

COUNCIL MEETING

MINUTES

September 6, 2022
COUNCIL CHAMBERS
400 Main Street SE

PRESENT

Mayor P. Brown
Deputy Mayor D. Belyk
Councillor R. Chapman
Councillor A. Jones
Councilor C. Kolson
Councillor T. Petrow
Councillor H. Spearman

STAFF

H. Galanti, Chief Administrative Officer
M. Lock, Director of Community Services
J. Molnar, Director of People and Organizational Effectiveness
S. Utz, Director of CAO's Office
K. Weinberger, Director of Community Growth & Protective Services
D. Kachur, Manager of Corporate Strategy, Health, Safety & Security
L. Mackenzie, Manager of ME and RCMP Support Services
C. Satink, Manager of Legislative Services & IGM/City Clerk
T. Belsham, Team Leader of Legislative Services/Assistant City Clerk
J. Iverson, Team Leader of Corporate Communications
K. Spence, Council Technician
K. Rushford, Recording Technician

1. CALL TO ORDER

Mayor Brown called the meeting to order at 2:00 p.m.

2. CLOSED MEETING - 2:00 PM

2022-C-334

Moved By Deputy Mayor Belyk

That Council enters the Closed Meeting at 2:00 p.m. to discuss the following items:

Land Update - Section 25 (Disclosure harmful to economic or other interests of a public body)
Freedom of Information and Protection of Privacy Act;

Public Donation - Section 24 (Advice from officials) *Freedom of Information and Protection of Privacy Act*; and

Legal Update - Sections 25 and 27 (Disclosure harmful to economic or other interests of a public body and privileged information) *Freedom of Information and Protection of Privacy Act*;

With the following present:

PRESENT

Mayor P. Brown
Deputy Mayor D. Belyk
Councillor R. Chapman
Councillor A. Jones
Councilor C. Kolson
Councillor T. Petrow
Councillor H. Spearman

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

STAFF

H. Galanti, Chief Administrative Officer,
L. Stevens, Director of Community Infrastructure,
M. Lock, Director of Community Services,
S. Utz, Director of CAO Office,
K. Weinberger, Director of Community Growth & Protective Services,
C. Aragon, Manager Recreation, Culture and Social Planning,
A. Wood, Land Administrator,
J. Lutz, Team Leader Community Development,
M. Jorgenson, Culture and Heritage Strategist,
J. Ramjohn, Community Growth Manager,
C. Satink, Manager of Legislative Services and IGM/City Clerk,
T. Belsham, Team Leader Legislative Services/Acting City Clerk,
K. Spence, Council Technician, and
K. Rushford, who recorded the meeting,

Carried

2022-C-335

Moved By Councillor Chapman

That Council leaves the Closed Meeting at 4:21 p.m.

Carried

RECESS

Mayor Brown called a recess at 4:22 p.m. The meeting reconvened at 4:33 p.m.

3. PUBLIC AGENDA Afternoon Session - 4:30 PM

1. Appointment of new Chief Administrative Officer for the City of Airdrie

2022-C-336

Moved By Deputy Mayor Belyk

That Council appoints Mr. Horacio Galanti as the Chief Administrative Officer for the City of Airdrie.

Carried

4. MINUTES

1. Regular Meeting of August 15, 2022

2022-C-337

Moved By Councillor Jones

That Council adopts the minutes of the regular meeting of Council of August 15, 2022, as presented.

Carried

5. CONSENT AGENDA

There are no items.

6. PRESENTATIONS – Items for Information Only

There are no presentations.

7. FINANCIAL POSITION

There are no items.

8. AGENDA REPORTS

There are no reports.

9. CORRESPONDENCE

1. Letter of Support - Peer Mediation and Skills Training (Charlotte Satink, Manager of Legislative Services and IGM/City Clerk)

2022-C-338

Moved By Deputy Mayor Belyk

That Council ratifies the letter of support for Peer Mediation and Skills Training's application to the Civil Society and Community Initiatives Branch – Civil Society Fund grant in the amount of \$418,625 to develop a community-based program to reduce juvenile crime rates and recidivism.

Carried

10. RESOLUTIONS ARISING

1. From Council Budget Committee

There are no resolutions.

2. From Closed Meeting

2022-C-339

Moved By Councillor Chapman

That Council accepts the report for agenda item 2.1 of Closed Session for information.

Carried

2022-C-340

Moved By Councillor Kolson

That Council accepts the report for agenda item 2.2 of Closed Session for information.

