

COUNCIL MEETING MINUTES

**November 5, 2024
COUNCIL CHAMBERS
400 Main Street SE**

PRESENT

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

STAFF

K. Weinberger, Acting City Manager
S. Schindeler, Director Corporate Services/CFO
S. Utz, Director, Strategic Growth and Investment
J. Kostuk, Deputy Chief Fire Prevention/Public Education
M. Labait, Manager Revenue and Assessment
E. Lund, Manager Utility Operations
J. Ramjohn, Manager Strategic Growth Services
C. Satink, Manager Legislative Services & IGM/City Clerk
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
J. Bayly-Atkin, Senior Legislative Officer
J. Brunen, Senior Planner
A. Malyk, Downtown Revitalization Coordinator
L. Moreira, Program Coordinator Waste and Recycling
K. Neill, Public Engagement Advisor
T. Odogu, Planner II
K. Paul, Assessor I
K. Spence, Council Technician
K. Rushford, Recording Technician

1. CALL TO ORDER

Mayor Brown called the meeting to order at 11:00 a.m.

2. CLOSED SESSION

2024-C-339

Moved By Councillor Petrow

That Council enters the Closed Meeting at 11:00 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. Contract 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 H. Spearman
Councillor D. Belyk
Councillor R. Chapman (via MS Teams)
Councillor A. Jones
Councillor C. Kolson
Councillor T. Petrow

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

STAFF

K. Weinberger, Acting City Manager,
S. Schindeler, Director Corporate Services/CFO,
M. Labait, Manager Treasury,
E. Lund, Manager Utility Operations,
C. Satink, Manager Legislative Services & IGM/City Clerk,
T. Belsham, Team Leader Legislative Services/Assistant City Clerk,
J. DeVreeze, Team Leader Affordable Housing,
S. Rice, Team Leader Waste and Recycling,
L. Moreira, Program Coordinator Waste and Recycling,
K. Spence, Council Technician, and
K. Rushford, who recorded the meeting.

Carried

2024-C-340

Moved By Deputy Mayor Spearman

That Council leaves the Closed Session at 12:34 p.m.

Carried

RECESS

Mayor Brown called a recess at 12:34 p.m. The meeting reconvened at 1:05 p.m.

3. PUBLIC HEARINGS - 1:00 PM

1. Public Hearing Bylaw No. B-30/2024 – Land Use Bylaw Amendment Secondary Suites (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 and other associated regulations of Land Use Bylaw No. B-01/2016, as deemed necessary by Council.

Mayor Brown declared the Public Hearing for Bylaw No. B-30/2024 open at 1:09 p.m.

J. Furness, Team Leader Policy Planning, presented background information on Bylaw No. B-30/2024. J. Brunen, Senior Planner, outlined the amendments being proposed.

T. Odogu, Planner II, confirmed that if a property has a garage suite and a garden suite, the higher requirements will be imposed and the maximum lot coverage will still apply. If there is a home business and an accessory suite, all of the parking requirements must be met.

K. Paul, Assessor I, advised that basement suites generally do not add more assessment value than basement developments since the components are the same.

T. Odogu confirmed that Cumulative Impact considers the number of vehicles coming into a neighbourhood, but not parking, since parking must be provided on-site. The number of accessory suites can be limited in a neighbourhood but not on a street. A. Dormer, Team Leader Engineering, advised that infrastructure capacities are monitored and population trends are monitored through the annual census. If a street reaches capacity, changes can be made to the Transportation Master Plan. There is currently no community that cannot absorb the extra capacity.

It was asked whether the potential impact of full build-out was considered during public consultation. K. Neill, Public Engagement Advisor, advised that full projections were not available during public engagement. J. Furness advised that the percentage of uptake will likely be in the single digits. Uptake will likely be higher in new builds since retrofits in existing homes can be cost-prohibitive. It was asked whether this Bylaw was considered for new builds only. G. Gibeau, Team Leader Current Planning, advised that Administration feels that existing communities should have the opportunity to have accessory suites. The City Plan directs accessory suites within existing communities and accessory suites would assist with maintaining population numbers in these communities.

