

COUNCIL MEETING

MINUTES

April 19, 2022
COUNCIL CHAMBERS
400 Main Street SE

PRESENT

Mayor P. Brown
Deputy Mayor A. Jones (via Microsoft Teams)
Councillor D. Belyk (via Microsoft Teams)
Councillor R. Chapman
Councilor C. Kolson
Councillor T. Petrow

STAFF

L. Wiwcharuk, Director Corporate Services/Acting CAO
T. Belsham, Team Leader Legislative Services/Acting City Clerk
K. Jiang, Senior Legislative Officer
K. Spence, Council Technician
K. Rushford, Recording Technician

ABSENT WITH REGRETS

Councillor H. Spearman

1. CALL TO ORDER

Mayor Brown called the meeting to order at 1:42 p.m.

2. CLOSED MEETING – 2:00 PM

2022-C-146

Moved By Councillor Petrow

That Council enters the Closed Meeting at 1:42 p.m. to discuss the following items:

- 2.1 Intergovernmental Affairs Update - Section 21 (Disclosure harmful to intergovernmental relations) *Freedom of Information and Protection of Privacy Act*; and
- 2.2 Legal Update - Section 27 (Privileged information) *Freedom of Information and Protection of Privacy Act*.

With the following:

PRESENT

Mayor P. Brown
Deputy Mayor A. Jones (via Microsoft Teams)
Councillor D. Belyk (via Microsoft Teams)

Councillor R. Chapman
Councillor C. Kolson
Councillor T. Petrow

The following staff members were present to provide advice to officials:

STAFF

L. Wiwcharuk, Director Corporate Services/Acting CAO,
Tammy Belsham, Team Leader Legislative Services/Acting City Clerk,
S. Utz, Director of CAO's Office,
L. Stevens, Director Community Infrastructure,
M. Lock, Director of Community Services,
B. Neale, Manager, Capital Projects & Infrastructure,
J. Maric, Manager, Procurement & Insurance & Risk Management,
K. Jiang, Senior Legislative Officer
K. Spence, Council Technician, and
K. Rushford, who recorded the meeting

Carried

2022-C-147

Moved By Councillor Belyk

That Council leaves the Closed Meeting at 2:57 p.m.

Carried

3. PUBLIC AGENDA Afternoon Session - 3:00 PM

Mayor Brown called the meeting to order at 3:03 p.m.

4. MINUTES

1. Minutes of the Meeting of March 21, 2022 tabled on April 4, 2022 and the Regular Meeting of April 4, 2022

2022-C-148

Moved By Councillor Petrow

That Council adopts the minutes of the regular meeting of Council of March 21, 2022, as amended.

Carried

2022-C-149

Moved By Councillor Petrow

That Council adopts the minutes of the regular meeting of Council of April 4, 2022, as presented.

Carried

2. Acknowledgement of Other Minutes

2022-C-150

Moved By Councillor Chapman

That Council acknowledges the minutes of the Municipal Planning Commission of March 3, 2022.

Carried

5. **CONSENT AGENDA**

There are no items.

6. **PRESENTATIONS - Items for information only**

1. Airdrie Multi-Use Facility and Public Library – March Project Status Report (Michelle Lock, Director of Community Services)

Mr. Christopher Monson, Colliers Project Leaders, presented the March monthly project status report. M. Lock presented the new 'What Else is Happening' section of the report.

A comment was made that the geotechnical work was scheduled to take place in April but still shows progress at 0%. Mr. Monson confirmed that the contract is in the final stages of negotiation, after which work can be initiated within five days. Mr. Monson advised that the Library Board will see the concept designs for the library space next week, for information.

2022-C-151

Moved By Councillor Belyk

That Council accepts the Multi Use Facility and Public Library – March Project Status presentation, for information.

Carried

7. **BYLAWS - Not Requiring Public Hearing**

There are no items.

8. **FINANCIAL POSITION**

There are no items.

