

Planning and Infrastructure Commission

MINUTES

DECEMBER 4TH, 2024

7:00 A.M.

MEETING ROOM A,
CITY HALL – SECOND FLOOR

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| Attendees | Chairperson: Mike Popowich Councillors: Mayor Aaron Kienle, Councillor Quinn Haider, Councillor Stephanie Ortynsky Members: Eleanor Shumay, Eugene Fedorowich, Glen Tymiak, Jerry Kobylka |
| Staff | Michael Eger – Director of Planning, Building and Development Carleen Koroluk – Land Use Planner Trysta Liebrecht– Administrative Assistant |
| Regrets | Councillors: Members: Isabel O'Soup, David McKerchar, Jan Morrison Staff: |
| Absent | Councillors: Members: Doug Forster Staff: |
| Recording | Trysta Liebrecht |
| Call to order | 7:00 a.m. |

ADOPTION OF AGENDA

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| Discussion | Review of Agenda items. |
| Motion 23-2024 | Ortynsky That the agenda be approved as presented. Carried Unanimously |

DECLARATION OF CONFLICT OF INTEREST

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| Discussion | None. |
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APPROVAL OF MINUTES

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| Discussion | Minutes of the October 9 th , 2024 Planning and Infrastructure Commission Meeting were circulated with the agenda package. |
| Motion 24-2024 | Haider That the Minutes from the October 9 th , 2024 Planning and Infrastructure Commission Meeting be approved. Carried Unanimously |

OLD BUSINESS

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| Discussion | None. |
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NEW BUSINESS

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| 1. Bylaw No. 15/2024 – Zoning Bylaw Amendment Application to Remove CT-2 Arterial Commercial (Transitional) zoning district and rezone affected properties to MXURB Mixed Use Residential-Business | |
| Discussion | <ul style="list-style-type: none">- Koroluk presented Bylaw No. 15/2024, an amendment to standardize zoning of residential use properties in the West Broadway Corridor currently zoned as CT-2 Arterial Commercial (Transitional), which limits rebuilding options with insurance companies in case of damage or loss- The proposed change would rezone properties to MXURB Mixed Use Residential-Business, which supports mixed-use development and allows the rebuilding of residential properties.- Discussion on past and current reinvestment into residential use and the benefits of mixed use zoning- Administration noted the public notice letter delay due to the mail strike. Letters will be sent as soon as possible upon mail resuming and presentation to Council including the PIC recommendation will follow.- Commission inquired about the incentives provided by the city to maintain the corridor and suggested including this information in the public notice. |
| Motion 25-2024 | Fedorowich The Planning and Infrastructure Commission recommend that Council approve Bylaw No. 15/2024, which amends Zoning Bylaw No. 14/2003 Remove CT-2 Arterial Commercial (Transitional) zoning district and rezone affected properties to MXURB Mixed Use Residential-Business. Carried Unanimously |

BUSINESS FROM THE FLOOR

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| Discussion | <ul style="list-style-type: none">- Eger gave a York Road update- Discussion on the flow of traffic in the single lane on York Road during Heartland's sales days. |
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NEXT MEETING

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| | Wednesday, January 15 th , 2024 at 7:00 a.m. at City Hall Meeting Room A |
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ADJOURNMENT

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| Motion 26-2024 | Shumay That the meeting be adjourned at 7:41 a.m. Carried |
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SIGNATURE OF MINUTES

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| Chairperson | Mike Popowich _____ Chairperson |
| Recording Secretary | Trysta Liebrecht _____ Trysta Liebrecht |