



**PUBLIC MINUTES  
MUNICIPAL PLANNING COMMISSION**

**August 25, 2015, 11:30 am  
Committee Room E, Ground Floor, City Hall**

**PRESENT:** Mr. K. Martens, A/Chair  
Councillor E. Olauson  
Ms. J. Braden at 11:58 a.m.  
Mr. S. Betker  
Mr. A. Douma  
Mr. J. Jackson  
Mr. S. Laba at 12:22 p.m.  
Ms. K. Weber  
Mr. J. Yachyshen

**ABSENT:** Dr. C. Christensen  
Mr. J. McAuliffe  
Ms. S. Smith  
Mr. A. Yuen

**ALSO PRESENT:** Senior Planner P. Kotasek-Toth  
Planner B. McAdam  
Committee Assistant J. Lorenz  
Committee Assistant P. Walter

**1. CALL TO ORDER**

Mr. Martens called the meeting to order.

**2. CONFIRMATION OF AGENDA**

**Moved By:** Mr. Yachyshen  
That the agenda be approved as presented.

**CARRIED**

**3. ADOPTION OF MINUTES**

**Moved By:** Councillor Olauson

That the minutes of Regular Meeting of the Municipal Planning Commission held on July 28, 2015 be adopted.

**CARRIED**

**4. UNFINISHED BUSINESS**

**5. COMMUNICATIONS**

**6. REPORTS FROM ADMINISTRATION**

**6.1 Proposed Official Community Plan Amendment and Rezoning from M3 to B4 - 109 Cree Crescent [Files CK. 4351-015-014, PL. 4350-Z15/15, PL. 4115-OCP 16/15]**

Planner McAdam reviewed the submitted report with the Commission.

**Moved By:** Councillor Olauson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing the following recommendations of the Administration:

1. That the proposed amendment to the Official Community Plan – Land Use Map to redesignate the portion of 125 Cree Crescent proposed to be subdivided and consolidated with 109 Cree Crescent from “Suburban Centre” to “Suburban Centre Commercial,” as outlined in the report of the General Manager, Community Services Department dated August 25, 2015, be approved; and

2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone the portion of 125 Cree Crescent proposed to be subdivided and consolidated with 109 Cree Crescent from “M3 – General Institutional Service District” to “B4 – Arterial and Suburban Commercial District,” as outlined in the report of the General Manager, Community Services Department dated August 25, 2015, be approved.

**CARRIED**

**6.2 Proposed Kensington Neighbourhood Concept Plan Amendment, Official Community Plan Amendment and Rezoning by Agreement - Parcels A and C, Kensington Boulevard [Files CK. 4351-015-013, x 4110-44, PL. 4350-Z2/15 and PL. 4350-Z3/15]**

Planner McAdam reviewed the submitted report and along with Senior Planner Kotasek-Toth answered questions of the Commission.

Discussion followed and the following further information was provided:

- A traffic study was prepared by the Transportation Department; and
- Pedestrian crosswalks will be constructed at each entrance.

Concerns were raised regarding the traffic in the neighbourhood, the use of short turning lanes and the distance between pedestrian crosswalks.

Mr. Josh Kaufman, Dream Asset Management, addressed the Commission regarding the proposed Kensington Neighbourhood concept plan amendment, official community plan amendment and rezoning.

Discussion followed and the following further information was provided:

- The pedestrian crosswalks will be 400 metres in length at the entrances;
- Traffic impact studies were completed for the area by the Transportation Department and are not typically brought to the Municipal Planning Commission;

- There will be many access points into the Kensington Area;
- The current Concept Plan approved in 2012 included a part of the buffer strip to be used as building space, as shown in the Report of the General Manager, Community Services Department dated August 25, 2015;
- The meridian was split in a previous plan by Dream Asset Management, the transportation department had concerns with the high volume of traffic accessing the neighbourhood;
- There is a payment of consolidation of acquisition of the land for the buffer strip; and
- Family restaurants will be included in the plan.

The following concerns were raised regarding the proposal:

- Noise from acceleration and deceleration of vehicles echoing off the buildings, suggestion to alter the design of the building to diffuse the noise; and
- Pedestrians accessing transit and businesses in the area.

Ms. Braden entered the meeting at 11:58 a.m. and Mr. Laba entered the meeting at 12:22 p.m. during discussion of the matter.

**Moved By:** Councillor Olauson

The Municipal Planning Commission recommend to City Council at the time of the public hearing the following recommendations of the Administration:

1. That the proposed Kensington Neighbourhood Concept Plan amendment, as outlined in the report of the General Manager, Community Services Department dated August 25, 2015, be approved;
2. That the proposed Official Community Plan – Land Use Map amendment, as outlined in the report of the General Manager, Community Services Department dated August 25, 2015, be approved; and

3. That the proposed amendment to Zoning Bylaw No. 8770 amendment, as outlined in the report of the General Manager, Community Services Department dated August 25, 2015, be approved.

**CARRIED**

**6.3 Land Use Applications Received by the Community Services Department For the Period Between July 3, 2015 to July 29, 2015 [Files CK. 4000-5, PL. 4350-1, PL. 4132, PL. 4115, PL. 4350 and PL. 4300]**

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

**CARRIED**

**7. REPORTS FROM COMMISSION**

**7.1 Update of Items Previously Considered by the Commission and Considered by City Council at its meeting on Thursday, August 20, 2015 [File No. CK. 175-16]**

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

**CARRIED**

**8. ADJOURNMENT**

The meeting adjourned at 12:38 p.m.

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Mr. K. Martens, A/Chair