

## **COUNCIL MEETING**

### **MINUTES**

**December 17, 2024**  
**COUNCIL CHAMBERS**  
**400 Main Street SE**

#### **PRESENT**

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

#### **STAFF**

H. Galanti, City Manager  
L. Stevens, Director Community Infrastructure  
S. Utz, Director Strategic Growth and Investment  
C. Satink, Manager Legislative Services & IGM/City Clerk  
K. Wilkin, Manager Roads and Parks Operations  
T. Belsham, Team Leader Legislative Services/Assistant City Clerk  
A. Dormer, Team Leader Engineering  
J. Furness, Team Leader Policy Planning  
G. Gibeau, Team Leader Current Planning  
S. Martin, Team Leader Building Inspections  
B. Tomlinson, Team Leader Municipal Enforcement  
K. Spence, Council Technician  
K. Rushford, Recording Technician

#### **1. CALL TO ORDER**

Mayor Brown called the meeting to order at 1:01 p.m.

#### **2. PUBLIC HEARINGS - 1:00 PM**

1. Bylaw No. B-29/2024 – Land Use Bylaw Amendment New DC-55 District (Jeff Brunen, Senior Planner)

A Public Hearing is being held on Bylaw No. B-29/2024, being a bylaw to amend Land Use Bylaw No. B-01/2016 by removing Direct Control District DC-39 in its entirety and replacing it with Direct Control District DC-55, to allow for a future 5-storey mixed use development at 905 Edmonton Trail SE.

Mayor Brown declared the Public Hearing for Bylaw No. B-29/2024 open at 1:06 p.m.

J. Brunen, Senior Planner, presented Bylaw No. B-29/2024. S. Utz, Director of Strategic Growth and Investment, provided comments on the proposed land use.

A. Dormer, Team Leader Engineering, advised that the recommendation of the Road Safety Audit (RSA) is to move the 80 km/h sign to south of the site access, which will change the speed limit where the sign is now to 50 km/h. The RSA did not warrant a traffic signal within the 10-year horizon. The recommendations regarding safety of the site will be reviewed by Alberta Transportation at development permit stage and will go to Standing Committee for approval. It was asked whether the "No Idling" sign will include the contact number for enforcement. J. Brunen will pass the comment on at development permit stage. H. Galanti, City Manager, advised that the safety audits and final approval from Alberta Transportation will be done by professional engineers specializing in traffic.

J. Brunen confirmed that 5 barrier free stalls in total are being provided for the site, including 1 or 2 visitor stalls.

Mayor Brown advised that a letter was received commenting that a board member attended the initial public hearing but was not able to ask questions or voice the board's concern. Mayor Brown confirmed that there was a sign-up sheet at the back and that he asked multiple times if there was anyone who wished to speak in opposition to the bylaw.

Mayor Brown asked if there was anyone present who wished to speak in favour of Bylaw No. B-29/2024.

Mr. Fabio Coppola, Planning Manager, Invistec Consulting Ltd., on behalf of Creation Communities, presented a PowerPoint outlining additional work efforts addressing the three issues identified at the initial public hearing. Mr. Coppola noted that the number of parking stalls has been increased by 18 surface stalls and the underground parkade has been expanded to 51 underground stalls. The fencing has been increased to 2 meters from 1.8 meters, and the west fence line and southern perimeter will have denser tree plantings.

Mayor Brown asked for a second and third time if there was anyone else present who wished to speak in favour of Bylaw No. B-29/2024. There were no responses.

The Clerk confirmed that no written e-mail submissions had been received in favour of Bylaw No. B-29/2024.

Mayor Brown asked if there was anyone present who wished to speak in opposition to Bylaw No. B-29/2024.

Mr. Alan Coghlan commented that their privacy will be completely violated from the third to fifth floors of the building. Tenants on the south side will be able to view directly into their back yard and the back yards of their neighbours. Noise pollution and exhaust fumes from the parking lot will also impact their property. A. Dormer noted that once the 80 km/h speed limit sign is moved further to the south, noise pollution on this site will be less. Mr. Coghlan was asked if he prefers the land use for the existing approval, where the building could be right up against the property line. Mr. Coghlan advised that he prefers that the building be further away but he also prefers three stories, not five.

Mayor Brown asked for a second time if there was anyone else present who wished to speak in opposition to Bylaw No. B-29/2024.

