

COUNCIL MEETING

MINUTES

January 21, 2025
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

GUESTS

Cameron Heke, VP Stakeholder and Community Engagement, Habitat for Humanity Southern Alberta Department Community Safety & Social Services
Kimber Higa, Director, BILD-Calgary Region
Shaun Jones, National Sector Lead Affordable Housing, Colliers Project Leaders
Gerrard Oishi, President and CEO, Habitat for Humanity - Southern Alberta
Chris Rowe, CAO, Rocky View Foundation
Dr. Alina Turner, HelpSeeker Technologies

STAFF

H. Galanti, City Manager
M Labait, Manager Treasury
L. Mackenzie, Manager ME and RCMP Support Services
C. Satink, Manager Legislative Services & IGM/City Clerk
T. Belsham, Team Leader Legislative Services/Assistant City Clerk
P. Clark, Team Leader Social Planning
J. DeVreeze, Team Leader Affordable Housing
G. Gibeau, Team Leader Current Planning
S. Mitchell, Team Leader Budget and Financial Planning
J. Bryant, Social Planner
J. Dudek, Youth Engagement Liaison
N. Guillot, Social Planner
C. Jeromski, Planner II
D. McDonald, Senior Planner
C. Phillips, Legislative Officer
C. Sanders, Affordable Housing Capital Strategist
K. Spence, Council Technician
K. Rushford, Recording Technician

1. CALL TO ORDER

Mayor Brown called the meeting to order at 10:04 a.m.

2. **CLOSED SESSION – 10:00 A.M.**

2025-C-001

Moved By Councillor Belyk

That Council enters the Closed Meeting at 10:04 a.m. to discuss the following items:

1. Land Purchase - Section 25 (Disclosure harmful to economic and other interests of a public body) Freedom of Information and Protection of Privacy Act
2. Land Purchase - Section 25 (Disclosure harmful to economic and other interests of a public body) Freedom of Information and Protection of Privacy Act
3. Budget Amendment - 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 H. Spearman
Councillor D. Belyk
Councillor R. Chapman
Councillor A. Jones
Councillor C. Kolson
Councillor T. Petrow

GUESTS

Dougal Forteath, Managing Director – Airdrie Housing Limited
Chris Rowe, Director - Rocky View Foundation

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

STAFF

H. Galanti, City Manager,
S. Utz, Director Strategic Growth and Investment,
L. Mackenzie, Manager ME and RCMP Support Services,
J. Ramjohn, Manager Strategic Growth Services,
C. Satink, Manager, Legislative Services & IGM/City Clerk,
T. Belsham, Team Leader Legislative Services/Assistant City Clerk,
J. DeVreeze, Team Leader Affordable Housing,
A. Dormer, Team Leader Engineering,
G. Gibeau, Team Leader Current Planning,
B. Tomlinson, Team Leader Municipal Enforcement,
C. Sanders, Affordable Housing Capital Strategist,
C. Selinger, Housing Policy Strategist,
A. Wood, Corporate Properties Coordinator,
K. Spence, Council Technician, and
K. Rushford, who recorded the meeting.

Carried

2025-C-002

Moved by Councillor Belyk

That Council leaves the Closed Session at 12:59 p.m.

Carried

3. PUBLIC HEARING - 1:00 PM

1. Bylaw No. B-33/2024 – Land Use Bylaw Amendment Supportive Housing Regulation Updates (Crystal Jeromski, Planner II)

A Public Hearing is being held on Bylaw No. B-33/2024, being a bylaw to amend the supportive housing regulations within Land Use Bylaw No. B-01/2016.

Mayor Brown declared the Public Hearing for Bylaw No. B-33/2024 open at 1:04 p.m.

C. Jeromski, Planner II, presented Bylaw No. B-33/2024.

G. Gibeau, Team Leader Current Planning, provided clarification as to why a development permit application for a Supportive Housing facility “may” require proof of engagement with neighbours, rather than “shall”. Proof of public engagement is not part of the actual review process, but does supplement the application.

G. Gibeau confirmed that an accessory suite is permitted on a site with Supportive Housing, but the number of individuals living in the accessory suite will be included in the total number of people permitted in the facility, as it is on the same site.

