

**REPORT OF THE PUBLIC HEARING HELD ON MONDAY, APRIL 11, 2016
AT 6:00 PM IN COUNCIL CHAMBERS TO HEAR REPRESENTATION RELATIVE TO
PROPOSED AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN BYLAW AND
ZONING BYLAW**

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

City Staff: Tim Pley, Acting City Manager
 Davina Hartwell, City Clerk
 Scott Smith, City Planner

Members of the Public: 9

The Chair explained the Public Hearing procedures for the meeting.

**Part A - Applicant: C. Bowerman, Development Application for Burde Street -
Phase 2 of Uplands Subdivision**

A1. Description of the Application

The City Clerk provided a summary of the application:

C. Bowerman is applying to amend the Official Community Plan and the Zoning Bylaw to facilitate the subdivision of property on Burde Street into approximately 67 residential parcels. This is Phase 2 of the Uplands Subdivision.

The proposed bylaws are:

- “Official Community Plan Amendment No. 19 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4899”
- “Zoning Text Amendment T8 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4900”
- “Zoning Map Amendment No. 11 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4901”

A2. Background Information from the City Planner

The City Planner provided background information regarding the proposed amendments by way of summarizing his report of April 6, 2016, attached hereto and forming part of this report.

A3. Correspondence
None

A4. Late Correspondence Regarding the Matter

G. Savegnago – letter dated April 8, 2016 listing a number of issues of concern (attached hereto and forming part of this report).

A5. Input from the Public regarding the Bylaw

Ms. McLellan, 2881 Burde Street asked that Council think about how wide the road is noting there is not enough room if cars are parked alongside of the road. She also commented on big trucks completely blocking the road during the first phase of construction leaving no way around.

Bruce Stelmacher, Burde Street expressed the same concerns regarding traffic noting it is a busy street. He also commented on the safety issue of houses facing Burde and suggested road access to the rear of those properties to allow access from garages fronting Burde Street.

Mr. Garcia, Lyall Point Crescent commented on the amount of traffic and other vehicles noting it is a dangerous road. He stated he was not opposed to more housing and asked if there was anything in the plans for a road extension to Redford Street to relieve traffic. He also commented on water pressure and concerns that it may be further reduced with more houses coming online.

Sara Toms, 32nd Avenue requested Council consider extending the sanitary sewer line to the existing residential streets east of the new development.

Neil Talbot, 32nd Avenue commented on the proposed access onto Burde Street and whether there were any plans to change the grade and improve sight lines.

A6. Questions from Council:

In response to questions from Council:

- The City Planner advised that bike lanes as part of the Active Transportation Plan can be reviewed at the detailed engineering stage.
- With regards to water pressure, the City Planner advised this issue will need to be addressed with the City Engineer.
- There has been no discussion regarding responsibility for cost of trail realignment but the amount will be relatively small.

- New playground equipment will be installed that meets today's standards
- The sidewalk along Burde Street of the existing development will be extended to the new development
- Traffic calming options will be considered to find an appropriate solution

Part B - Applicant: Dave Beecroft as agent for L. Terryberry for 3532 - 4th Avenue

B1. Description of the Application

The City Clerk provided a summary of the application:

Dave Beecroft as agent for L. Terryberry is applying to amend the Official Community Plan and the Zoning Bylaw to facilitate the re-construction of a single family dwelling at 3532 4th Avenue.

The proposed bylaws are:

- "Official Community Plan Amendment No. 20 (3532 – 4th Avenue – D. Beecroft), Bylaw No. 4902"
- "Zoning Bylaw Map Amendment No. 12 (3532 – 4th Avenue – D. Beecroft), Bylaw No. 4903"

B2. Background Information from the City Planner

The City Planner provided background information regarding the proposed amendments by way of summarizing his report of April 1, 2016, attached hereto and forming part of this report.

B3. Correspondence
None

B4. Late Correspondence Regarding the Matter
None

B5. Input from the Public regarding the Bylaw
None

B6. Questions from Council:

In response to a question from Council, the City Planner advised that tax rates are based on use, eg. if a property is used for commercial purposes, commercial tax rates apply, if residential then residential rates apply.

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 6:40 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 April 11, 2016 regarding:

- "Official Community Plan Amendment No. 19 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4899"
- "Zoning Text Amendment T8 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4900"
- "Zoning Map Amendment No. 11 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4901"
- "Official Community Plan Amendment No. 20 (3532 – 4th Avenue – D. Beecroft), Bylaw No. 4902"
- "Zoning Bylaw Map Amendment No. 12 (3532 – 4th Avenue – D. Beecroft), Bylaw No. 4903"

Davina Hartwell
City Clerk