

THE CORPORATION OF THE CITY OF ROSSLAND

COMMITTEE-OF-THE-WHOLE MEETING OF COUNCIL
MONDAY, NOVEMBER 4, 2013

PRESENT: MAYOR GREG GRANSTROM
COUNCILLOR KATHY WALLACE (arrived at 7:04 p.m.)
COUNCILLOR JILL SPEARN
COUNCILLOR KATHY MOORE
COUNCILLOR TIM THATCHER

ABSENT: COUNCILLOR JODY BLOMME
COUNCILLOR CARY FISHER

STAFF PRESENT: DEPUTY CAO/CORPORATE OFFICER T. Butler
EXECUTIVE ASSISTANT C. Añonuevo
PLANNING ASSISTANT S. Lightbourne

GALLERY

CALL TO ORDER:

The Mayor called the Meeting to order at 7:03 p.m.

ADOPTION OF AGENDA:

MOTION: THATCHER/MOORE

RESOLVED THAT THE NOVEMBER 4, 2013 COMMITTEE-OF-THE-WHOLE MEETING AGENDA BE ADOPTED WITH THE FOLLOWING AMENDMENT TO MOVE THE PUBLIC INPUT PERIOD AFTER ITEM 4A) BUSINESS - ZONING AMENDMENT DISCUSSION.

CARRIED.

BUSINESS:

a) Zoning Amendment – Cooke Avenue (Former School Site)

Council discussed the recommendations in the Staff report and directed any questions to Ms. Stacey Lightbourne, Planning Assistant. Ms. Lightbourne clarified the difference between an 'equivalent unit' and a 'dwelling unit'. Discussion and inquiries were in regards to the density of the proposal, building height allowances, traffic access, design and economics/affordability.

MOTION: MOORE/WALLACE

RECOMMENDATION TO COUNCIL THAT THE DENSITY BE REDUCED TO 16 EQUIVALENT UNITS FROM 20 EQUIVALENT UNITS

AND FURTHER;

RECOMMEND THAT STAFF PROVIDES A REPORT TO COUNCIL ON WAYS TO CAP THE TOTAL NUMBER OF DWELLING UNITS.

CARRIED

MOTION: MOORE/SPEARN

RECOMMENDATION TO COUNCIL THAT STAFF WORKS WITH THE DEVELOPER TO COME UP WITH A LOT GRADING PLAN.

CARRIED.

MOTION: SPEARN/WALLACE

RECOMMENDATION TO COUNCIL THAT THE 12 M HEIGHT LIMITATION BE BASED UPON THE LOWEST NATURAL GRADE ON THE LOT PLAN.

CARRIED.

MOTION: MOORE/WALLACE

RECOMMENDATION TO COUNCIL THAT STAFF REGISTERS A 219 RESTRICTIVE COVENANT REQUIRING THE OWNER MUST NOT USE ANY PART OF THEIR LAND AS A DRIVEWAY OR OTHER MEANS OF VEHICULAR ACCESS TO THOMPSON AVENUE, CLIFF STREET AND MONITA STREET.

CARRIED.

MOTION: SPEARN/THATCHER

RECOMMENDATION TO COUNCIL THAT STAFF CREATES DEVELOPMENT DESIGN GUIDELINES FOR THE COOKE AVENUE SITE THAT WOULD BE COMPLETED PRIOR TO THE ISSUING OF BUILDING PERMITS.

CARRIED.

MOTION: MOORE/SPEARN

RECOMMENDATION TO COUNCIL THAT THE GOOD NEIGHBOUR BYLAW IS DISCUSSED AT AN UPCOMING COUNCIL MEETING IN ORDER TO REVIEW WORK HOURS AND DUST MITIGATION REQUIREMENTS.

CARRIED.

MOTION: WALLACE/THATCHER

RECOMMENDATION TO COUNCIL THAT FOUR AFFORDABLE HOUSING UNITS (NO MORE THAN 50 SQUARE METRES) BE INCLUDED ON THE WHOLE PARCEL AS A DENSITY BONUS INCENTIVE

CARRIED.

PUBLIC INPUT PERIOD :

Ms. Kimberly Joines, 1638 Thompson Avenue, thanked Council for the discussion, requested that the survey plan occurs immediately and suggested that seasonal hours could be written into the Good Neighbor Bylaw.

Mr. Tyler Merringer, 1533 Monita Street, thanked Council for addressing the concerns for the neighborhood.

Mrs. Shannon Marion, 1543 Thompson Avenue, voiced that dust mitigation was her main concerns in order to maintain the health of her family during construction.

Mr. Cezary Ksiazek, developer, spoke to the points raised during the discussion. Mr. Ksiazek spoke to the height of the development and stated that it is not cost effective for developers to raise the grade of a lot prior to building. Mr. Ksiazek spoke about the building height restriction of 12 metres. Mr. Ksiazek stated a contour map of the lot is available on the internet and does not feel a Lot Survey Plan is necessary at his expense. He spoke to design guidelines and that they should be dictated by preferences and that he actively observes this. Mr. Ksiazek spoke about tree retention on the Thompson Avenue side of the property and thanked Ms. Lightbourne for suggesting two access points for the proposal.

ADJOURNMENT:

MOTION: GRANSTROM

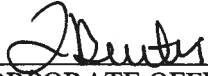
RESOLVED THAT THE NOVEMBER 4, 2013 COMMITTEE-OF-THE-WHOLE MEETING IS ADJOURNED AT 8:41 P.M.

CARRIED.

CERTIFIED CORRECT:



MAYOR GREG E. GRANSTROM



CORPORATE OFFICER – TRACEY BUTLER