There was discussion about whether to require a 150 metre separation distance between approved Supportive Housing facilities. The consensus of Council was to not require the separation distance.

Mayor Brown asked three times if there was anyone present who wished to speak in favour of Bylaw No. B-33/2024. There were no responses.

The Clerk advised that one e-mail was received in support of the Bylaw and was circulated to Council. A comment was made that the email relates more to secondary suites than supportive housing. Administration will reach out to the resident and make that clear.

Mayor Brown asked three times if there was anyone present who wished to speak in opposition to Bylaw No. B-33/2024. There were no responses.

The Clerk confirmed that no written e-mail submissions had been received in opposition to Bylaw No. B-33/2024.

Mayor Brown closed the Public Hearing for Bylaw No. B-33/2024 at 1:32 p.m.

C. Jeromski gave final remarks and Staff’s recommendation.

2025-C-003

Moved By Councillor Jones

That Council gives First Reading to Bylaw No. B-33/2024, being a bylaw to amend supportive housing regulations within the Land Use Bylaw B-01/2016.

Carried

2025-C-004

Moved By Deputy Mayor Spearman

That Council gives Second Reading to Bylaw No. B-33/2024.

Carried

2025-C-005

Moved By Councillor Petrow

That Council grants permission for Third Reading of Bylaw No. B-33/2024.

Carried Unanimously

2025-C-006

Moved By Councillor Kolson

That Council gives Third Reading to Bylaw No. B-33/2024.

Carried

4. PUBLIC INPUT SESSIONS

There are no items.

5. PUBLIC AGENDA - Immediately Following Public Hearing

6. CONFIRMATION OF MINUTES

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

2025-C-007

Moved By Councillor Belyk

That Council adopts the minutes of the regular meeting of December 17, 2024, as presented.

Carried

7. CONSENT AGENDA

2025-C-008

Moved By Councillor Petrow

That Council moves the following report included on the consent agenda to the regular agenda:

- Building Safer Communities Update Q4 2024.

Carried

1. Building Safer Communities Update Q4 2024 (Jessica Dudek, Youth Engagement Liaison)

2025-C-009

Moved By Councillor Petrow

That Council accepts the report titled “Building Safer Communities Update Q4 2024”, for information:

Carried

2. Proclamation – Kawasaki Disease Awareness Day (Charlotte Satink, Manager of Legislative Services and IGM/City Clerk)

2025-C-010

Moved By Councillor Chapman

That Council accepts the Proclamation – Kawasaki Disease Awareness Day, for information.

Carried

8. BYLAWS (not requiring public hearing)

1. 2025 Borrowing Bylaws Final Reading (Stephanie Mitchell, Team Leader Budget and Financial Planning)

2025-C-011

Moved By Councillor Petrow

That Council gives Second Reading to Bylaw No. B-01/2025, being a bylaw to fund \$89,990,011 of the Southwest Recreation Centre – Phase 1 Construction project.

Carried

2025-C-012

Moved By Councillor Chapman

That Council gives Third Reading to Bylaw No. B-01/2025.

Carried

2025-C-013

Moved By Councillor Kolson

That Council gives Second Reading to Bylaw No. B-02/2025, being a bylaw to fund \$6,847,700 of 2025 Sanitary projects.

Carried

2025-C-014

Moved By Councillor Jones

That Council gives Third Reading to Bylaw No. B-02/2025.

Carried

2025-C-015

Moved By Councillor Belyk

That Council gives Second Reading to Bylaw No. B-03/2025, being a bylaw to fund \$548,648 of 2025 Fire Vehicle and Equipment projects.

Carried

2025-C-016

Moved By Councillor Petrow

That Council gives Third Reading to Bylaw No. B-03/2025.

Carried

9. AGENDA REPORTS

1. Advancing Housing Solutions through a Made-in-Airdrie Approach (Jessica DeVreeze, Team Leader Affordable Housing)

2025-C-017

Moved By Deputy Mayor Spearman

That Council:

1. endorses the following recommendations of the Airdrie Housing Solutions Working Group:
 1. Establish a Collaborative Mechanism for Ongoing Engagement;
 2. Accelerate Implementation of the 2024-2030 Affordable Housing Principled Action Plan;
 3. Facilitate Partnerships with Industry and Non-Profit Organizations;
 4. Adopt an Evidence-Based Approach to Community Building; and
 5. Advocate for Airdrie's Interests with Other Orders of Government;and
2. directs Administration to find an appropriate path to implement the recommendations, with a report back to Council in Q2 2025 on updates.