9. **BUSINESS ARISING**

1. Smoking Bylaw and Cannabis Consumption Bylaw Review (Stephen Utz, Director of CAO Office)

2022-C-152

Moved By Councillor Petrow

That Council directs Administration to return to Council with:

1. an update on the pros and cons from other municipalities that have gone smoke-free; and
2. potential updates to the Smoking Bylaw to deal with smoking in public recreation areas.

Defeated by vote of 2 in favour, 4 opposed

**Opposed: Mayor Brown
Councillor Chapman
Deputy Mayor Jones
Councillor Kolson**

2022-C-153

Moved By Councillor Kolson

That Council directs Administration to return to Council with information on the changes that would be required to the Land Use Bylaw in order to allow for shisha bars similar to what municipalities like the City of Calgary have that allow those types of commercial businesses to go forward.

Defeated by vote of 3 in favour, 3 opposed

**Opposed: Mayor Brown
Deputy Mayor Jones
Councillor Petrow**

2022-C-154

Moved By Councillor Chapman

That Council accepts the report entitled "Smoking Bylaw and Cannabis Consumption Bylaw Review" for information.

Carried by vote of 5 in favour, 1 opposed

Opposed: Councillor Petrow

10. AGENDA REPORTS

1. Micromobility and Shared Micromobility Framework Pilot (Chris MacIsaac, Transit Team Leader)

2022-C-155

Moved By Councillor Belyk

That Council endorses staff's recommendation to amend specific bylaws to permit micromobility and shared micromobility as a two-year pilot program with a timeline to launch in Spring 2022.

Carried

11. CORRESPONDENCE

1. Request for Proclamation - GBS/CIDP Foundation of Canada (Tammy Belsham, Team Leader Legislative Services/Assistant City Clerk)

2022-C-156

Moved By Councillor Chapman

That Council proclaims May 2022 as GBS and CIDP Awareness Month in Airdrie, to raise awareness of and support for patients and families afflicted with Guillain-Barré Syndrome and Chronic Inflammatory Demyelinating Polyneuropathy which are rare conditions that can cause paralysis and permanent lifelong residual damage to the peripheral nerves.

Carried

2. Correspondence - Door Hangers (Tammy Belsham, Team Leader Legislative Services/Assistant City Clerk)

2022-C-157

Moved By Councillor Kolson

That Council files the correspondence and advises the resident that Council chose to not action her request.

Carried

3. Correspondence - Ahmadiyya Muslim Community (Tammy Belsham, Team Leader Legislative Services/Assistant City Clerk)

2022-C-158

Moved By Deputy Mayor Jones

That Council turns this request over to Administration to follow up with the Ahmadiyya Muslim Community.

Carried

12. RESOLUTIONS ARISING

1. From Council Budget Committee - There are no items
2. From Closed Meeting – There are no items.

15. RECESS/RECONVENE

Mayor Brown declared a recess at 5:10 p.m. The meeting reconvened at 6:03 p.m.

16. PUBLIC AGENDA Evening Session - 6:00 PM

17. APPOINTMENTS/PRESENTATIONS - Items Requiring a Council Decision

1. Staff Presentation - Bylaws No. B-09/2022 and B-13/2022 Updates to the DP-Exempt Townhouse Process (Jeff Brunen and William Czaban, Senior Planners)

J. Brunen and W. Czaban made a presentation regarding Bylaws No. B-09/2022 and B-13/2022 Updates to the Development Permit (DP) Exempt Townhouse Process.

A question was asked about the notification requirement for adjacent landowners in regard to freeholds. W. Czaban advised that the standard posting for all development approvals is posted on the City's website. There would be general awareness of townhouse developments during the land use approval process. A comment was made that the notification requirements are severely lacking.

2. Staff Presentation - Bylaws No. B-16/2022 and B-17/2022 West Hills CASP Amendment and Key Ranch NSP (Daria McDonald, Senior Planner)

Councillor Chapman recused himself due to having a family connection to one of the parcels of land.

D. McDonald made a presentation regarding Bylaws No. B-16/2022 and B-17/2022 West Hills Community Area Structure Plan (CASP) Amendment and Key Ranch Neighbourhood Structure Plan (NSP).

