



## **MINUTES**

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

**Wednesday, July 31, 2024, 6:00 p.m.**

**Council Chamber, City Hall**

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

**ALSO PRESENT:** City Manager J. Jorgenson  
City Solicitor C. Yelland  
General Manager, Community Services C. Anger  
City Clerk A. Tittmore  
Committee Assistant H. Janzen

#### **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 Dubois

1. That the following letters be added to Item 6.1.8:
  - Requests to Speak
    - Anna Moir, B and A Studios, dated July 29, 2024
  - Available to Answer Questions
    - Ron Holowatuk, Hard Rock Properties, dated July 29, 2024
    - Brock Dyck, Urban Systems, dated July 29, 2024
  - Submitting Comments
    - James and Bonnie Anderson, dated July 29, 2024
2. That the following letters be added to Item 6.1.9:
  - Requests to Speak
    - David D'Eon, Strong Towns YXE, dated July 25, 2024
    - Sherry Olson, dated July 27, 2024
    - Bertrand Bartake, dated July 28, 2024
    - Donna Brockmeyer, dated July 29, 2024
  - Submitting Comments
    - Josh Delainey, dated July 25, 2024
    - Linda Chartier, dated July 25, 2024
    - Helene Phillibert, dated July 29, 2024
    - Jocelyn Richardson, dated July 29, 2024
    - Jasmine Liska, dated July 29, 2024
    - Kevin Dunbar, dated July 29, 2024
    - Martin Thingvold, dated July 29, 2024
    - Angela Schmidt, dated July 29, 2024
    - Karen Kobussen, Strong Towns YXE, dated July 29, 2024

- Gordon Borycki, dated July 29, 2024
- Linda Tsang, dated July 29, 2024

3. That the agenda be approved as amended.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 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 Gough

That the following minutes of the Public Hearing meetings of City Council be approved:

- Regular - June 26, 2024
- Special - June 27 and 28, 2024

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**5. PUBLIC ACKNOWLEDGEMENTS**

**6. PUBLIC HEARINGS**

**6.1 Land Use, etc.**

**6.1.1 Proposed Rezoning - 321 Ave C North - from 1L1 – General Light Industrial District to MX1 – Mixed Use 1 District subject to a Zoning Agreement [MPC2024-0603]**

The following documents were provided:

- Proposed Bylaw No. 10025;

- Report of the Community Services Division, dated June 25, 2024;
- Report of the Municipal Planning Commission, dated June 25, 2024; and
- Notice that appeared in the Star Phoenix on July 13, 2024.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 10025 was passed.

Senior Planner Rechenmacher presented the report with a PowerPoint presentation and expressed the Division's support. She responded to questions of Council.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Proposed Rezoning.

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

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Dubois

That permission be granted to introduce Bylaw No. 10025 and give same its FIRST reading.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Davies

**Seconded By:** Councillor Donauer

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Hill  
**Seconded By:** Councillor Block

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries  
**Seconded By:** Councillor Dubois

That Bylaw No. 10025 now be read a SECOND time.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries  
**Seconded By:** Councillor Gersher

That permission be granted to have Bylaw No. 10025 read a third time at this meeting.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries  
**Seconded By:** Councillor Loewen

That Bylaw No. 10025 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: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

MOTION ARISING

**Moved By:** Councillor Gough

**Seconded By:** Councillor Dubois

That the Administration report back with options for the installation of accessible pedestrian ramps on all corners adjacent/leading to the block containing 321 Ave C North and addressing other sidewalk accessibility issues on those block segments prior to redevelopment completion - recognizing the public realm accessibility gap this infrastructure leaves for visitors to this City-led strategic redevelopment site.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**6.1.2 Proposed Rezoning - 301 24th Street West, 230, 232 and 240 Avenue C North, and Portion of Right-of-Way South of 24th Street West - From 1L1 – General Light Industrial District to CM1 – Corridor Mixed Use 1 District [MPC2024-0603]**

The following documents were provided:

- Proposed Bylaw No. 10026;
- Report of the Community Services Division, dated June 25, 2024 (See Item 6.1.1);
- Report of the Municipal Planning Commission, dated June 25, 2024 (See Item 6.1.1); and
- Notice that appeared in the Star Phoenix on July 13, 2024.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 10026 was passed.

