



The Corporation of the City of Grand Forks
Public Hearing of Council
MINUTES

PH-2019-01

Monday, February 11, 2019, 6:00 pm

7217 - 4th Street, City Hall Council Chambers

Present: Mayor Brian Taylor
Councillor Zak Eburne-Stoodley
Councillor Cathy Korolek
Councillor Neil Krog
Councillor Chris Moslin
Councillor Christine Thompson
Councillor Rod Zielinski

Staff: Diane Heinrich - Chief Administrative Officer
Daniel Drexler - Corporate Officer
Kevin McKinnon - Deputy Corporate Officer
Dolores Sheets - Manager of Development & Engineering Services

GALLERY

1. Call to Order

The Chair will call the Hearing to Order:

(a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend the City of Grand Forks Zoning Bylaw No. 2039.

(b) All persons who believe that their interest in property within the boundaries of the City is affected by the proposed bylaw(s) shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw(s) that are the subject of this Hearing. No one will be or should feel discouraged or prevented from making their views known. This Hearing is open to the public and all representations to Council form part of the public record. A live video and audio feed may be broadcast and recorded by GFTV.

*(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after **Jan 30, 2019** (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.*

(d) Members of Council may ask questions, if they so wish; however, the main function of Council members is to listen to the views of the public. It is not the function of Council to debate the merits of the proposed bylaw with individual citizens or with each other at this Hearing.

(e) Council debate on the proposed bylaw(s) is scheduled to take place during the next Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached at that meeting.

(f) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Hearing.

(g) During a Public Hearing, people sometimes become enthusiastic or emotional. Regardless of whether you favour or oppose any application or argument, please refrain from applause or other expressions of emotion. Restraint enables others whose views may or may not coincide with your own to exercise their right to express their views and have them heard in as impartial a forum as possible.

Mayor Taylor called the February 11, 2019, Public Hearing to order at 6:00 pm. Councillor Thompson reviewed the purpose of the Public Hearing.

2. Notification of Meeting

3. **Individual Bylaw Submissions**

The Mayor asked the gallery to identify which of the two proposed Zoning Amendments they were present to discuss, and finding none for Bylaw 2039-A3 the agenda was amended to place that item first to maximize the time available for speakers to Bylaw 2039-A2.

- a. Public Hearing – Rezoning from R1 - Residential (Single and Two Family Zone) to CD - 1 (Comprehensive Development 1 Zone) to accommodate a Mobile Home Park and Ecological Reserve – Boundary Drive North (File: ZA1803)

Development, Engineering and Planning

Dan Harlow - OPPOSED - Mr. Harlow read a prepared statement (attached)

Jane Pring - OPPOSED - She spoke about concerns due to the wetlands in the area, including the odour present during spring, and is concerned about bylaw exceptions requested. She added that concern about the wetlands includes the many species of birds living in the wetlands, and felt there were other areas that could be developed to attract people to Grand Forks.

Andy Chalifoux - OPPOSED - Mr. Chalifoux expressed concern about the density increase (8x) causing "ghetto population", and felt the lane servicing the area is too narrow. He further expressed concern about the costs of extending utilities, fire hydrant, and other infrastructure may be passed along to taxpayers.

Ken Fincham - OPPOSED - Stated that he lives on Landsdowne Crescent and that the previous speakers represented his opinion.

Mike Andersov - OPPOSED - He owns property east of the proposed development (in his family since 1935), and feels that the neighbourhood is dense enough as it is; adding 25 homes would change the neighbourhood significantly.

Vadim Kobesew (Developer) - IN FAVOUR - Responding to the earlier comments, in order:

There is no plan for tiny homes on wheels - small homes were a key objective to keep homes at an affordable price level, but homes would be on permanent foundation (poured or block), 500-800 sqft range,

manufactured homes ~55' in length. He was never involved in development in Golden or Kamloops, but has been involved in a couple in Osoyoos. The developer's track record doesn't indicate a pattern of flipping projects, as demonstrated by the Osoyoos developments.

He has owned the property since 2006, and has not noticed the wetlands smell mentioned earlier. He noted that the mobile home park bylaw in GF is over 40 years old and development in the industry has significantly changed the way Mobile Home Parks look over that time. Bylaw changes are a normal part of the development process.

He then spoke to density - there are three lots at 1 acre each, much more space than is needed for single family homes. He looked into what is actually required by families. His research into the local real estate market showed 6 houses for sale less than \$150k in Grand Forks, primarily mobiles homes or townhouses. His target will be options in the \$100k range.

He addressed the concern about using chainlink fencing. It is longer lasting than a wood fence, and has options for powder coating (colour) or privacy strips.

As this is a new park development, he felt it's very unlikely that it would devolve into a low-income slum, as the development would be 'self-policing' by the fact that people would be buying into the development.

He acknowledged that it is typical for the developer to pay for utility servicing.

The property was purchased 12 years ago with the expectation it would eventually be developed. Development costs in Grand Forks tend to be higher than to Okanagan, and he has been watching the real estate market in Grand Forks for several years waiting for the right time to develop.

His intention with this project is to open the Grand Forks market to lower cost housing.

b. Public Hearing - Zoning Amendment Bylaw 2039-A3

Development, Engineering & Planning

There were no comments presented regarding this amendment.

4. Adjournment

The February 11, 2019, Public Hearing was adjourned at 6:59 pm.

Mayor Brian Taylor

Dep. Corporate Officer – Kevin McKinnon