

VIII Minutes of the Regular Meeting of Council of the City of Winkler held Tuesday, April 26th, 2011, commencing at 6:30 PM in the Winkler Council Chambers. Present were Mayor Martin Harder, Councillors Marvin Plett, Don Friesen, Ron Neisteter, Herb Dick, Henry Siemens, City Manager Dave Burgess and Kathy Bueckert.

Media: Chris Sumner - CFAM/CKMW

INVOCATION

Invoc. 170. Henry Siemens led in the invocation, titled "Success is a snowflake." It spoke about giving it your all, even if you fail. Society is always seeking a shortcut for so many things instead of putting in the work that is required. He then led in prayer.

ADOPT AGENDA

Agenda 171. Ron Neisteter, Herb Dick:
BE IT RESOLVED THAT the Agenda for this meeting of Council be adopted.
CARRIED

Apr. 12 min. 172. Henry Siemens, Don Friesen:
BE IT RESOLVED THAT the minutes of the regular Council meeting of April 12, 2011 be adopted as circulated.
CARRIED

CORRESPONDENCE

Corres. 173. Received for information.
Letter from the PVDC, outlining how the shares are split for the Pembina Valley Development Corporation.

DELEGATIONS & HEARINGS

Comm. Fut. 174. Ken Reimer
Ken Reimer from Community Futures Heartland presented some information about this National organization. It is funded through western eco diversification and began in 1986. It is operated in rural Canada. The organization is community driven with individual operations for the needs of each community. They also assist in permanent employment by providing business loans and market information, helping to write business plans, and offering free business seminars.

Main Priorities -Business development and community development.

Loan funds are all repayable loans and can be up to \$150,000.00. The majority of loans are 5 year terms. 10% down is required.

Approximately 20 applications are received each year with 144 loans given out since 2001. Total of \$490,000.00 to date for this year. 56 jobs created in the last year.

175. Marvin Plett, Henry Siemens:
B/L 2025-11 BE IT RESOLVED THAT the public hearing for Zoning By-law No. 2025-11 be closed.

CARRIED

176. Marvin Plett, Ron Neisteter:
B/L 2025-11 BE IT RESOLVED THAT Zoning By-law No. 2025-11 be read a second time.

CARRIED

Mike Sofillas was present. The location of this property is immediately west of A&W.

177. Marvin Plett, Don Friesen:
B/L 2025-11 BE IT RESOLVED THAT Zoning By-law No. 2025-11 be read a third and final time.

CARRIED

178. Herb Dick, Henry Siemens:
C. Use 1029-11 BE IT RESOLVED THAT the public hearing for Conditional Use No. 1029-11 be closed.

CARRIED

Application to construct a 6 unit dwelling at 158 Victoria Street. John Krahn was present. Units will be rented out for at least the next 5 years, and then sold as condos. Concerns were raised the last time due to the 2 storey design of the condos. This has now been revised to a single level design. Several people from the neighbourhood were present at the meeting.

Lou Males – Lives 2 houses down.

- Dynamic of the street will change due to the building running north and south onto a parking lot instead of facing the street.
- Concerned that two 6-unit apartments located on Victoria changes the street from being a residential. Opposed.

Deb Ginter - Bought knowing that zoning was 2 family. From her experience in other cities, apartment blocks are always at the end of the streets, not in the middle of residential areas. Opposed.

Henry Thiessen – Concerned about water problems from snow removal etc.

Gordon Ginter – Opposed.

- Victoria Street is in need of repair. More traffic is going to cause worse damage.

Ang Braun – Lives between the 2 properties.

- Concerned about increase in traffic and how these properties will be tended since rental properties are not normally as well cared for.
- Also, the safety issue, will you know your neighbours?
- Master Planning meetings talked about not having all of the same type of housing in one neighbourhood.
- Infrastructure – plumbing problems in the main line.

- Proposed sidewalk would be a sidewalk to nowhere as it does not connect to downtown.
- Upgrading lighting is not a selling feature as this neighbourhood should have just as many lights as any other neighbourhood.
- Designed in such a way that they could be added to in the next years. Are there plans for more homes on the same yards for the future?

