



## **Ward Meeting Minutes**

**Tuesday, November 12, 2024, 7:00 p.m.**

**Current River Community Centre, 450 Dewe Avenue**

### **1. Current River Ward Meeting 03-2024**

Chair: Councillor Andrew Foulds

### **2. Resource Persons**

Krista Power, Director of Legislative Services and City Clerk

Kayla Dixon, Director of Engineering

Ryan Furtado, Project Engineer

Wayne Bahlleda, Council Composition Review Committee Member

Carlos Santander-Maturana, Council Composition Review Committee Member

Gordon Stover, Committee & Meeting Management System Coordinator

### **3. Welcome and Opening Remarks**

The Chair called the meeting to order, welcomed Administration and those in attendance, and provide introductory comments.

There were approximately 35 people in attendance.

### **4. Minutes of Previous Meeting**

Minutes of the Current River Ward meeting held on June 13, 2024, for information.

## **5. 1040 Huron Avenue**

The Chair provided an overview of the housing complex currently in development at 1040 Huron Avenue:

- The lands at 1040 Huron Avenue were previously owned by the City, declared surplus in 2003 and marketed for sale. It was listed for sale on the City's website and was sold to Ontario Aboriginal Housing Services (OAHS) in February 2022.
- Council approved the sale because the value was greater than the authority delegated to Administration for sale of surplus land by Council.
- Council's approval was given at Committee of the Whole public session.
- The property is in the Urban Mid-Rise (UM) Zone which permits Apartment Buildings.
- The lands will be used for residential purposes, we have no control over the type or tenure.
- This is a phased development and the current phase entails two 12-unit, 3 storey apartment buildings.
- The City has not received applications or site plans for any future phases including any potential development behind the new apartment buildings.
- No Planning Approvals (rezoning or variance) were required as the two, 12-unit apartment buildings meet the requirements of the Zoning by-law. Therefore, there was no public notice or public process requirement.
- Planning Services has issued a Site Plan Control Agreement. As part of Site Plan Control, Planning Services evaluates drainage, parking, onsite driveways (including fire routes), landscaping, location of waste facilities, impact on adjoining properties, etc.
- The building permits for the two, 12-unit apartment buildings were issued in April 2024. The floor plan for the buildings simply includes 1 bedroom apartment units and interior stairs and hallway. There are not any additional common areas or programming areas.

-The apartments are classified as affordable housing and are not specifically for clients with mental health and addiction issues.

After the Chair provided the background overview of the development project, residents expressed the following general concerns around the on-going rock blasting being done at the construction site. The Chair as well as Director of Engineering Kayla Dixon and Project Engineer Ryan Furtado provided comments and responded to questions.

A citizen provided information relative to an incident occurring with blasted rock having left the site and landing in a residential yard and on a sidewalk. The debris posed a safety hazard to nearby residents including children. The Ministry of Labour investigated the incident and work was allowed to continue with an adjusted plan including more mat coverage. Concerns were expressed as to when the safety of neighbourhood residents outweighs the project.

A citizen raised a concern relative to their house shaking during the blasting as well as blasting occurring on Sundays.

Residents were advised that the City does not grant blasting permits, only building permits. It is the responsibility of the developer to follow the blasting regulations from the Province. The City will only monitor and enforce issues related to the Building Code and City by-laws.

Discussion was held relative to possible use of blast monitors, safer methods for removing rock and current traffic congestion in the area.

## **6. Council Composition Review**

Council Composition Review Committee Member Wayne Bahlleda provided a presentation relative to Phase Two of the Council Composition Review.

Director of Legislative Services & City Clerk Krista Power and Council Composition Review Committee Member Carlos Santander-Maturana were present to respond to questions from residents about the legislative process associated with making changes to City Council.

The presentation included an overview of the committee make up and process, and key findings from the consultations in Phase One.

Wayne Bahlieda presented the two options that are being presented to the community for feedback during Phase Two:

- Option 1 – 10 elected at-large, mayor
- Option 2 – 4 wards (2 each) + 2 at-large, mayor

Wards will divide via main thoroughfares (Red River Road / Dawson Road; Oliver Road; Arthur Street) and will run east to west to include waterfront, urban, industrial, rural, potential growth areas in each ward.

Names will be replaced with numbers.

Wards will be balanced according to: population, income, education, number of households, and diversity.

Wayne Bahlieda advised of public feedback opportunities that were held in the months of October and November.

Wayne Bahlieda and Krista Power responded to questions and comments from constituents:

A citizen commented that residents feel a sense of pride and ownership of their current ward. The "neighbourhood feel" may disappear with the larger wards

The question was asked why the proposed change is not a ballot question during the election. Krista Power advised that City Council has the authority to make the decision on Council composition changes.

Discussion was held relative to the election of two Councillors per ward.

Comments included whether or not Councillors can successfully work together by bringing 2 different views.

Comments were expressed why a 3rd option of continuing with the same system/not changing was not included. Krista Power advised that comments are being accepted on the surveys.

Question was raised whether there was a trial period once a new system is implemented. City Clerk Krista Power advised the new system would be in affect starting with the 2026 election and will remain until City Council gives direction do do another review.

## **7. Ward and City Issues**

### **7.1 Boulevard Garden By-law**

A resident raised a concern that the proposed Boulevard Garden By-law being presented to City Council is too restrictive for naturalization and allowing what types of plants can and cannot be planted. The Chair advised that Administration is currently looking at revising the proposed by-law with community consultation.

### **7.2 Evening Parking Enforcement**

Concerns were raised relative to the evening parking rates and enforcement now in effect until 9pm instead of 5pm as well as the decision to charge a fee to park at the marina.

### **7.3 Multi-Turf Indoor Turf Facility**

A resident expressed a concern relative to the cost of the proposed facility.

### **7.4 Homeless Encampments**

Concerns were expressed relative to tents now being set up in Current River Park.

Discussion was held relative to using the human rights approach, offering support, increasing funding for temporary shelter beds and transitioning people to new locations.

### **7.5 Dog Enforcement**

A resident expressed a concern relative to the availability of by-law officers to respond quickly to reports of loose / aggressive dogs.

## **8. Adjournment**

The meeting adjourned at 9:30 p.m.