



CITY OF ST. ALBERT

STANDING COMMITTEE OF THE WHOLE MEETING MINUTES - UNADOPTED

Tuesday, April 9, 2024

9:30 AM Douglas Cardinal Boardroom/Hybrid

1. Attendance (at start of meeting)

Deputy Mayor Joly Chaired the meeting.

PRESENT

Councillor Shelley Biermanski
Councillor Wes Brodhead
Councillor Sheena Hughes
Councillor Natalie Joly
Councillor Mike Killick
Councillor Ken MacKay

VIA ZOOM

Mayor Cathy Heron

2. Adoption of Agenda

2.1 AR-24-013 Adoption of Agenda

Moved by Councillor MacKay
That the April 9, 2024 Agenda be adopted as presented.
CARRIED UNANIMOUSLY

4. Approval of Minutes

4.1 MIN-24-007 Standing Committee of the Whole Meeting Minutes of February 13, 2024

Moved by Councillor Killick
That the Standing Committee of the Whole Meeting Minutes of February 13, 2024 be adopted as presented.
CARRIED UNANIMOUSLY

5. New Business

- 5.1 AR-24-113 Land Use Bylaw Update
Presented by: Adryan Slaght, Director of Planning &
Development, Planning & Development Services
Colin Krywiak, Development Branch Manager, Planning &
Development Services
Chelsea Thompson, Development Officer II, Planning &
Development Services
Barb Dupuis, Planner, Planning & Development Services

**Standing Committee of the Whole recessed at
10:54 a.m.**

**Standing Committee of the Whole reconvened at
11:05 a.m.**

Courtney Jensen, Strata Developments, and Dave
Armstrong, Pacesetter Homes, provided a presentation
to the Committee. Courtney Jensen, Dave Armstrong
and Jim Killoh, Rohit Communities, answered questions.

Moved by Mayor Heron

That Administration review the possibility of enabling front
drive zero lot lines within the Small Lot Residential district
in the new Land Use Bylaw.

CARRIED UNANIMOUSLY

Moved by Mayor Heron

That Administration consider reducing parking
requirements to encourage or enable affordable housing in
the new Land Use Bylaw.

CARRIED UNANIMOUSLY

Moved by Mayor Heron

That Administration review the possibility of enabling
density bonuses in the Downtown District in the new Land
Use Bylaw.

CARRIED

For: 6 - Mayor Heron, Councillor Biermanski,
Councillor Brodhead, Councillor Joly,
Councillor Killick, and Councillor MacKay

Against: 1 - Councillor Hughes

Moved by Councillor Killick

That Administration remove main floor residential from the
Downtown District in the new Land Use Bylaw, with an
exemption built in for affordable housing products.

DEFEATED

For: 3 - Mayor Heron, Councillor Brodhead, and
Councillor Killick

Against: 4 - Councillor Biermanski, Councillor Hughes,
Councillor Joly, and Councillor MacKay

**Standing Committee of the Whole recessed at
12:13 p.m.**

**Standing Committee of the Whole reconvened at
12:45 p.m.**

5.2 AR-24-170

Take It or Leave It Facility

Presented by: Louise Stewart, Senior Manager, Public
Operations and John Potter, Manager Transportation
Operations and Waste Management, Public Operations

Moved by Councillor Hughes

That the agenda report entitled "Take It or Leave It Facility"
dated April 9, 2024 be received as information.

CARRIED UNANIMOUSLY

5.3 AR-24-168 10 Year Capital Growth Plan Update

Presented by: Suzanne Findlay, Manager, Financial Services

Budget Information Request - Councillor Brodhead

What would be the annual RMR Budget increase required to ensure that when the time comes for an upgrade and renewal of a St. Albert existing park playground, that the replacement of that park playground be to a fully accessible standard as opposed to the current "like for like" replacement standard.

Postponed Motion - Councillor Hughes

That the 10-Year Capital Plan is updated to rescope PW-018- Public Works Satellite Yard capital charter to include a Take it or Leave it Facility.

Moved by Councillor Killick

That Administration update the 2025-2034 Municipal Growth Capital Plan to include the project brief provided in the attachment titled "Growth Capital Plan Additions".

CARRIED UNANIMOUSLY

Moved by Councillor Killick

That Administration update the 2025-2034 Municipal Growth Capital Plan to remove the project provided in the attachment titled "Growth Capital Plan Removals".

DEFEATED

For: 2 - Councillor Biermanski, and Councillor Killick

Against: 5 - Mayor Heron, Councillor Brodhead, Councillor Hughes, Councillor Joly, and Councillor MacKay

Moved by Councillor Killick

That Council members be requested to submit any additional amendments to the 2025-2034 Municipal Growth

Capital Plan to Administration by April 19, 2024.

That Administration prepare backgrounders for proposed amendments to the 2025-2034 Municipal Capital Growth Plan for presentation to Council at the May 7, 2024 meeting for consideration of approval.

That the revised 2025-2034 Municipal Capital Growth Plan be included in the Proposed 2025-2027 Business Plan and Budget along with funding recommendations guided by the Capital Prioritization Matrix.

CARRIED UNANIMOUSLY

8. In Camera

- 8.1 INC-24-029 Land Matter
Presented by: Dean Schick, Manager of Transportation, Engineering Services
- STAFF PRESENT:**
W. Fletcher, Chief Administrative Officer (Advice and Information)
D. McMordie, Managing Director, Corporate and Emergency Services/Chief Financial Officer (Advice and Information)
D. Enger, Managing Director, Infrastructure & Operations (Advice and Information)
M. Caufield, Director, Legal & Legislative Services/Chief Legislative Officer (Advice and Information)
D. Schick, Manager of Transportation, Engineering Services (Advice and Information)
A. Slaght, Director of Planning & Development (Advice and Information)
T. Hynes, Off-Site Levy Specialist, Engineering Services (Advice and Information)
S. Graham, Senior Business Analyst, Financial & Strategic Services (Advice and Information)

S. Bannerman, Senior Manager, Assessment & Taxation, Financial & Strategic Services (Advice and Information)

R. Lefebvre, Senior Manager, Utilities, Public Operations (Advice and Information)

C. Anderson, Regional Initiatives Strategic Advisor, Government/Indigenous Relations & Environment (Advice and Information)

P. Nicol, Manager, Investment Attraction & Growth, Economic Development (Advice and Information)

K. Peter, Manager, Planning, Planning & Development (Advice and Information)

D. Fedorovich, Strategic Business Advisor, Financial & Strategic Services (Advice and Information)

A. Victoor, Director, Financial & Strategic Services (Advice and Information)

C. Wong, Deputy City Clerk (Legislative Support and Advice)

G. Magyar, Legislative Officer (Legislative Support and Advice)

S. Kirkpatrick, Information Technology (Information and Technical Expertise)

Moved by Councillor MacKay

That Standing Committee of the Whole move in camera for a discussion with Administration regarding a Land Matter pursuant to sections 24(1)(a) and 25 of the Freedom of Information and Protection of Privacy Act.

CARRIED UNANIMOUSLY

Standing Committee of the Whole went in camera at 1:32 p.m.

Mayor Heron left the meeting at 2:44 p.m.

Moved by Councillor MacKay
That Committee reconvene in Public.
CARRIED UNANIMOUSLY

Standing Committee of the Whole reconvened in public at
2:55 p.m.

9. Adjournment

The Chair adjourned the meeting at 2:55 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER