

Present:

Chair – Councillor West
Councillor Dupont
Councillor Forrest
Councillor Penner
Councillor Pollock
Mayor Moore
Councillor Washington

Absent:

1. CALL TO ORDER

The meeting was called to order at 4:33 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the July 3, 2018, Regular Smart Growth Committee Meeting Agenda be adopted as circulated.

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Smart Growth Committee

Moved - Seconded:

That the minutes of the following Smart Growth Committee Meetings be adopted:

- *June 5, 2018, Regular Meeting*

Carried

Councillor Forrest joined the meeting at 4:38 p.m.

4. REPORTS

4.1 815 Village Drive – OCP & Rezoning Application Amendment

Recommendation:

That Smart Growth Committee recommend to Council that:

- 1) Having given consideration to s.475 of the Local Government Act, the following consultation for the proposed Official Community Plan amendment be confirmed:
(a) the applicant's consultation with the community,
(b) on-site signage, and
(c) consideration of the application by Smart Growth Committee in open meetings.*
- 2) The Official Community Plan be amended to include a new land use designation, Transit Corridor Commercial, and associated policy;*
- 3) The land use designation for the mixed commercial/residential use portion of Fremont Village be changed from Highway Commercial to Transit Corridor Commercial;*

- 4) *Comprehensive Development Zone 31 be amended to:*
 - a) *allow community commercial uses without being restricted as to size or percentages;*
 - b) *allow 767 dwelling units of which 473 may locate in area C-1; and*
 - c) *permit residential visitor parking spaces shared with commercial parking spaces.*
- 5) *The following conditions be met prior to adoption of the bylaw amendments to the satisfaction of the Director of Development Services:*
 - a) *Submission of a report from an acoustical engineer with recommendations to mitigate highway noise for dwelling units and outdoor play spaces, if required, and registration of a legal agreement to ensure the dwelling units are constructed in accordance with the consultant's recommendations;*
 - b) *Submission of sufficient fees and securities to ensure construction of a landscaped sound barrier along Lougheed Highway;*
 - c) *Amendment of the design concept to include a children's playground designed to meet the needs of toddlers and young children living in Fremont Village;*
 - d) *A determination of requirements for the applicant to comply with the City's density bonus policy for the additional dwelling units and the applicant fulfilling these requirements;*
 - e) *A housing agreement to ensure:*
 - i) *dwelling units within area C-2 will be restricted to rental occupancy for at least 10 years following the date of final occupancy; and,*
 - ii) *27 dwelling units to be rented as affordable units in perpetuity.*
- 6) *Staff be directed to discuss the following with the applicant: extending the term of rental occupancy in area C-2 to 20 years, providing for 3-bedroom units, including carwash facilities for mixed-use buildings, timing of the affordable units and community gardens, for further report to Committee.*

Carried

Councillor Forrest left the meeting at 5:09 p.m. and returned at 5:11 p.m.

Councillors Dupont and Pollock left the meeting at 5:31 p.m.

Councillor Pollock returned to the meeting at 5:32 p.m.

That item 4.3 be dealt with next on the Regular Smart Growth Committee Meeting agenda.

Carried by unanimous consent of members present

4.2 2748 Lougheed Highway – Development Permit DP000340

Moved - Seconded:

That Smart Growth Committee approve Development Permit DP00340 to regulate parking, fence and landscaping on a previously unopened portion of Shaftsbury Avenue and on an adjacent lane (2748 Lougheed Highway).

Carried

Councillor Dupont returned to the meeting at 5:35 p.m.

4.3 3190 – 2850 Shaughnessy Street (Shaughnessy Station Mall) Rezoning Application RZ000149 for a large child care facility

Moved - Seconded:

That the Regular Smart Growth Committee Meeting of July 3, 2018, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

g) litigation or potential litigation affecting the municipality.

Carried

The Regular Smart Growth Committee Meeting was temporarily closed to the public.

Moved - Seconded:

That the Regular Smart Growth Committee Meeting of July 3, 2018, reopen to the public at 5:44 p.m.

Carried

Moved - Seconded:

That Smart Growth Committee recommend to Council that the application to amend the Zoning Bylaw to allow for a child care facility accommodating 136 children at #3190-2850 Shaughnessy Street be refused.

Carried

Opposed: Mayor Moore, Councillor Penner and Councillor Washington

Councillor Penner left the meeting at 6:00 p.m. and returned at 6:02 p.m.

5. NEW BUSINESS

None.

6. ADJOURNMENT

6.1 Adjournment of the Meeting

Moved - Seconded:

That the July 3, 2018, Regular Smart Growth Committee Meeting be adjourned at 6:07 p.m.

Carried

Certified Correct,

Chair

Corporate Officer