## **RECESS**

Mayor Brown called a recess at 1:48 p.m. The meeting reconvened at 1:58 p.m.

Ms. Daniele Shannon asked to speak by telephone. The condominium board's first concern relates to the parking analysis and how the City will address people parking in the complex to the north of the site. G. Gibeau advised that enforcement would be complaint-driven under the Land Use Bylaw.

## **RECESS**

Mayor Brown called a recess at 2:09 p.m. The meeting reconvened at 2:13 p.m.

J. Brunen confirmed that both the west and south sides are getting a significant amount of landscaping and upgrades to the fencing. Ms. Shannon commented that no mitigation is being carried out for the north side of the site. J. Brunen advised that the applicant was asked to address privacy and landscaping concerns on their own property as it is adjacent to other residential properties. The north side is off-site and is not immediately adjacent to residential properties as it is separated by the road right-of-way. Off-site enhancements could be looked at during the development permit process. This application has tried to mesh the median distances from the north, south and west sides of the building to find the best location to mitigate impacts.

Ms. Shannon asked about the off-leash green space. J. Brunen advised that there is no off-leash dog park on this property. The walkway is located on private property and should never have been included with City mapping. G. Gibeau advised that the GIS and Mapping team have updated the map to correct the error. K. Wilkin, Manager Roads and Parks Operations, advised that the off-leash dog park that is immediately adjacent to this property will remain, but the parking designation shown within the private site has been removed. A. Dormer confirmed that no sound fence is proposed along Edmonton Trail. The existing sound berm will remain.

Mayor Brown asked for a third time if there was anyone else present who wished to speak in opposition to Bylaw No. B-29/2024. There was no response.

Mayor Brown asked if any written e-mail submissions had been received in opposition to Bylaw No. B-29/2024. The Clerk read aloud an e-mail submission from David Young. His concern relates to the expansion of the underground parking and whether that will create any structural damage and risks to homes of the west and south sides during excavation and construction. S. Martin, Team Leader Building Inspections, confirmed that professional engineers will be involved through the building permit application to review the geotechnical for this site.

Mayor Brown closed the Public Hearing for Bylaw No. B-29/2024 at 2:28 p.m.

J. Brunen gave final remarks and Staff's recommendation.

## **2024-C-400**

**Moved By** Deputy Mayor Spearman

That Council gives First Reading to Bylaw No. B-29/2024, being a bylaw to amend Land Use Bylaw No. B-01/2016, by deleting Direct Control District DC-39 in its entirety and replacing it with the attached Direct Control District DC-55 (Schedule "A"), to allow for a future 5-storey mixed use development at 905 Edmonton Trail SE.

**Carried**

**2024-C-401**

**Moved By** Councillor Belyk

That Council gives Second Reading to Bylaw No. B-29/2024.

**Carried**

**2024-C-402**

**Moved By** Councillor Chapman

That Council grants permission for Third Reading of Bylaw No. B-29/2024.

**Carried Unanimously**

**2024-C-403**

**Moved By** Councillor Jones

That Council gives Third Reading to Bylaw No. B-29/2024.

**Carried**

2. Bylaw No. B-30/2024 - Land Use Bylaw Amendment Accessory Suites Regulation Update (Jeff Brunen, Senior Planner and Tega Odogu, Planner II)

A Public Hearing is being held on Bylaw No. B-30/2024, being a bylaw to amend the Accessory Suite regulations of Land Use Bylaw No. B-01/2016 and other associated regulations as deemed necessary by Council.

Mayor Brown declared the Public Hearing for Bylaw No. B-30/2024 open at 2:36 p.m.

J. Brunen, Senior Planner, presented Bylaw No. B-30/2024.

A question was asked whether section 9.1(2) – Direct Control would still be decided by Council and whether those approved uses would still come through Council to deliberate. G. Gibeau advised that some of the District Control districts are for staff or standing committee approval. The intent of this bylaw is that there are still requirements for discretionary use for attached and semi-attached under the development permit process. It was asked whether under section 6.22.1 2(a), there can be a garage suite on a lot where there is already a basement suite. G. Gibeau advised that the bylaw as drafted would allow for that as long as certain requirements are met, namely parking.

