



**PUBLIC MINUTES  
MUNICIPAL PLANNING COMMISSION**

**October 27, 2015, 11:30 am  
Committee Room E, Ground Floor, City Hall**

**PRESENT:** Ms. J. Braden, Chair  
Councillor E. Olauson  
Mr. S. Betker  
Mr. A. Douma  
Mr. J. Jackson  
Ms. S. Smith  
Mr. J. Yachyshen  
Mr. A. Yuen

**ABSENT:** Mr. K. Martens, Vice-Chair  
Dr. C. Christensen  
Mr. S. Laba  
Mr. J. McAuliffe  
Ms. K. Weber

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

**1. CALL TO ORDER**

Ms. Braden called meeting to order at 11:40 p.m.

**2. CONFIRMATION OF AGENDA**

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

**CARRIED**

**3. DECLARATION OF PECUNIARY INTEREST**

**4. ADOPTION OF MINUTES**

**Moved By:** Mr. Betke

That the minutes of Regular Meeting of the Municipal Planning Commission held on October 9, 2015 be adopted.

**CARRIED**

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

**7. REPORTS FROM ADMINISTRATION**

**7.1 Amendments to Zoning Bylaw No. 8770 to Permit Restaurants with Outdoor Seating in the M4 Zoning District - City Centre Plan Implementation  
[File No. CK 4350-015-005, x CK 4130-1 and PL 4130-22-8]**

Councillor Olauson entered the meeting at 11:42 a.m.

Senior Planner Whitenect reviewed the submitted report and answered questions of the Commission.

Discussion followed and the following further information was provided:

- Coffee shops and Galleries will be treated the same as a permitted restaurant in the M4 Zoning District.

**Moved By:** Mr. Yachyshen

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 amendments to Zoning Bylaw No. 8770, as outlined in this report, be approved.

**CARRIED**

**7.2 Zoning Bylaw Text Amendment – B4MX Integrated Commercial Mixed-Use District [File No. CK 4350-015-006 and PL 4330-Z19/13]**

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.

Concerns were raised by the Commission regarding:

- Prospective buyers being informed of the zoning prior to purchasing,
- Interest in these particular types of developments,
- Parking requirements (size and amount of stalls),
- Communications with current occupants; and
- Report titles from the Administration be more user-friendly for the public.

Discussion followed and the resulting additional information was provided:

- Prospective buyers will be informed of the land use prior to purchasing; and
- Current occupants have been invited to visit mixed-use districts in the city.

**Moved By:** Mr. Jackson

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to add the B4MX Integrated Commercial Mixed-Use District and the associated development standards and definitions, as outlined in this report.

**CARRIED**

**7.3 Land Use Applications Received by the Community Services Department For the Period Between August 21, 2015, to September 16, 2015 [File No. CK 4000-5, PL 4350-1, PL 4355-D, PL 4350, and PL 4300]**

Development Review Manager Dawson reviewed the submitted report.

**Moved By:** Ms. Smith  
That the information be received.

**CARRIED**

**8. REPORTS FROM COMMISSION**

**8.1 Update of the Items Previously Considered by the Commission and Considered by City Council at its meeting on Monday, October 26, 2015**

Councillor Olauson left the meeting at 12:49 p.m. and was not present for this vote.

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

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

**CARRIED**

**9. 2016 MEETING DATES [File No. CK 175-6]**

**Moved By:** Mr. Yuen  
That the meeting dates for the Municipal Planning Commission for 2016 be approved.

- Tuesday, January 26, 2016
- Tuesday, February 23, 2016
- Tuesday, March 29, 2016
- Tuesday, April 26, 2016
- Tuesday, May 31, 2016
- Tuesday, June 28, 2016
- Tuesday, July 26, 2016

- Tuesday, August 30, 2016
- Tuesday, September 27, 2016
- Tuesday, November 29, 2016
- Tuesday, December 20, 2016

**CARRIED**

**10. ADJOURNMENT**

The meeting adjourned at 12:54 p.m.

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Ms. J. Braden, Chair

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Ms. H. Thompson,  
Committee Assistant