

**REPORT OF THE PUBLIC HEARING HELD ON TUESDAY, OCTOBER 15, 2019
AT 6:30 PM IN COUNCIL CHAMBERS TO HEAR REPRESENTATION RELATIVE TO
PROPOSED AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN & ZONING BYLAWS**

PRESENT: **Council:** Mayor Minions (Chair)
 Councillor Corbeil
 Councillor Haggard
 Councillor Paulson
 Councillor Poon
 Councillor Washington

City Staff: Tim Pley, Chief Administrative Officer
 Twyla Slonski, Deputy City Clerk

ABSENT: Councillor Solda

Members of the Public: 9

The Chair explained the Public Hearing procedures for the meeting.

Applicant: C. Power

1. Description of the Application

The Deputy City Clerk provided a summary of the application:

The applicant is applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate the consolidation of the properties at 5536 and 5546 Swallow Drive and the development of two residential triplex buildings on the resulting site.

The proposed bylaws are:

- "Official Community Plan Amendment No. 28 (5536 and 5546 Swallow Drive – Power), Bylaw No. 4995"
- "Zoning Bylaw Amendment No. 36 (5536 and 5546 Swallow Drive – Power), Bylaw No. 4996"

2. Background Information from the CAO

T. Pley, Chief Administrative Officer provided background information regarding the proposed amendments by way of summarizing the staff report prepared by the Manager of Planning dated October 8, 2019, attached hereto and forming part of this report.

3. Correspondence

None

ENTERED
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4. Late Correspondence Regarding the Matter

None

5. Input from the Public regarding the Bylaw

Murray Boston, 5566 Swallow Drive sought clarification that this application applies to two properties versus three as stated by the Deputy Clerk. Chair Minions confirmed it was two. Mr. Boston then proceeded to identify his concerns as follows:

- present owners have not demonstrated being a 'good neighbour' due to the pile of construction materials, RV and heavy equipment located on the property.
- should zoning be granted, how long will construction take and would both sides be developed right away?
- sought clarification re: access to alley way and is it intended to act as a thru street from Swallow?
- street parking - how is this regulated? Would we call the City's Bylaw Enforcement department?

Chair Minions noted that the City's zoning bylaw identifies minimum parking requirements.

Clarissa Sklepowich, 5526B Swallow Drive stated that she has lived at this location for the last 2.5 years and has had a number of communications with the City's Bylaw Enforcement department regarding the mismanagement of the subject properties. Ms. Sklepowich continued by stating that she wants to be invested in the community and when she purchased the property she thought the neighbourhood would remain single-family residential. Ms. Sklepowich continued by stating:

- the owner has no vested interest in the property
- once developed would it be managed by the current owner or management company?
- will the units become rentals?
- currently the property is not taken care of and if it continues – who do they turn to?

Chair Minions invited the applicant to speak.

Clark Power, applicant stated the following:

- development of two residential triplex buildings would be stratified, resulting in individual titles
- site plan shows proposed driveway does not extend to the alley
- back yard is to be fenced
- planning department has had input on the design including curb appeal on the front side of Swallow Drive

- subject to bylaw amendments/necessary approvals, applicant would plan to begin construction January/February next year.

6. Questions from Council:

Council requested the applicant speak to parking provisions should this proposal proceed.

C. Power noted that each unit requires 1.25 spaces [off street parking] to be provided. Their proposal identifies a garage for each unit.

Chair Minions invited further input from the public.

Peter DeJonge, 5506 Swallow Drive stated that he is new to the neighbourhood and is concerned with the proposed increase in density and the negative impact it may have to the value of his home.

Jeff Manifold, 5556 Swallow Drive expressed concern with the number of units proposed and the impact of vehicles parking on the street to accommodate those times when large gatherings occur.

Murray Boston, 5566 Swallow Drive – inquired about current Hydro capacity and if costs to upgrade this service would be passed onto current residents.

Chair Minions clarified that any costs associated with hydro upgrades would be at the cost of the owner/developer.

7. Calling for any Further Input: (To be asked three times by the Chair.)

The Chair asked for any further input from the public.

Clarissa Sklepowich noted the significant community contact she has and feels the development of 6 units will not only result in increased vehicle and transient traffic but also potentially increase crime related activity.

The Chair called a second time for input.

Council inquired if unit construction will reflect the standards of the neighbourhood?

Clark Power commented as follows:

- not looking to own rentals
- required to provide 1.25 units of off-street parking for each unit
- does not see a major issue with proposing two extra units

The Chair asked for input for a third and final time. There was none.

8. Closing Remarks by the Chair:

The Chair made closing remarks on the matters of the public hearing.

It was moved and seconded:

That the Public Hearing terminate at 7:02 p.m.

CARRIED

Pursuant to Sections 464, 465 and 466 of the *Local Government Act*, I hereby certify the foregoing to be a fair and accurate summary of the representations made at the Public Hearing held October 15, 2019 regarding:

- "Official Community Plan Amendment No. 28 (5536 and 5546 Swallow Drive – Power), Bylaw No. 4995"
- "Zoning Bylaw Amendment No. 36 (5536 and 5546 Swallow Drive – Power), Bylaw No. 4996"



Twyla Slonski
Deputy City Clerk