Carried

2022-C-341

Moved By Councillor Spearman

That Council accepts the report for agenda item 2.3 of Closed Session for information.

Carried

11. BOARD/MEMBER REPORTS

There are no reports.

12. REVIEW OF COUNCIL FOLLOW UP

There are no items.

13. RECESS

Mayor Brown called a recess at 4:50 p.m. The meeting reconvened at 6:00 p.m.

14. PUBLIC AGENDA Evening Session - 6:00 PM

15. APPOINTMENTS/PRESENTATIONS - Items Requiring a Council Decision

1. Staff Presentation - Bylaws No. B-29/2022 and B-30/2022 LUB Amendments Site Specific (Yun Peng Qin, Subdivision Planner)

Y. Peng Qin, Subdivision Planner, presented Bylaws No. B-29/2022 and B-30/2022 LUB Amendments Site Specific. There were no questions or concerns raised.

Mayor Brown opened the public hearing for Bylaws No. B-29/2022 and B-30/2022 at 6:13 p.m.

2. Staff Presentation - Bylaw No. B-03/2022 Land Use Bylaw Amendment Nose Creek Riparian Area (Stephen Utz, Director of CAO's Office and Willow Czaban, Senior Planner)

S. Utz, Director of CAO's Office, and W. Czaban, Senior Planner, presented Bylaw No. B-03/2022 Land Use Bylaw Amendment Nose Creek Riparian Area. There were no questions or concerns raised.

Mayor Brown opened the public hearing for Bylaw No. B-03/2022 at 6:18 p.m.

3. **Staff Presentation - Bylaw No. B-06/2022 - Land Use Bylaw Amendment Parking Variances (Stephen Utz, Director of CAO's Office and Willow Czaban, Senior Planner)**

S. Utz, Director of CAO's Office, and W. Czaban, Senior Planner, presented Bylaw No. B-06/2022 - Land Use Bylaw Amendment Parking Variances.

It was asked whether replacing the word "may" with "shall" will substantially affect the parking requirements and what protection there will be if more parking is needed. W. Czaban advised that Planning staff aim to strike a balance between flexibility and predictability. The word "may" allows for flexibility to be able to consider things to ensure good outcomes, while "shall" gives a higher degree of predictability. As the reduction will only be for very small tenancies, a net change of 1-2 stalls will not create a significant shift in parking. S. Utz advised that the recourse would be to amend the bylaw again to increase the ratio if needed.

It was asked how more walkabout or micromobility space will be enforced in parts of the downtown. S. Utz advised that residents want to see a more complete Main Street, so the goal is to leverage the maximum value of the right-of-way.

Mayor Brown opened the public hearing for Bylaw No. B-06/2022 at 6:35 p.m.

17. BYLAWS NO. B-29/2022 and B-30/2022 - Land Use Bylaw Amendments Site Specific (Yun Peng Qin, Subdivision Planner)

1. **Public Hearings**

A Public Hearing is being held on Bylaw No. B-29/2022 and B-30/2022 - Land Use Bylaw Amendments Site Specific.

Mayor Brown asked if there was anyone present who wished to speak in favour of Bylaw No. B-29/2022 and B-30/2022. There was no response. Mayor Brown asked a second time if there was anyone present who wished to speak in favour of Bylaw No. B-29/2022 and B-30/2022. There was no response.

Mayor Brown asked for a third and final time if there was anyone present who wished to speak in favour of Bylaw No. B-29/2022 and B-30/2022. Kelly, a resident of Ridgeway, advised that she has concern about parking along Ridgeway Way. If not enough parking is provided with the development, what will stop the general public from parking in front of their homes? What privacy measures will be put in place when the use changes from a fire hall to a public building? Mayor Brown confirmed that Council will be discussing both of those matters in great detail going forward. J. Iverson, Team Leader of Corporate Communications, advised that letters were sent to residents of Ridgeway who back onto the site. Administration will follow-up with more details as they become available. A website about the project will be available as well.

Mayor Brown asked three times if there was anyone present who wished to speak in opposition to Bylaw No. B-29/2022 and B-30/2022. There were no responses.

Mayor Brown asked if any submissions regarding Bylaw No. B-29/2022 and B-30/2022 had been received online. The Clerk advised that no email submissions were received.

Mayor Brown closed the public hearing for Bylaw No. B-29/2022 and B-30/2022 at 6:40 p.m.

