

CITY OF MORDEN

Regular Meeting

July 22, 2019

Minutes of the Regular Meeting of the Council of the City of Morden held in the Council Chambers at Morden, Manitoba this 22nd day of July, A.D. 2019 at 9:00 A.M.

1.0 Present **Present:** Mayor Brandon Burley, Councillors, Doug Frost, Garry Hiebert, Jim Hunt, Nancy Penner, Gordon Maddock, Hank Hildebrand, City Manager Faisal Anwar, Deputy City Manager Patrick Dueck.
Absent with Regrets: None

2.0 Minutes **MOVED BY COUNCILLOR GORDON MADDOCK
SECONDED BY COUNCILLOR JIM HUNT**
BE IT RESOLVED that the minutes of the Regular Meeting of the Council of the City of Morden held on the 24th Day of June, 2019 be adopted as circulated, all Statutory requirements having been fulfilled.
(Carried)

3.0 Agenda Additions **ADDITIONS TO THE AGENDA
MOVED BY COUNCILLOR NANCY PENNER
SECONDED BY COUNCILLOR JIM HUNT**

- No additional items were added to the agenda

(For a full transcript of the following hearing, which includes Council's comments after each opponent, please contact the civic office.)

**4.0 PUBLIC HEARINGS
MOVED BY COUNCILLOR JIM HUNT
SECONDED BY COUNCILLOR GORDON MADDOCK**
**BE IT RESOLVED THAT THE REGULAR MEETING OF COUNCIL
BE CLOSED TO CONVENE AS A PUBLIC HEARING FOR 19BL02
Rezoning 212 6TH Street and VO 02-2019 212 6TH Street VARIANCE.**
(Carried)

4.1 19BL02 REZONING HEARING - 212 6th Street

Proponent: Sam Berg of Glenberg Homes and Design
Purpose: To re-zone land legally described as Lots 3 and 4, Block 14, Plan 863 from "RT" Residential Two-Family to "RM-M" Residential Multiple Family Medium.
Opponents: 7 people appeared to be heard to oppose this application:
-Bob and Kathryn Luger -Ken Bergman
-Brian Minaker -Connie Unrau
-James Wiebe -Marina Payette

PROPONENT:

- Affordable ownership for family residents
- Support medium density living
- Allows burden of land cost to be shared
- Utilize existing infrastructure; infill areas – already zoned as low density - RT; not single family
- Reasonably maximize density
- Reduce investment for homeowners
- Condominium approach intended for 212 6th Street
- Mobility issues – see as younger family units

OPPONENTS:

- *Bob and Kathryn Luger - 9:22 am*
 - Opposed to RT rezoning to Residential Family Medium;
 - Speaking to Zoning on behalf of 53 area residents – signed letter provided to City of Morden;
 - 200 Block of 6th, Thornhill Street, 7th Street are single family units directly impacted by suggested change;
 - Two story plus raised basement – 9 units on 100 ft lot; inappropriate for location;
 - Density – traffic and additional on street parking; 6th Street is a feeder street to north part of Morden; first through street to north; 212 is one lot away from corner of 6th and Thornhill; will add to congestion at stop sign; additional on street parking particularly in winter may cut street down to one lane traffic; water run-off a concern given size of building, parking lot and driveway - negate absorption; additional water runoff to neighboring residents is a concern and could overwhelm aging utilities infrastructure;
 - There is no space in the proposal for a child play area; the nearest play area is several blocks away;
 - Trees – an area with magnificent trees- several trees will likely have to be removed;
 - Property values – if rezoning approved will lead to reduction in property value – single family homes; well maintained;
 - Summary - current rezoning application proposes something hugely disproportionate to size of lot – fills all of space from north to south except for 4 ft on one side and a 16 ft driveway on the other side;
 - Understand need for more housing but not here on such a small area; seems an affront to homeowners who thought area was safe from rampant development. RT is the appropriate zoning classification.

- *Brian Minaker, 221 7th Street – 9:43 am*
 - Delighted to have Sam Berg bring tasteful development, and in favor of multi-family units, but disagrees with the density of scale; flooding concerns for neighboring and own yard; trees are essential to this;
 - Four units would be suitable for this size of lot;
 - Trees not accounted for in this zoning.

- *James Wiebe, 6th Street; Opponent – 9:50 am*
 - if zoning for one lot is changed, then the whole block should be rezoned so the value is there for next person selling. There was a concern regarding value of his property in the future. If this developer is allowed nine units on the property and Mr. Wiebe is only allowed two units, where is value for Mr. Wiebe's sale in future.
 - Challenge developer for overall development plan;
 - Current plan sees very large structure on a very small lot.

- *Ken Bergman, 34 Pierce Drive, Opponent - 9:57 am*
 - Current zoning creates growth in an orderly manner; mostly have enjoyed good land use planning in Morden;
 - Proper zoning affords community; if zoning allows residential area to change in a negative way, security is lost – security, safety, value and attractiveness to other residents.

- *Connie Unrau; 275 Thornhill Street, Opponent - 10:00 am*
 - Concerned about backyard privacy the new unattractive view they will have of the building.

- *Marina Payette, 220 6th Street, Opponent – 10:01 am*
 - Concerned with safety of son playing outside; nobody wants to live beside apartments; not what she bought into 7 years ago;
 - Concern regarding dumpsters right beside their property
 - Concern regarding safety now. A duplex or a fourplex would be alright, but now they want to sell their house;
 - Concern re driveway for the property, as it would be attached to their yard.