It was asked whether the commercial/medium density residential area will have live/work units. D. McDonald advised that those details will be provided at the NSP stage but there will likely be a mixed-use townhouse type development with commercial use in it.

It was noted that this application "generally" complies with AirdrieONE and is "generally" in alignment with Calgary Metropolitan Region Board (CMRB). D. McDonald advised that in this context, "generally" indicates the application complies as a whole.

18. PUBLIC QUESTION PERIOD

There were no questions or submissions from residents.

19. PUBLIC INPUT SESSION

There were no items.

20. BYLAWS NO. B-09/2022 and B-13/2022 - LUB Amendment and Planning Fees and Charges Bylaw Amendment - DP Exempt Townhouse Process

1. Public Hearings

Mayor Brown opened the public hearing at 6:08 p.m.

Public Hearings are being held on Bylaw No. B-09/2022, being a Bylaw to amend Section 7.36 (Townhouse Exemption Requirements) of Land Use Bylaw No. B-01/2016 to update the Development Permit exemption standards for freehold townhouses; and Bylaw No. B-13/2022, being a bylaw to amend Planning Fees and Charges Bylaw No. B-37/2018 Schedule "A", by introducing a \$150 Planning Review fee under "Other Services". Immediately following the public hearings, Council will be asked to give three readings to the bylaws.

Mayor Brown asked three times if anyone wished to speak in favour of Bylaw No. B-09/2022 or Bylaw No. B-13/2022. Mayor Brown asked three times if anyone wished to speak in opposition to Bylaw No. B-09/2022 or Bylaw No. B-13/2022. Mayor Brown asked if any submissions regarding Bylaw No. B-09/2022 or Bylaw No. B-13/2022 have been received. The Clerk advised that no submissions for or against the Bylaws were received. Mayor Brown closed the public hearing at 6:41 p.m. J. Brunen concluded the staff presentation, reviewed alternatives for Council's consideration and presented the staff recommendation.

Councillor Kolson noted that her concern is with respect to the notification respecting freeholds.

2. Three Readings

2022-C-159

Moved By Councillor Chapman

That Council gives First Reading to Bylaw No. B-09/2022, being a Bylaw to amend Section 7.36 (Townhouse Exemption Requirements) of Land Use Bylaw No. B-01/2016 to update the Development Permit exemption standards for freehold townhouses.

Carried by vote to 5 in favour, 1 opposed
Opposed: Councillor Kolson

2022-C-160

Moved By Deputy Mayor Jones

That Council gives Second Reading to Bylaw No. B-09/2022.

Carried by vote to 5 in favour, 1 opposed
Opposed: Councillor Kolson

2022-C-161

Moved By Councillor Belyk

That Council grants permission for Third Reading of Bylaw No. B-09/2022.

Carried Unanimously

2022-C-162

Moved By Councillor Petrow

That Council gives Third Reading to Bylaw No. B-09/2022.

Carried by vote to 5 in favour, 1 opposed
Opposed: Councillor Kolson

2022-C-163

Moved By Councillor Petrow

That Council gives First Reading to Bylaw No. B-13/2022, being a Bylaw to amend Planning Fees and Charges Bylaw No. B-37/2018 Schedule "A", by introducing a \$150 Planning Review fee under "Other Services".

Carried

2022-C164-

Moved By Councillor Kolson

That Council gives Second Reading to Bylaw No. B-13/2022.

Carried

2022-C-165

Moved By Deputy Mayor Jones

That Council grants permission for Third Reading of Bylaw No. B-13/2022.

Carried Unanimously

2022-C-166

Moved By Councillor Chapman

That Council gives Third Reading to Bylaw No. B-13/2022.

Carried

21. BYLAWS NO. B-16/2022 and B-17/2022 - West Hills CASP Amendment and Key Ranch NSP (Daria McDonald, Senior Planner)

1. Public Hearings

Councillor Chapman declared a possible pecuniary interest and recused himself at 6:32 p.m..

Mayor Brown opened the public hearing at 6:32 p.m.