Y. Peng Qin concluded the Staff presentation by reviewing alternatives for Council's consideration and presenting the Staff recommendation.

2. Bylaws No. B-29/2022 and B-30/2022 - Three Readings

2022-C-342

Moved By Councillor Chapman

That Council gives First Reading to Bylaw No. B-29/2022, being a bylaw to amend Land Use Bylaw No. B-01/2016 by re-districting 0.004 ha (0.01 ac) of land legally described as Lot 2ER, Block 1, Plan 7911349 from P-1 Public Open Space District and 0.166 ha (0.41 ac) of land legally described as Lot 1, Block 5, Plan 1712040 from M3 Downtown Core Mixed Use District, to P-2 Public Facilities District as outlined and illustrated in the attached Schedule "A".

Carried

2022-C-343

Moved By Councillor Spearman

That Council gives Second Reading to Bylaw No. B-29/2022.

Carried

2022-C-344

Moved By Councillor Kolson

That Council grants permission for Third Reading of Bylaw No. B-29/2022.

Carried Unanimously

2022-C-345

Moved By Councillor Petrow

That Council gives Third Reading to Bylaw No. B-29/2022.

Carried

2022-C-346

Moved By Councillor Petrow

That Council gives First Reading to Bylaw No. B-30/2022, being a bylaw to authorize alternative use on the Environmental Reserve parcel legally described as Lot 2ER, Block 1, Plan 7911349 to include Community Service Facility, as outlined and illustrated in the attached Schedule "A".

Carried

2022-C-347

Moved By Councillor Jones

That Council gives Second Reading to Bylaw No. B-30/2022.

Carried

2022-C-348

Moved By Deputy Mayor Belyk

That Council grants permission for Third Reading of Bylaw No. B-30/2022.

Carried Unanimously

2022-C-349

Moved By Councillor Chapman

That Council gives Third Reading to Bylaw No. B-30/2022.

Carried

16. PUBLIC QUESTION PERIOD

Cindi, a resident of Ridgeway Way, advised that her rearyard backs on to the current fire station site. Will the current parcel that is designated M3 be turned into a parking area?

M. Lock, Director of Community Services, advised that the concept plan for the site has underground parking and surface parking on the north side of the facility, and no parking between the facility and the fence beside the Ridgeway houses. That parcel will remain a green space and sight lines have been considered to provide a good privacy buffer between the facility and residents. Correspondence has been sent to all impacted residents. M. Lock advised Cindy that if she provides Administration with her contact info, Administration will send a schematic design for the site. Y. Peng Qin confirmed that the M3 site is in the flood zone for Nose Creek, so will remain an undisturbed landscaped area.

18. BYLAW NO B-03/2022 - Land Use Bylaw Amendment Nose Creek Riparian Area (Stephen Utz, Director of CAO's Office and Willow Czaban, Senior Planner)

1. Public Hearing

A Public Hearing is being held on Bylaw No. B-03/2022 - Land Use Bylaw Amendment Nose Creek Riparian Area.

Mayor Brown asked three times if there was anyone present who wished to speak in favour of Bylaw No. B-03/2022. There were no responses.

Mayor Brown asked three times if there was anyone present who wished to speak in opposition to Bylaw No. B-03/2022. There were no responses.

Mayor Brown asked if any submissions regarding Bylaw No. B-03/2022 had been received online. The Clerk advised that no email submissions were received.

Mayor Brown closed the public hearing for Bylaw No. B-03/2022 at 6:57 p.m.

S. Utz and W. Czaban concluded the Staff presentation by reviewing alternatives for Council's consideration and presenting the Staff recommendation.

It was asked whether the City is responsible to replace the Environmental Reserve (ER) inventory lost under Bylaws No. B-29/2022 and B-30/2022. S. Utz advised that the ER designation can never be removed. The City is not required to maintain a certain amount of ER and is not required to replace it.

2. Bylaw No. B-03/2022 – Three Readings

2022-C-350

Moved By Councillor Petrow

That Council gives First Reading to Bylaw No. B-03/2022, being a bylaw to amend Land Use Bylaw No. B-01/2016 by adding a new section 7.7 Development Along Nose Creek in Downtown to remove unsightly items adjacent to the Nose Creek riparian area as part of redevelopment proposals in the Downtown, as presented.

