



## **MINUTES**

### **PUBLIC HEARING MEETING OF CITY COUNCIL**

**Monday, November 21, 2022, 6:00 p.m.  
Council Chamber, City Hall**

**PRESENT:** His Worship, Mayor C. Clark, in the Chair  
Councillor C. Block  
Councillor T. Davies, via teleconference  
Councillor R. Donauer  
Councillor B. Dubois, via teleconference  
Councillor S. Gersher  
Councillor H. Gough  
Councillor Z. Jeffries, via teleconference  
Councillor D. Kirton  
Councillor M. Loewen, via teleconference

**ABSENT:** Councillor D. Hill

**ALSO PRESENT:** City Manager J. Jorgenson  
City Solicitor C. Yelland  
General Manager, Community Services L. Lacroix  
City Clerk A. Tittmore  
Committee Assistant M. Lasby

#### **1. CALL TO ORDER**

The Chair called the Public Hearing Meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirmed roll call.

**2. CONFIRMATION OF AGENDA**

**Moved By:** Councillor Gersher

**Seconded By:** Councillor Block

1. That the letter from Murray Totland, Arbutus Properties, dated November 18, 2022 be added to Item 6.1.3; and
2. That the agenda be approved as amended.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**3. DECLARATION OF CONFLICT OF INTEREST**

There were no declarations of conflict of interest.

**4. ADOPTION OF MINUTES**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Dubois

That the minutes of the Public Hearing meeting of City Council held on October 31, 2022 be approved.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**5. PUBLIC ACKNOWLEDGEMENTS**

**6. PUBLIC HEARINGS**

**6.1 Land Use, etc.**

**6.1.1 Discretionary Use Application – Residential Care Home Type II  
– 1637 and 1639 1st Avenue North [CK 4355-022-007]**

The following documents were provided:

- Report of the General Manager, Community Services, dated October 17, 2022; and
- Letter from the Municipal Planning Commission, dated October 28, 2022.

The City Planner advised that notification posters had been sent to all adjacent landowners within 150 metres of the site.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Manager, Community Services Division, reviewed the Discretionary Use Application and expressed the Division's support.

Joshua Delainey, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use Application.

Regan Chickowski, Eagles Nest Youth Ranch, addressed Council on this matter.

**Moved By:** Councillor Block

**Seconded By:** Councillor Gersher

That the submitted correspondence and report be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Kirton

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Gough

That the Discretionary Use Application submitted by Eagles Nest Youth Ranch requesting approval to operate a Residential Care Home - Type II at 1637 and 1639 1st Avenue North, for a maximum of six residents and three staff members, be approved, subject to the following conditions:

1. The applicant obtains a Development Permit and all other relevant permits and licences, including a Building Permit; and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

### **6.1.2 Proposed Zoning by Agreement – 109 Secord Way - Brighton [CK 4351-022-014]**

The following documents were provided:

- Proposed Bylaw No. 9848;
- Report of the General Manager, Community Services, dated October 25, 2022;

- Letter from the Municipal Planning Commission, dated October 28, 2022; and
- Notice that appeared in the Star Phoenix on November 5 and 7, 2022.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9848 was passed.

Darryl Dawson, Development Review Manager, Community Services Division, reviewed the proposed rezoning by agreement and expressed the Division's support, and responded to questions of Council.

Joshua Delaine, Chair, Municipal Planning Commission, expressed the Commission's support of the rezoning.

Brad Zurevinski, Dream Development, addressed Council on this matter.

**Moved By:** Councillor Block

**Seconded By:** Councillor Gersher

That permission be granted to introduce Bylaw No. 9848 and give same its FIRST reading.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Gough

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block  
**Seconded By:** Councillor Gersher

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block  
**Seconded By:** Councillor Gough

That Bylaw No. 9848 now be read a SECOND time.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block  
**Seconded By:** Councillor Dubois

That permission be granted to have Bylaw No. 9848 read a third time at this meeting.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Jeffries

That Bylaw No. 9848 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**6.1.3 Proposed Rosewood Neighbourhood Concept Plan  
Amendment – R1A to R1B District, R1A(H) to R1B(H) [CK 4351-022-013]**

The following documents were provided:

- Report of the General Manager, Community Services, dated October 17, 2022;
- Letter from the Municipal Planning Commission, dated October 28, 2022;
- Notice that appeared in the Star Phoenix on November 5 and 7, 2022; and
- Letter from Murray Totland, Arbutus Properties, dated November 18, 2022.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Manager, Community Services Division, reviewed the Rosewood Concept Plan amendment and expressed the Division's support.

Joshua Delainey, Chair, Municipal Planning Commission, expressed the Commission's support of the Rosewood Concept Plan amendment and rezoning [6.1.4].

Mayor Clark noted that Murray Totland, Arbutus Properties, was present via teleconference to answer questions, and ascertained that there was nobody present in the gallery who wished to address Council on this matter.

