

PUBLIC HEARING

February 29, 2016 6:00 p.m.
Council Chamber
City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Bill Harper
Councillor Patrick Johnstone
Councillor Jaimie McEvoy
Councillor Chuck Puchmayr
Councillor Mary Trentadue
Councillor Lorrie Williams

STAFF:

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- City Clerk
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Bev Grieve	- Director of Development Services
Ms. Julie Schueck	- Heritage Planner
Mr. Jim Hurst	- Planner
Mr. Philip Lo	- Council and Committee Clerk

The meeting was called to order at 6:03pm.

Mayor Jonathan Coté read the statement of procedure regarding the Public Hearing.

BUSINESS

1. Heritage Revitalization Agreement Bylaw No. 7800, 2016 for 205 Clinton Place

Attachments:

- i. Notice of Public Hearing
- ii. Heritage Revitalization Agreement Bylaw No. 7800, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Development Services	Regular, Report, February 1, 2016	February 29, 2016	R-3
Development Services	Regular, Report, September 28, 2015	February 29, 2016	R-2*
Clerks	Minutes Extracts	February 29, 2016	R-1*

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the purpose of proposed Heritage Revitalization Agreement Bylaw No. 7800, 2016, and noted that the Community Heritage Commission, Advisory Planning Commission and staff recommend that Council give the proposed Bylaw third reading following the Public Hearing.

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Elana Zysblat, Heritage Consultant, and Kirsten Sutton, Designer, spoke to the HRA application, noting the following:

- The house currently has a small footprint without a concrete foundation, and may not be on proper footing;
- The addition of a basement would create additional living space and provide the house with a proper foundation;
- Exterior work includes restoration of original siding and colours; and
- The enclosed front porch would be retained while updating the façade.

In response to questions from Council, Mark Wittig, from Basil Restorations, noted the stable soil conditions in the area and that he does not anticipate any problems with the work.

Kathy Cherris, resident at 114 First Street, expressed support for the application.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Heritage Revitalization Agreement Bylaw No. 7800, 2016 be closed.

CARRIED.

All members of Council present voted in favour of the motion.

- f. Motion to refer Bylaw No. 7800, 2016 to Council for Third Reading

MOVED and SECONDED

THAT Heritage Revitalization Agreement Bylaw No. 7800, 2016 be referred to Council for Third Reading.

CARRIED.

All members of Council present voted in favour of the motion.

2. Heritage Designation Bylaw No. 7801, 2016 for 205 Clinton Place

Attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7801, 2016

For Reports to Council please see Item 1, Heritage Revitalization Agreement Bylaw No. 7800, 2016.

For Written Submissions please see Item 1, Heritage Revitalization Agreement Bylaw No. 7800, 2016.

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the purpose of proposed Heritage Designation Bylaw No. 7801, 2016, and noted that the owners of 205 Clinton Place have agreed to waive any claim to compensation through the HRA Bylaw. Ms. Grieve noted that the

Community Heritage Commission, Advisory Planning Commission and staff recommend that Council give the proposed Bylaw third reading following the Public Hearing.

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Coté called three times for speakers to the application. There was no response.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Heritage Designation Bylaw No. 7801, 2016 be closed.

CARRIED.

All members of Council present voted in favour of the motion.

- f. Motion to refer Bylaw No. 7801, 2016 to Council for Third Reading

MOVED and SECONDED

THAT Heritage Designation Bylaw No. 7801, 2016 be referred to Council for Third Reading.

CARRIED.

All members of Council present voted in favour of the motion.

3. Heritage Revitalization Agreement Bylaw No. 7802, 2016 for 335 Buchanan Avenue

Attachments:

- i. Notice of Public Hearing
- ii. Heritage Revitalization Agreement Bylaw No. 7802, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Development Services	Regular, Report, January 11, 2016	February 29, 2016	R-3
Development Services	Regular, Report, September 14, 2015	February 29, 2016	R-2*
Clerks	Minutes Extracts	February 29, 2016	R-1*

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the purpose of proposed Heritage Revitalization Agreement Bylaw No. 7802, 2016, and noted that the Community Heritage Commission, Advisory Planning Commission and staff recommend that Council give the proposed Bylaw third reading following the Public Hearing.

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Jacqueline Arnouse and Angus English, Owners, spoke to the application, noting that the intent of the application is to return the house to its original design while maintaining the architectural style of the home, and that Basil Restoration and D3 Design have been contracted to perform the work.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Heritage Revitalization Agreement Bylaw No. 7802, 2016 be closed.

CARRIED.

All members of Council present voted in favour of the motion.

- f. Motion to refer Bylaw No. 7802, 2016 to Council for Third Reading

MOVED and SECONDED

THAT Heritage Revitalization Agreement Bylaw No. 7802, 2016 be referred to Council for Third Reading.

