



**PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION**

**July 28, 2015, 11:30 am
Committee Room E, Ground Floor, City Hall**

PRESENT: Mr. K. Martens, A/Chair
Councillor E. Olauson
Mr. S. Betker
Dr. C. Christensen
Mr. J. Jackson
Mr. S. Laba at 12:12 p.m.
Mr. J. McAuliffe
Mr. A. Yuen

ABSENT: Ms. J. Braden, Chair
Mr. A. Douma
Ms. S. Smith
Ms. K. Weber
Mr. J. Yachyshen

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

1. CALL TO ORDER

Mr. Martens called the meeting to order.

2. CONFIRMATION OF AGENDA

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

CARRIED

3. ADOPTION OF MINUTES

Moved By: Mr. Betker

That the minutes of Regular Meeting of the Municipal Planning Commission held on May 26, 2015 be adopted.

CARRIED

4. UNFINISHED BUSINESS

5. COMMUNICATIONS

6. REPORTS FROM ADMINISTRATION

6.1 Proposed Amendment to Rezoning Agreement - RM3 by Agreement 530, 532 and 534 Avenue F South and 524 17th Street West [Files CK. 4351-015-012 and PL. 4350-Z22/15]

Planner McAdam reviewed the submitted report and along with Development Review Manager Dawson answered questions of the Commission.

Mr. Curtis Olson, Shift Development Inc., was also in attendance to answer questions of the Commission.

Concerns were raised regarding storm water drainage and the Commission was informed that the Transportation and Utility Department has a requirement for properties to retain all storm water on site.

Moved By: Mr. McAuliffe

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposal to amend the existing Rezoning Agreement for the property located at 530 to 534 Avenue F South and 524 17th Street West, as outlined in the report of the General Manager, Community Services Department dated July 28, 2015, be approved.

CARRIED

**6.2 Proposed Rezoning - Aspen Ridge Neighbourhood - Phase 1
[Files CK. 4351-015-011, x 4131-32 and PL. 4350-Z5/15]**

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

Moved By: Councillor Olauson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendment to Zoning Bylaw No. 8770 to rezone land in Aspen Ridge, as outlined in the report of the General Manager, Community Services Department, dated July 28, 2015, be approved.

CARRIED

The Commission recessed at 11:58 a.m. and reconvened at 12:05 p.m.

**6.4 2014 Annual Report - Development Review Section
[Files CK. 430-41 and PL. 430-1]**

The Commission was informed that The Standing Policy Committee on Planning, Development and Community Services, at its meeting held on June 1, 2015, considered the above item and resolved that a copy of the report be forwarded to the Municipal Planning Commission for information.

Development Review Manager Dawson answered questions regarding heritage building designations.

Mr. Laba entered the meeting at 12:12 p.m. during discussion of the matter.

Moved By: Councillor Olauson

That the information be received.

CARRIED

**6.3 Proposed Zoning Bylaw No. 8770 Text Amendment
Ambulance Stations in IL2, IL3, IB and IH2 Districts
[Files CK. 4350-015-003 and PL. 4350-Z23/15]**

Mr. Martens excused himself from discussion and voting on this matter due to a potential conflict of interest and left the room for consideration of this item.

Mr. Yuens assumed Chair.

Planner McAdam reviewed the submitted report with the Commission.

Mr. Andrew Williamson, Director of Operations, MD Ambulance Care Ltd. was in attendance to answer questions of the Commission.

Moved By: Councillor Olauson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that Zoning Bylaw No. 8770 be amended to permit ambulance stations in the IL2, IL3, IB and IH2 Districts, as outlined in the report of the General Manager, Community Services Department, dated July 28, 2015.

CARRIED

Mr. Martens returned at 12:21 p.m. and resumed Chair.

**6.5 Land Use Applications Received by the Community Services
Department For the Period Between April 15, 2015 to May 13, 2015
[Files CK. 4000-5, PL. 4350-1, PL. 4132, PL. 4355-D, PL. 4115,
PL. 4350 and PL. 4300]**

Moved By: Councillor Olauson

That the information be received.

CARRIED

**6.6 Land Use Applications Received by the Community Services
Department for the Period Between May 14, 2015 to July 2, 2015
[Files CK. 4000-5, PL. 4132, PL. 4355-D, PL. 4350 and PL. 4300]**

Moved By: Mr. Betker
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 Monday, June 22, 2015. [File No. CK. 175-16]

Moved By: Councillor Olauson
That the information be received.

CARRIED

8. PROPOSED BUDGET FOR 2016 [File No. CK. 1704-5]

The Committee Assistant reported that the Commission was requested to put forward a proposed budget submission for 2016, and provided the 2015 approved budget was \$5,000.

Moved By: Mr. Betker
That the Commission submit a proposed budget of \$5,000 for education purposes for inclusion in the 2016 Operating Budget Review.

CARRIED

9. ADJOURNMENT

The meeting adjourned at 12:30 p.m.

Mr. Karl Martens, A/Chair