



TOWN OF HINTON
Public Hearing Minutes on
Land Use Bylaw Amendment #960-50
September 17, 2013
Hinton Government Centre

PRESENT: Mayor Ian Duncan, Deputy Mayor Bill Bulger
Councillors Jane Macridis, Ryan Maguhn, Dale Currie,
Lorraine Johnston-MackKay

ABSENT: N/A

ALSO PRESENT: Bernie Kreiner, Town Manager
Denise Parent, Director of Corporate Services
Carol Lukasiewich, Development Officer

SECRETARY: Lil Wallace – Executive Assistant

CALL TO ORDER

Deputy Mayor Bill Bulger called the Public Hearing meeting to order. The time was 7:16 p.m.

INTRODUCTION & PROCEDURES

Deputy Mayor Bulger informed the hearing attendees as follows:

1. The following Public Hearing is held pursuant to the Municipal Government Act.
2. The following rules of conduct will be followed during this Public Hearing:
 - 1) Presentations should be brief and to the point.
 - 2) The order of presentation shall be:
 - entry of written submissions;
 - those supporting the Bylaw;
 - those opposing the Bylaw;
 - any other person deemed to be affected by the bylaw.
 - 3) Council may ask questions of the speakers after each presentation for clarification purposes.
 - 4) There will be no debating the Bylaw; however, questions to the Councillors or other parties will be accepted through the Chair.

HEARING

Deputy Bulger declared the Public Hearing relating to the Land Use Bylaw Amendment 960-50 open.


Initial

Denise Parent, Director of Corporate Services, informed that the purpose of the proposed Bylaw 960-50 is to amend the Land Use Bylaw as follows:

234 Baker Street; Lot 1CSR, Block 4, Plan 8222515
FROM: CS-Community Services District TO:
R1C - Single Family Residential (Class C) District
R3 - Medium Density Multiple Family Residential District
R4 - High Density Multiple Family Residential District
PR - Parks and Recreation District

as shown on the Schedule "A" attached to the agenda package.

First reading was given to Bylaw 960-50 on August 20, 2013.

Notice of this Public Hearing was advertised in The Hinton Voice on September 5 and September 12, 2013.

The following written comments have been received to date:

- a) Report from the Development Officer; and
- b) Letter dated September 8, 2013 from Aaron Cherman.

Deputy Mayor Bulger enquired:

- a) Are there any late written submissions relating to the Bylaw?
No
- b) Is there anyone who supports the Bylaw and wishes to speak?
No
- c) Is there anyone who opposes the Bylaw and wishes to speak?

Mrs. Tanya Nodder, who lives across from 234 Baker Street, had the following comments:

- where is the highest need? Administration advised that based on the integrated housing strategy, and survey and workshops conducted, the greatest demand is rental in high to medium density form; dense single family housing; seniors and accessibility-challenged citizens.

- it is alarming to her to have R-3 and R-4 districts right across from her home. She is hoping not to have high density in her neighborhood; agrees the town needs smaller homes, affordable places, and R-3 is too much; the plan needs to be re-looked at; asked council not to approve as it stands; doesn't want cement walkway; Baker Street is not a feeder street and is congested with vehicles; stated this plan won't work because there are a lot of people, a lot of vehicles and Baker Street can't support that.


Initial

- feels places like Canmore need to subsidize but doesn't believe Hinton needs to.

- asked council to reconsider the high density stating there would be too many people in that space; will need school in that zone if there are that many people; reiterated drawing council's attention that Baker Street was not built as a feeder street; parking is extremely difficult.
- suggested that the reserve go around the back to where the trees are; parks should be in the whole back, just not in the ditch; this needs to be reconsidered.
- would like a street from Maurer Drive and enquired if any of the councillors have spoken to people? The Deputy Mayor explained councillor's process once something goes to the public hearing process.

Councillor Maguyn asked Mrs. Nodder, since he had previously lived in that area, and heard her previous comments about the Mary Reimer park space - what is not desirable about Mary Reimer Park? Mrs. Nodder indicated she doesn't like sports going on, rodeos going on, kids kicking balls, very windy and no trees, doesn't like cement walkway and she prefers the bush and forest to walk in; concerned about losing more green space.

Mike Csaba, who lives on Maurer Drive, had the following comments:

- questioned that since the private land owner dictates the prices charged and not the Town, how can the Town control the amount of rent and say it will be "low income"?
- agrees with need to develop this land; problem is sees as investment for community but to refer as low income with everything being put into it,
- already sees lots of traffic on Baker Street; might want to see a street in the middle and then develop around it; when he wanted to develop the land, he was told a street had to go in the middle, sees a difference when the Town owns the land.
- R4 with access onto Maurer Drive is too many units; have to consider green space.
- has no problem with development, Happy Creek development is very nice looking but cautioned council to be very aware of how things are developed and Habitat for Humanity can say whatever they want; this development will deteriorate the neighborhood; As an adjacent land owner, it concerns him to put in rental units; letter he received states there would be no frills in order to to keep low income; he wants nice looking buildings.
- traffic volume is a big concern with lots of traffic coming onto Maurer from East River Road; traffic, drives fairly fast; there are slope concerns and don't have the site lines on that road; concerns him as a parent with the way that people drive;
- there are better ways to develop the lands than what is presented so he is against what is proposed.

