



MINUTES

PUBLIC HEARING MEETING OF CITY COUNCIL

**Wednesday, April 23, 2025, 6:00 p.m.
Council Chamber, City Hall**

PRESENT: Her Worship, Mayor C. Block, in the Chair
Councillor T. Davies
Councillor R. Donauer
Councillor B. Dubois
Councillor S. Ford
Councillor Z. Jeffries, via teleconference
Councillor H. Kelleher
Councillor K. MacDonald
Councillor J. Parker
Councillor S. Timon

ABSENT: Councillor R. Pearce

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 MacDonald

Seconded By: Councillor Davies

1. That the letter submitting comments from Prem and Kavita Sharma, dated April 21, 2025 be added to Item 6.1.1; and
2. That the agenda be approved as amended.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

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 Dubois

Seconded By: Councillor Kelleher

That the minutes of the Public Hearing meeting of City Council held on March 26, 2025, be approved.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

**6.1.1 Discretionary Use Application – Day Care Centre – 440
Evergreen Boulevard [MPC2025-0301]**

The following documents were provided:

- Report of the Community Services Division, dated March 25, 2025;
- Report from the Municipal Planning Commission, dated March 25, 2025; and
- Letter from Prem and Kavita Sharma, dated April 21, 2025.

The City Planner advised that notification posters had been sent to all adjacent landowners within 75 metres of the site.

Mayor Block 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 with a slide and expressed the Division's support.

Derek Cameron, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use Application.

Mayor Block noted the applicants, Kavita and Prem Sharma, were in attendance and ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Kelleher

Seconded By: Councillor MacDonald

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Parker

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Ford

Seconded By: Councillor Dubois

That City Council consider the Discretionary Use Application submitted by Kavita and Prem Sharma, requesting approval to operate a day care for 20 persons at 440 Evergreen Boulevard, be approved, subject to the following conditions:

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

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

6.1.2 Proposed Official Community Plan Land Use Map Amendment – 1902 Broadway Avenue [MPC2025-0302]

The following documents were provided:

- Bylaw No. 10067;
- Report of the Community Services Division, dated March 25, 2025;

- Report from the Municipal Planning Commission, dated March 25, 2025; and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10067 was passed.

Darryl Dawson, Development Review Manager, Community Services Division, reviewed the proposed Official Community Plan amendment with slides and expressed the Division's support.

Derek Cameron, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the Official Community Plan Amendment and proposed rezoning (Item 6.1.3).

Mayor Block noted Steve Jantzen, Northstar Innovative Developments Inc., was available for questions and ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Ford

Seconded By: Councillor Kelleher

That permission be granted to introduce Bylaw No. 10067, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Ford

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor MacDonald

Seconded By: Councillor Timon

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Kelleher

That Bylaw No. 10067 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Davies

Seconded By: Councillor Donauer

That permission be granted to have Bylaw No. 10067 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois
Seconded By: Councillor Parker

That Bylaw No. 10067 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 Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

6.1.3 Proposed Rezoning – 1902 Broadway Avenue [MPC2025-0302]

The following documents were provided:

- Bylaw No. 10068;
- Report of the Community Services Division, dated March 25, 2025 (See Item 6.1.2);
- Report from the Municipal Planning Commission, dated March 25, 2025 (See Item 6.1.2); and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10068 was passed.

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

Derek Cameron, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the rezoning during consideration of Item 6.1.2.

Mayor Block noted Steve Jantzen, Northstar Innovative Developments Inc., was available for questions and ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Donauer

Seconded By: Councillor Davies

That permission be granted to introduce Bylaw No. 10068, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Kelleher

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Davies

Seconded By: Councillor MacDonald

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Timon

Seconded By: Councillor Donauer

That Bylaw No. 10068 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Ford

That permission be granted to have Bylaw No. 10068 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Kelleher

That Bylaw No. 10068 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 Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

6.1.4 Official Community Plan Amendments - City Centre & District Plan [GPC2024-0901]

The following documents were provided:

- Bylaw No. 10069;
- Report of the Community Services Division, dated March 25, 2025;
- Report from the Municipal Planning Commission, dated March 25, 2025; and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10069 was passed.

Ian Williamson, Senior Project Planner, Community Services Division, reviewed the proposed Official Community Plan amendment and expressed the Division's support. Together with Brent McAdam, Senior Planner, they responded to questions of Council.

City Solicitor Yelland also responded to questions with respect to potential removal of section 8(2)(i) of the bylaw.

Derek Cameron, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the Official Community Plan Amendment and Zoning Bylaw Amendments (Item 6.1.5).

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

Moved By: Councillor Donauer

Seconded By: Councillor Kelleher

That permission be granted to introduce Bylaw No. 10069, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kelleher
Seconded By: Councillor Parker

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois
Seconded By: Councillor Ford

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

IN AMENDMENT

Moved By: Councillor Donauer
Seconded By: Councillor Davies

That Bylaw 10069 be amended to remove section 8(2)(i).

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor MacDonald

Seconded By: Councillor Timon

That Bylaw No. 10069, as amended, now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kelleher

Seconded By: Councillor Parker

That permission be granted to have Bylaw No. 10069, as amended, read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Parker

That Bylaw No. 10069, as amended, 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 Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

**6.1.5 Zoning Bylaw Amendments - City Centre & District Plan
[GPC2024-0901]**

The following documents were provided:

- Bylaw No. 10070;
- Report of the Community Services Division, dated March 25, 2025 (See Item 6.1.4);
- Report from the Municipal Planning Commission, dated March 25, 2025 (See Item 6.1.4); and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10070 was passed.

Brent McAdam, Senior Planner, Community Services Division, reviewed the proposed zoning bylaw amendments and expressed the Division's support.

Derek Cameron, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the zoning bylaw amendments during consideration of Item 6.1.4.

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

Moved By: Councillor Dubois

Seconded By: Councillor Kelleher

That permission be granted to introduce Bylaw No. 10070, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor MacDonald

Seconded By: Councillor Parker

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Davies

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Ford

That Bylaw No. 10070 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Kelleher

That permission be granted to have Bylaw No. 10070 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor MacDonald

Seconded By: Councillor Timon

That Bylaw No. 10070 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 Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

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 March 2025 was provided.

Moved By: Councillor Davies

Seconded By: Councillor Dubois

That the information be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing Meeting adjourned at 6:54 p.m.

Mayor

City Clerk