Regarding the delineation between new and old neighbourhoods, a question was asked about the appropriate placement of accessory suites within the community and whether Council's intent is to only put accessory suites in new neighbourhoods. G. Gibeau advised that staff reviewed the motion that was put forward by Council. The intent of the bylaw is that the restrictions that are being removed would apply to new communities. The bylaw would remain as is for old communities, meaning discretionary use for pre-annexation areas and permitted use in most of the new areas.

A question was asked about section 8.5.6(v) in Attachment 2, which is proposed to be deleted and replaced by section 8.5.8. In the existing section, there are identified parcels. In the new commentary, the parcels are only described as "any property that has a dwelling, single detached". G. Gibeau confirmed that Map 3 is the garage overlay that was used for

the Bayside community. Administration is looking to expand that regulation to all single-family dwellings, not just the specific units identified in the overlay.

Mayor Brown asked three times if there was anyone present who wished to speak in favour of Bylaw No. B-30/2024. There were no responses.

Mayor Brown asked if any written e-mail submissions had been received in favour of Bylaw No. B-30/2024. The Clerk read aloud two letters received in support, from Bri-Mor Developments and from Community Links.

Mayor Brown asked three times if there was anyone present who wished to speak in opposition to Bylaw No. B-30/2024.

Mr. Marc Chartrand and Ms. Wanda Chartrand, Ravenswood, advised that they have three main concerns: 1) Based on the online survey results, the majority of people are not in favour of accessory suites; 2) Accessory suites do not address the affordable housing issue; and 3) How will the cumulative impacts, particularly parking and traffic, be monitored by the increase of accessory suites in a community? Mr. Chartrand suggested that for older developments, a cap system be developed to limit the number of accessory suites allowed in an area. New developments could be advertised as “accessory suite friendly” so that anyone that buys a house in that area is fully aware.

A question was asked about people wanting to keep their children in a certain school in an older area. That opportunity could be lost if developments are capped in older areas. Ms. Chartrand advised that it is much more expensive to renovate older homes to meet the requirements, so this is less likely to happen. Mr. Chartrand was asked what he thinks a cap in an established neighbourhood would look like. He advised that a percentage base would make the most sense going forward, plus radius-based control.

A question was asked about the proliferation of suites on a certain street. J. Furness, Team Leader Policy Planning, advised that the maximum site coverage is not changing with this bylaw nor is the required parking. Secondary suites alone are not causing the shrinking supply of on-street parking. Administration is undertaking a parking study looking at all demands for on-street parking, including multi-generational families.

Mayor Brown asked a second time if there was anyone present who wished to speak in opposition to Bylaw No. B-30/2024.

Mr. Jeremy Mercer advised that his biggest concern is parking. In the community of Luxstone, parking is terrible. Multi-generational families plus additional secondary suites will only add to the problem. The idea of doing a study on this is a waste of money since the problem is obvious. Allowing double secondary suites on a single property is doubling concerning to him. There are no inherent rights to a specific school district. Schools are built to accommodate a certain density of people in a neighbourhood.

Mayor Brown asked a third time if there was anyone present who wished to speak in opposition to Bylaw No. B-30/2024. There was no response.

Mayor Brown asked whether any written submissions had been received in opposition to Bylaw No. B-30/2024. The Clerk read aloud an email submission from Mr. Halvar Jonson. His concerns relate to parking issues, affordable housing, and existing infrastructure. He believes that this matter should have been addressed by plebiscite.

It was asked whether the City's current infrastructure is conducive to approval of this bylaw. L. Stevens, Director of Community Infrastructure, advised that certain infrastructure has been upsized. Administration has not seen neighbourhood-scale concerns, so we would not anticipate a significant issue with the increased intensity. A. Dormer advised that when a subdivision is designed, there is usually additional capacity built in. The number of secondary suites is not stressing the system, and the size of service to a residential lot is the same regardless of the number of people living in the house.

A question was asked about the number of calls that Municipal Enforcement (ME) receives about parking in residential areas. B. Tomlinson, Team Leader Municipal Enforcement, advised that ME receives lots of traffic calls, but only a handful of calls per day about parking. The calls are widespread, but school zones do impact calls about parking.

In response to the comment that accessory suites do not address the affordable housing issue, J. DeVreeze advised that secondary suites are inherently a lower cost form of housing. The only lower cost housing would be rented rooms within a home. If more affordable options come online, prices for secondary suites will stabilize. Secondary suites also provide a mortgage helper for new homebuyers.

