



MINUTES

PUBLIC HEARING MEETING OF CITY COUNCIL

Monday, July 27, 2020, 6:00 p.m.

Via Teleconference Hosted in the Council Chamber, City Hall

PRESENT: His Worship, Mayor C. Clark, in the Chair, in Council Chamber
Councillor C. Block
Councillor T. Davies
Councillor R. Donauer
Councillor B. Dubois
Councillor S. Gersher
Councillor H. Gough
Councillor Z. Jeffries
Councillor M. Loewen

ABSENT: Councillor D. Hill
Councillor A. Iwanchuk

ALSO PRESENT: City Manager J. Jorgenson
City Solicitor C. Yelland, in Council Chamber
A/General Manager, Community Services J. Richter
Chief Financial Officer, Corporate Financial Services K. Tarasoff
General Manager, Transportation & Construction T. Schmidt
General Manager, Utilities & Environment A. Gardiner
City Clerk J. Sproule, in Council Chamber
Deputy City Clerk S. Bryant, in Council Chamber

1. CALL TO ORDER

Mayor Clark called the Public Hearing Meeting to order and confirmed those in attendance via teleconference.

2. CONFIRMATION OF AGENDA

Moved By Councillor Gersher

Seconded By Councillor Dubois

1. That the following letters be added to Item 6.1.2:

1. Submitting Comments:

1. Vanessa Amy, dated July 23, 2020;

2. Requesting to Speak:

1. Jeff Rushton, Better Brother Brewing Co., dated July 25, 2020; and

2. That the agenda be approved as amended.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By Councillor Donauer

Seconded By Councillor Dubois

That the minutes of the Public Hearing meeting of City Council held on June 29, 2020 be approved.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

Mayor Clark outlined the process for consideration of the public hearings at this meeting.

6.1.1 Discretionary Use Application – Residential Care Home Type II – 1827 Avenue D North [File No. CK 4355-020-009]

The following documents were provided:

- Report of the General Manager, Community Services Department, dated June 23, 2020;
- Letter from the Municipal Planning Commission dated June 26, 2020;
- Letter from Kevin Robertson and Jason Wall, Fusion Development Solutions, dated June 25, 2020, requesting to speak; and
- Letter from Siddhartha Choudhury dated June 26, 2020, requesting to speak.

The City Planner advised that notification posters had been sent to all adjacent landowners within 75 metres of the site.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Section Manager, Community Services Department, reviewed the Discretionary Use Application and expressed the Department's support via teleconference.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use via teleconference.

Siddhartha Choudhury, proponent, was in attendance via teleconference and addressed Council providing information about the Discretionary Use.

Jason Wall, Fusion Development Solutions, was in attendance via teleconference and noted he was available to answer questions regarding the development.

Due to the response to COVID-19, there was no attendance by members of the public and therefore no speakers from the gallery.

Moved By Councillor Dubois

Seconded By Councillor Gersher

That the submitted report and correspondence be received.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Block

Seconded By Councillor Gersher

That the hearing be closed.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Gersher

Seconded By Councillor Block

That the Discretionary Use Application submitted by Siddhartha Choudhury requesting approval to operate a Residential Care Home Type II for up to eight residents, at any one time at the sites currently addressed as 1827A and 1827B Avenue D North, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licences (including a Building Permit);
2. Tie-code of the two sites is finalized and registered; and

3. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

6.1.2 Discretionary Use – Tavern with Brew Pub – 536 2nd Avenue North [File No. CK 4355-020-010]

The following documents were provided:

- Report of the General Manager, Community Services Department, dated June 23, 2020;
- Letter from the Municipal Planning Commission dated June 26, 2020;
- Letter from Geoff Marshall dated July 15, 2020, submitting comments;
- Letter from Vanessa Amy dated July 23, 2020, submitting comments; and
- Letter from Jeff Rushton, Better Brother Brewing Co., requesting to speak, dated July 25, 2020.

The City Planner advised that notification posters had been sent to all adjacent landowners within 75 metres of the site.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Section Manager, Community Services Department, reviewed the Discretionary Use Application and expressed the Department's support via teleconference.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use via teleconference.

Mayor Clark ascertained that there was no one present in the gallery who wished to address Council on this matter.