John Krahn – Contractor

- The City will take care of the infrastructure
- Sidewalk will be connected to Tempo crosswalk
- There will be no future development on these lots

JC Peters – Property Manager – In Favour

- In the last 2 weeks could have rented out 20 or 30 more units if they had been available.
- A 6-plex on an individual lot is fairly well dispersed.
- The price is going to ensure that people will have to be careful about renting them as rent is more expensive than a 12-plex.
- The demand is huge.
- Near the commercial district.
- There are a lot of awesome renters in this community. The level of bad experiences is very low in our community.

Lou Males – concerned about renters living near his home.

John Klassen – No sidewalk needed, lighting is adequate.

- Opposed to a 6 unit. 2 would be all right.
- A lot of people renting on Victoria, feel there are already enough rentals on this street.
- Concerned about water runoff into his yard.

Andy Kornelson – opposed.

Tiffany Derksen – Disappointed and opposed.

- 6 plex right next to her house feels as though her privacy is gone.
- Too much commotion.

Mayor Harder stated that he's not sure anybody anywhere would say come build this unit on my street.

- The issues that were raised previously were addressed and adjustments were made.
- An additional 12 occupants warrants a sidewalk.
- A great opportunity to live somewhere that you don't need a car.
- There is no way to tell if there is a criminal living next to you either in a rental or in a home they have purchased.
- Criminal activity is significantly reduced in the last 3 years.
- Putting all of the multiplexes behind Wal-Mart is not reasonable either.
- Do you continue to have the lots sold and converted to a condo or develop?

- Southview Drive has a lot of condo developments.

Herb Dick – A lot of public hearings for multiple housing units have seen a roomful like this for opposition. After the units were built the property values increased. Nobody came back after and said they knew this wouldn't work.

- These developments have been all over the city. Over all they have been a good addition to the community.
- The street is significantly better now than it was years ago. Many houses are well tended with updates to several. A dozen new side by sides would be an improvement to this street.

John Krahn – did not come in on a whim, strategically chose that area because of the jobs available within walking distance.

Dave Burgess – Development Agreement states foliage, lighting and drainage parameters.

Mayor Harder – property owners that have issues that arise of items that are not being addressed need to notify the City to address this. The property owner is responsible for upkeep.

Ron Neisteter – feels for the residents on that street.

- Council has denied these projects in the past on 8th street because the units looked into neighbouring backyards and because of drainage issues.
- The Developer of the Southview Drive side by sides, asked to put a side by side on Alder. It was denied as it would be backed up to a single family dwelling and to maintain the consistency as it changes the look on the front of the street.
- Zone the entire area into multi-family to give all an opportunity for all build condos. This sets a precedent for that area.

Mayor Harder – the long term may see rezoning in the future.

- Master plan recommendation is to have mixed use areas, not blocks all designated as apartments. Must deal with what is at the table right now.

Henry Siemens – troubled at the last public hearing.

- Applauds the citizens who take that much interest in their street. John Krahn had the minutes from the last meeting and addressed the issues.
- The questions have been answered but the opposition is still as strong. Nobody wants a 6-unit apartment block next to them. The developer has gone a long way to answering these concerns.
- Other developments in process at this time at various stages that are also happening.

Don Friesen – older streets not being looked after. An unfortunate thing for the neighbourhood is that anything can be rented out as there is a need. Your caliber of a renter as units start getting older is different than those in a new more expensive unit. The type of renter will be much better in something like this unit.

Marvin Plett – Brought up the concerns mentioned at the October 26th Hearing:

- A 12 unit 2 storey high looking into the yards is bad.
- An 8 storey was suggested.
- A 6 unit is now planned, why is the opposition still so strong?
- Other areas with deep lots have residential development such as this as well.
- Concern about the older houses, something like this that is well managed would be better than a single home with renters without a conscientious manager.

Mayor Harder – recommendations were made to reduce to 8.

- All concerns have been listened too. All concerns were addressed last time. What does a developer do in order to supply the need?

Ron Neisteter – what is the height of the fence surrounding the property?

