** S. Hamilton

**Seconded by:** M. Nickel

That the Public Hearing on Charter Bylaw 19630 be closed.

In Favour (12): 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 (12 to 0)**

**Moved by:** S. Hamilton

**Seconded by:** M. Nickel

That Charter Bylaw 19630 be read a first time.

In Favour (12): 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 (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Nickel

That Charter Bylaw 19630 be read a second time.

In Favour (12): 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 (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Nickel

That Charter Bylaw 19630 be considered for third reading.

In Favour (12): 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 (12 to 0)**

**Moved by:** S. Hamilton  
**Seconded by:** M. Nickel

That Charter Bylaw 19630 be read a third time.

In Favour (12): 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 (12 to 0)**

### **3.11 Bylaw 19599 - Amendment to the Strathcona Area Redevelopment Plan**

This item was not selected for debate and was dealt with as part of item 3. Bylaw 19599 received three readings.

**3.12 Charter Bylaw 19600 - To allow for a mixed use mid-rise building, Strathcona**

This item was not selected for debate and was dealt with as part of item 3. Charter Bylaw 19600 received three readings.

**3.13 Bylaw 19462 - Amendment to the Garneau Area Redevelopment Plan**

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

Bylaw 19462 and Charter Bylaw 19463 were dealt with together.

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

S. Summers, Stantec, made a presentation and answered questions.

R. Lam, Westrich Pacific Corp., made a presentation.

W. Jackson, made a presentation and answered questions.

M. Rich, Garneau Community League; V. Jones; D. Buchanan; and S. Fulton, made presentations.

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. S. Summers, Stantec; R. Lam, Westrich Pacific Corp.; J. Shen, J+R Architects; S. Fulton; and W. Jackson; made presentations. V. Jones; and D. Buchanan, made presentations and answered questions. M. Rich, Garneau Community League, answered questions.

**Moved by:** M. Banga

**Seconded by:** M. Nickel

That the Public Hearing on Bylaw 19462 and Charter Bylaw 19463 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. Nickel

That Bylaw 19462 and Charter Bylaw 19463 be read a first time.

In Favour (8): M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, M. Nickel, and M. Walters

Opposed (5): D. Iveson, B. Henderson, A. Knack, S. McKeen, and A. Paquette

**Motion Carried (8 to 5)**

**Moved by:** M. Banga

**Seconded by:** M. Nickel

That Bylaw 19462 and Charter Bylaw 19463 be read a second time.

In Favour (8): M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, M. Nickel, and M. Walters

Opposed (5): D. Iveson, B. Henderson, A. Knack, S. McKeen, and A. Paquette

**Motion Carried (8 to 5)**

**Moved by:** M. Banga

**Seconded by:** M. Nickel

That Bylaw 19462 and Charter Bylaw 19463 be considered for third reading.

*\*Consideration for third reading did not receive unanimous consent. Bylaw 19462 and Charter Bylaw 19463 will appear on the April 19, 2021, City Council agenda for third reading.*

In Favour (12): D. Iveson, M. Banga, 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 Defeated (12 to 1)**

#### **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 6:10 p.m., Wednesday, April 7, 2021.

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Chair

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City Clerk