

XVI Minutes of the Regular Meeting of Council of the City of Winkler held Tuesday, August 13th, 2013 commencing at 6:30 PM in the Winkler Council Chambers. Present were Mayor Martin Harder, Councillors Henry Siemens, Ron Neisteter, Ken J. Wiebe, Herb Dick, Marvin Plett, Don Friesen, City Manager Dave Burgess and Tracy Friesen.

Media: Steve Sukkau - Winkler Times
Alison Friesen - Winkler/Morden Voice
Bailey Hildebrand - CKMW/CFAM

INVOCATION

Invoc. 382. Councillor Henry Siemens read from a parable called The Ripple Effect. Change what you are going to do before you do it and take responsibility for your own life. He then led in prayer.

ADOPT AGENDA

Agenda 383. Henry Siemens, Marvin Plett:
BE IT RESOLVED THAT the Agenda for the regular Council meeting of August 13, 2013 be adopted.

CARRIED

July 23 Min. 384. Ken J. Wiebe, Herb Dick:
BE IT RESOLVED THAT the minutes of the regular Council meeting of July 23, 2013 be adopted as circulated.

CARRIED

CORRESPONDENCE

Corres. 385. Received for Information
Letter from Min. of Local Government 2013 General Assistance Grant
Response from Min. of Infrastructure & Transportation - PTH 32
Thousand Oaks Ministries Inc.
Genesis House - Golf Tournament
Arty's Air - Winkler Airport

FINANCE

Accounts 386. Marvin Plett, Henry Siemens:
BE IT RESOLVED THAT accounts payable in the amount of \$1,034,145.15 as approved by the Finance Committee be approved for payment.

CARRIED

B/L 2104-13 387. Marvin Plett, Herb Dick:
BE IT RESOLVED THAT By-Law 2104-13 be given First Reading.

CARRIED

388. Henry Siemens, Marvin Plett:
Salary BE IT RESOLVED THAT Council approve a salary increase for John Peters, Recreation Maintenance I from Level 3 Step 2 to Level 3 Step 3 effective June 13, 2013.

CARRIED

389. Henry Siemens, Herb Dick:
Salary BE IT RESOLVED THAT Council approve a salary increase for Rick Schroeder, Recreation Maintenance II from Level 4 Step 3 to Level 4 Step 4 effective June 19, 2013.

CARRIED

390. Marvin Plett, Don Friesen:
B. Tax BE IT RESOLVED THAT 2013 Business Tax reductions be approved as per attached list.

CARRIED

POLICE & FIRE

391. Ken J. Wiebe, Henry Siemens:
Fire Report BE IT RESOLVED THAT the Winkler Fire Department July 2013 report be received for information.

CARRIED

PLANNING

392. Henry Siemens, Ken J. Wiebe:
Fringe Cmte BE IT RESOLVED THAT the Winkler-Stanley Fringe Committee Meeting Minutes of July 19th, 2013 be received for information.

CARRIED

393. Henry Siemens, Ken J. Wiebe:
Permit Rep. BE IT RESOLVED THAT the Building Permit Report to June 30, 2013 be received for information.

CARRIED

Numbers continue to look strong.

394. Ken J. Wiebe, Marvin Plett:
Subdiv. BE IT RESOLVED THAT Proposed Subdivision application No. 4463-13-7151 be approved.

CARRIED

395. Henry Siemens, Ken J. Wiebe:
MSTW BE IT RESOLVED THAT MSTW Planning District Meeting Minutes of August 1, 2013 be received for information.

CARRIED

396. Don Friesen, Ken J. Wiebe:
B/L 2105-13 BE IT RESOLVED THAT By-Law 2105-13 be given First Reading.

CARRIED

Water line on public reserve land that is not being used. Benefits both parties as the developer is taking on responsibilities that would be City costs otherwise.