Senior Planner Rechenmacher presented the report with a PowerPoint presentation and expressed the Division's support. Real Estate Manager McCaig responded to questions of Council.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Proposed Rezoning.

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

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Donauer

That permission be granted to introduce Bylaw No. 10026 and give same its FIRST reading.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Loewen

**Seconded By:** Councillor Block

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Donauer

**Seconded By:** Councillor Dubois

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Dubois

That Bylaw No. 10026 now be read a SECOND time.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Gersher

That permission be granted to have Bylaw No. 10026 read a third time at this meeting.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Gough

That Bylaw No. 10026 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: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**



### **6.1.3 Proposed Rosewood Neighbourhood Concept Plan Amendment [MPC2024-0601]**

The following documents were provided:

- Report of the Community Services Division, dated June 25, 2024;
- Report of the Municipal Planning Commission, dated June 25, 2024; and
- Notice that appeared in the Star Phoenix on July 13, 2024.

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

Development Review Manager Dawson presented the report with a PowerPoint slide and expressed the Division's support. Long Range Planning Manager McShane responded to questions of Council.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Rosewood Concept Plan amendment.

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

**Moved By:** Councillor Donauer

**Seconded By:** Councillor Block

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Dubois

**Seconded By:** Councillor Gersher

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Dubois

**Seconded By:** Councillor Block

That the Rosewood Neighbourhood Concept Plan amendment as outlined in the June 25, 2024 report of the Community Services Division, be approved.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

#### **6.1.4 Proposed Official Community Plan Land Use Map Amendment - Rosewood [MPC2024-0601]**

The following documents were provided:

- Proposed Bylaw No. 10021;
- Report of the Community Services Division, dated June 25, 2024 (See Item 6.1.3);
- Report of the Municipal Planning Commission, dated June 25, 2024 (See Item 6.1.3); and
- Notice that appeared in the Star Phoenix on July 13, 2024.

Mayor Clark introduced the matter and a motion to consider the first reading of Bylaw No. 10021 was passed.

Development Review Manager Dawson presented the report with a PowerPoint slide and expressed the Division's support.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Official Community Plan Amendment.

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

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Loewen

That permission be granted to introduce Bylaw No. 10021 and give same its FIRST reading.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Gersher

**Seconded By:** Councillor Loewen

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Dubois

**Seconded By:** Councillor Block

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Block

That Bylaw No. 10021 now be read a SECOND time.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Kirton

That permission be granted to have Bylaw No. 10021 read a third time at this meeting.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Gough

That Bylaw No. 10021 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: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

#### **6.1.5 Proposed Rezoning - Rosewood - Zimmerman Road (Northern Portion) [MPC2024-0601]**

The following documents were provided:

- Proposed Bylaw No. 10022;
- Report of the Community Services Division, dated June 25, 2024 (See Item 6.1.3);

- Report of the Municipal Planning Commission, dated June 25, 2024 (See Item 6.1.3); and
- Notice that appeared in the Star Phoenix on July 16, 2024.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 10022 was passed.

Development Review Manager Dawson presented the report with a PowerPoint slide and expressed the Division's support.

Kreg Harley, 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 Jeffries

**Seconded By:** Councillor Donauer

That permission be granted to introduce Bylaw No. 10022 and give same its FIRST reading.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Loewen

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Donauer

**Seconded By:** Councillor Davies

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Dubois

That Bylaw No. 10022 now be read a SECOND time.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Gersher

That permission be granted to have Bylaw No. 10022 read a third time at this meeting.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Donauer

That Bylaw No. 10022 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: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

### **6.1.6 Proposed Brighton Neighbourhood Concept Plan Amendment [MPC2024-0602]**

The following documents were provided:

- Report of the Community Services Division, dated June 25, 2024;
- Report of the Municipal Planning Commission, dated June 25, 2024;
- Notice that appeared in the Star Phoenix on July 16, 2024

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

Development Review Manager Dawson presented the report with a PowerPoint slide and expressed the Division's support.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Brighton Concept Plan amendment.