Jeff Rushton, Better Brother Brewing Co., was in attendance via teleconference provided a brief presentation on the Discretionary Use and indicated he was available to respond to questions.

Due to the response to COVID-19, there was no attendance by members of the public and therefore no speakers from the gallery. One letter was received submitting comments.

Moved By Councillor Block

Seconded By Councillor Gersher

That the submitted report and correspondence be received.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Dubois

Seconded By Councillor Gersher

That the hearing be closed.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Gough

Seconded By Councillor Davies

That the Discretionary Use Application submitted by Better Brothers Brewing Co., requesting permission for a Tavern with Brew Pub at 536 2nd Avenue North, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit and business licence); and,

2. The final plans submitted, be substantially in accordance with the plans submitted in support of this Discretionary Use application.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

6.1.3 Proposed Rezoning – FUD to R1A, R1B and R2 – Rosewood [File No. CK 4351-020-008]

The following documents were provided:

- Proposed Bylaw No. 9713;
- Report of the General Manager, Community Services Department, dated June 23, 2020;
- Letter from Municipal Planning Commission dated June 26, 2020; and
- Notice that appeared in the local press on July 11 and 13, 2020.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9713 was passed.

Darryl Dawson, Development Review Section Manager, Community Services Department, reviewed the proposed rezoning and expressed the Department's support via teleconference.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the proposed rezoning via teleconference.

Due to the response to COVID-19, there was no attendance by members of the public and therefore no speakers from the gallery. There were no submissions requesting to speak.

Moved By Councillor Gough

Seconded By Councillor Gersher

That permission be granted to introduce Bylaw No. 9713, and give same its FIRST reading.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies,
Councillor Donauer, Councillor Dubois, Councillor Gersher,
Councillor Gough, Councillor Jeffries, and Councillor Loewen
Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Gough
Seconded By Councillor Dubois

That the submitted report and correspondence be received.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies,
Councillor Donauer, Councillor Dubois, Councillor Gersher,
Councillor Gough, Councillor Jeffries, and Councillor Loewen
Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Block
Seconded By Councillor Gersher

That the hearing be closed.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies,
Councillor Donauer, Councillor Dubois, Councillor Gersher,
Councillor Gough, Councillor Jeffries, and Councillor Loewen
Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Gough
Seconded By Councillor Block

That Bylaw No. 9713 now be read a SECOND time.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies,
Councillor Donauer, Councillor Dubois, Councillor Gersher,
Councillor Gough, Councillor Jeffries, and Councillor Loewen
Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Gough
Seconded By Councillor Loewen

That permission be granted to have Bylaw No. 9713 read a third time at this meeting.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen
Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Dubois

Seconded By Councillor Gough

That Bylaw No. 9713 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen
Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

6.2 Public Notice Matters

6.2.1 Lease Renewal – Western Development Museum [File No. CK 4225-1, x465-1]

The City Clerk reported that at the May 25, 2020 Public Hearing meeting, City Council considered the above matter and deferred the hearing to the July 27, 2020 meeting.

The following documents were provided:

- Excerpt from minutes of May 25, 2020 Public Hearing meeting with referenced attachments;
- Report of the Chief Financial Officer dated July 27, 2020; and
- Letter from Joan Kanigan, Western Development Museum, dated June 1, 2020, requesting to speak.

Mayor Clark introduced the matter. A motion putting forward the recommendation was made.

Chief Financial Officer Tarasoff reviewed the report.

Joan Kanigan, Western Development Museum, was in attendance via teleconference and provided a brief history of the Museum.

Due to the response to COVID-19, there was no attendance by members of the public and therefore no speakers from the gallery.

Moved By Councillor Gough

Seconded By Councillor Block

1. That the Lease Agreement with the Western Development Museum Board be renewed for a further term of 50 years at an annual lease rate of \$1.00 per year; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Donauer

Seconded By Councillor Dubois

3. That Administration negotiate an appropriate acknowledgement of the City's financial contribution to the Western Development Museum.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED (9 to 0)

7. PROCLAMATIONS AND FLAG RAISINGS

A list of flag raising and proclamation requests received for the month of June 2020 was provided.

Moved By Councillor Dubois
Seconded By Councillor Block

That the information be received.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Hill, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing Meeting adjourned at 6:57 p.m.

Mayor

City Clerk