Carried

2022-C-351

Moved By Councillor Kolson

That Council amends Bylaw No. B-03/2022 by revising section 7.7(a) to include “for private benefit”, “in the opinion of the Development Authority” and “lands within the floodway or flood fringe”, as presented.

Carried

2022-C-352

Moved By Deputy Mayor Belyk

That Council gives Second Reading to Bylaw No. B-03/2022.

Carried

2022-C-353

Moved By Councillor Jones

That Council grants permission for Third Reading of Bylaw No. B-03/2022.

Carried Unanimously

2022-C-354

Moved By Councillor Chapman

That Council gives Third Reading to Bylaw No. B-03/2022.

Carried

19. BYLAW NO. B-06/2022 - Land Use Bylaw Amendment Parking Variances (Stephen Utz, Director of CAO's Office and Willow Czaban, Senior Planner)

1. Public Hearing

A Public Hearing is being held on Bylaw No. B-06/2022 - Land Use Bylaw Amendment Parking Variances.

Mayor Brown asked three times if there was anyone present who wished to speak in favour of Bylaw No. B-06/2022. There were no responses.

Mayor Brown asked three times if there was anyone present who wished to speak in opposition to Bylaw No. No. B-06/2022. There were no responses.

Mayor Brown asked if any submissions regarding Bylaw No. No. B-06/2022 had been received online. The Clerk advised that no email submissions were received.

Mayor Brown closed the public hearing for Bylaw No. No. B-06/2022 at 7:00 p.m.

S. Utz and W. Czaban concluded the Staff presentation by reviewing alternatives for Council's consideration and presenting the Staff recommendation.

A question was asked about who will be the Development Authority for these variances. S. Utz outlined the levels of authority and advised that the Development Authority would be Planning staff in most instances as there would likely be a change of use application. Concern was raised that decisions could be based on a staff member's feelings rather than planning rationale. J. Ramjohn confirmed that if staff are injecting opinion, Administration will deal with that from a consistency perspective. S. Utz-noted that a land use bylaw is a regulatory application of a philosophical approach. The City is trying to break down barriers for business and a strict application of the bylaw can cause problems with business opportunity.

Mayor Brown closed the debate on Bylaw No. No. B-06/2022 at 7:16 p.m.

2. Bylaw No. B-06/2022 – Three Readings

2022-C-355

Moved By Councillor Chapman

That Council gives First Reading to Bylaw No. B-06/2022, being a bylaw to amend Land Use Bylaw No. B-01/2016, by removing parking variance requirements for change of use development permit applications for units or developments equal to, or less than, 100 square metres in size, as presented.

Carried

2022-C-356

Moved By Councillor Jones

That Council gives Second Reading to Bylaw No. B-06/2022.

Carried

2022-C-357

Moved By Councillor Spearman

That Council grants permission for Third Reading of Bylaw No. B-06/2022.

Carried Unanimously

2022-C-358

Moved By Councillor Petrow

That Council gives Third Reading to Bylaw No. B-06/2022.

Carried

RECESS

Mayor Brown called a recess at 7:17 p.m. The meeting reconvened at 7:28 p.m.

20. BUSINESS ARISING

1. Resolutions to Implement Downtown ARP Our Core Strategy (Stephen Utz, Director of CAO's Office and Willow Czaban, Senior Planner)

2022-C-359

Moved By Councillor Kolson

That Council:

1. adopts all resolutions proposed as part of *Our Core Strategy: A Revitalization Plan for Downtown Airdrie*; and
2. directs Administration to seek ratification from Council Budget Committee to restrict \$2M from the General Operating Reserve for allocation of funds to applicants of the proposed incentives.

Carried by vote of 5 in favour, 2 opposed

**Opposed: Mayor Brown
Councillor Jones**

21. BYLAWS - Not Requiring Public Hearing

1. Bylaw No. B-01/2022 - Our Core Strategy: A Revitalization Plan for Downtown Airdrie (Stephen Utz, Director of CAO's Office and Willow Czaban, Senior Planner)

Deputy Mayor Belyk excused himself from the meeting at 8:24 p.m. as he was previously absent for First and Second Reading of Bylaw No. B-01/2022.

2022-C-360

Moved By Councillor Chapman

That Council gives Third Reading to Bylaw No. B-01/2022, being the Downtown Area Redevelopment Plan forming part of *Our Core Strategy: A Revitalization Plan for Downtown Airdrie*.

Carried

22. ADJOURNMENT

Mayor Brown adjourned the meeting at 8:29 pm.

Mayor

City Clerk