



MINUTES OF DISTRICT OF KITIMAT  
**PUBLIC HEARING**  
MEETING HELD IN THE COUNCIL CHAMBERS,  
606 MOUNTAINVIEW SQUARE, ON MONDAY, MARCH 2, 2020 AT 6:50 PM

Present: Mayor P. Germuth  
Councillors E. Empinado, M. Feldhoff, L Gibson, R. Goffinet, T. Marleau,  
M. Zielinski  
Present: Staff W. Waycheshen, Chief Administrative Officer  
E. Anderson, Director of Corporate Administration  
D. Rutsatz, Director of Finance  
A Ramos-Espinoza, Director of Engineering Services  
G. Sewell, Director of Community Planning  
M. Dewar, Director of Economic Development  
M. Gould, Director of Leisure Services  
T. Bossence, Fire Chief  
M. Penner, Director of Human Resources  
K. Enders, Deputy Director of Corporate Administration  
A. Hansen, Information Systems Coordinator

The Public Hearing is being held pursuant to the Local Government Act to consider the Crossroads Lot 1 and 3, C11 Highway Commercial Zoning Amendment Bylaw No. 1971, 2020.

The Chief Administrative Officer introduced Bylaw 1971 and stated that the Bylaw had been given two readings on February 3, 2020.

There were no written comments submitted.

Mayor Germuth called for public input three more times. No other input was offered.

Moved and seconded,  
*"THAT the Public Hearing for Bylaw No. 1971 be adjourned."*  
Motion Carried Unanimously

Moved and seconded,  
*"THAT the Public Hearing for Bylaw No. 1971 be reopened to hear from the proponent of the project."*  
Motion Carried Unanimously

The Mayor introduced Terry Bertocchi, Project Manager, S2 Architecture, 110-12<sup>th</sup> Avenue SouthWest, Calgary. Terry Bertocchi spoke to the proposed parking ratios. In response to a query from Councillor Gibson, Terry Bertocchi advised that this project is in the conceptual stage and that the proponent would be willing to consider what accommodations could be introduced for active transportation networks and accessibility for public transportation.

In response to a query, the Director of Community Planning advised that these concerns could be addressed in the development permit stage.

In response to a query from Councillor Feldhoff regarding parking for work trucks and trailers, the proponent advised that with a mix use of buildings – hotel, restaurant/retail and office – sufficient parking should be available throughout the day.

In response to a query from Councillor Feldhoff regarding the parking ratio of 1.25:1 versus 1:1 providing adequate parking, the proponent was not able to provide a response.

In response to a query regarding physical capacity, the proponent advised that with a lower parking ratio at the site, parking from other developments would be useable.

Councillor Marleau commented his agreement that 1.25:1 would provide adequate parking space but has concerns about 1:1 for people trying to find parking spaces especially with the lack of an active transportation plan and/or public transit access.

The proponent responded to Councillor Marleau's concerns advising that they do design plans with consideration for pedestrian and bike traffic and would consult with planning during the development permit process.

In response to a query from Mayor Germuth, the proponent confirmed that there are three projects: Hotel plus parking; office space plus parking and restaurant and retail plus parking. The proponent further advised that once zoning was secured they would move ahead with the outstanding projects.

In response to a query, the Director of Engineering Services confirmed that there is a bus stop near the intersection with Kitamaat Village Road.

Councillor Gibson commented that a walkway from the bus stop to the development could be developed.

Mayor Germuth called for public input three more times. No other input was offered.

There being no further comments, the Public Hearing adjourned at 7:09 p.m.

Moved and seconded,

*"THAT the Public Hearing for Bylaw No. 1971 be adjourned."*

Motion Carried Unanimously

CERTIFIED TRUE AND CORRECT

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Mayor

\_\_\_\_\_  
Corporate Officer