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

**Moved By:** Councillor Donauer

**Seconded By:** Councillor Davies

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Jeffries

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Gersher

**Seconded By:** Councillor Dubois

That that proposed amendments to the Brighton Neighbourhood Concept Plan as outlined in the June 25, 2024 report of the Community Services Division, be approved.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**6.1.7 Proposed Rezoning from FUD and FUD(H) to RMTN - Brighton [MPC2024-0602]**

The following documents were provided:

- Proposed Bylaw No. 10020;
- Report of the Community Services Division, dated June 25, 2024 (See Item 6.1.6);
- Report of the Municipal Planning Commission, dated June 25, 2024 (See Item 6.1.6);
- Notice that appeared in the Star Phoenix on July 13, 2024.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 10020 was passed.

Development Review Manager Dawson presented the report with a PowerPoint slide and expressed the Division's support.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Proposed Rezoning.

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

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Dubois



That permission be granted to introduce Bylaw No. 10020 and give same its FIRST reading.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Donauer  
**Seconded By:** Councillor Block

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Loewen  
**Seconded By:** Councillor Dubois

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries  
**Seconded By:** Councillor Gersher

That Bylaw No. 10020 now be read a SECOND time.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Donauer

That permission be granted to have Bylaw No. 10020 read a third time at this meeting.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Block

That Bylaw No. 10020 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: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

#### **6.1.8 Blairmore Sector Plan Amendment [MPC2024-0606]**

The following documents were provided:

- Report of the Community Services Division, dated June 25, 2024;
- Report of the Municipal Planning Commission, dated June 25, 2024;
- Notice that appeared in the Star Phoenix on July 20 and 22, 2024; and
- Letters from the following:
  - Requests to Speak
    - Anna Moir, B and A Studios, dated July 29, 2024

- Available to Answer Questions
  - Ron Holowatuk, Hard Rock Properties, dated July 29, 2024
  - Brock Dyck, Urban Systems, dated July 29, 2024
- Submitting Comments
  - Peggy Sarjeant, Past-President Saskatoon Heritage Society dated July 22, 2024
  - James and Bonnie Anderson, dated July 29, 2024

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

Long Range Planning Manager McShane presented the report with a PowerPoint and expressed the Division's support. He responded to questions of Council.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Blairmore Sector Plan Amendment.

Council heard from the following:

- Anna Moir, B and A Studios, who responded to questions of Council; and
- Ron Holowatuk, Hard Rock Properties, who responded to questions of Council.

The meeting recessed at 7:34 p.m. and reconvened at 7:48 p.m. with all members of Council in attendance.

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

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Block

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Dubois

**Seconded By:** Councillor Donauer

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Kirton

That the proposed Blairmore Sector Plan amendment, as outlined in the June 25, 2024 report of the Community Services Division, be approved.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

MOTION ARISING

**Moved By:** Councillor Hill

**Seconded By:** Councillor Donauer

That the Administration further report back on the flexibility of the phasing with respect to what the landowner group presented July 31, 2024.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**6.1.9 Zoning Bylaw Amendment to Remove Minimum Parking Requirements [GPC2023-0503]**

The following documents were provided:

- Proposed Bylaw No. 10019;
- Report of the Community Services Division, dated June 25, 2024;
- Report of the Municipal Planning Commission, dated June 25, 2024;
- Notice that appeared in the Star Phoenix on July 13, 2024; and
- Letters from the following:
  - Requests to Speak
    - Ronald Clark, dated July 17, 2024
    - David D'Eon, Strong Towns YXE, dated July 25, 2024
    - Sherry Olson, dated July 27, 2024
    - Bertrand Bartake, dated July 28, 2024
    - Donna Brockmeyer, dated July 29, 2024
  - Submitting Comments
    - Nicole Burgess, CEO, Saskatoon & Region Home Builders' Association, dated July 9, 2024
    - Wayne MacDonald, dated July 12, 2024
    - Rick Howse, dated July 12, 2024
    - Charmaine Moldenhauer, dated July 12, 2024
    - Brahm Neufeld, dated July 17, 2024
    - Bryce Hipfner, dated July 18, 2024
    - Shelby Knapman, dated July 19, 2024
    - Paul Jones, dated July 22, 2024
    - Alan Wallace, National Affordable Housing Corporation, dated July 22, 2024
    - Joshua Grasby, dated July 22, 2024

- Josh Delaine, dated July 25, 2024
- Linda Chartier, dated July 25, 2024
- Helene Phillibert, dated July 29, 2024
- Jocelyn Richardson, dated July 29, 2024
- Jasmine Liska, dated July 29, 2024
- Kevin Dunbar, dated July 29, 2024
- Martin Thingvold, dated July 29, 2024
- Angela Schmidt, dated July 29, 2024
- Karen Kobussen, Strong Towns YXE, dated July 29, 2024
- Gordon Borycki, dated July 29, 2024
- Linda Tsang, dated July 29, 2024

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 10019 was passed.

