

**REPORT OF THE PUBLIC HEARING HELD ON MONDAY, NOVEMBER 28, 2016
AT 6:00 PM IN COUNCIL CHAMBERS TO HEAR REPRESENTATION RELATIVE TO
PROPOSED AMENDMENTS TO THE ZONING BYLAW AND THE
OFFICIAL COMMUNITY PLAN**

PRESENT: **Council:** Mayor Ruttan (Chair)
 Councillor Alemany
 Councillor McLeman
 Councillor Minions
 Councillor Paulson
 Councillor Sauvé
 Councillor Washington

City Staff: Tim Pley, Chief Executive Officer
 Davina Hartwell, City Clerk
 Scott Smith, City Planner

Members of the Public: 5

The Chair explained the Public Hearing procedures for the meeting.

Part A - Applicant: C. Evans and C. Evans-Pauli, 2720 Burde Street

A1. Description of the Application

The City Clerk provided a summary of the application:

C. Evans and C. Evans-Pauli are applying to amend the Official Community Plan and the Zoning Bylaw to facilitate the subdivision of property at 2720 Burde Street and 3551 Bulwer Avenue into three (3) residential parcels.

The proposed Bylaws are:

- "Official Community Plan Amendment No. 22 (2270 Burde Street - Evans), Bylaw No. 4923"
- "Zoning Amendment No. 17 (2720 Burde Street - Evans), Bylaw No. 4924"

A2. Background Information from the City Planner

The City Planner provided background information regarding the proposed amendment by way of summarizing his report of November 18, 2016, attached hereto and forming part of this report.

A3. Correspondence

None

A4. Late Correspondence Regarding the Matter

None

A5. Input from the Public regarding the Bylaw

Sarah Toms, 3531 32nd Avenue asked whether the intent was for single family homes rather than multi-family. She also asked whether there was any intent to bring additional services such as gas and sewer to the development.

The City Planner responded that the proposed development would only permit single family homes and that it is not proposed to bring additional services such as sanitary sewer to the area at this time. He advised that it would be up to Fortis to determine the feasibility of bringing gas to the area.

Neil Talbot, 3531 32nd Avenue asked whether there was any plan to clear and make Bulwer Avenue into an actual road. The City Planner advised that Bulwer Avenue is a dedicated road but confirmed there is no current proposal to construct Bulwer Avenue or to remove trees.

A6. Questions from Council:

In response to questions from Council, the City Planner advised that sanitary sewer service only extends to the first phase of the Uplands subdivision along Burde Street.

Part B - Applicant: J. and P. Lindsay, 4080 McBride Street (property located at 5604 Strathcona Street)

B1. Description of the Application

The City Clerk provided a summary of the application:

J. and P. Lindsay are applying to amend the Zoning Bylaw to facilitate a subdivision of property into four (4) residential parcels all of which will have frontage on McBride Street.

The proposed Bylaw is "Zoning Amendment No. 18 (4080 McBride Street - Lindsay), Bylaw No. 4925".

B2. Background Information from the City Planner

The City Planner provided background information regarding the proposed amendment by way of summarizing his report of November 21, 2016, attached hereto and forming part of this report.

B3. Correspondence

None

B4. Late Correspondence

None

B5. Input from the Public regarding the Bylaw

None

B6. Questions from Council:

In response to questions from Council the City Planner confirmed that services are readily available for all four lots and that the area designated as P2 will come to the City and be left in its natural state.

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 6:19 pm.

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 November 28, 2016 regarding:

- "Official Community Plan Amendment No. 22 (2270 Burde Street - Evans), Bylaw No. 4923"
- "Zoning Amendment No. 17 (2720 Burde Street - Evans), Bylaw No. 4924"
- "Zoning Amendment No. 18 (4080 McBride Street - Lindsay), Bylaw No. 4925".



Davina Hartwell
City Clerk