It was asked whether Airdrie's building code is more stringent than what the Province requires. S. Martin advised that Airdrie follows the Provincial building code.

Concern was raised that there is no way for neighbours to appeal if secondary suites are a permitted use. G. Gibeau advised that while there is no process for neighbours to appeal, notification will be done through the City website and the local newspaper. Concern was raised about cul-de-sacs where there is no place for parking. J. Furness advised that there is no specific provision for cul-de-sacs. Parking would have to be provided and maintained onsite. Tandem parking is permitted. A comment was made that it would be good to see cul-de-sacs without back lane parking as a discretionary use.

## **RECESS**

Mayor Brown called a recess at 3:29 p.m. The meeting reconvened at 3:42 p.m.

Mayor Brown closed the Public Hearing for Bylaw No. B-30/2024 at 3:42 p.m.

J. Brunen concluded the Staff presentation by reviewing alternatives for Council's consideration and presenting Staff's recommendation.

### **2024-C-404**

**Moved By** Councillor Kolson

That Council gives First Reading to Bylaw No. B-30/2024, being a bylaw to amend the Accessory Suite regulations and other associated regulations of Land Use Bylaw No. B-01/2016, as deemed necessary by Council.

**Carried by vote of 5 in favour, 2 opposed**  
**Opposed: Councillor Jones**  
**Councillor Petrow**

**2024-C-405**

**Moved By** Councillor Kolson

That Bylaw No. B-30/2024 be amended to include the following:

That the following wording be added at the beginning of section 6.22:  
"Notwithstanding the lists of Permitted and Discretionary Uses, Accessory Suites shall be considered a Discretionary Use on a property which is accessed only by a cul-de-sac."

That a definition of "cul-de-sac", be included within section 1.13, that states that a cul-de-sac is "a street or passage that is closed at one end."

**Carried**

**2024-C-406**

**Moved By** Deputy Mayor Spearman

That Council gives Second Reading to Bylaw No. B-30/2024, as amended.

**Carried by vote of 5 in favour, 2 opposed**  
**Opposed: Councillor Jones**  
**Councillor Petrow**

**2024-C-407**

**Moved By** Councillor Belyk

That Council grants permission for Third Reading of Bylaw No. B-30/2024.

**Carried Unanimously**

**2024-C-408**

**Moved By** Councillor Petrow

That Council gives Third Reading to Bylaw No. B-30/2024, as amended.

**Carried by vote of 5 in favour, 2 opposed**  
**Opposed: Councillor Jones**  
**Councillor Petrow**

3. **Public Hearing - Remove Reserve Designations for Desired Uses (Sonya Hope, Municipal Legal Counsel)**

A Public Hearing is being held to request that Council endorse the removal of reserve designation from some City-owned land to align current uses with the appropriate land designation for those City-owned lands to preserve the current services and business operations on the subject properties.

Mayor Brown declared the Public Hearing open at 4:38 p.m.

S. Hope, Municipal Counsel, presented the application.

Mayor Brown asked three times if there was anyone present who wished to speak in favour of the application. There were no responses.

Mayor Brown asked three times if there was anyone present who wished to speak in opposition to the application. There were no responses.

Mayor Brown asked if any written e-mail submissions had been received. The Clerk advised that a letter was received from Ms. Linda Ray in opposition to removing the reserve designation from the Jensen lot. S. Hope advised that she responded to the resident that there are no plans to sell or develop or otherwise change the park. The Clerk read aloud the letter from Ms. Ray and the resident's email in response to S. Hope's email.

Mayor Brown closed the Public Hearing at 4:42 p.m.

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

**2024-C-409**

**Moved By** Councillor Jones

That Council directs the City Manager, being a designated officer of the City of Airdrie, to notify the Registrar of the Land Titles Office that the provisions of the *Municipal Government Act*, have been complied with and request the Registrar to remove a designation of municipal reserve, or equivalent, from the properties identified in Attachment "2" of the "Reserve Designations Alignment" report presented at the December 17, 2024 regular Council meeting as follows:

Location	Legal Description
Yankee Valley Boulevard and Main Street	Lot 1MR, Block 1, Plan 0010815
Eaton Parking Lot	Lot R22, Block 4, Plan 7710285
Fletcher's Park	Block R4, Plan 1314LK
Genesis Place	Lot 15MR, Block 7, Plan 1010456
Nose Creek Park	Lot R1, Block 1, Plan 7810870
Town and Country	Block R2, Plan 7711717

**Carried**

**RECESS**

Mayor Brown called a recess at 4:47 p.m. The meeting reconvened at 4:53 p.m.

