



THE CITY OF SPRUCE GROVE

Minutes of the Regular Meeting of Council
held May 27, 2019
in Council Chambers

Present:

Mayor Houston, and Councillors Gruhlke, McKenzie, Oldham and Stevenson

Absent:

Councillor Rothe

Also In Attendance:

David Wolanski, Interim City Manager
Maya Pungur-Buick, General Manager of Corporate Services
Jennifer Hetherington, Manager of Corporate Communications
Dave Walker, Manager of Economic and Business Development
Susan Armstrong, Director of Planning and Development
Mark Hussey, Director of Engineering
Mark Puczko, Senior Planner
Jamie-Lynne Pitts, Economic Development Specialist - Commercial
Carolynn Grey, City Clerk
Marj Bradshaw, Recording Secretary

CALL TO ORDER

Mayor Houston called the meeting to order at 6:00 p.m.

1. AGENDA

The following addition was made to the agenda:

City Manager - By-election Update – Administrative Updates – Item 8.a.

137-19 (CS) Moved by Councillor Stevenson that the agenda be adopted as amended.

Unanimously Carried



2. MINUTES

- a. May 13, 2019 Regular Council Meeting Minutes and May 21, 2019 Committee of the Whole Meeting Minutes

138-19 (CS)

Moved by Councillor McKenzie that the May 13, 2019 Regular Council Meeting Minutes and the May 21, 2019 Committee of the Whole Meeting Minutes be approved as presented.

Unanimously Carried

3. PUBLIC HEARINGS

- a. C-1074-19 - City Centre Area Redevelopment Plan

Mayor Houston called the Public Hearing to order at 6:05 p.m. on Bylaw C-1074-19 - City Centre Area Redevelopment Plan.

Administration provided an overview of the proposed plan for the redevelopment of the City Centre.

Kieron Hunt with Cushing Terrell Architecture Inc. provided information on the framework for the proposed redevelopment and details of the concept plans.

Six written submissions were received.

Sheila Mertz of Main Street came forward to ask what the vision was for the revitalized city centre and expressed concerns regarding property values in her neighbourhood if the redevelopment plan is approved. She recommended that the history of the area be remembered and asked that the residential area north of Church Road be excluded from the redevelopment plan at this time.

John Borboreau, owner of the Spruce Grove Boxing Club came forward to ask about proposed parking restrictions and regulations in the area of his business on Main Street.

Amanda Wilhauk, co-owner of Wilhauk Beef Jerky on McLeod Avenue commented on the need for a downtown core in the City and spoke in support of the proposed redevelopment plan.

Garth Bishop, manager of Scotia Bank on First Avenue supports the redevelopment plan and expressed an interest in participating in the parking management plan in the area.

Jody Topolnicki, owner of Triple T's DJ Sound and Lighting spoke in favour of the redevelopment plan and in particular, the need for upgrades to Columbus Park as a central gathering area.



Frank DeAngelis, representing Main Street Law read his firms' written submission expressing support for the redevelopment plan.

Frank and Carol DeAngelis, representing FCD Holdings Ltd. spoke in favour of the redevelopment plan.

Braven Blackwell, owner of Seljax International Inc. and Knighton Men's Wear Fashions spoke in favour of the redevelopment plan and envisions more businesses in the area and a centre for the community.

Nick Saunders of Melton Avenue spoke against the redevelopment plan noting that the residents in the area have been overlooked and that higher densities in the area will de-value the properties.

Shawn Petovello of Jespersen Avenue indicated his concerns with the redevelopment plan as it relates to the residential area north of the city centre and suggested more consultation is needed with the residents for the transition of the area.

Mayor Houston called for a recess at 7:51 p.m.

Mayor Houston reconvened the meeting at 8:00 p.m.

Tarra Burvill of Jespersen Avenue came forward with concerns about the potential for the existing homes in the area to become run-down as a result of the higher densities proposed in the redevelopment plan.

Michael Marcuk of Church Road commented that while he supports a revitalization of the city centre he is not in agreement with the inclusion of the residential area and asked for more community consultation.

Brenda Johnson, representing the Spruce Grove and District Chamber of Commerce spoke in support of the redevelopment plan suggesting the revitalization of the area will guide and invigorate the community.

Victor Moroz, president of the City Centre Business Association provided a brief overview of the association's efforts to reach the current stage of the proposed redevelopment plan for the area and encouraged Council to consider the resident's concerns.

