



MINUTES

PUBLIC HEARING MEETING OF CITY COUNCIL

**Wednesday, July 26, 2023, 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
Councillor S. Gersher, via teleconference
Councillor H. Gough
Councillor D. Hill
Councillor Z. Jeffries
Councillor D. Kirton

ABSENT: Councillor M. Loewen

ALSO PRESENT: City Manager J. Jorgenson
City Solicitor C. Yelland
City Clerk A. Tittlemore
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 Dubois

Seconded By: Councillor Donauer

That the agenda be approved as presented.

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

Absent: (1): Councillor Loewen

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 Donauer

Seconded By: Councillor Jeffries

That the minutes of the Public Hearing meeting of City Council held on June 28, 2023 be approved.

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

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

**6.1.1 Corridor Planning Program – New Corridor Zoning Districts
[MPC2023-0501]**

Due to time constraints at its Public Hearing meeting on June 28, 2023, City Council deferred the matter to the July 26, 2023 Public Hearing meeting.

The following documents were provided:

- Proposed Bylaw No. 9881;
- Report of the Community Services Division, dated May 30, 2023;
- Report of the Municipal Planning Commission, dated June 28, 2023;
- Notices that appeared in the Star Phoenix on June 10 and 12, 2023 and July 8, 10, 15 and 17, 2023; and
- Letter submitting comments from Alan Wallace, Wallace Insights, dated June 26, 2023.

Mayor Clark introduced the matter. A motion to consider first reading of Bylaw No. 9881 was passed.

Planning Project Services Manager Schulz reviewed the report.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the corridor zoning districts.

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. 9881, 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Jeffries

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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer
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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block
Seconded By: Councillor Dubois

That Bylaw No. 9881 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block
Seconded By: Councillor Hill

That permission be granted to have Bylaw No. 9881 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Gough

That Bylaw No. 9881 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

6.1.2 Proposed Rosewood Neighbourhood Concept Plan Amendment - FUD to RMTN [MPC2023-0601]

The following documents were provided:

- Report of the Community Services Division, dated June 27, 2023;
- Report of the Municipal Planning Commission, dated July 26, 2023;
- Notice that appeared in the Star Phoenix on July 8 and 10, 2023; and
- Letter from Chris Guyda and Murray Totland, Arbutus Meadows Partnership, dated June 28, 2023.

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

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

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Rosewood Concept Plan amendment and rezoning [6.1.3].

Mayor Clark noted that Murray Totland and Chris Guyda, Arbutus Meadows Partnership, were in attendance. Chris Guyda responded to questions from Council.

Moved By: Councillor Kirton

Seconded By: Councillor Donauer

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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Hill

That the hearing be closed.

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

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Block

That proposed amendments to the Rosewood Neighbourhood Concept Plan and Bylaw No. 8770, Zoning Bylaw, 2009, to rezone

lands in the Rosewood Neighbourhood from FUD to RMTN, as outlined in the June 27, 2023 report of the Community Services Division, be approved.

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

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

6.1.3 Proposed Rosewood Neighbourhood Rezoning - FUD to RMTN [MPC2023-0601]

The following documents were provided:

- Proposed Bylaw No. 9907;
- Report of the Community Services Division, dated June 27, 2023 (see Item 6.1.2);
- Report of the Municipal Planning Commission, dated July 26, 2023 (see Item 6.1.2);
- Notice that appeared in the Star Phoenix on July 8 and 10, 2023; and
- Letter from Chris Guyda and Murray Totland, Arbutus Meadows Partnership, dated June 28, 2023 (see Item 6.1.2).

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9907 was passed.

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

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support under Item 6.1.2.

Mayor Clark noted that Murray Totland and Chris Guyda, Arbutus Meadows Partnership, were in attendance 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 Donauer

That permission be granted to introduce Bylaw No. 9907, 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Donauer

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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Block

That the hearing be closed.

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

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Hill

That Bylaw No. 9907 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Gough

That permission be granted to have Bylaw No. 9907 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Kirton

That Bylaw No. 9907 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

6.1.4 Proposed Amendment to Zoning Agreement – 1006 College Drive and 421 Clarence Avenue North [MPC2023-0602]

The following documents were provided:

- Proposed Bylaw No. 9905;
- Report of the Community Services Division, dated June 27, 2023;
- Report from the Municipal Planning Commission, dated July 26, 2023; and
- Notice that appeared in the Star Phoenix on July 8 and 10, 2023.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9905 was passed.