**2024-C-410**

**Moved By** Deputy Mayor Spearman

That agenda items 8.2 and 8.3 be moved to the January 21, 2025 agenda.

**Carried**

**3. PUBLIC INPUT SESSIONS**

There are no items.



#### **4. CLOSED SESSION - Immediately following Public Hearings**

**2024-C-411**

**Moved By** Deputy Mayor Spearman

That Council enters the Closed Meeting at 4:54 p.m. to discuss the following items:

1. Elected Official Evaluations - Section 19 (Confidential Evaluations) Freedom of Information and Protection of Privacy Act
2. Intergovernmental Update - Section 21 (Disclosure harmful to intergovernmental relations) Freedom of Information and Protection of Privacy Act

With the following:

##### **PRESENT**

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

##### **GUESTS**

Jeff Peterson, CEO, Blue Monarch Management  
Pooja Agarwal, Management Consultant, Blue Monarch Management  
Leanne Walper, Management Consultant, Blue Monarch Management

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

##### **STAFF**

H. Galanti, City Manager,  
C. Satink, Manager, Legislative Services & IGM/City Clerk,  
T. Belsham, Team Leader Legislative Services/Assistant City Clerk,  
K. Spence, Council Technician, and  
K. Rushford, who recorded the meeting.

**Carried**

**2024-C-412**

**Moved by** Councillor Belyk

That Council leaves the Closed Session at 6:18 p.m.

**Carried**

##### **RECESS**

Mayor Brown called a recess at 6:18 p.m. The meeting reconvened at 6:28 p.m.

**5. PUBLIC AGENDA – Immediately Following Closed Session**

**6. CONFIRMATION OF MINUTES**

1. Minutes of the regular meeting of December 3, 2024

**2024-C-413**

**Moved By** Councillor Belyk

That Council adopts the Minutes of the regular meeting of December 3, 2024, as presented.

**Carried**

**7. CONSENT AGENDA**

There are no items.

**8. AGENDA REPORTS**

1. Elected Officials Compensation and Resourcing Review - Final Report (Charlotte Satink, Manager of Legislative Services and IGM/City Clerk)

**2024-C-414**

**Moved By** Deputy Mayor Spearman

That Council accepts the "Elected Officials Compensation and Resourcing Review Final Report" for information.

**Carried**

**9. BYLAWS (not requiring public hearing)**

There are no items.

**10. BUSINESS ARISING FROM COUNCIL COMMITTEES**

1. Community Safety and Social Services

1. Chair Update (Verbal)

Councillor Chapman advised that Southern Alberta Regional Victim Servicing Society (SARVSS) gave a good presentation and assured the Committee that there will be a seamless transition. We will trust the process for now but wish SARVSS had been given more time to prepare before Airdrie Victim Services was shut down. We were also given a Quarterly Update from the RCMP. The Crime Severity Index continues to be very low in Airdrie.

2. Community and Corporate Services

1. Chair Update (Verbal)

There was no update.

3. Community Infrastructure and Strategic Growth

1. Chair Update (Verbal)

Councillor Jones advised that the Committee received the Intersection Safety Audit Project report. There was also discussion on Bylaw No. B-33/2024, Proposed Supportive Housing Regulation Updates, which will be coming to Council.

**11. NOTICES OF MOTION**

There are no items.

**12. COUNCIL MEMBERS REPORTS**

There are no resolutions arising from board member reports.

**13. UPDATE ON COUNCIL RESOLUTIONS**

1. Council Follow up to December 17, 2024

H. Galanti advised that there are seven items in progress. Today, we completed #2 and #5. The other five items are progressing well and will be presented in the next few months.

**14. MOTIONS ARISING FROM CLOSED SESSION**

**2024-C-415**

**Moved By** Deputy Mayor Spearman

That Council accepts the Elected Official Evaluations as discussed during Closed Session item 2.1.

**Carried**

**15. ADJOURNMENT**

Mayor Brown adjourned the meeting at 6:56 p.m.

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Mayor

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City Clerk