Harry White of Jespersen Avenue came forward to ask that the existing homes in the city centre area be preserved and commented on parking issues and traffic flow as a result of redevelopment.

Nicole Marcuk of Church Road asked if the residential densities within the proposal could be amended and suggested that the residents should have been better informed about the process.



Andrew Sommerville of Edmonton came forward to comment on potential transit and parking concerns as a result of the redevelopment plan.

Dave Ibsen of Queen Street came forward to present possible alternatives to the proposed redevelopment plan that would support a city in the country vision and preserve the heritage within the community.

Barbara Hunt of Church Road suggested that more information on the proposed redevelopment should have been shared with the residents in the area.

Dan Saunders of Melton Avenue came before Council to comment on his concerns with the plan as it relates to the proposed redistricting and property values within the residential area.

Ed Huber of McPherson Avenue came forward to ask about insurance coverage as it relates to the replacement of any non-conforming homes in the area potentially destroyed by fire.

Eunice Surpinski of McPherson Avenue expressed her concerns with the proposed redistricting of the residential area as it relates to the value of her property.

Aysha Araien of Jespersen Avenue came forward to ask about the potential redistricting as it relates to home businesses in the area.

Ron Stropel of McLeod Avenue came forward to state that he is supportive of the proposed redevelopment and is confident that Council will work with the residents within the city centre area for a successful outcome.

Mayor Houston declared the Public Hearing closed at 10:05 p.m.

Mayor Houston called for a recess at 10:05 p.m.

Mayor Houston reconvened the meeting at 10:15 p.m.

4. COUNCIL PRESENTATIONS

There were no Presentations scheduled on the agenda

5. PUBLIC DELEGATIONS

No Delegations came before Council.



6. PUBLIC QUESTION AND ANSWER PERIOD

Michael Marcuk of Church Road came before Council to inquire about signage placement for the street sweeping program and the services currently provided at the Eco Centre.

Mayor Houston provided Mr. Marcuk with responses to his questions.

7. COUNCILLOR STATEMENTS AND UPDATES

No Council Updates were provided.

8. ADMINISTRATIVE UPDATES

a. By-election Update

Administration provided Council with an update on the revised budget estimates for the upcoming by-election on July 10, 2019.

139-19

Moved by Councillor Gruhlke that the By-election update be received as information.

Unanimously Carried

9. BYLAWS

a. C-1074-19 - City Centre Area Redevelopment Plan

Moved by Councillor Oldham that second reading be given to Bylaw C-1074-19 – City Centre Area Redevelopment Plan.

140-19 (P&I)

Moved by Councillor McKenzie that Bylaw C-1074-19 - City Centre Area Redevelopment Plan be referred back to Administration.

Unanimously Carried

b. C-1039-18 - Land Use Bylaw Amendment - Greenbury 10

141-19 (P&I/CS)

Moved by Councillor Stevenson that third reading be given to Bylaw C-1039-18 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 10, as amended.

Unanimously Carried



10. BUSINESS ITEMS

There were no Business Items scheduled on the agenda.

11. INFORMATION ITEMS

a. Various Board and Committee Meeting Minutes

142-19

Moved by Councillor Gruhlke that the various board and committee meeting minutes presented be received as information.

Unanimously Carried

143-19

Moved by Councillor Stevenson that the meeting time be extended past 11:00 p.m.

Unanimously Carried

144-19

Moved by Councillor Oldham that Council go into Closed Session at 10:56 p.m. under section 24(1) of the Freedom of Information and Protection of Privacy Act, respecting advice from officials.

Unanimously Carried

12. CLOSED SESSION

a. City of Spruce Grove Awards of Excellence Nominations – 2019

b. Edmonton Metropolitan Region Board - Shared Investment, Shared Benefit Task Force Update

The following persons were also present in the Closed Session to provide information or administrative support:

David Wolanski, Maya Pungur-Buick, Jennifer Hetherington, Dave Walker, Carolynn Grey and Marj Bradshaw.

145-19

Moved by Councillor Oldham that Council come out of Closed Session at 11:26 p.m.

Unanimously Carried



13. BUSINESS ARISING FROM CLOSED SESSION

- 146-19 a. Moved by Councillor Gruhlke that the recommendations of the 2019 awards of excellence committee be approved as presented in the report.

Unanimously Carried

ADJOURNMENT

- 147-19 Moved by Councillor McKenzie that the Regular Meeting adjourn at 11:28 p.m.

Unanimously Carried

MAYOR

RECORDING SECRETARY

DRAFT