CARRIED.

All members of Council present voted in favour of the motion.

4. Heritage Designation Bylaw No. 7803, 2016 for 335 Buchanan Avenue

Attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7803, 2016

For Reports to Council please see Item 3, Heritage Revitalization Agreement Bylaw No. 7802, 2016.

For Written Submissions please see Item 3, Heritage Revitalization Agreement Bylaw No. 7802, 2016.

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the purpose of proposed Heritage Designation Bylaw No. 7803, 2016, and noted that the owners of 335 Buchanan Avenue have agreed to waive any claim to compensation through the HRA Bylaw. Ms. Grieve noted that the Community Heritage Commission, Advisory Planning Commission and staff recommend that Council give the proposed Bylaw third reading following the Public Hearing.

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Coté called three times for speakers to the application. There was no response.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Heritage Designation Bylaw No. 7803, 2016 be closed.

CARRIED.

All members of Council present voted in favour of the motion.

- f. Motion to refer Bylaw No. 7803, 2016 to Council for Third Reading

MOVED and SECONDED

THAT Heritage Designation Bylaw No. 7803, 2016 be referred to Council for Third Reading.

CARRIED.

All members of Council present voted in favour of the motion.

5. Heritage Revitalization Agreement Bylaw No. 7807, 2016 for 1407 Sixth Avenue

Attachments:

- i. Notice of Public Hearing
- ii. Heritage Revitalization Agreement Bylaw No. 7807, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Development Services	Regular, Report, February 1, 2016	February 29, 2016	R-3
Development Services	CW, Report, July 13, 2015	February 29, 2016	R-2*
Clerks	Minutes Extracts	February 29, 2016	R-1*

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the purpose of proposed Heritage Revitalization Agreement Bylaw No. 7807, 2016, and noted that the Community Heritage Commission, Advisory Planning Commission and staff recommend that Council give the proposed Bylaw third reading following the Public Hearing.

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Tomas Malapitan, owner of 1407 Sixth Avenue, and Sandra Moore, Architect from Birmingham & Wood, provided a presentation, noting the following:

- The heritage house is currently in poor condition;
- The application proposes to move the existing house forward, subdivide the lot, and add a garage behind each house; and
- An arborist report suggested that no trees of value currently remain on the site, and that a new landscaping scheme is proposed.

In response to questions from Council, Ms. Moore suggested that numerous projects of this type have been undertaken in the past with no failures.

Julie Schueck, Heritage Planner, and Jim Hurst, Planner, noted the following:

- As part of the HRA, a “No Separate Sale” convenient would be registered on title at the time of the subdivision, requiring the work on the heritage house be completed before the houses can be sold;
- The subdivision is subject to the heritage house being moved successfully; and

- A plan for the replacement of trees on the site would be required.

Kathy Cherris, resident at 114 First Street, suggested that the dormers on the proposed new house on the subdivided lot may not be complementary to the existing house or the streetscape.

In response, Ms. Moore noted that flat-roof dormers and other contemporary elements have been included in the proposed design of the new house, and that this may help distinguish the new house from the heritage house.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Heritage Revitalization Agreement Bylaw No. 7807, 2016 be closed.

CARRIED.

All members of Council present voted in favour of the motion.

- f. Motion to refer Bylaw No. 7807, 2016 to Council for Third Reading

MOVED and SECONDED

THAT Heritage Revitalization Agreement Bylaw No. 7807, 2016 be referred to Council for Third Reading.

CARRIED.

All members of Council present voted in favour of the motion.

6. Heritage Designation Bylaw No. 7806, 2016 for 1407 Sixth Avenue

Attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7806, 2016

For Reports to Council please see Item 5, Heritage Revitalization Agreement Bylaw No. 7807, 2016.

For Written Submissions please see Item 5, Heritage Revitalization Agreement Bylaw No. 7807, 2016.

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the purpose of proposed Heritage Designation Bylaw No. 7806, 2016, and noted that the owners of 335 Buchanan Avenue have agreed to waive any claim to compensation through the HRA Bylaw. Ms. Grieve noted that the Community Heritage Commission, Advisory Planning Commission and staff recommend that Council give the proposed Bylaw third reading following the Public Hearing.

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Coté called three times for speakers to the application. There was no response.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Heritage Designation Bylaw No. 7806, 2016 be closed.

CARRIED.

All members of Council present voted in favour of the motion.

- f. Motion to refer Bylaw No. 7806, 2016 to Council for Third Reading

MOVED and SECONDED

THAT Heritage Designation Bylaw No. 7806, 2016 be referred to Council for Third Reading.

CARRIED.

All members of Council present voted in favour of the motion.

ADJOURNMENT OF PUBLIC HEARING

ON MOTION, the meeting was adjourned at 6:33pm.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK

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