Proponent, Sam Berg – Rebuttal 10:09 am

- very often when development begins, concerns are raised prior to hearing but this is the process currently in place.
- Trees – protected trees on Thornhill Street project. Same idea at 212 6th Street – will maintain minimum impact on

trees – trees have very long roots and do not know how changes affect trees – designed property to have minimum impact; some pruning will be required.

- Agree that Variations are many; in order to keep parking off the street - this is why parking lot size was maximized.
- Greenspace could be added by minimizing parking.
- Application tactic to gain approval for this property? Same design for another development of same size - for singles and families; visitors may need to park on street.
- Draining always an issue – difficult to get drainage going the right way. Can be sloped so water does not end up in back yard.
- Density – smaller density goes against intention of development. Designed to afford property to beginner home owners – minimizing land investment cost;
- Appreciate that quality of living is important.

**4.1.1 MOVED BY COUNCILLOR GORDON MADDOCK
SECONDED BY COUNCILLOR JIM HUNT**

BE IT RESOLVED that the Public Hearing be closed to reconvene as a regular meeting of Council.

(Carried)

**4.1.2 MOVED BY COUNCILLOR HANK HILDEBRAND
SECONDED BY COUNCILLOR NANCY PENNER**

BE IT RESOLVED that Zoning Amendment By-Law 02-2019, being an amendment of the City of Morden Zoning By-Law to rezone the subject property from “RT – Residential Two Family” district to “RM-M Residential Multiple Family Medium” district, be given second reading with objection subject to the property owner entering into a Development Agreement.

(Defeated)

Recorded Vote:

Against: Mayor Brandon Burley, Councillors, Doug Frost, Garry Hiebert, Jim Hunt, Nancy Penner, Hank Hildebrand

For: none

4.2

**MOVED BY COUNCILLOR DOUG FROST
SECONDED BY COUNCILLOR GARRY HIEBERT**

BE IT RESOLVED that the Second Reading for VO 02-2019 212 6th Street be cancelled.

(Carried)

5.0 RECOGNITION OF INDIVIDUALS AND/OR ORGANIZATION ACCOMPLISHMENTS IN THE COMMUNITY

- Morden Community Thrift Store has contributed approximately half a million dollars to the community over the years, as well as supporting the Boundary Trails Regional Hospital, Morden Medical Centre and the Morden Fire Department, just to name a few.
- Morden District Horticultural Society has worked with the City of Morden arborist and helped showcase downtown Morden by doing work at Confederation Park.

6.0 HEARING OF DELEGATIONS

- None to be heard

7.0 YOUTH MEMBER REPORT

8.0 GENERAL BUSINESS

8.1 19BL02 Rezoning 212 6th Street – 2nd reading
2nd Reading cancelled (see Resolution 4.1.2)

8.2 VO 02-2019 212 6th Street – 2nd reading
2nd Reading cancelled (see Resolution 4.2)

8.3 **MOVED BY COUNCILLOR JIM HUNT**
SECONDED BY COUNCILLOR NANCY PENNER
BE IT RESOLVED that Council adopt the minutes of the Committee-of-the-Whole meeting dated July 08, 2019.
(Carried)

8.4 **MOVED BY COUNCILLOR HANK HILDEBRAND**
SECONDED BY COUNCILLOR GARRY HIEBERT
BE IT RESOLVED that the accounts as recommended for payment be confirmed.
(Carried)

8.5 **MOVED BY COUNCILLOR HANK HILDEBRAND**
SECONDED BY COUNCILLOR NANCY PENNER
BE IT RESOLVED that Council adopt the Financial Statements as of June 30, 2019.
(Carried)

Mayor Burley released the chair to Nancy Penner for the following two resolutions due to conflict of interest.

- 8.6** **MOVED BY COUNCILLOR GORDON MADDOCK**
CAPIC **SECONDED BY COUNCILLOR HANK HILDEBRAND**
BE IT RESOLVED that Council approve the Mayor attend the CAPIC Conference in Niagara Falls including indemnity for three days and out of pocket expenses. (Canadian Association of Professional Immigration Consultants)
(Carried)
- 8.7** **MOVED BY COUNCILLOR NANCY PENNER**
SECONDED BY COUNCILLOR GORDON MADDOCK
Mayor **BE IT RESOLVED** that the Mayor Expense Report for the period June
Expense 15 to July 19, 2019 be approved.
(Carried)
- 9.0** **NEW BUSINESS**
- 10.** **OTHER BUSINESS**
- 11.** **MOVED BY COUNCILLOR DOUG FROST**
SECONDED BY COUNCILLOR JIM HUNT
In Camera **BE IT RESOLVED** that Council move In-Camera.
(Carried)
- 11.4** **MOVED BY COUNCILLOR DOUG FROST**
SECONDED BY COUNCILLOR GORDON MADDOCK
BE IT RESOLVED that Council move back to the Regular Meeting of Council and approve the recommendations of the In-Camera meeting.
(Carried)
- 12.** **MOVED BY COUNCILLOR DOUG FROST**
Adjourn **SECONDED BY COUNCILLOR GORDON MADDOCK**
BE IT RESOLVED that we do now adjourn at 1:12 PM.
(Carried)

Next Regular Session of Council on Monday, August 26, 2019 at 9:00 A.M.

CITY OF MORDEN

Mayor

City Manager