

CITY OF STEINBACH  
Regular Council Meeting  
July 18, 2017

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, July 18, 2017, at City of Steinbach Council Chambers.

2. Mayor Chris Goertzen called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Earl Funk, Michael Zwaagstra, Jac Siemens, John Fehr, Susan Penner and Cari Penner. Also present: City Manager, Troy Warkentin, City Clerk, Deb Rempel and Director of Finance, Brian Hrehirchuk.

3. Councillor John Fehr opened the meeting.

R17-138 4. Councillor Siemens, Councillor Zwaagstra RESOLVED that the agenda be adopted.

-Un. Carried-

R17-139 5. Councillor C. Penner, Councillor Funk RESOLVED that the minutes of the July 4, 2017, Regular Council Meeting be approved.

-Un. Carried-

6. City Manager, Troy Warkentin provided a report regarding parking ticket fines resulting in the following resolution.

R17-140 7. Councillor C. Penner, Councillor Zwaagstra RESOLVED that fines for a parking infraction to be \$40.00 and if paid within 7 days to be reduced to \$20.00 as recommended by the City Manager.

-Un. Carried-

8. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Chris Goertzen. Public Hearing was to consider By-Law 2082, rezoning and Variance V-2017-13.

By-Law 2082 and Variance V-2017-13

333 Loewen Boulevard

Owner: Professional Investors of Steinbach Inc.

Applicant: Robert Wrublowksy of MMP Architects

By-Law 2082 Purpose: To rezone the property from "C4" Commercial Regional to "R-MX" Residential Mixed Use.

Variance V-2017-03 Purpose: To allow a maximum building height of 120 feet whereas the maximum height allowed in the "R-MX" Residential Mixed Use zone is 85 feet.

8.1 City Manager, Troy Warkentin, introduced By-Law 2082 and Variance V-2017-13 and reported that notices pursuant to The Planning Act had been completed.

8.2 One letter of correspondence was received from James & Christina Friesen, 144 Albert Street, objecting to By-Law 2082 and Variance V-2017-13. They were objecting to the maximum height of the building as they expressed concern of privacy and the obstruction to their view and sunlight from the east. They also expressed concern of the increase in traffic.

8.3 One letter of correspondence was received from Bill Jago, 4 Oak Crescent, with regards to Variance V-2017-13 that Council give consideration to limit the height of the building to that as the tallest apartment block in the area.

8.4 A letter of Correspondence was received from Manitoba Indigenous and Municipal Relations - Community and Regional Planning Branch, indicating that the by-law was circulated to government departments for comment; no concerns were identified from commenting agencies.

8.5 Mr. Robert Wrublowsky, applicant on behalf of Professional Investors of Steinbach Inc. was present at the hearing and provided that they are proposing to build a Continuing Care Retirement Community (CCRC). Being a first of its kind in Canada the building will have a total of 9 floors and that the building will be tiered with a height of approximately 107 feet. The CCRC will provide Personal Care Home (PCH) beds, supportive living and independent living, there will be commercial space on the main and top floor of the building. Independent living (33 Units) will be using the access off of Albert Street all other traffic will be off of Loewen Boulevard.

8.6 Mr. Garry Klassen, 104 Albert Street was present at the hearing voicing concerns to parking along Albert Street, increase in traffic, safety on Albert Street, concern that his property value will decrease, and objected to the height of the building.

8.7 Mr. Chris Kehler, 125 Albert Street was present at the hearing and questioned that if the particular development did not proceed what other uses could occur under RM-X zoning?

8.8 Mr. Tony & Mrs. Luella Hiebert, 135 Albert Street were at the hearing objecting to the height of the variance. Asked that consideration to privacy be given.

8.9 Wilfred Gerhardt, 112 Albert Street, was present at the hearing objecting to the height of the building.

8.10 Mr. Andrew McDonald, 140 Albert Street, objected to the height of the building, and the increase in traffic. He asked if there were plans for a sidewalk along Albert Street.

8.11 Mr. Robert Wrublowsky returned to the podium to provide comment to concerns raised. He provided that traffic would be minimal along Albert Street. A fence will be built on the north edge of the property. He iterated that the first 5 floors are PCH beds and didn't foresee privacy as an issue; balconies would be facing the front of the building. Robert Wrublowsky was prepared to answer questions of council.

8.12 There being no further discussion, Council meeting re-opened at 8:10 p.m.

R17-141 9. Councillor Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2082, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

10. Council meeting recessed and Public Hearing was called to order at 8:12 p.m., by Mayor Chris Goertzen. Public Hearing was to consider Variance V-2017-11.

Variance V-2017-11

66 Wyndham Estate Drive

Owner and Applicant: Mammoth Homes Inc.

Purpose: 1. To allow a front yard setback of 24.65 feet whereas the minimum setback required in the 'RSF' Residential Single Family Zone is 25 feet; and

2. To allow a North West side yard setback of 2.8 feet whereas a setback 5 feet is required for the corner side yard in the 'RSF' Residential Single Family Zone.

11.1 City Manager, Troy Warkentin, introduced Variance V-2017-11 and reported that notices pursuant to The Planning Act had been completed.

11.2 No letters of correspondence were received.

11.3 Mr. Greg Vogt, 880 Main Street, owner and applicant of Mammoth Homes, was present at the hearing and provided that a measurement error was made at time of

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construction. He provided that he has contacted utilities regarding the error and the error has been rectified with utilities.

11.4 There being no further discussion, Council meeting re-opened at 8:19 p.m.

R17-142 12. Councillor Fehr, Councillor Funk RESOLVED that the City of Steinbach approve Variance V-2017-11.

-Un. Carried-

R17-143 13. Councillor Siemens, Councillor S. Penner RESOLVED that the following accounts be approved for payment:

|                               |                |
|-------------------------------|----------------|
| Disbursements (July 12, 2017) | \$2,867,577.35 |
| Payroll (June 30, 2017)       | \$383.06       |
| Payroll (July 7, 2017)        | \$45,986.52    |
| Payroll (July 12, 2017)       | \$229,034.97   |

-Un. Carried-

R17-144 14. Councillor C. Penner, Councillor Zwaagstra RESOLVED that the Financial Statements for the period ending June 30, 2017 be accepted.

-Un. Carried-

R17-145 15. Councillor Funk, Councillor Fehr RESOLVED that the building permits as issued during the month of June 2017 be accepted. (List attached)

-Un. Carried-

R17-146 16. Councillor Zwaagstra, Councillor C. Penner RESOLVED that the City of Steinbach accept the following approved Excavator's Licence.

No.17-06 Friesen Hauling and Excavating

-Un. Carried-

R17-147 17. Councillor C. Penner, Councillor Fehr RESOLVED that the City of Steinbach give third reading to By-Law 2083, being an Accessible Parking By-Law.

-Un. Carried-

18. Minutes of the Seine-Rat River Conservation District of April 25, 2017 and May 12, 2017 were acknowledged.  
Received as information.

19. Councillor C. Penner, Councillor Fehr RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:25 p.m.

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Mayor

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City Manager