397. Ken J. Wiebe, Marvin Plett:
Subdiv. BE IT RESOLVED THAT Subdivision Application No. 4463-13-7147 be approved.
CARRIED

DELEGATIONS & PUBLIC HEARINGS

398. Jeremy Matuszewski – Winkler Peewee AA Team
The Mayor and Council congratulated the team on 31-0 wins. Consists of 10 kids from Winkler, of which 6 represent South Central on the regional AAA team. Team is requesting funds to go to Westerns.

399. Ron Neisteter, Herb Dick:
Pub. Hearing BE IT RESOLVED THAT the Public Hearing for Proposed Subdivision Application No. 4463-13-7106 be closed.
CARRIED
Public notice has been circulated as per requirements of The Planning Act. No objectors were present. No objections were received by the Administration Office.

400. Ken J. Wiebe, Marvin Plett:
Subdiv. BE IT RESOLVED THAT Proposed Subdivision Application No. 4463-13-7106 be approved.
CARRIED

401. Ken J. Wiebe, Don Friesen:
B/L 2101-13 BE IT RESOLVED THAT Zoning By-Law 2101-13 be given Second Reading.
CARRIED

402. Henry Siemens, Ron Neisteter:
B/L 2101-13 BE IT RESOLVED THAT Zoning By-Law 2101-13 be given third & final Reading.
CARRIED

403. Herb Dick, Ken J. Wiebe:
Convene BE IT RESOLVED THAT Regular Council Meeting be adjourned and convene into the Variation Board.
CARRIED

404. Marvin Plett, Don Friesen:
Pub. Hearing BE IT RESOLVED THAT Public Hearing for Variation Application No. 1130-13 be closed.
CARRIED
Public notice has been circulated as per requirements of The Planning Act. No objectors were present. No objections were received by the Administration Office.

405. Henry Siemens, Ron Neisteter:
App 1130-13 BE IT RESOLVED THAT Variation Application No. 1130-13 be approved.
CARRIED

406. Ken J. Wiebe, Marvin Plett:
Pub. Hearing BE IT RESOLVED THAT the Public Hearing for Variation Application No. 1129-13 be closed.

CARRIED

Public notice has been circulated as per requirements of The Planning Act. No objectors were present. No objections were received by the Administration Office.

The sign is the standard Co-op sign size.

407. Ron Neisteter, Herb Dick:
App 1129-13 BE IT RESOLVED THAT Variation Application No. 1129-13 be approved.
CARRIED

Councillor Don Friesen declared an interest and left the meeting during the following 2 resolutions.

408. Ron Neisteter, Ken J. Wiebe:
Pub. Hearing BE IT RESOLVED THAT the Public Hearing for Variation Application No. 1127-13 be adjourned to be reconvened at the September 10, 2013 council meeting.

CARRIED

Walter Kirk - 4th St S

- Backyard is against the proposed property. Would like to see a single family home there due to the size of the lot and the surrounding subdivisions.

Council:

- The comment was made that this property was subdivided when the original duplex was built in the 1970's. Permission was given to the owner to build a duplex on the lot to help out his brother and sister. The lots are 2 separate titles and are very deep.

George Friesen

- Not related to this subdivision but commented on the variety of zoning in different areas.

City Manager Dave Burgess replied that planning is done every 5 years for the whole region. Anyone can apply for re-zoning and council will make decisions based on guidelines. This particular proposal is not for re-zoning.

Tim Penner - Main St. S

- Commented on the lack of room for kids to play in the back yard

Clarification was given regarding the backyard having 146 ft and the driveway to the side of the building.

Linda Wiebe

- Would prefer a single family dwelling on the property.

The property is already zoned multi-family so it's possible for someone to build a bi-level without needing a variance.

The application will be sent back to the Planning Dept to re-evaluate.

409. Herb Dick, Marvin Plett:
Reconvene BE IT RESOLVED THAT the Variation Board be adjourned and reconvene into Regular Council meeting.

