

COUNCIL MEETING
MINUTES

October 1, 2024
COUNCIL CHAMBERS
400 Main Street SE

PRESENT

Mayor P. Brown
Deputy Mayor D. Belyk
Councillor R. Chapman (arrived at 1:31 p.m.)
Councillor C. Kolson
Councillor T. Petrow
Councillor H. Spearman

STAFF

H. Galanti, City Manager
M. Labait, Manager Revenue and Assessment
C. Satink, Manager, Legislative Services & IGM/City Clerk
T. Belsham, Team Leader Legislative Services/Assistant City Clerk
J. DeVreeze, Team Leader Affordable Housing
C. Jeromski, Planner II
C. Selinger, Housing Policy Strategist
K. Spence, Council Technician
K. Rushford, Recording Technician

ABSENT WITH REGRETS

Councillor A. Jones

1. CALL TO ORDER

Mayor Brown called the meeting to order at 1:00 p.m.

2. PUBLIC HEARINGS - 1:00 PM

1. Public Hearing / Bylaw B-31/2024 – Land Use Bylaw Amendment Key Ranch NSP Area (Crystal Jeromski, Planner II)

A Public Hearing is being held on Bylaw No. B-31/2024, being a bylaw to amend Section 8.1(3) of Land Use Bylaw No. B-01/2016, by redistricting approximately 24.91 ha (61.55 ac) of land legally described as portions of NE 3-27-1-W5M, to reflect Phase 2 of land use approved for the Key Ranch Neighbourhood.

Mayor Brown declared the Public Hearing for Bylaw No. B-31/2024 open at 1:04 p.m.

C. Jeromski, Planner II, presented Bylaw No. B-31/2024.

A question was asked about how the storm management pond will support future phases of Key Ranch. C. Jeromski advised that the majority of the existing storm pond was part of

the Phase 1 Land Use Amendment. The Applicant will confirm regarding capacities and whether the storm pond is required for this phase.

A question was asked about the steps being taken to preserve the natural topography of the land. C. Jeromski advised that the Environmental Protection Area is to be partially regraded to accommodate a pathway through the central part of the area. The area will be put back to its natural state by reseeded of the native grasslands.

Mr. David Capper, Urban Systems, Mr. Bill MacDonald, Lamont Land and Mr. Stephen Petruk, Urban Systems, on behalf of the Applicant, presented a PowerPoint including an overview of the Key Ranch development, key elements of Phase 2, and the rationale for the proposed land use amendment.

It was asked how water runoff from the Environmental Protection Area will be controlled from going into houses at the bottom of the hill. Mr. MacDonald advised that there is an overland grass swale at the back of the lots and the slope will be reseeded with naturalized vegetation. The lots have been graded at the top to minimize slope drainage. Runoff will be guided through pipes toward the overland drainage and into the pond. Post-Slope Stability Reports indicate that everything is measuring up well.

A question was asked about how the storm water management plan will support additional phases. Mr. Petruk advised that the stormwater ponds were sized according to the Neighbourhood Structure Plan based on both catchment areas, so the two ponds can sustain their related parcels. The Applicant does not foresee any issues tying in with the existing stormwater facility that is built and operating at this time.

A question was asked about how the natural topography of the land will be integrated into future phases. Mr. Petruk advised that the site is atypical to most of Airdrie as there are about 70 vertical metres across the site. There will be lots of slope-adaptive housing products that maintain the proper design principles to ensure that roads are going up in an effective manner to accommodate both pedestrians and vehicles.

It was asked how the developer will ensure the diversity of housing types and avoid an over-concentration of Narrow Lot housing. Mr. Capper confirmed that there are architectural control guidelines established for this neighbourhood and builders will be subject to those guidelines.

Mayor Brown asked three times if there was anyone present who wished to speak in favour of Bylaw No. B-31/2024. There were no responses.

The Clerk confirmed that no written e-mail submissions had been received in favour of Bylaw No. B-31/2024.

Mayor Brown asked three times if there was anyone present who wished to speak in opposition to Bylaw No. B-31/2024. There were no responses.

The Clerk confirmed that no written e-mail submissions had been received in opposition to Bylaw No. B-31/2024.

Mayor Brown closed the Public Hearing for Bylaw No. B-31/2024 at 1:25 p.m.

C. Jeromski concluded the Staff presentation by reviewing alternatives for Council's consideration and presented Staff's recommendation.

2024-C-315

Moved By Councillor Spearman

That Council gives First Reading to Bylaw No. B-31/2024, being a bylaw to amend Section 8.1(3) of Land Use Bylaw No. B-01/2016 by redistricting approximately 24.91 ha (61.55 ac) of land legally described as portions of NE 3-27-1-W5M from UH, Urban Holdings District to R1-L, Narrow Lot Laned Residential District; R1-U, Urban Standard Residential District; R3, Low-Rise Multi-Family Residential District; R2-T, Townhouse Residential District; R2, Low Density Residential District; P-1, Public Open Space District; and EP, Environmental Protection District.

Carried

2024-C-316

Moved By Deputy Mayor Belyk

That Council gives Second Reading to Bylaw No. B-31/2024, with the following amendment:

That Council amends Bylaw No. B-31/2024 by replacing Schedule "A" (Phase 2 Plan Area map and statistics) which removes 1.88 ha (4.64 ac) of land legally described as portions of Lot 1, Block 1, Plan 1111257.

Carried

2024-C-317

Moved By Councillor Kolson

That Council grants permission for Third Reading of Bylaw No. B-31/2024.