Councillor Maguhn asked re development partnerships, what guarantees do we have about price or rent control over long term? Administration advised there are 4 projects conceived; one is market rental so we have no role, 2nd is Habitat and they set their rates, they may be seeking subsidized; R1C will be market and single-family homes, senior homes, SW corner site the town will retain for future housing project like Happy Creek and we do have a role in those prices set and we will partner on that.

Councillor Macridis asked: How can we ensure low income families or other people have that security of affordable rents? Administration advised there are qualifications and every year residents have to provide T4's to ensure they meet those qualifications.

Councillor Maguhn asked: What is potential for future public input in those areas developments? Administration advised that once the zoning is in place, that sets the uses permitted; little or no appeal in permitted uses. Direct control applications are considered by council, not administration, so public must be engaged; depending on type of application could be ability to appeal if not satisfied about conditions applied. Administration also pointed out that the Town has purposely not used "low income" verbage; some people specifically choose this type of housing; it is not just about the income.

Administration advise the next stage before council will be the cost-sharing agreement and project management agreement; the public input at today's hearing is for the zoning.

Councillor Johnston-MacKay asked Mr. Csaba to clarify if he is against the proposal. He indicated he is not opposed except for the R-4 development. He understands the need for housing, his opposition is this particular concept. He doesn't like houses mixed with apartments; wants to see a little more consistency in the neighborhood. He is also concerned about the volume of traffic and noted there is a lot more traffic in this area now. Road widths aren't able to handle this development.

Councillor Currie asked if the concerns mentioned tonight will be taken into consideration when going forward? Administration indicated that traffic impact concerns are looked at and Mauer Drive is a collector street designed to take on and accommodate this density; Baker street is a local road. It was noted there is a lane proposed so parking will be available on the back lane.

Councillor Currie asked: Could road come off Mauer Drive to handle traffic? Administration indicated traffic can come off either Maurer or Baker; the back lane frees up onstreet parking which belongs to all citizens.

Mrs. Gerrie Cherman, a Hinton resident, enjoys walking this park area with her dogs and asked if a traffic count been done at Maurer and Baker to determine weekend, week day, and week night traffic. She also enquired who owns the land north of this area and can't another road be put in to service that area? She was advised the current land owners to the north are not interested in developing at this time; however, there will be a need to include a road once they do develop.

Mrs. Sherman also enquired if the project could be scaled down and move some of the concept to a different area in town so not as dense? Where are all these vehicles going to park? She further suggested that if the public could see the actual developer's plan it might alleviate some concerns. Asked council to put more thought into this and test out people's concerns by driving through that area.

Councillor Maguhn asked when was the last traffic impact study done? Administration advised the traffic counts had been updated 3 years ago when the transportation master plan was updated.

Aaron Cherman had submitted a letter which was included in the agenda package. He agreed with everyone else, it is the density, the traffic, and that Baker street was not designed to handle the traffic. Maurer Drive is built to accommodate so traffic should come off the development onto Maurer Drive instead of Baker Street.

Mrs. Tanya Nodder spoke to council again and advised that because of the number of vehicles parked in her driveway and on the street, she has difficulty getting out of her driveway; can't back out because there is no room, can't see if car coming. Baker Street has become a main road for traffic.

The Deputy Mayor asked if there was anyone else wishing to speak and no one else came forward.

d) Is there anyone deemed to be affected by the Bylaw and wishes to speak?

No

e) Are there any comments from Council's planning advisors (administration) ?

Carol Lukasiwich, Development Officer, advised the proposal meets and supports several approved plans. This project provides the community with a variety of housing options, lot sizes, density, encourages planning of mixed housing. It is close to sewer & water, and Mary Reimer park space. mix of forested and grass area accommodating all forms of recreation, close to shopping amenities, dental, medical and public transportation. For these reasons the bylaw amendment is supported by administration.

f) Do the Councillors have any further questions?

Councillor Macridis Jane acknowledged that citizens are concerned about design and that council has seen a potential conceptual plan with partners but that a design has not yet been established. Administration advised a design will not be established until the land use is designated. There will be an opportunity to share concerns in the design stage to address some concerns and administration confirmed there would be.

Councillor Johnston-MacKay asked what sites would be direct control. Administration advised there are various sites around town, including the Happy Creek development, the government centre site is another. Referring to the diagram provided, administration advised they would not recommend any of these sites as direct control for various reasons.


Initial

Councillor Maguhn asked what would the process be to enter into direct control. Administration advised it would be necessary to re-initiate the process to rezone to direct control or amend bylaw before 2nd or 3rd reading to amend to direct control.

Councillor Bulger Bill asked if the direct control designation removes the public hearing process. Administration advised that direct control put the development permit application before council instead of administration. The public must have the opportunity to provide comments/concerns. No appeal on decision made on direct control; not by applicant or neighbors; no avenue for dialogue to change then.

Councillor Johnston-MacKay asked if this particular concept is moving forward with developers and administration indicated yes.

Councillor Johnston-MacKay asked if approved, does it go to the newspaper and the community has time to provide input to appeal, and doesn't come back to council at all? Administration advised any appeal would go before the Subdivision Development Appeal Board. In direct control the appeal court process is removed.

g) Do the Councillors require further information?

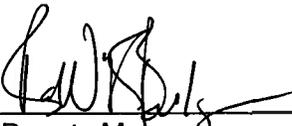
No

ADJOURNMENT

Deputy Bulger then declared the Public Hearing relating to Bylaw 960-50 closed.

D. CURRIE - That the Public Hearing relating to Bylaw 960-50 be closed.

Unanimously Carried



Deputy Mayor



Director of Corporate Services


Initial