CARRIED

410.
Pub. Hearing BE IT RESOLVED THAT the Public Hearing for Zoning By-Law 2100-13 be closed.

CARRIED

411. Ken J. Wiebe, Henry Siemens:
B/L 2100-13 BE IT RESOLVED THAT By-Law 2100-13 be given Second Reading with the following conditions:

- 1 entrance off of 15th St and appropriate buffer off Roblin Blvd.

CARRIED

FOR: 5

OPPOSED: 1

Applicant Frank Klassen was present

- Minor changes have been made to address the concerns mentioned at the last meeting. He believes this proposal would be a great benefit to the City of Winkler and hopes to show the reasons why. The intent is to offer upscale living for the community.

Goals:

- Keep investors and renters to a minimum.

- Provide different unit types and sizes to attract a variety of residents, not only families. The area will house approximately 280 residents in total.

- Units should be mostly owner occupied due to size, with 2 units per building.

- The proposed development consists of 96 units with a lot of green space. Each green space is 124 sq. ft.

- The residential section is 199,100 sq. ft. in which 193 units are allowed, and the proposed would have 96.

- The commerce section is intended to serve the community with conveniences.

- Proximity and accessibility of the development might encourage residents to walk or bike more and keep additional traffic to a minimum.

- With the added 12 parking spaces, 184 spaces are provided whereas 144 parking spaces are required for a multi-family dwelling with 96 units. Parking spaces were also added to the commercial area to provide a total of 149 spaces for the commercial development, whereas 121 are required.

- Roblin Blvd is intended to be a main road following all the way through and single family dwellings facing Roblin would be undesirable.
- The condo buildings are rotated 45 degrees which softens the appearance of the development. A landscaped green area facing Roblin Blvd will create a pleasant view.

Mayor Harder commented that the proposal is going to the Transportation Committee to put a 4 way stop at the corner and reduce the speed limit to 50 km/h.

Don Klippenstein

- Asked if there is a plan to turn 15th Street into a 4 lane. At this point there are no plans but there is space for a 4 lane if needed.

Mayor Harder researched the density in other areas of the City within a 250 meter radius and this area, with Eagle View Bay as the center, would have the lowest density in Winkler.

John Froese – 24 Eagle View Bay

- Concerned about property values decreasing with the proposal.

It was mentioned that multi-family housing rarely decreases house value and is very unlikely to happen in Winkler. Mayor Harder commented that multi-family dwellings are still somebody's castle and this is not a low cost housing project, they are up scale condos.

Reg Derksen

- Hopes the lots will be mostly owner occupied as indicated by the developer. He feels the area will be too tight and would like to see single family dwellings in the area.

It was asked if at least 50% owner occupied suites could be mandated by the Condo Corp. Likely not but the legalities will be looked into.

Jennifer Montgomery – Eagle View Bay

- The approach off the highway and having several accesses from 15th St is a safety issue. The number of entrances will be reduced to one access from 15th St.
- It was asked if there will be dumpsters and where they will be located. That will be included in the Development Agreement, aesthetics and functionality will come into play.
- The issue of families and seniors walking up 2 flights of stairs was raised. Elevators could be installed in all buildings if there is enough interest.
- Asked for clarification on how the green space and play structure will be guaranteed. Developments have to meet the conditions of the development agreement and it would be enforced. The developer has to provide the services in the time limit specified. The future school will also help with that.
- Asked for time line of completion. About 3-4 years, depending on demand, interest and the development agreement.

Councillor Siemens added that any discussions that were had when lots were purchased, the City was not involved in any way at that time. If this project goes ahead, there will be a bond in place and the Development Agreement will have the requirements.

Frank Klassen asked if anyone at the meeting is in favor of the proposal.

David Loewen – Is interested in the development as a place to live where everything is taken care of.

