

CITY OF STEINBACH
Regular Council Meeting
March 19, 2024

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, March 19, 2024 at City of Steinbach Council Chambers.

2. Mayor Earl Funk called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Damian Penner, Jake Hiebert, Susan Penner, Bill Hiebert, Michael Zwaagstra & Jac Siemens. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen, City Planner, Lacey Gaudet and City Clerk, Amanda Dubois.

3. Councillor J. Siemens opened the meeting.

R24-059 4. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the agenda be adopted.

-Un. Carried-

R24-060 5. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the minutes of the March 5, 2024, Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:39 p.m., by Mayor Earl Funk. Public Hearing was to consider By-Law 2241.

By-Law 2241

Owner: 268 Home Street - Kingdom Home Building Inc.

274 Home Street - Tommy & Sandra Petkau and Bernhard & Mary Petkau

Applicant: Kingdom Home Building Inc.

Civic Address: 268 & 274 Home Street

Legal: NW 82.5 Feet & SE 82.5 Feet of Lot 7, Block 3, Plan 3906

Purpose: To rezone the subject properties from “RLD” Residential Low Density to “RMD” Residential Medium Density to allow for the development of a multi-family building.

6.1 Troy Warkentin, City Manager introduced By-Law 2241 and reported that notices pursuant to The Planning Act had been completed.

6.2 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2241 voicing no concerns.

6.3 8 items of correspondence have been received including 1 presentation by the developer, 1 petition with 43 names of residents.

6.4 Luke Wiebe, Kingdom Home Building Inc. was present at the hearing and presented the following:

- Indicated he walked around the neighbourhood and was unsuccessful in speaking with residents. He then invited 14-15 residents nearest to the affected properties by pamphlet in doors or on windshields to a round table discussion offering two separate dates but had no response. He was contacted by one homeowner and did speak with them.
- Outlined their vision to build high quality rental properties and described amenities he intended to build including furnished guest suites, a common amenity room, a coffee bar and high-end finishing.
- Will provide 27 underground stalls with elevator access and 28 surface stalls, keep the hedge along Home Street and add trees and shrubs as needed.
- Reviewed previous development along First Street and explained why infill housing was important to Steinbach.
- Provided several property value statistics.

6.5 Mr. Wiebe was prepared to answer questions of council.

6.6 Council provided comment and had questions of the applicant and administration.

6.7 Kenton Dyck, 362 Hospital Street, was present at the public hearing to formally object and had concerns that the proposed building does not fit the area, most of the properties used as examples are not close to the proposed location. The area is not in need of infill development with most of the homes being owned, not rentals. The properties are well taken care of and loved. The neighbourhood is affordable with beautiful trees and is an important affordable area for young single-family homes. He is concerned that it will negatively impact his back yard. He did not receive a pamphlet or invitation to discuss.

6.8 Debbie Toews, 368 Hospital Street, was present at the public hearing to formally object and stated there are nice trees and nice yards. All the big grocery stores are located at the North end of the city with families required to drive. She cited traffic and speeding concerns.

6.9 Grant Warkentin, 251 Home Street, was present at the public hearing to formally object to the proposed development citing concerns of increased traffic, safety and what had previously been stated.

6.10 David Warkentin, 412 Hospital Street, was present at the public hearing to formally object raising concerns of the loss of privacy to nearby homes, increase in traffic, and the large heritage trees that may not survive the development. He explained they have dealt with three major construction projects in the past two years, with damage to homes already occurring.

6.11 Sheila Riediger, 255 Hanover Street, was present at the public hearing to formally object stating she would urge council to preserve and maintain the character and history of Steinbach and had concerns of overcrowded streets and noise. She questioned the statements of the reduction of the carbon footprint when two single dwelling units will be replaced with multiple units and additional vehicles.

6.12 Gary Snider, 534 Wilson Street, was present at the public hearing to speak in favor of the proposed development. He provided that walkable neighbourhoods are a benefit to the city. Downtown growth is required, and this is a well-suited location. People who walk are in better health and support downtown businesses. Many of the objections voiced tonight come from fear and not by fact. There are ways to address privacy, noise and other potential impacts and hopes council will consider the best interests of the entire City.

