

Minutes of the Public Hearing held Wednesday, April 5, 2017 in Council Chambers of the Village Office located at 499 Muchalat Drive commencing at 7:00 p.m. to consider proposed amendments to the Village of Gold River Zoning Bylaw No. 635, 2003.

PRESENT: Mayor B. Unger
Councillor K. Begon
Councillor D. Curr
Councillor R. MacLeod
Councillor G. Waterman

STAFF: Mr. L. Plourde, Administrator

CALL TO ORDER

Mayor Unger called the meeting to order.

The purpose of the Public Hearing is to hear public comments with regards to the following Zoning Amendment Bylaws:

Zoning Amendment Bylaw No. 635.14, 2017

Purpose: To provide a text amendment to allow Police Stations and Jail Cells as a Permitted Use within the C.1 Central Commercial Zone.

Zoning Amendment Bylaw No. 635.15, 2017

Purpose: To provide a text amendment to allow Dormitory Use in the P.2 Civic Use Zone.

The Mayor read a statement regarding procedures to be followed for the Public Hearing. Legal considerations prevent Council from considering any representations made after the close of this Public Hearing.

Council will consider all submissions received and will then consider any changes or amendments prior to the third reading and adoption of Zoning Amendment Bylaws No. 635.14, 2017 and Bylaw No. 635.15, 2017.

Mayor Unger invited comments from the public.

PUBLIC COMMENTS

Zoning Amendment Bylaw No. 635.14, 2017 - Gold River Buildings Inc.

Kent O'Neill on behalf of Gold River Buildings Inc. was present to answer any questions.

Marc Charette – 515 Muchalat Place – questioned if police and retail use will be mixed and if there were any other places with mixed police station and retail outlets.

Kent O'Neill – 100 Muchalat Drive – community policing in retail in West Vancouver – not the full police station. Wish to create opportunities for them to invest and support other investments/successful with DFO. Approached by RCMP previously/wish to get ducks in a row.

Jan Stirling – 509 Burman Court – amendment to include institutional use? Wondering what the reasons for specific boundaries/issue of community policing with full fledge police station/would it not be more effective to change the location. What was the process for public notification related to this request.

Suzanne Trevis – 510 Conuma Drive – will this proposal be for all C.1 Central Commercial Zones.

Gordon Rajotte - #3 – 500 Muchalat Place – staff here has said this is not zoned for a police station. Council has given 1st and 2nd reading before Public Hearing. Is there a reason for this request, has Federal Government advertised.

Kathy Kennedy – 389 Chamiss Crescent – what does Public Institutional mean (more than police).

Don Beggs – 501 Nimpkish Drive – does not understand the reason why one would want to build a new police station. Is there revenue to the Village for the Police Station (DFO) if we are getting revenue why give up revenue. Seems like the existing police station with its updates is suitable and best location with a benefit of rent to the Village.

Suzanne Fossen – 507 Eagle Crescent – want to see community revitalized but concerned about rezoning for police station at the proposed location. Concerned about police cars in the area. Believes the Developer would develop/build a good building, but doesn't think it is the right place or needed.

Marc Charette – 515 Muchalat Place – requested clarification – proponent was requesting just police station/jail cell be included in C.1 zone.

Don Beggs – 501 Nimpkish Drive – concerned about the revenue loss to the Village (big issue/should be given serious consideration).

Dick Dennison – 561 Hummingbird Lane – expressed support. Could it be site specific – would like to see development.

Jan Stirling – 509 Burman Court – concern over general change to the zone rather than possibly the specific property. Has Council considered impact on other users by having that use in that area.

Suzanne Trevis – 510 Conuma Drive – speak in favour – don't think it should be business at any cost. Don't expect traffic will zoom in and out.

Freda Rajotte - #3-500 Muchalat Place – the lot has been used for art/farmer market in the past that were well received and commercial in nature. Concerned with conflict of Police use and other business and proximity to other uses/busy corner. Wrong location, think other areas would be more appropriate and doesn't agree with the need for police in commercial zone at that location.

Kent O'Neill – did not propose site specific zoning, never thought previously.

Jan Stirling – 509 Burman Court – neither for/against, more concerned about opening up commercial zone to the use in general. What is vision/how will it affect other opportunities for summer tourism, hope Council would put more thought into overall impact.

Kathy Brooks – 455 Chamiss Crescent – thinks a police station would be an improvement. Doesn't see a problem with Police use at this site.

Anne James – 43 – 500 Muchalat Place – speak in favour, would be wonderful to see revitalization.

Don Beggs – 501 Nimpkish Drive – respectfully oppose idea, Quiet peaceful town, want to be progressive, not a progressive thing to build a new building, progressive to have new commercial activity/businesses. What does this bring to town, it is not new industry/new enterprise, this does not do any of that. Approval of such use is skewed as it does not bring new benefit in fact has negative impact on Village revenues, we need tax support.

Dick Dennison – 591 Hummingbird Lane – hope entrance would be on Nimpkish Drive?

Zoning Amendment Bylaw No. 635, 15, 2017

Mayor Unger and Councillor Curr left the meeting at 8:00 p.m. citing possible conflict of interest as employees of School District #84.

Lawrence Tarasoff, Superintendent of School District #84 was present to answer any questions.

Lawrence Tarasoff – spoke to reasons for rezoning request, difficulty getting homestays for international students. Plan to convert unused classrooms to allow homestays for international students.

Gordon Rajotte - #3-500 Muchalat Place – Two excellent hotels with facilities/desks. Why couldn't the school district work a deal with hotels for use/stress to monitor use at school.

Don Beggs – 501 Nimpkish Drive – wonderful idea, supports proposal, suggests it may create employment. Does not like idea to put kids in hotels.

Suzanne Trevis – 510 Conuma Drive – very supportive.

Kent O’Neill – 100 Muchalat Drive – speaks in favour, progressive idea, incredible experience for kids.

Louise Karlsson – 507 Eagle Crescent – speaks in favour, hotels full at time, excellent to have at the school.

Marc Charette – 515 Muchalat Place – speaks in favour or proposed rezoning.

Jan Stirling – 509 Burman Court – also in favour.

Kathy Brooks – 455 Chamiss Crescent – concerned if there is insurance cost? suitable for kids accommodation?

Lawrence Tarasoff – invites the public to the School Board Meeting for more information.

TERMINATION

There were no further comments from the public. The meeting terminated at 8:12 p.m.

B. Unger Mayor

L. Plourde Corporate Administrator

Certified correct by the Corporate Administrator

L. Plourde Corporate Administrator