Cesar Cruz

- He is the husband of the designer who is working with the developer and supports the development.
- There is often a disagreement between developers and residents in cities. He has lived in various countries and finds this is a common issue.
- There are various ways of living, not all single family homes. He believes this is a good development for the neighborhood and the whole city. The designer is a graduate from architecture school which shows that the developer is committed to quality. They are investing a lot of time in this to make sure it is the best it can be.
- He is not aware of any city in which the cost of housing is going down because of multi-family housing. Some people may find it unattractive to be next to a large development but coming from other countries, Winkler has a lot of space.

George Friesen

- Has been looking at investment properties but seeing how many people are unhappy, he is thinking of changing his mind.

Neil Reimer

- Likes the idea of having a convenience store where people can walk from their homes.

George Wall – Eagle View Bay

- Expressed concern regarding safety and vandalism in high density areas.

Russ Dueck

- Not directly involved in the development but believes a lot of the younger generation would have interest in living in a development like this. He commended Frank for taking more than the necessary steps to make the proposal look good. Some people might be deterred from buying something near a development like this but a lot of the younger generation wouldn't be negatively influenced by this.

Rob Haslam

- Thinks the proposal looks fantastic and doesn't doubt that the agreement would be followed through. Driving in Winnipeg he sees many single family and multi housing units in the same areas that look very nice. He can also see how the commercial area would benefit the area. The concern is the location and high level of traffic in a short distance.

Shannon Wieler

- Also thinks traffic will be an issue and the school will add more bus and vehicle traffic.

Mayor Harder commented that the City has dealt with traffic issues within their control very quickly. Council is also concerned about the crosswalk and wants the area to be as safe as possible. Whether this development is there or not, there will be kids crossing the street. There will be a 4 way stop put in place and safety issues will be addressed in advance.

Bonnie Friesen

- The question was raised about lights going up on Hwy 14 and 15th Street. The decision is up to the Dept. of Highways; however it is partly up to the city because they would ask us to contribute. The Planning & Transportation Departments have been lobbying for lights and will continue to stay on top of it.

Martha Friesen

- Agrees with the safety/traffic issues in the area.
- Concerned about the number of people that will be in the neighborhood.

Ron Neisteter

- The Transportation Committee is meeting at the beginning of September and will be conducting a review of 15th Street. There has been a request for a stop sign at Grandeur as well but there would be too many stop signs in a short route.

Jake Giesbrecht

- Not opposed to multifamily dwellings but concerned about the location.
- The question was raised regarding developing the area into single family dwellings. There has been no application or plans for single family.
- Has heard a lot of assumptions and feels that most of the concerns haven't been addressed.

Frank Klassen thanked the public for their input and will go forward from here.

Councillor Dick commented on the two main concerns being traffic and multifamily objections. The more the community grows, the more traffic increases. There are a lot of people living in apartments and renting duplexes, if it wasn't for these opportunities, the size of Winkler would be larger and the taxes would be much higher. Living in a growing city comes with affordable/multi housing so people can come here and work.

George Friesen

- Agrees that multi housing is critical to the community but the issue is more the location and congestion of the area.

Rob Haslam

- The vast majority of people are talking about traffic and safety concerns.

Mayor Harder stated that 15th St safety issues have been on the table for quite some time. The City is not reactionary and never have been. There has been tremendous growth in our area and more employees needed. There has been many years where there wasn't any rental space available. This proposal is very unique from other projects and meets another group of demands. The requirements are there to try to buffer the noise and other developments. This is a very good alternative to other opportunities for the area. Council needs to decide what makes sense and what makes the community look right. This public hearing is about listening to the public and noting the concerns. Frank is here from his perspective and the City knows from our perspective as far as traffic is concerned. Since the last meeting, the Planning Dept and Frank came up with solutions to the concerns. The outcome will have to be some understanding of each other. The Mayor read a letter from the Minister regarding Hwy 32 and the efforts the city has put into lobbying the province. The city will do whatever we can do accommodate.

ADJOURN

412. Herb Dick, Don Friesen:

Adjourn
9:25pm

BE IT RESOLVED THAT this meeting of Council be adjourned.

CARRIED

Mayor Martin Harder

City Manager Dave Burgess