

CITY OF STEINBACH
Regular Council Meeting
August 18, 2020

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, August 18, 2020 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, Jac Siemens, Susan Penner and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and Administrative Assistant, Amanda Dubois.

3. Councillor Susan Penner opened the meeting.

R20-151 4. Councillor J. Hiebert, Councillor D. Penner RESOLVED that the agenda be adopted.

-Un. Carried-

R20-152 5. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the minutes of the August 4, 2020 Regular Council Meeting be approved.

-Un. Carried-

R20-153 6. Councillor S. Penner, Councillor J. Siemens RESOLVED that Councillor B. Hiebert be excused from the council meeting.

-Un. Carried-

R20-154 7. Councillor J. Hiebert, Councillor D. Penner RESOLVED that the following accounts be approved for payment:

Accounts Payable (August 12, 2020)	\$834,276.81
Bi-Weekly Payroll No. 16 (August 5, 2020)	\$270,847.19

-Un. Carried-

R20-155 8. Councillor M. Zwaagstra, Councillor J. Siemens REOLVED that the Financial Statements for the period ending July 31, 2020 be accepted.

-Un. Carried-

9. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2152 and Variance V-2020-17.

By-Law 2152

14 Ellice Avenue

Owners and Applicants:

Rene and Johanna Martens; Richard Penner and Kerri Martens

Purpose: To rezone the property from “RLD” Residential Low Density to “RMD” Residential Medium Density; to develop a six unit multi-family residential building on the site.

Variance V-2020-17

14 Ellice Avenue

Owners and Applicants:

Rene and Johanna Martens; Richard Penner and Kerri Martens

Purpose: To allow an overall site width of 71 1/2 feet whereas the “RMD” Residential Medium density Zone requires a minimum of 75 feet.

9.1 City Manager, Troy Warkentin, introduced By-Law 2152 and Variance V-2020-17 and reported that notices pursuant to The Planning Act had been completed.

9.2 Written correspondence has been received from Manitoba Municipal Relations; Community & Regional Planning Branch indicating the by-law has been circulated to government departments and agencies. 1 petition and written objections were received.

9.3 Richard Penner & Kerri Martens, 81 Cutlass Drive, the applicant was present at the hearing and provided the following:

- They are seeking to rezone 14 Ellice Avenue from RLD to RMD to construct a 6-plex consisting of 2 separate 3 units, 2 storey buildings

- The neighborhood was canvassed before submitting the application with two proposed plans, choosing the plan that addressed the concerns of the neighbors.

- The proposed plan has curb appeal and blends in better with existing surrounding properties. Main level patios in place of balconies for added privacy to neighbours. Trees and landscaping will remain to the best of their ability.

- Recognizing a need for more rental units in the City, they feel rezoning the property to RMD is in line with other properties in the neighbourhood that have already done so.

- Working with the City Planner and speaking with City Council, they feel that this project would do well in this transitional area.

- They were prepared to answer questions of Council.

9.4 Bertha Toews, 15B Ellice Avenue, was present at the hearing objecting to the rezoning. She voiced concerns regarding lot configuration, drainage, snow removal, parking, lack of space for children to play, affordable rentals reputation and traffic.

9.5 Gordon Pylypjuk, 17B Ellice Avenue, was present at the hearing objecting to the rezoning. He appreciates progress and voiced concerns of traffic.

9.6 Emery Wiebe, 10 Ellice Avenue, was present at the hearing objecting to the rezoning, He voiced concerns of building setbacks, that the building design and layout is consistent with the neighbourhood, street parking & traffic, potential foot traffic across lawns to get to the sidewalk, loss of property value and increased crime.

9.7 Lisa Gretsinger, 109 Autumnwood Avenue, was present at the hearing objecting to the rezoning. She voiced concerns of parking, traffic congestion and safety of residents in the neighbourhood, as well as the lack of green space.

9.8 Pat Schroeder, 12 Ellice Avenue, was present at the hearing objecting to the rezoning. She voiced concerns regarding the height, building setbacks, privacy, foot traffic across her yard to get to the sidewalk and crosswalk.

9.9 Marlaena Guenther, 113 Autumnwood Drive, was present at the hearing objecting to the rezoning. She voiced concerns of green space, increase noise, loss of privacy, potential disturbances, potential type of people living in lower income rentals, safety, increase in crime, the decline of property value and drainage issues.

9.10 Mr. Penner & Ms. Martens returned to the podium and provided that they had researched and canvassed the neighbourhood. They met the zoning requirements and have 10 parking spots as well as visitor parking. There is a large green space behind the property that tenants would be able to access and intend to follow the City's guidelines for landscaping. Ms. Martens clarified that this would not be low income housing, but affordable housing. She acknowledged that there is a drainage issue with the property, but would be working with the City Engineer. They were prepared to answer questions of Council.

9.11 There being no further discussion Council meeting re opened at 8:29 p.m.

R20-156 10. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach deny second reading to By-Law 2152.

-Un. Carried-

11. Council meeting recessed and Public Hearing was called to order at 8:40 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2153.

By-Law 2153

216 & 220 Woodhaven Avenue

Owner: Two Knew Properties Ltd.

Applicant: Andreas Hart

Purpose: To rezone the property from “RHD” Residential High Density Zone to “RMD” Residential Medium Density Zone.

11.1 City Manager, Troy Warkentin, introduced By-Law 2153 and reported that notices pursuant to The Planning Act had been completed.

11.2 Waldemar Hart, Box 59 Marchand Manitoba R0A 0Z0, the applicant was present at the hearing and provided that they will be constructing two 3 storey, twenty one unit apartment buildings with a shared parking lot. Mr. Hart was prepared to answer questions of Council.

11.3 There being no further discussion Council meeting re opened at 8:44 p.m.

R20-157 12. Councillor J. Siemens, Councillor D. Penner RESOLVED that the City of Steinbach approve second reading to By-Law 2153, subject to the execution of a development agreement.

-Un. Carried-

R20-158 13. Councillor J. Siemens, Councillor S. Penner RESOLVED that the City of Steinbach approve third reading to By-Law 2153, subject to the execution of a development agreement.

-Un. Carried-

R20-159 14. Councillor S. Penner, Councillor J. Hiebert, RESOLVED that the Building Permits as issued during the month of June 2020 be accepted.

-Un. Carried-

R20-160 15. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach approve Condominium Plan as it relates to Subdivision 4451-2020-8259, as applied for by Helmut Bucholz, Hidjak Ltd., 286 Park Road West, subject to the execution of a Development Agreement.

-Un. Carried-

16. Correspondence and a grant request from Evangelical Fellowship Church were acknowledged seeking support for a basketball court.

Request from City Council to have Administration consider the request as part of the Parks department annual budget review.

17. Councillor J. Siemens, Councillor D. Penner RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:53 p.m.

*ad

Mayor

City Manager