G. Gibeau confirmed that a side door can be installed in a new home for a potential secondary suite but it is still incumbent on the homeowner to apply for a development permit for a secondary suite. If a secondary suite is built at the same time as a new development, two permits are required.

A question was asked about minimum requirements for a side yard entrance. J. Brunen confirmed that side yard setbacks must be maintained. J. Ramjohn, Manager Strategic Growth Services, advised that there are no requirements in the Land Use Bylaw or the Building Code to provide safe access for Emergency Services to a side yard entrance. Deputy Chief James Kostuk advised that Emergency Services has not had any problems with access to a side yard entrance. S. Martin, Team Leader Building Inspections, advised that the Building Code ensures safe egress out of the home. The Community Standards Bylaw has other maintenance requirements.

Concern was raised that Section 2.4.3(1) talks about the impact on the use, enjoyment, amenity and value of the adjacent properties for Permitted Uses, but doesn't speak to grade elevations, height, roof slopes, building types, materials and characteristics of the

surrounding community. If accessory suites are moved from Discretionary to Permitted use, those guardrails will be lost. T. Odogu confirmed that it is not anticipated that secondary suites will impact the use and enjoyment of adjacent properties since development is occurring within the dwelling. For accessory suites such as garden and garage suites, there are requirements in the Bylaw that must still be met before approval is granted. If not, a variance will be required and neighbours will have to be notified.

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

Kimber Higa, BILD Calgary Region, advised that the building industry supports the recommendations put forward by Administration, but is asking for two additional amendments. The first is the parking consideration for laned products. BILD would like to see some consideration for laned product that is narrower than 29.5 feet to allow for off-site parking for suites. In a laned product, even one on-site stall per suite becomes very difficult in addition to the parking requirements for the main dwelling. The second request relates to restricting side entrances for zero lot line product. This greatly impacts the feasibility of secondary suites, often at the cost of an additional bedroom or the design and quality of the suite. BILD is happy to commit to working with Administration to find acceptable provision of side entrances for that type of product. Our research indicates that about 30% of new homes will be looking to add a suite or a side entrance that will give them an opportunity to add a suite in the future. These two amendments would increase the capacity to provide additional suites in Airdrie.

G. Gibeau advised that Administration did consider some adjustments to the parking requirements. The recommendation to not reduce the parking requirement recognizes concerns raised by Council, the Community Infrastructure and Strategic Growth Standing Committee and the Municipal Planning Commission. Regarding side entrances, Administration had concerns regarding grading with side entrances on zero lot line product. T. Odogu advised that the minimum side yard setback for zero lot line product is zero on one side and 1.5 meters on the other side for maintenance access.

Lindsay McGregor, Hopewell Residential, advised that Hopewell is supportive of the work done to date but would like to make further recommendations: First, in laned and semi-detached product, the requirement for parking to be on-site will make the addition of a secondary suite unaffordable, as lot widths will need to increase to a minimum of 29.5 feet (a 7.5 foot increase on semi-detached product) resulting in a potential \$50,000 increase in price. On laned or semi-detached product, there is more room for off-site parking as there are no driveways. Our recommendation is to allow for one parking stall for secondary suites, on or off site, only in a rear-laned application.

Hopewell's second recommendation is in relation to section 9.1(2) regarding direct control districts and the Permitted or Discretionary use of secondary suites. The language is unclear regarding a development permit application for a secondary suite. Hopewell has Direct Control 50 zoning in Sawgrass Park. If a development permit is required for a secondary suite, it will inhibit the rate of sales in the community compared to other communities. Our request is that the requirements for a development permit be the same in a direct control community that they are in standard land uses. G. Gibeau clarified that under section 9.1(2), even Permitted Uses will be required to provide a development permit application.

