

**REPORT OF THE PUBLIC HEARING HELD ON TUESDAY, MAY 23, 2017
AT 6:00 PM IN COUNCIL CHAMBERS TO HEAR REPRESENTATION RELATIVE TO
PROPOSED AMENDMENTS TO THE ZONING BYLAW**

PRESENT:

Council:	Mayor Ruttan (Chair) Councillor Alemany Councillor McLeman Councillor Minions Councillor Paulson Councillor Sauvé Councillor Washington
City Staff:	Tim Pley, Chief Administrative Officer Jake Martens, Deputy City Clerk Scott Smith, Director of Development Services

Members of the Public: 9

The Chair explained the Public Hearing procedures for the meeting.

Part A - Applicant: K. Poirier, 4465 and 4453 – 9th Avenue

A1. Description of the Application

The City Clerk provided a summary of the application:

K. Poirier is applying to amend the Zoning Bylaw to facilitate the subdivision of two vacant properties to create four (4) residential parcels.

The proposed Bylaw is:

- "Zoning Bylaw Amendment No. 23 (4465 and 4453 – 9th Avenue), Bylaw No. 4937"

A2. Background Information from the Director of Development Services

The Director of Development Services provided background information regarding the proposed amendment by way of summarizing his report of May 12, 2017, attached hereto and forming part of this report.

A3. Correspondence

None

A4. Input from the Public regarding the Bylaw

Carole Walker, 4484 9th Avenue, outlined her written submission and petition in opposition to the proposed rezoning. Ms. Walker expressed concern regarding increased traffic and reduced greenspace and parking for local residents.

Don Jones, 4474 9th Avenue, expressed his general support for the application and noted that the development may improve his view by blocking the sightline of a nearby commercial property.

Kara Charbonneau, 4390 Cedarwood Street, expressed concern about the loss of greenspace and the proposed size of the lots, noting that they are not consistent with the neighbourhood. Ms. Charbonneau also outlined her concerns regarding increased traffic and reduced property values.

A5. Late Correspondence Regarding the Matter

Letter from Carole Walker (4484 – 9th Avenue) received May 19, 2017 opposing the rezoning and providing a petition signed by 10 adjacent property owners. (attached hereto and forming part of the record)

A6. Questions from Council:

In response to questions from Council, the Director of Development Services outlined the following:

- the subject properties were rezoned in 2009 from open space to residential and offered as part of a Habitat for Humanity project that never proceeded.
- Art galleries are not permitted within the proposed R3 - Small Lot Single Family Residential zone.
- Each proposed lot is required to have two onsite parking spaces.
- The adjacent public laneway will not be closed or altered as part of the proposed development.

Part B - Applicant: C. Minions and C. Braiden, 3994 Anderson Avenue

Councillor Minions declared a conflict of interest due to the nature of her relationship with the applicants of the property on Anderson Avenue, and left the meeting at 6:27 p.m.

B1. Description of the Application

The City Clerk provided a summary of the application:

C. Minions and C. Braiden are applying to amend the Zoning Bylaw to facilitate the subdivision of the property into two (2) residential parcels.

The proposed Bylaw is:

- "Zoning Bylaw Amendment No. 22 (3994 Anderson Avenue – Minions) Bylaw No. 4936"

B2. Background Information from the Director of Development Services

The Director of Development Services provided background information regarding the proposed amendment by way of summarizing his report of May 12, 2017, attached hereto and forming part of this report.

B3. Correspondence

None

B4. Input from the Public regarding the Bylaw

None.

B5. Late Correspondence Regarding the Matter

None.

B6. Questions from Council:

In response to a question from Council, the Director the Development Services confirmed that any additional servicing costs will be borne by the applicant.

7. Calling for any Further Input:

The Chair asked for any further input from the public. There was none.

The Chair called a second time for input. There was none.

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.

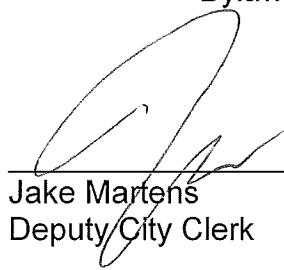
It was moved and seconded:

That the Public Hearing terminate at 6:35 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 May 23, 2017 regarding:

- "Zoning Bylaw Amendment No. 23 (4465 and 4453 – 9th Avenue), Bylaw No. 4937"
- "Zoning Bylaw Amendment No. 22 (3994 Anderson Avenue – Minions) Bylaw No. 4936"



Jake Martens
Deputy City Clerk