6.13 Joe Wiebe, #6-107 Brandt Street, was present at the public hearing and explained Luke is his son. He has noticed the changes the city has done since he returned to Steinbach to keep the downtown alive like the SCU and event centre. He drove through a lot of smaller cities as a trucker and noticed how many downtowns were crumbling, with businesses boarded up.

6.14 Harry Wilkens, 401 Walnut Street, was present at the public hearing and stated that if infill development is not allowed, it will keep property values down but ignores taxation. Population Density in other parts of the world does not correlate to negative impacts and has been successful.

6.15 Aimee Kroeker, 276 Hanover Street, was present at the public hearing to formally object. She has lived in the neighbourhood for twenty-two years by choice specifically because of the large lots and mature trees. A 3-storey apartment will drastically change the appearance of the neighbourhood and increased traffic. There already is a diverse age range from young families to retirees. Homeowners are investing their time and money into their properties.

6.16 Melissa Plett, 388 Hospital Street, was present at the public hearing to formally object. She stated she also presented a letter and the petition with 43 signatures. She has lived in her home with her family for fifteen years and is content in their area. There is other land that they could build on and the neighbourhood should stay as is.

6.17 Jennifer Bergen, 398 Hospital Street, was present and the public hearing to formally object. They purchased their home ten years ago specifically for the neighbourhood. The community and atmosphere is enjoyable and they would like to stay in the area. The street already deals with traffic and parking issues.

6.18 Louis Plett, 388 Hospital Street, was present at the public hearing to formally object. He urges council to look at the bigger picture. Is concerned that the removal of entry level homes from the neighbourhood narrows the path to home ownership for young families.

6.19 Erika Doerksen, 281 Hanover Street, was present at the public hearing to formally object. She stated that she never received any communication despite being directly adjacent to the property. She has lived there for five years and confirmed there is a lot of diversity in the area. During the construction of the event centre things have fallen of their walls, they have been woken up, there is mud on their street, and the neighbourhood has put up with a lot. She is a homeowner because of the neighbourhood. This is not a flipping neighbourhood. Build the development somewhere else.

6.20 Colin Sobering, 36 Giesbrecht Street was present at the public hearing and lives next to apartments built by Kingdom Homes on First Street. He believes that it is not affordable to purchase. Buildings such as these are needed and increase his options to rent. It will fit into the neighbourhood as it transitions into the surrounding buildings such as the hospital, arena and SCU.

6.21 Allan Tiel, 368 Hospital Street, was present at the public hearing to formally object. He would like to know where the balance is. It is not a neighbourhood that is not taken care of. He is concerned that in thirty to forty years the whole map could look like the bottom left-hand corner of the map presented.

6.22 Harry Wilkens, 401 Walnut Street, returned to the podium to explain that the corner of the map looks like that because all the amenities had to be placed on the outskirts of town with infrastructure installed. There are traffic issues because of a lack of infill development.

6.23 Elliana Warkentin, 251 Home Street, was present at the public hearing to formally object. She read an email to council that she submitted earlier citing increased traffic, limited parking, the demolition of mature trees, light pollution, invasion of privacy and safety concerns.

6.24 Mr. Wiebe declined to return to the podium.

7. There being no further discussion Council meeting re opened at 9:23 p.m.

R24-061 8. Councillor S. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2241, being a rezoning by-law subject to the execution of a development agreement.

Voting in Favor: E. Funk, J. Siemens, S. Penner, B. Hiebert
Voting Against: D. Penner, J. Hiebert, M. Zwaagstra

9. Council meeting recessed and Public Hearing was called to order at 9:27 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2024-01 and Variance V-2024-02.

Conditional Use CU-2024-01 & Variance V-2024-02

Owner: Skyprom Marketing Inc.

Applicant: Waldo Neustaedter

Civic Address: 330 First Street

Legal: Lot 7 Block 3 Plan 10121

Purpose of Conditional Use CU-2024-01: To permit a multi-family residential development within the "C2" Commercial Community Zone.