G. Gibeau clarified that what Hopewell is requesting is that no on-site parking be required for suites within this direct control district and that street parking be considered to meet the parking requirement. Administration did consider that request but have instead proposed one parking stall per suite. G. Gibeau advised that Administration anticipates challenges with laned product meeting the parking requirements if built to minimum lot width.

Brenda Hume and Trudy Wilson, Community Links, commented that there are a significant number of community members looking for affordable housing. Secondary suites are a way to increase available housing and make home ownership more affordable. Community Links is supportive of whatever way people can have more access to affordable housing. A comment was made that secondary suites are not necessarily affordable housing. Ms. Wilson noted that opening up as many units as possible will increase housing. While not necessarily affordable, secondary suites are generally more affordable than market rate rentals in a typical apartment building.

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

The Clerk confirmed that no written e-mail submissions had been received in favour of Bylaw No. B-30/2024.

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

The Clerk confirmed that no written e-mail submissions had been received in opposition to Bylaw No. B-30/2024.

Mayor Brown closed the Public Hearing for Bylaw No. B-30/2024 at 2:26 p.m.

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

RECESS

Mayor Brown called a recess at 2:55 p.m. The meeting reconvened at 3:04 p.m.

The Clerk advised that Mr. Marc Chartrand had sent a letter in opposition. Mr. Chartrand suggested that accessory suites do not help with affordability. In his opinion, the recommendations will increase the number of secondary suites while disregarding public safety and adding extra strain on infrastructure, schools and recreation centres that were not designed to accommodate these loads, and disregarding people that live in R-1 homes. A comment was made that we cannot blanket zone property owners in R-1 homes. G. Gibeau reiterated A. Dormer's comment about capping applications on a street. Staff will be doing ongoing monitoring.

RECESS

Mayor Brown called a recess at 3:48 p.m. The meeting reconvened at 4:03 p.m.

2024-C-341

Moved By Councillor Kolson

That consideration of Bylaw No. B-30/2024 be tabled and Administration be directed to return with the following:

- that the Bylaw include an amendment that provides notification of Notice of Decision to adjacent neighbours for attached dwellings; and
- that options be brought forward to provide delineation of new construction for the purpose of determining acceptability of suites.

Carried by vote of 5 in favour, 2 opposed
Opposed: Mayor Brown and
Deputy Mayor Spearman

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 October 15 and the Organizational meeting of October 29, 2024

2024-C-342

Moved By Deputy Mayor Spearman

That Council adopts the minutes of the Regular meeting of October 15 and the Organizational meeting of October 29, 2024, as presented.

Carried

7. CONSENT AGENDA

2024-C-343

Moved By Councillor Kolson

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

- Proclamation/Illumination - World Town Planning Day; and
- Research Report on Naturally Occurring Affordable Housing.

Carried

8. BYLAWS (not requiring public hearing)

There are no items.

MEMBER LEAVES

Mayor Brown left the meeting at 4:59 p.m. and Deputy Mayor Spearman took over the chair. Mayor Brown returned to the meeting at 5:01 p.m. and resumed the chair.

9. AGENDA REPORTS

1. 2024 Downtown Incentives Program Update (Adena Malyk, Downtown Revitalization Coordinator)

2024-C-344

Moved By Councillor Petrow

That Council accepts the report entitled “2024 Downtown Incentives Program Update” for information.

Carried

2. Automated Garbage Collection Program Report (Leanne Moreira, Program Coordinator Waste and Recycling)

2024-C-345

Moved By Councillor Jones

That Council endorses the revised garbage collection program that includes the following service levels:

- Automated garbage collection;
- Standard 120L cart;
- Weekly collection;
- Excess waste tag program;
- Medical exemption program; and
- Diaper exemption program.

Defeated by vote of 3 in favour, 4 opposed

Opposed: Mayor Brown

Councillor Chapman

Councillor Jones

Councillor Petrow

MEMBER LEAVES

Councillor Chapman left the meeting at 5:32 p.m.

3. Use of Council Chambers Policy (Jennifer Bayly-Atkin, Senior Legislative Officer)

2024-C-346

Moved By Councillor Kolson

That Council endorses the new Use of Council Chambers Policy P-ADM-20-C, as presented.