Director of Planning and Development Anderson presented the report with a PowerPoint and expressed the Division's support. She responded to questions of Council.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Zoning Bylaw Amendment.

Council heard from the following:

- David D'Eon, Strong Towns YXE;
- Sherry Olson;
- Bertrand Bartake;
- Jonathan Naylor; and
- Nicholas Pollett.

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

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Gersher

That permission be granted to introduce Bylaw No. 10019 and give same its FIRST reading.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Davies

**Seconded By:** Councillor Hill

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Hill

**Seconded By:** Councillor Gersher

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Davies

That Bylaw No. 10019 now be read a SECOND time.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Block

That permission be granted to have Bylaw No. 10019 read a third time at this meeting.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Kirton

That Bylaw No. 10019 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: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

Councillor Dubois excused herself from the meeting at 8:58 p.m.

**Moved By:** Councillor Davies

**Seconded By:** Councillor Donauer

That the hour of the meeting be extended beyond 9:00 p.m. until completion of the Agenda.

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

Absent: (1): Councillor Dubois

**CARRIED UNANIMOUSLY (10 to 0)**

Councillor Dubois re-entered the meeting at 9:01 p.m.



**6.1.10 Proposed Official Community Plan Land Use Map Amendment  
– 1232-1236 Idylwyld Drive and 1 Minto Place - From DCD2 to  
Station Mixed Use [GPC2023-0503]**

The following documents were provided:

- Proposed Bylaw No. 10023;
- Report of the Community Services Division, dated June 25, 2024;
- Report of the Municipal Planning Commission, dated June 25, 2024; and
- Notice that appeared in the Star Phoenix on July 13, 2024

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 10023 was passed.

Senior Planner Brotzel presented the item along with Item 6.1.11 with a PowerPoint presentation and expressed the Division's support for both items. She responded to questions of Council.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support for both items 6.1.10 and 6.1.11.

Council heard from the following speakers:

- Tim Leeson

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

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Donauer

That permission be granted to introduce Bylaw No. 10023 and give same its FIRST reading.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Dubois

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Donauer

**Seconded By:** Councillor Loewen

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Dubois

That Bylaw No. 10023 now be read a SECOND time.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Gersher

That permission be granted to have Bylaw No. 10023 read a third time at this meeting.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Block

That Bylaw No. 10023 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: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**6.1.11 Proposed Rezoning – 1232-1236 Idylwyld Drive and 1 Minto Place, 1036, 1202-1204, and 1236 College Drive and ISC Surface Parcel 203980125 and 928 8th Street East – From DCD2, M2, and B4 Districts to CS1 District [GPC2023-0503]**

The following documents were provided:

- Proposed Bylaw No. 10024;
- Report of the Community Services Division, dated June 25, 2024 (See Item 6.1.10);
- Report of the Municipal Planning Commission, dated June 25, 2024 (See Item 6.1.10); and
- Notice that appeared in the Star Phoenix on July 13, 2024

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 10024 was passed.

Senior Planner Brotzel presented the item during consideration of Item 6.1.10.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support during consideration of Item 6.1.10.

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

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Donauer

That permission be granted to introduce Bylaw No. 10024 and give same its FIRST reading.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Gersher

**Seconded By:** Councillor Dubois

That the submitted report and correspondence be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Donauer

**Seconded By:** Councillor Kirton

That the hearing be closed.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Block

That Bylaw No. 10024 now be read a SECOND time.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Davies

That permission be granted to have Bylaw No. 10024 read a third time at this meeting.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**Moved By:** Councillor Jeffries

**Seconded By:** Councillor Gough

That Bylaw No. 10024 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: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 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 2024 was provided.

**Moved By:** Councillor Donauer

**Seconded By:** Councillor Gersher

That the information be received.

In Favour: (11): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

**CARRIED UNANIMOUSLY (11 to 0)**

**8. URGENT BUSINESS**

**9. ADJOURNMENT**

The Public Hearing Meeting adjourned at 9:22 p.m.

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Mayor

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City Clerk