Purpose of Variance V-2024-02: To remove the commercial component required on the main floor of a multi-family building within the "C2" Commercial Community Zone.

9.1 Troy Warkentin, City Manager, introduced Conditional Use CU-2024-01 & Variance V-2024-02, and reported that notices pursuant to The Planning Act had been completed.

9.2 Troy Warkentin, City Manager, provided that 1 written item of correspondence had been received.

9.3 Waldo Neustaedter, 101-32 Brandt Street, the applicant, was present at the public hearing and provided that he represents the Owner of 330 First Street. The property has been vacant for quite some time. Despite their endeavors to secure commercial tenants for the main floor, they were unsuccessful due to the location of the property in relation to the downtown core. The development of fifteen residential units, with a conceptual plan which addresses parking requirements, drainage, and a privacy fence. Balconies and living spaces have been orientated to the front and rear of the building. A proposed twenty-five-foot greenspace buffer will also be developed to enhance the privacy between properties.

9.4 Regan Bradley, 333 Second Street was present at the public hearing with concerns about privacy and the increase in traffic. He already has some weariness with the rentals surrounding the area. Theft and vandalism have increased in the area. In other multi-family developments, there has been water damage, poor insulation causing humidity and mold and is concerned that could happen again.

9.5 Scott Jodoin, 408 Southwood Drive was present at the public hearing to express his support for multi-family housing initiatives. He does see the lost opportunity to purchase units, leaving them as rentals, but supports the initiative.

9.6 Emily Bell, 198 Lumber Avenue was present at the public hearing to formally object to the development. She lives on a quiet street and large backyard and expressed concerns about the building overlooking their backyard, are concerned with the safety, noise and traffic and the narrowness of the street. She also voiced concerns regarding the light from the parking lot, the amount of garbage, the smell and the potential of it blowing into their yard that they will have to clean up. She sees no benefit to the neighbourhood if it is built.

9.7 Waldo Neustaedter returned to the podium to address some of the concerns. He clarified that there is 126 feet from the proposed building to the existing residence. He outlined where balconies would face and confirmed that the windows facing existing homes will be bedroom windows and privacy fencing will be installed. New trees will be planted in the back.

9.8 There being no further discussion, Council meeting re-opened at 9:40 p.m.

R24-062 10. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach approve Conditional Use CU-2024-01, subject to the execution of a development agreement.

-Un. Carried-

11. Council meeting recessed and Public Hearing was called to order at 9:42 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2024-02.

11.1 Mr. Neustaedter declined to return to the podium.

12. There being no further discussion, Council meeting re-opened at 9:44 p.m.

R24-063 13. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the City of Steinbach approve Variance V-2024-02, subject to the execution of a development agreement.

-Un. Carried-

R24-064 14. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach award the 2024 Capital Works program projects to Maple Leaf Construction Ltd. in the amount of \$1,324,707.00 (plus applicable taxes).

Other Tenders received:

JC Paving Ltd.	\$1,466,125.00
Diamond Construction & Gravel Ltd.	\$1,479,000.00
Friesen Hauling Ltd.	\$1,502,180.00

-Un. Carried-

R24-065 15. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach award the 2024 Loewen Boulevard Force Main project to Accurate HD Ltd. in the amount of \$491,693.00 (plus applicable taxes).

-Un. Carried-

R24-066 16. Councillor B. Hiebert, Councillor S. Penner RESOLVED that the following accounts be approved for payment:

Accounts Payable (March 13, 2024)	\$	924,267.22
Bi-weekly Pay Period No. 06 (March 12, 2024)	\$	285,736.79

-Un. Carried-

R24-067 17. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the Building Permits as issued for the month of February 2024 be accepted. (list attached)

-Un. Carried-

R24-068 18. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach accept the following approved Business Licences. (list attached)

R24-069 19. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach ratify the following appointment to the Jake Epp Library Board for a term of two years.

Carolyn Graham

-Un. Carried-

20. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 9:57 p.m.

*ad

Mayor

City Manager