



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

TUESDAY, NOVEMBER 4, 2014, AT 12:00 NOON, COMMITTEE ROOM "E"

PRESENT:

Ms. J. Braden, Chair
Mr. K. Martens, Vice-Chair at 12:03 p.m.
Ms. C. Christensen
Mr. A. Douma
Mr. J. Jackson
Mr. S. Laba
Mr. J. McAuliffe
Ms. K. Weber
Mr. J. Yachyshen
Mr. A. Yuen (left at 1:15 p.m.)

ALSO PRESENT:

Planning and Development Director A. Wallace
Development Review Manager D. Dawson
Planner B. McAdam
Committee Assistant P. Walter

ABSENT:

Councillor C. Clark
Mr. S. Betker
Ms. S. Smith

1. CALL TO ORDER

The Chair called the meeting to order.

2. CONFIRMATION OF AGENDA

Moved by Ms. Christensen,

That the agenda be approved as follows:

1. That Municipal Planning Commission Meeting dates be added to the agenda as item 6.3.

CARRIED.

3. ADOPTION OF MINUTES

Moved by Mr. Douma,

That the minutes of Regular Meeting of the Municipal Planning Commission held on October 7, 2014 be adopted.

CARRIED.

4. UNFINISHED BUSINESS

There was no unfinished business.

5. COMMUNICATIONS *(requiring the direction of the Committee)*

There were no communications.

6. REPORTS FROM ADMINISTRATION

**6.1 Proposed Rezoning from B6 to B6 by Agreement – 309 and 319
22nd Street East and 116 and 130 3rd Avenue South – City Centre
Tower [Files CK 4351-014-020 and PL 4350-Z42/14]**

The Committee Assistant distributed a report of the Community Services Department regarding an application from AODBT Architecture and Interior Design requesting to rezone 309 and 319 22nd Street East and 116 and 130 3rd Avenue South from B6 - Downtown Commercial District (B6 District) to B6 - Downtown Commercial District, subject to a Zoning Agreement. The proposed Zoning Agreement would facilitate the construction of the City Centre Tower Project.

Development Review Manager Dawson presented the report. Also in attendance to answer questions of the Commission was Director of Planning and Development Wallace.

Louis Aussant representing AODBT Architecture and Interior Design and John Williams representing North Prairie Developments Ltd. were in attendance to address questions of the Commission.

Discussion took place with respect to the City Centre Tower Project. The project will be completed in phases and will bring a vibrant and aesthetically pleasing building to Downtown. The base of the building is designed to engage the street and include grade level retail. The building will also consist of six levels of

parking including public and private stalls. It was noted that there are no parking requirements in the Zoning Bylaw for this property. Mr. Aussant also advised the Commission that the utilities will be hooked up separately from all three streets.

Discussion also took place with respect to design guideline for the Downtown area. The City has not finalized the design guidelines for the area. AODBT Architecture and Interior Design were included in discussions for the design guidelines and incorporated that into their proposal. The proposal achieves most of what the guideline will be intending.

Discussion also followed with respect to the streetscape around the building. The developer has the option do a cost share with the City to make improvements to the streetscape.

Moved by Mr. Yachyshen,

That the proposed amendment to Zoning Bylaw No. 8770 to rezone 309 and 319 22nd Street East and 116 and 130 3rd Avenue South from B6 – Downtown Commercial District to B6 - Downtown Commercial District, subject to a Zoning Agreement, be approved.

CARRIED.

6.2 Land Use Applications Received by the Community Services Department for the Period between September 23, 2014 to October 16, 2014 [Files CK 4000-5, PL 4350-1, PL 4350 and PL 4300]

Development Review Manager Dawson reviewed the report with the Commission.

Moved by Mr. Jackson,

That the information be received.

CARRIED.

6.3 Municipal Planning Commission Meeting Dates [File CK 175-16]

Development Review Manager Dawson asked the Commission for feedback regarding amending the schedule for Municipal Planning Commission to having one meeting every month starting at 11:30 a.m.

Moved by Mr. Yachyshen,

That the Municipal Planning Commission support amending the schedule to allow for one monthly meeting at 11:30 a.m.

CARRIED.

7. REPORTS TO COUNCIL

7.1 Update of Items Previously Considered by the Commission, and Considered by City Council at its meeting on Monday, October 27, 2014. [File No. CK. 175-16]

Moved by Mr. Jackson,

That the information be received.

CARRIED.

8. ADJOURNMENT

Moved by Ms. Christensen,

That the meeting be adjourned.

CARRIED.

The meeting adjourned at 1:16 p.m.

Ms. Janice Braden, Chair