John Krahn – fence would come up almost to the top of the windows.

179. Marvin Plett, Herb Dick:

C. Use 1029-11BE IT RESOLVED THAT the Conditional Use No. 1029-11 for Lot 2, Plan 44149 be approved.

CARRIED

180. Henry Siemens, Marvin Plett:

C. Use1030- 11BE IT RESOLVED THAT the public hearing for Conditional Use No. 1030-11 be closed.

CARRIED

Frank Klassen was present.

- Exact same plan as 158 Victoria Street.
- Visited neighbours, 75% were in favour.
- The rate of this rent will likely not attract difficult renters.

Gordon Ginter

- Property is condemned near there.
- Potential of declaring the area multi-family may increase land values

Ang Braun – Comments

- Checkmark everything from last meeting? Comment about 8 – 12 units was from her letter.
- The dynamics of the street has not been addressed. It is a slippery slope and there will be more.

Lou Males – speaking to Ron and his concerns is that this would set a precedent. Last time we were here for 1 6-plex, now we are here for 2.

John Krahn – The set up of Southview Drive with all of the driveways set up along the street is not better than going into a deep lot. Six cars all backing up

onto the street at the same time instead of in a parking lot is not preferred to a lot.

Discussion followed.

How many lots are in between these 2? 5 lots.

Marvin Plett – Supported a lot of the concerns raised last time.

- A plan is needed for the area to avoid the whole area becoming multiplexes. Will not support this resolution.

Mayor Harder – what is that area supposed to look like?

- One thing the Master Planners are high on is not to designate certain areas for certain development. Mix it up a bit. There are not really any slum areas.
- Minimizing development is not wanted. Council has been careful to take time to look at this closely.
- Previous hearing – Council does pay attention and listen to all concerns. Mr. Krahn examined the complaints and addressed all of them.
- Sidewalk will be needed with increased traffic.
- Dark street – increased lighting. The hope is that these developments will help the City. With no development, it is a downward slope as well.

Ron Neisteter – Good Developers.

- Southview Drive zoning was changed, and people on the north side sold their homes.
- Multi-family areas are wanted but with adequate green space.
- Mountain Avenue has had past issues with too many people living in not enough space.

Herb Dick – 15 years ago the first multiple housing units were built on Albert Street and Victoria Street. There is a lot of multiple housing between the 2 streets. Turn the clock back 15 years to what these streets looked like before these nice units, what would you prefer? The homes there have not depreciated because of those units. Council approved land locked area and that was opposed. Traffic was increased and yet there were no complaints made to the City. Change is hard sometimes; development has been good for the City. Will support.

Henry Siemens – encouraged to see that Frank polled his neighbours. Generally new buildings increase the value of those around them. This one makes sense.

181. Herb Dick, Marvin Plett:

1030-11

BE IT RESOLVED THAT the Conditional Use No. 1030-11 for Lot 11, Block 1, Plan 30045 be approved.

CARRIED

POLICE & FIRE

182. Ron Neisteter, Henry Siemens:
Police Rep. BE IT RESOLVED THAT the Police Report for January 1 to March 31, 2011 be received as information.

CARRIED

The numbers are positive. Criminal code is down approximately by 35 incidents. Because of this, more time has been available to spend on the streets and traffic tickets reflect that. Accidents are up, this is partially due to increased traffic. Report is positive. Nothing of any significance to report.

Cell phone tickets - there are many people who are breaking this law and the department is looking to ticket on this.

183. Don Friesen, Henry Siemens:
Fire Cmte BE IT RESOLVED THAT Fire Committee minutes of April 12, 2011 be adopted.

CARRIED

184. Ron Neisteter, Henry Siemens:
Pol. Cmte BE IT RESOLVED THAT the minutes of the Police Committee meeting of April 19, 2011 be adopted.

CARRIED

Estimated timeline for filling the CRO position? Hoping for internal hire. Waiting to hear from Winnipeg for some school liaison workers to come out and meet with the Committee.

185. Ron Neisteter, Henry Siemens:
B/L 2029-11 BE IT RESOLVED THAT the Parking and traffic By-law No. 2029-11 be read a first time.

