



**PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION**

**October 9, 2015, 2:00 pm
Committee Room E, Ground Floor, City Hall**

PRESENT: Ms. J. Braden, Chair
Dr. C. Christensen
Mr. A. Douma
Mr. J. Jackson
Mr. J. McAuliffe
Ms. K. Weber
Mr. J. Yachyshen

ABSENT: Councillor E. Olauson
Mr. K. Martens, Vice-Chair
Mr. S. Betker
Mr. S. Laba
Ms. S. Smith
Mr. A. Yuen

ALSO PRESENT: Planning and Development Director A. Wallace
Development Review Manager D. Dawson
Senior Planner P. Kotasek-Toth
Senior Planner C. Schulz
Planner D. McLaren
Committee Assistant H. Thompson

1. CALL TO ORDER

Ms. Braden called meeting to order at 2:02 p.m.

2. CONFIRMATION OF AGENDA

Moved By: Mr. Jackson

1. That the communication from Planning and Development Director A. Wallace, be added to item 5.1; and
2. The agenda be confirmed as amended.

CARRIED

3. ADOPTION OF MINUTES

Moved By: Mr. Yachyshen

That the minutes of Regular Meeting of the Municipal Planning Commission held on August 25, 2015 be adopted.

CARRIED

4. UNFINISHED BUSINESS

5. COMMUNICATIONS

5.1 Planning and Development Director A. Wallace Verbal Update on the THRIVE Conference

Planning and Development Director Wallace provided a verbal update to the Committee on the THRIVE conference he attended. He noted that the conference was rich in content with many agencies involved. He will provide an update once survey results are received.

Moved By: Mr. Yachyshen

That the information be received.

CARRIED

6. REPORTS FROM ADMINISTRATION

6.1 North Sector Plan - Employment Growth Area [File No. CK 4110-24]

Senior Planner Schulz presented the North Sector Plan on behalf of Senior Planner Fusco. Senior Planner Schulz along with Director of Planning and Development Wallace answered questions of the Commission.

Concerns were raised that new employment shouldn't be solely focused to the North Sector and be moved to core neighbourhoods for easy commute. Another concern of the Commission was safe corridors for active transportation. A third concern was bridge closure and how traffic would be detoured.

The report was noted to be easy to read and the presentation was informative. Senior Planner Fusco's efforts were recognized.

Moved By: Mr. Jackson

That the Municipal Planning Commission forward a copy of this report to the Standing Policy Committee on Planning, Development and Community Services to recommend to City Council that the North Sector Plan - Employment Growth Area, as outlined in the September 29, 2015 report of the General Manager, Community Services Department, be approved.

CARRIED

6.2 Proposed Rezoning from R1A to R1B and RM3 - Lewin Crescent and Stonebridge Common - Stonebridge [CK 4351-015-015]

Senior Planner Kotasek-Toth reviewed the submitted report.

Mr. David Luczka, Dream Development, was also in attendance to answer questions of the Commission.

Moved By: Mr. Yachyshen

That as the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone land in the Stonebridge neighbourhood, as outlined in this report, be approved.

CARRIED

6.3 Proposed Rezoning by Agreement - From R1A to B1B by Agreement and M2 by Agreement - 3200 Preston Avenue South [File No. CK 4351-015-016]

Development Review Manager Dawson reviewed the submitted report and along with Director of Planning and Development Wallace answered questions of the Commission.

Mr. Muir Barber, Pinnacle Developments, was also in attendance to answer questions of the Commission.

A revision to the report was made on page 2: Two retail stores may have a maximum GFA of 930 m², while two restaurants may have a maximum GFA of 586 m².

Concerns were raised about the number of 3 and 4 story buildings in the area, wider user-friendly parking spots, and that the message of applying zoning needs to be better communicated to the public.

Moved By: Mr. McAuliffe

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone 3200 Preston Avenue South, as outlined in this report, be approved.

CARRIED

6.4 Discretionary Use Application - Residential Care Home (Maximum Ten Residents) - 134 Avenue O South [File No. CK 4355-015-002]

Planner McLaren reviewed the submitted report.

Mr. Patrick Falastein, Sanctum Care Group, was also in attendance to answer questions of the Commission.

Moved By: Dr. Christensen

That a report be forwarded to City Council, at the time of the public hearing, recommending that the application submitted by Sanctum Care Group requesting permission to operate a Residential Care Home – Type II, with a maximum of ten residents, at 134 Avenue O South, be approved, subject to the following conditions:

1. That a building permit be obtained to convert the existing one-unit dwelling to a Residential Care Home - Type II;
2. That the applicant obtain a Development Permit and all other relevant permits and licenses; and

3. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED

**6.5 Proposed Rezoning by Agreement - From B2 to B12 by Agreement
418 Cumberland Avenue North - Varsity View
[File No. CK 4351-015-017]**

Senior Planner Kotasek-Toth reviewed the submitted report and along with Development Review Manager Dawson and Director of Planning and Development Wallace answered questions of the Commission.

Communication was received by the Commission from Jonathan Naylor on behalf of Varsity View Community Association.

Mr. Slade Desrochers, Slade Properties Inc., was also in attendance and answered questions of the Commission.

Concerns were raised regarding parking, landscaping, and architectural look of the proposed building.

Moved By: Mr. Jackson

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that 418 Cumberland Avenue North be rezoned from B2 – District Commercial to B1B - Neighbourhood Commercial Mixed Use District, subject to a Rezoning Agreement, be approved.

CARRIED

**6.6 Land Use Applications Received by the Community Services
Department For the Period Between July 30, 2015 to August 20, 2015
[Files CK. 4000-5, PL 4350-1, PL 4355-D, and PL 4300]**

Development Review Manager Dawson reviewed the submitted report and along with Director of Planning and Development Wallace answered questions of the Commission.

To ensure readability, the Administration added a “proposed use” line to the listing.

Moved By: Mr. Jackson
That the information be received.

CARRIED

7. REPORTS FROM COMMISSION

7.1 Other - Committee Chair Reminders

The Chair addressed the importance of attendance at these meetings. It was also noted to inform the City Clerk's office if unable to attend meetings to ensure quorum is present.

The Commission discussed meeting time possibilities and the majority preferred to start at 12:00 p.m.

Parking issues were raised by the Commission and Director of Planning and Development Wallace will report back on volunteer parking passes for the Commission.

Moved By: Mr. A. Douma
That the information be received.

CARRIED

7.2 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on Monday, September 28, 2015 [File No. CK. 175-16]

The Chair provided a verbal update on the items that were considered at City Council.

Moved By: Ms. Weber
That the information be received.

CARRIED

8. ADJOURNMENT

The meeting adjourned at 3:59 p.m.

Moved By: Mr. Douma

CARRIED

Ms. J. Braden, Chair

Ms. H. Thompson,
Committee Assistant