Darryl Dawson, Development Review Section Manager, Community Services Division, reviewed the proposed amendment to zoning agreement and expressed the Division's support.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the zoning amendment.

Mayor Clark noted that Andrew Williams, North Prairie Homes, was in attendance and he responded to questions from Council.

Moved By: Councillor Block

Seconded By: Councillor Jeffries

That permission be granted to introduce Bylaw No. 9905, 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Kirton

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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois
Seconded By: Councillor Block

That the hearing be closed.

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

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block
Seconded By: Councillor Dubois

That Bylaw No. 9905 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block
Seconded By: Councillor Kirton

That permission be granted to have Bylaw No. 9905 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Hill

That Bylaw No. 9905 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

6.1.5 Rezoning – Brighton Neighbourhood – Brighton Gate South – From FUD and FUD(H) Districts to R1B District [CC2023-0701]

The following documents were provided:

- Proposed Bylaw No. 9906;
- Report of the Community Services Division, dated July 26, 2023; and
- Notice that appeared in the Star Phoenix on July 8 and 10, 2023.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9906 was passed.

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

Mayor Clark ascertained that there was no one present in the gallery who wished to speak to Council on this matter.

Moved By: Councillor Block

Seconded By: Councillor Dubois

That permission be granted to introduce Bylaw No. 9906, 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Block

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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kirton

Seconded By: Councillor Block

That the hearing be closed.

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

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Dubois

That Bylaw No. 9906 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Gough

That permission be granted to have Bylaw No. 9906 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Gough

That Bylaw No. 9906 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

**6.1.6 Municipal Heritage Property Designation - 850 University Drive
[MHAC2023-0401]**

The following was a report of the City Solicitor dated July 12, 2023:

"City Council at its meeting held on May 31, 2023 resolved that the City Solicitor bring forward a bylaw to designate the property at 850 University Drive as Municipal Heritage Property under *The Heritage Property Act*.

In this regard, we enclose proposed Bylaw No. 9913, 850 University Drive Heritage Designation Bylaw, 2023. *The Heritage Property Act* requires that a Notice of Intention to Designate be served on the Registrar of Heritage Property and the registered owners of the property. As well, the Notice of Intention must be registered against the title to the property and advertised in at least one issue of a newspaper in general circulation in the municipality. All pre-requisites to the passing of the Bylaw have been undertaken. The date advertised in the Notice of Intention to Designate for consideration of this Bylaw by Council is July 26, 2023.

The Heritage Property Act further provides that anyone wishing to object to the proposed designation must serve Council with an objection stating the reason for the objection and providing the relevant facts. The objection must be served at least three days prior to the Council meeting at which the Bylaw is to be considered.

If an objection is received, Council shall either refer the matter to a review board constituted under Section 14 of the *Act* or withdraw the proposed bylaw."

The following documents were provided:

- Proposed Bylaw No. 9913;
- Excerpt from the minutes of the Regular Business Meeting of City Council held on May 31, 2023;
- SPC on Planning, Development and Community Services Committee Report dated May 31, 2023;
- Report of the General Manager, Community Services Department dated April 18, 2023;

- Letter from the Municipal Heritage Advisory Committee, dated April 25, 2023; and
- Notice which appeared in the Star Phoenix on June 24 and 26, 2023.

Mayor Clark introduced the item and a motion to consider first reading of Bylaw 9913 was passed.

Darryl Dawson, Development Review Section Manager, Community Services Division, reviewed the Municipal Heritage Property Designation and expressed the Division's support.

No objections were received.

Mayor Clark ascertained that there was no one present in the gallery who wished to speak to Council on this matter.

Moved By: Councillor Block

Seconded By: Councillor Dubois

That permission be granted to introduce Bylaw No. 9913, 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block

Seconded By: Councillor Dubois

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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer
Seconded By: Councillor Block

That the hearing be closed.

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

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block
Seconded By: Councillor Donauer

That Bylaw No. 9913 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block
Seconded By: Councillor Kirton

That permission be granted to have Bylaw No. 9913 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Block
Seconded By: Councillor Dubois

That Bylaw No. 9913 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 Hill, Councillor Jeffries, and Councillor Kirton

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

6.2 Public Notice Matters

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

A list of flag raising and proclamation requests received for the month of June 2023 was provided.

Moved By: Councillor Donauer

Seconded By: Councillor Kirton

That the information be received.

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

Absent: (1): Councillor Loewen

CARRIED UNANIMOUSLY (10 to 0)

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing Meeting adjourned at 7:42 p.m.

Mayor

City Clerk