Carried

MEMBER LEAVES

Councillor Jones left the meeting at 5:38 p.m. and returned to the meeting at 5:41 p.m.

10. BUSINESS ARISING FROM COUNCIL COMMITTEES

1. Community Safety and Social Services

There was no report.

2. Community and Corporate Services

There was no report.

3. Community Infrastructure and Strategic Growth

Councillor Jones advised that at the last Community Infrastructure and Strategic Growth Standing Committee meeting, a development permit was defeated, there was discussion regarding the Extended Producer Responsibility update, and an amendment to the Land Use Bylaw for Sign Regulations.

MEMBER RE-JOINS THE MEETING

Councillor Chapman re-joined the meeting at 5:46 p.m.

9. AGENDA REPORTS (continued)

2. Automated Garbage Collection Program Report

2024-C-347

Moved By Councillor Petrow

That Council reconsiders agenda item 9.2 – Automated Garbage Collection Program.

Carried by vote of 4 in favour, 3 opposed

Opposed: Mayor Brown

Councillor Chapman

Councillor Jones

2024-C-348

Moved By Councillor Petrow

That Council endorses the revised garbage collection program that includes the following service levels:

- Automated garbage collection;
- Standard 120L cart;
- Weekly collection;
- Excess waste tag program;
- Medical exemption program; and
- Diaper exemption program.

Carried by vote of 4 in favour, 3 opposed

Opposed: Mayor Brown

Councillor Chapman

Councillor Jones

MEMBER LEAVES

Councillor Chapman left the meeting at 5:48 p.m.

11. NOTICES OF MOTION

There are no items.

12. COUNCIL MEMBERS REPORTS

Deputy Mayor Spearman advised that she will be bringing forward a notice of motion in the next few weeks regarding our Transit policies, specifically to get a review done around engaging transportation from the City of Airdrie to locations in Calgary such as post-secondary institutions.

13. UPDATE ON COUNCIL RESOLUTIONS

1. Council follow-up to November 5, 2024

Acting City Manager K. Weinberger advised that everything is on track and progressing well.

14. MOTIONS ARISING FROM CLOSED SESSION

2024-C-349

Moved By Deputy Mayor Spearman

That Council approves a budget adjustment to the Housing Accelerator Fund as discussed during Closed Session item 2.1 for the sole purpose of the offer to purchase land legally described as Plan 9210564, Block 1, Lot 3 and subject to the terms and conditions set out in the agenda report.

Carried

2024-C-350

Moved By Councillor Jones

That Council directs Administration to proceed as discussed during Closed Session item 2.2.

Carried

RECESS

Mayor Brown called a recess at 5:57 p.m. The meeting reconvened at 6:06 p.m.

CLOSED SESSION

2024-C-351

Moved By Councillor Spearman

That Council enters the Closed Meeting at 6:06 p.m. to discuss the following items:

3. Budget Amendment – Sections 24 and 25 (Advice from officials and 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 A. Jones
Councillor C. Kolson
Councillor T. Petrow

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

STAFF

K. Weinberger, Acting City Manager,
C. Aragon, Manager Culture, Heritage and Events,
M. Bigney, Manager Finance,
C. Satink, Manager Legislative Services & IGM/City Clerk,
T. Belsham, Team Leader Legislative Services/Assistant City Clerk,
K. Harris, Culture Specialist,
K. Spence, Council Technician, and
K. Rushford, who recorded the meeting.

ABSENT

Councillor R. Chapman

Carried

2024-C-352

Moved By Deputy Mayor Spearman

That Council leaves the Closed Session at 6:40 p.m.

Carried

2024-C-353

Moved By Deputy Mayor Spearman

That Council approves a budget amendment as discussed during Closed Session item 2.3 and approves moving this project from the 2024 operating budget to the 2024 capital budget.

Carried

15. ADJOURNMENT

Mayor Brown adjourned the meeting at 6:41 p.m.

Mayor

City Clerk