Public Hearings are being held on Bylaw No. B-16/2022, being a bylaw to amend Bylaw No. B-22/2019, the West Hills Community Area Structure Plan to facilitate the Key Ranch Neighbourhood Structure Plan; and Bylaw No. B-17/2022, being a bylaw to adopt the Key

Ranch Neighbourhood Structure Plan. Immediately following the public hearings, Council will be asked to give first and second readings to the Bylaws.

Mayor Brown asked if anyone wished to speak in favour of Bylaw No. B-16/2022 or Bylaw No. B-17/2022.

Ms. Jane Power, Senior Planner, Urban Systems spoke in favour via Microsoft Teams. Regarding the two commercial/medium density residential areas, Ms. Power advised that they are outside of this NSP area. Ms. Power outlined other future and proposed commercial sites in the area. With respect to the questions raised at Municipal Planning Commission about connectivity, Ms. Power confirmed that the collector roads will align once the NSP for the area to the south is received.

Mr. Phil Moore, Lamont Land, outlined the development plans, noting that it is a unique development due to the topography and slopes. Regarding timing, grading would start this fall, with the rest of the development construction done next year, and home construction to start in the fall of 2023.

Mr. Charles Boechler, Development Manager, Minto Communities, spoke in favour virtually via Microsoft Teams.

It was asked where sales would be starting. Ms. Power advised that the NE corner of Key Ranch along 24th Street is the first phase. Concern was raised about the multi-family site in the NW corner that will overlook development in the earlier phases.

It was noted that Municipal Planning Commission had raised concern over the lack of a commercial area in the Key Ranch development. C. Boechler advised that the commercial area in the SE corner is a neighbourhood scale commercial site for convenience needs. It was asked whether the commercial/medium density residential would be live/work units or a commercial block. C. Boechler advised that the intent is for mixed use on the entire site with a combination of residential and commercial. W. Czaban confirmed that this will be addressed in more detail at the land use application stage.

Mayor Brown asked for a second and third time if anyone wished to speak in favour of Bylaw No. B-16/2022 or Bylaw No. B-17/2022. Mayor Brown asked three times if anyone wished to speak in opposition to Bylaw No. B-16/2022 or Bylaw No. B-17/2022. Mayor Brown asked if any submissions regarding Bylaw No. B-16/2022 or Bylaw No. B-17/2022 have been received. The Clerk advised that one item of correspondence was received in favour from Paul Gerla of Westmark Holdings. Mayor Brown closed the public hearing at 7:13 p.m. D. McDonald concluded the staff presentation, reviewed alternatives for Council's consideration and presented the staff recommendation.

Concern was raised over the lack of commercial development in a walkable community.

Mayor Brown noted that growth puts pressure on the whole City and asked that anyone in the development community use their influence to get support from the Provincial government to get the City where we're trying to go.

2. First and Second Reading

2022-C-167

Moved By Councillor Kolson

That Council gives First Reading to Bylaw No. B-16/2022 being a bylaw to amend Bylaw No. B-22/2019, the West Hills Community Area Structure Plan to facilitate the Key Ranch Neighbourhood Structure Plan.

Carried

2022-C-168

Moved By Councillor Petrow

That Council gives Second Reading to Bylaw No. B-16/2022.

Carried

2022-C-169

Moved By Councillor Petrow

That Council gives First Reading to Bylaw No. B-17/2022, being a bylaw to adopt the Key Ranch Neighbourhood Structure Plan.

Carried

2022-C-170

Moved By Deputy Mayor Jones

That Council gives Second Reading to Bylaw No. B-17/2022.

Carried

Councillor Chapman returned to the meeting at 7:19 p.m.

BOARD/MEMBER REPORTS

2022-C-171

Moved By Councillor Kolson

That Council excuses Councillor Spearman from the meeting.

Carried

REVIEW OF COUNCIL FOLLOW UP

1. Council follow up to April 19, 2022

L. Wiwcharuk reviewed the Council follow up.

22. ADJOURNMENT

Mayor Brown adjourned the meeting at 7:46 p.m.

Mayor

City Clerk