Carried Unanimously

2024-C-318

Moved By Councillor Petrow

That Council gives Third Reading to Bylaw No. B-31/2024, being a bylaw to amend Section 8.1(3) of Land Use Bylaw No. B-01/2016 by redistricting approximately 24.91 ha (61.55 ac) of land legally described as portions of NE 3-27-1-W5M, as amended.

Carried

3. PUBLIC INPUT SESSIONS

There are no items.

4. PUBLIC AGENDA - Immediately following public hearing

MEMBER ARRIVES

Councillor Chapman arrived at 1:31 p.m.

5. CONFIRMATION OF MINUTES

1. Minutes of the regular meeting of September 17, 2024

2024-C-319

Moved By Councillor Petrow

That Council adopts the Minutes of the regular meeting of September 17, 2024, as presented.

Carried

6. CONSENT AGENDA

2024-C-320

Moved By Deputy Mayor Belyk

That Council accepts the following report included on the consent agenda for information:

- Proclamation/Illumination - Islamic Heritage Month.

Carried

7. BYLAWS (not requiring public hearing)

There are no items.

8. AGENDA REPORTS

1. Update on Implementation of the 2024-2030 Affordable Housing Principled Action Plan (Jessica DeVreeze, Affordable Housing Team Leader and Cheryl Selinger, Housing Policy Strategist)

2024-C-321

Moved By Councillor Chapman

That Council accepts the presentation of the implementation of Airdrie's 2024-2030 Affordable Housing Principled Action Plan for information.

Carried

2. Clean Energy Improvement Plan Funding Request (Monica Labait, Manager of Treasury)

2024-C-322

Moved By Councillor Kolson

That Council approves an operating reserve draw for Clean Energy Improvement Plan loan purposes, of \$1,623,968 as required, with repayment of the draw expected as the loan is repaid by homeowners over the term of their CEIP loans.

Carried

3. Investment Policy Update 2024 (Monica Labait, Manager of Treasury)

2024-C-323

Moved By Councillor Petrow

That Council:

1. endorses the new updated Investment Policy FIN-30-C, as presented; and
2. rescinds Investment Policy FIN-22-C.

Carried

4. Energy Efficiency Day Proclamation (Monica Labait, Manager of Treasury)

2024-C-324

Moved By Deputy Mayor Belyk

That Council proclaims October 2, 2024 as Energy Efficiency Day and invites citizens to join them in supporting cleaner energy goals.

Carried

9. BUSINESS ARISING FROM COUNCIL COMMITTEES

1. Community Safety and Social Services

1. Chair Update (Verbal)

There was nothing to report.

2. Community and Corporate Services

1. Chair Update (Verbal)

Councillor Petrow advised that there was a long conversation about the update to the Public Art Policy. In the end, the motion was defeated. An update will be coming forward to Council with a list of the commentary that came up at the meeting for Council's consideration.

3. Community Infrastructure and Strategic Growth

1. Chair Update (Verbal)

Councillor Spearman advised that the only agenda item was to discuss the Energy and GHG Performance Guidance on Municipal New Construction. The motion passed unanimously to adopt the National Energy Code for Buildings 2020 Tier 2 energy consumption reduction standard for new municipal commercial and institutional construction greater than 600 m² as classified in the National Building Code – Alberta Edition [NBC(AE)] Part 3 into the design of City structures moving forward, and to direct Administration to develop a sustainable buildings policy for Council approval.

10. NOTICES OF MOTION

There are no items.

11. COUNCIL MEMBERS REPORTS

2024-C-325

Moved By Deputy Mayor Belyk

That Council excuses Councillor Jones from the meeting.

Carried

12. UPDATE ON COUNCIL RESOLUTIONS

1. Council follow-up to October 1, 2024

H. Galanti advised that there are seven items in progress. Five are scheduled to be presented to Council in December after budget. Those items are: Supportive Housing and the direction in the Land Use Bylaw, Candidate Information package for the next general municipal election, Accessibility Audit for the community, the use of Council Chambers, and some items requested by Council regarding a public hearing on a five-storey building. The other two items will come forward in early 2025.

RECESS

Mayor Brown called a recess at 2:35 p.m. The meeting reconvened at 2:44 p.m.

13. CLOSED SESSION

2024-C-326

Moved By Councillor Spearman

That Council enters the Closed Meeting at 2:45 p.m. to discuss the following items:

1. Lease Update - Section 24 (Advice from officials) Freedom of Information and Protection of Privacy Act
2. Personnel Update - Section 25 (Disclosure harmful to economic and other interests of a public body) Freedom of Information and Protection of Privacy Act

With the following:

PRESENT

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

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

STAFF

H. Galanti, City Manager,

S. Utz, Director Strategic Growth and Investment,
C. Satink, Manager, Legislative Services & IGM/City Clerk,
T. Belsham, Team Leader Legislative Services/Assistant City Clerk,
S. Hope, Municipal Legal Counsel,
A. Wood, Corporate Properties Coordinator,
K. Spence, Council Technician, and
K. Rushford, who recorded the meeting.

ABSENT WITH REGRETS

Councillor A. Jones

Carried

2024-C-327

Moved by Councillor Kolson

That Council leaves the Closed Session at 3:08 p.m.

Carried

14. MOTIONS ARISING FROM CLOSED SESSION

2024-C-328

Moved By Councillor Kolson

That Council directs Administration to proceed with the plan for legacy leases on municipal reserve land as discussed during Closed Session item 13.1.

Carried

2024-C-329

Moved By Councillor Spearman

That Council directs Administration to proceed as discussed during Closed Session item 13.2.

Carried

15. ADJOURNMENT

Mayor Brown adjourned the meeting at 3:09 p.m.

Mayor

City Clerk