**Moved By:** Councillor Block

**Seconded By:** Councillor Gersher

That the submitted correspondence and report be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Dubois

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Gough

That proposed amendments to the Rosewood Neighbourhood Concept Plan as outlined in the October 25, 2022 report of the General Manager, Community Services, be approved.



In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**6.1.4 Proposed Rosewood Neighbourhood Rezoning – R1A to R1B District, R1A(H) to R1B(H) [CK 4351-022-013]**

The following documents were provided:

- Proposed Bylaw No. 9850;
- Report of the General Manager, Community Services, dated October 17, 2022 (see Item 6.1.3);
- Letter from the Municipal Planning Commission, dated October 28, 2022 (see Item 6.1.3); and
- Notice that appeared in the Star Phoenix on November 5 and 7, 2022.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9850 was passed.

Darryl Dawson, Development Review Manager, Community Services Division, reviewed the proposed rezoning and expressed the Division's support.

Joshua Delainey, Chair, Municipal Planning Commission, expressed the Commission's support under Item 6.1.3.

Mayor Clark noted that Murray Totland, Arbutus Properties, was present via teleconference to answer questions, and ascertained that there was nobody present in the gallery who wished to address Council on this matter.

**Moved By:** Councillor Block

**Seconded By:** Councillor Gersher

That permission be granted to introduce Bylaw No. 9850 and give same its FIRST reading.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Gersher

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Dubois

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Jeffries

That Bylaw No. 9850 now be read a SECOND time.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Gough

That permission be granted to have Bylaw No. 9850 read a third time at this meeting.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Kirton

That Bylaw No. 9850 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**6.1.5 Rezoning – Aspen Ridge Neighbourhood – Phase 3 – FUD to R1B, R2, RMTN and RM3 District [CK 4351-022-012]**

The following documents were provided:

- Proposed Bylaw No. 9849;
- Report of the General Manager, Community Services, dated October 25, 2022;
- Letter from the Municipal Planning Commission, dated October 28, 2022; and
- Notice that appeared in the Star Phoenix on November 5 and 7, 2022.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9849 was passed.

Darryl Dawson, Development Review Manager, Community Services Division, reviewed the proposed rezoning and expressed the Division's support.

Joshua Delainey, Chair, Municipal Planning Commission, expressed the Commission's support of the rezoning.

Mayor Clark ascertained that there was nobody present in the gallery who wished to address Council on this matter.

**Moved By:** Councillor Block

**Seconded By:** Councillor Gough

That permission be granted to introduce Bylaw No. 9849 and give same its FIRST reading.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Gersher

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Dubois

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Gough

That Bylaw No. 9849 now be read a SECOND time.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Loewen

That permission be granted to have Bylaw No. 9849 read a third time at this meeting.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Davies

That Bylaw No. 9849 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

## **6.2 Public Notice Matters**

### **6.2.1 Nutana-Varsity View Neighbourhood Traffic Review Follow-Up - Clarence Ave and Main St Intersection Improvements**

This matter was withdrawn and will be re-advertised at a future date.

### **6.2.2 Amendments to The Procedures and Committees Bylaw, 2014 [CK 255-2]**

The following documents were provided:

- Report of the City Solicitor, dated November 21, 2022 including proposed Bylaw No. 9852;
- Package of material from the Regular Business meeting held on October 31, 2022 including:
  - Council Excerpt dated October 31, 2022

- Committee report of the Governance & Priorities Committee dated October 31, 2022;
- Report of the City Clerk dated October 24, 2022;
- Letters from:
  - Sherry Tarasoff, dated October 30, 2022;
  - Cameron Choquette, Combined Business Group, dated October 31, 2022; and
- Notice that appeared in the Star Phoenix on November 12 and 14, 2022.

Mayor Clark introduced the matter. A motion to consider first reading of Bylaw No. 9852 was passed.

City Solicitor Yelland reviewed the report and responded to questions of Council along with City Clerk Tittlemore.

Mayor Clark ascertained that there was nobody present in the gallery who wished to address Council on this matter.

**Moved By:** Councillor Block

**Seconded By:** Councillor Gough

That permission be granted to introduce Bylaw No. 9852, *The Procedures and Committees Amendment Bylaw, 2022 (No. 2)*, and give same its FIRST reading.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Gersher

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Gough

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Loewen

That Bylaw No. 9852 now be read a SECOND time.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Dubois

That permission be granted to have Bylaw No. 9852 read a third time at this meeting.



In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Jeffries

That Bylaw No. 9852 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**7. PROCLAMATIONS AND FLAG RAISINGS [CK 435-48]**

A list of flag raising and proclamation requests received for the month of October 2022 was provided.

**Moved By:** Councillor Gersher

**Seconded By:** Councillor Gough

That the information be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**8. URGENT BUSINESS**

**9. ADJOURNMENT**

The Public Hearing Meeting adjourned at 6:58 p.m.

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Mayor

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City Clerk