Carried

RECESS

Mayor Brown called a recess at 2:24 p.m. The meeting reconvened at 2:35 p.m.

2. Habitat For Humanity Second Funding Request (Monica Labait, Manager of Treasury and Christa Sanders, Affordable Housing Capital Strategist)

2025-C-018

Moved By Councillor Chapman

That Council chooses to support the additional amount of municipal support for the project to meet Habitat for Humanity's request of \$275,000 through the affording housing reserve fund.

Defeated by vote of 3 in favour, 4 opposed

Opposed: Mayor Brown

Councillor Jones

Councillor Kolson

Councillor Petrow

3. North Highland Park Update (Daria McDonald, Senior Planner)

MEMBER LEAVES THE MEETING

Mayor Brown left the meeting at 3:33 p.m. Deputy Mayor Spearman took over the chair.

2025-C-019

Moved By Councillor Kolson

That Council directs Administration that no further comprehensive land use planning be pursued for the North Highland Park area at this time.

Carried (Mayor Brown not in attendance for the vote)

4. Amendments to the Social Policy (Jessie Bryant, Social Planner)

MEMBER JOINS THE MEETING

Mayor Brown joined the meeting at 3:38 p.m. and resumed the chair.

2025-C-020

Moved By Councillor Chapman

That Council endorses the new Social Policy COM-72-C as presented and repeals Social Policy COM-63-C.

Carried

5. FCSS Policy Amendments (Natasha Guillot, Social Planner)

2025-C-021

Moved By Councillor Belyk

That Council endorses the new Family and Community Support Services Policy COM-71-C as presented and repeals Family and Community Support Services Policy COM-62-C.

Carried

6. Participation Support for Subdivision and Development Appeal Board Citizen Members Policy (Chelsea Phillips, Legislative Officer)

2025-C-022

Moved By Councillor Kolson

That Council:

1. endorses the new Participation Support for Subdivision and Development Appeal Board Citizen Members Policy P-FIN-31-C as presented; and
2. approves the recommendation to hold Subdivision and Development Appeal Board hearings every three weeks on Thursdays starting at 9:00 a.m. and directs Administration to return to Council with an updated 2025 Council calendar for approval.

Carried

10. BUSINESS ARISING FROM COUNCIL COMMITTEES

1. Community Safety and Social Services

1. Chair Update (Verbal)

There was nothing new to report.

2. Community and Corporate Services

1. Chair Update (Verbal)

There was nothing new to report.

3. Community Infrastructure and Strategic Growth

1. Chair Update (Verbal)

Councillor Jones advised that the Community Infrastructure and Strategic Growth Standing Committee reviewed the new Waterworks Bylaw, which will be coming to Council with recommendations, and Bylaw No. B-05/2025 - Redistricting for 516 Centre Ave NE, which will also be coming to Council with recommendations. Following the meeting, the Committee had refresher training on planning and development decisions.

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 January 21, 2025

H. Galanti advised that there are four items on the Council follow-up list. Council dealt with Item #1 (Land Use Bylaw review for Supportive Housing) and Item #4 (Compensation for Citizen Members for SDAB) today, so those items will be removed from the list. The remaining two items on the list are progressing well. Item #2 (Drive Happiness Seniors Association Program) will be presented in Q2 and Item #3 (Zero-Lot Line Housing) in June.

14. MOTIONS ARISING FROM CLOSED SESSION

2025-C-023

Moved By Councillor Chapman

That Council directs Administration to proceed as discussed during Closed Session item 1.1.

Carried

2025-C-024

Moved By Deputy Mayor Spearman

That Council directs Administration to proceed as discussed during Closed Session item 1.2.

Carried

2025-C-025

Moved By Councillor Jones

That Council approves an amendment to the 2025 Capital Budget in the amount of \$521,000 to add Project #1336.

Carried

15. ADJOURNMENT

Mayor Brown adjourned the meeting at 4:09 p.m.

Mayor

City Clerk

DRAFT