

PUBLIC HEARING

July 13, 2015 6:00 p.m.
Council Chamber, City Hall

MINUTES

PRESENT:

Mayor Jonathan Côté
Councillor Patrick Johnstone
Councillor Jaimie McEvoy
Councillor Chuck Puchmayr
Councillor Mary Trentadue
Councillor Lorrie Williams

ABSENT:

Councillor Bill Harper

STAFF:

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- City Clerk
Ms. Jennifer Wilson	- Assistant 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
Mr. David Guiney	- Planning Analyst
Ms. Alison Worsfold	- Committee Clerk

The Public Hearing was called to order at 6:02 p.m.

Mayor Côté read the statement concerning the proposed bylaw and the conduct of the Public Hearing.

BUSINESS

- 1. Zoning Amendment Bylaw No. 7767, 2015** [Housekeeping Amendments to Zoning Bylaw 6680, 2001]

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

Bev Grieve, Director of Development Services, summarized the application for proposed Zoning Amendment Bylaw No. 7767, 2015.

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

Jan Gibson, City Clerk, reported that no submissions have been received.

- c. Motion to receive submissions

There were no 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 regarding Zoning Amendment Bylaw No. 7767, 2015 be Closed.

CARRIED.

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

- f. Motion to refer Bylaw 7767, 2015 to Council for Third Reading and Adoption

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7767, 2015 be referred to Council for third reading and adoption.

CARRIED.

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

2. **Zoning Amendment Bylaw No. 7759, 2015 (210 Durham Street)** [A Bylaw to Amend Zoning Bylaw No. 6680, 2001]

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

Bev Grieve, Director of Development Services, summarized the application for proposed Zoning Amendment Bylaw No. 7759, 2015.

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

Jan Gibson, City Clerk, advised that one submission has been received, a letter of opposition from C. Muschlegel dated July 4, 2015.

- c. Motion to receive submission

MOVED and SECONDED

THAT the written submission be received.

CARRIED.

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

- d. Invitation to those present to address the bylaw

Mayor Coté called for first time speakers to the application.

Robert Park, 213 Seventh Avenue, summarized his letter of opposition dated April 20, 2015, which was received by the Advisory Planning Commission on April 21, 2015.

Discussion ensued, and Council questioned if the applicant could relocate the accessory buildings to preserve the historic cedar tree, which is required to be removed as per the current proposal.

In response to questions from Council, David Guiney, Planning Analyst, advised that the historic cedar tree could be salvaged if the applicant amended the proposal to exclude the development of a garage on lot 1.

Mayor Coté called a second time for first time speakers to the application.

Sherry Park, 213 Seventh Avenue, summarized Mr. Park's letter of opposition dated April 20, 2015. Ms. Park suggested that the density of the second proposal negatively impacts the green space on the exterior of the lot, and does not complement the neighbourhood.

In response to questions from Council, Mr. Guiney advised that the proposed garages maintain a two-foot setback from the property line. Mr. Guiney also noted that the applicant is unable to rotate or relocate the garage, as the City's bylaw requires the turning radius within a central driveway to be 22 feet wide.

Ingrid Milne, 702 Second Street, suggested that the proposed shared driveway and increase in density may result in on-street parking congestion. Ms. Milne expressed concerns regarding the removal of the historic tree, as well as the lack of green space provided by the applicant.

Mayor Coté called for second time speakers to the application.

Robert Park expressed further concerns with regards to the development contributing to on-street parking congestion.

In response to questions from Mr. Park, Mr. Guiney noted that there is no lane allowance located behind the property.

Mayor Coté called a third time for speakers to the application.

Marce Wood, 206 Durham Street, expressed concerns regarding the density of the development, as well as the City permitting two pieces of plumbing in the secondary dwellings.

Mayor Coté called a third and final time for speakers to the application. There were none.

Discussion ensued, and Council suggested that staff work with the applicant to ensure the preservation of the historic cedar tree, as well as to provide additional green space in the exterior of the lot.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing regarding Zoning Amendment Bylaw No. 7759, 2015 be Closed.

CARRIED.

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

- f. Motion to refer Bylaw 7759, 2015 to Council for Third Reading

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7759, 2015 be referred to Council for third reading.

CARRIED.

Councillor Puchmayr and Councillor McEvoy voted in opposition.

ADJOURNMENT OF PUBLIC HEARING

ON MOTION, the meeting was adjourned at 6:34 p.m.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK

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