CARRIED

Changes to the By-law are the parking time frame, from 14 hours to 48 hours so signs do not need to be posted. Fines are increasing as well if option A or B is ignored.

Schedule A: Add where parking at an angle is allowed.

TRANSPORTATION & UTILITIES

186. Ron Neisteter, Herb Dick:
Trans Cmte BE IT RESOLVED THAT Council appoint Henry Siemens and Marvin Plett to the Regional Public Transit Committee.

CARRIED

187. Don Friesen, Henry Siemens:
B/L 2032-11 BE IT RESOLVED THAT By-law 2032-11 providing for special permits and control of snowmobiles and "off road" vehicles within the City of Winkler be read a first time.

CARRIED

This Bylaw is not to open the streets to these vehicles at all times but for special occasions such as the harvest festival so a permit can be issued to make it legal.

WASTE AND RECYCLING

188. Marvin Plett, Herb Dick:

SWAMP BE IT RESOLVED THAT the minutes of the SWAMP Committee meeting of March 23, 2011 be received as information.

CARRIED

RECREATION & CULTURE

189. Herb Dick, Don Friesen:

Conc. Hall BE IT RESOLVED THAT Concert Hall/Promotions/Advertising/Website Committee minutes of April 18, 2011 be adopted.

CARRIED

190. Henry Siemens, Marvin Plett:

Rec. Cmte BE IT RESOLVED that the minutes of the Recreation Committee meeting of April 15, 2011 be adopted.

CARRIED

191. Don Friesen, Marvin Plett:

Rec. Dist BE IT RESOLVED THAT signing officers for the Stanley Recreation District Account be changed to Councillor Henry Siemens and Assistant Administrator Barb Dyck.

CARRIED

FINANCE

192. Don Friesen, Henry Siemens:

Accounts BE IT RESOLVED THAT accounts payable in the amount of \$246,822.58 as approved by the Finance Committee be approved for payment.

CARRIED

193. Don Friesen, Henry Siemens:

Fin. Stmt's BE IT RESOLVED THAT the quarterly financial statements for January 1 to March 31, 2011 be adopted.

CARRIED

194. Ron Neisteter, Don Friesen:

Arrears BE IT RESOLVED THAT water and sewer arrears be added to the 2010 tax roll as per attached list.

CARRIED

195. Don Friesen, Henry Siemens:

Sal. Increase BE IT RESOLVED THAT the City of Winkler approve a salary increase for Svetlana Gaab, Library & Concert Hall Custodian, from Level 1 Step 4 to Level 1 Step 5 as per Director of Works & Operations Ed Rempel, effective April 4, 2011 after completing 2080 regular hours.

CARRIED

ADDITIONS

196. Marvin Plett, Henry Siemens:
AMM BE IT RESOLVED THAT Council approve sending the attached resolution for AMM to lobby the Provincial Government to implement an appropriate public education strategy and an emergency response strategy in dealing with CO alarms calls.

CARRIED

Required responders to CO alarm calls is actually Manitoba Hydro.

197. Handi-Van
Handi-Van Since last Council Meeting, Herb Dick has been approached twice about getting a Handi van back in Winkler. Where was this left?

- There was some difficulty of getting drivers.
- Taxi's converted their vehicles to accommodate these clients as well.
- Services ceased at 5:00 pm so ridership went down.
- Service was in, government pulled funding.
- The Committee spent a lot of their time on fundraising. The Town committed to \$5,000.00 each year. The year it was disbanded more money was needed.

Herb Dick and Henry Siemens, and Marvin Plett will look into this and present their findings two Council Meetings from today.
One concern mentioned was will this put the taxi driver out of business?

QUESTIONS FROM THE MEDIA/PUBLIC

Chris Sumner requested a copy of the resolution to AMM.

ADJOURN

198. Ron Neisteter, Don Friesen :
Adjourn BE IT RESOLVED THAT this meeting of Council be adjourned.

8:36pm

CARRIED

Mayor Martin Harder

City Manager Dave Burgess