

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, December 4, 2018 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	B. Hyggen	Councillor
MEMBERS:	B. Crowson	Councillor
	R. Miyashiro	Councillor
	M. Kawchuk	Member at Large
	B. Thurber	Member at Large
OTHERS:	A. Olson	Senior Development Officer
	J. Price	Subdivision Officer/Planner
	W. Smith	Recording Secretary
ABSENT:	A. Cornforth	Member at Large
	K. Hachkowski	Member at Large
	M. Hlady	Member at Large
	M. Gaehring	Community Planning Manager

B. THURBER:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on December 4, 2018 be approved as presented/amended.

-----CARRIED

M. KAWCHUK:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on October 9, 2018 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

“BROADCAST BUSINESS PARK COMPREHENSIVE SITE PLAN AMENDMENT”, File No: **CSP00075, WSP Canada Inc., 1231 28 Street North** on behalf of **Garry Station (2012) Ltd.**, to provide the proposed Broadcast Business Park (formerly call Eco-Park North) Comprehensive Site Plan (CSP) Amendment and issue a decision on its approval. Land Use District UI (Urban Innovation).

Senior Subdivision Planner's Presentation:

Jason Price, Senior Subdivision Planner presented the “Broadcast Business Park (formerly Eco-Park) Comprehensive Site Plan (CSP) Amendment. Approval of this amendment by the MPC will allow applications for subdivision and development within the plan area to begin under the CSP’s guidance.

Plan area is currently within the Urban Innovation district of Land Use Bylaw #5700, which defines its purpose “to allow the comprehensive development of a site which may or may not feature a mixture of complementary land uses to create an environment not possible using another land use district in this bylaw”. Prior to any Development Permits being issued, a site within the Urban Innovation district must have a Comprehensive Site Plan that has been approved by the MPC.

Within the Integrated Community Sustainability Plan/Municipal Development Plan (ICSP/MDP) the site is shown as an existing “Predominately Industrial Area” along with the surrounding industrial park.

This site is not contained within existing Outline Plans or Area Structure Plans.

The previously approved Eco Park North Comprehensive Site Plan included retail land uses between 28th and 29th Streets, a mix of retail and office land uses between 29th Street and the eastern boundary of the plan area, one street connection to 28th Street at 14th Avenue, and public sidewalks on both sides of the street throughout the development.

The proposed CSP amendment is proposing a mix of commercial, industrial and residential development nodes including a high density residential node adjacent to 28th Street and south of 13 Avenue, a commercial node adjacent to 28th Street and south of 15A Avenue and a business industrial node for all lands east of 29th Street. The nodes will follow the rules of the R-150 (High Density Residential), C-H (Highway Commercial) and I-B (Business Industrial) rules contained in Land Use Bylaw 5700.

The land uses that are proposed in the CSP amendment are complimentary to both the adjacent, industrial park and residential neighbourhood and will provide an enhanced buffer between the existing industrial and residential uses.

The street layout has been revised by removing the single connection to 28th Street at 14th Avenue and including new connections at 13th and 15A Avenues. As well, the north end of 30th Street will now connect with 29th Street via 15 Avenue rather than end in a cul-de-sac bulb.

Applicant has also requested that they only be required to install public sidewalks as necessary to connect the commercial and residential nodes to the existing pathway on 28th Street. The Transportation Department has indicated that sidewalks shall be installed on both sides of all streets as per the City of Lethbridge Industrial Collector Design Standard and that any "missing links" through the existing industrial park will be completed by the City to connect with the pathway on 28th Street.

In October, 2016, City Council amended Land Use 5700 by adding Section 9.23 Mobility & Accessibility, to address concerns from citizens regarding accessibility issues throughout the city. Applicants are now required to provide a barrier-free pedestrian connection between the main entrance of a building an adjacent street sidewalks or pathways as part of their Development Permit.

While the majority of the existing Churchill Industrial Park does not have sidewalks on either side of the street. This proposed development is within 2 blocks of the existing pathway on 28th Street and should be required to follow the current standard by providing sidewalks on both sides of the street.

Notice of MPC meeting was advertised November 24, 2018. Adjacent Property owners were also notified and invited to attend the MPC meeting. Six Landowners expressed concerns through phone calls and in person. Written comments were handed out at this meeting.

It is the Recommendation of the Planning Review Team that the MPC approve the Broadcast Business Park Comprehensive Site Plan Amendment with the condition that Section 3 of the Comparison of Development Proposal with Approved Comprehensive Site Plan chart be amended to state that the City of Lethbridge Industrial Collector Design Standard will be followed with respect to the provision of sidewalks throughout the entire plan area.

In conclusion, Mr. Price recommended that Application CSP00075 "Broadcast Business Park Comprehensive Site Plan Amendment be approved with the following condition:

1. That Section 3 of the Comparison of Development Proposal with Approved Comprehensive Site Plan chart be amended to state that the City of Lethbridge Industrial Collector Design Standard will be followed with respect to the provision of sidewalks throughout the entire plan area.

Applicant's Presentation:

Ken Harvie, President, Garry Station (2012) Ltd., advised as follows:

- 20 years' experience with land development
- Land development is ever-changing
- Market is looking at more "Mixed Uses" and they are becoming more popular

- Urban Innovation Land Use developments exist in Vancouver, Calgary and Kelowna
- Urban Innovation is new to North America
- Development has returned area back to Urban Innovation Land Use
- Landscaped buffer between the existing industrial and residential along 29 Street is planned
- Asking for approval in order to begin construction

Trent Purvis, WSP Canada Group Ltd, advised as follows:

- Excited for development
- Rezoning to original land zone allows for development
- Prepared Comprehensive Site Plan Amendment
- Plan will include commercial, industrial and residential development
- All neighbourhoods will follow rules in bylaw
- Plan is complementary to both adjacent industrial park and residential neighbourhood
- New plan revised the roadways within development
- Previous plan showed 28 Street being widened 28 meters – new plan is 11 meters
- Public sidewalk connections will be planned and completed as requested
- Mix of development in Churchill Park

Stan Mlynarski, Business Owner, 2825 12 Avenue North, advised as follows:

- Business owner for 24 years and supports 16 families
- Past developers had agreed to sell us land for a possible addition/warehouse and additional staff parking
- New plan zones residential directly behind our business so expansion is impossible
- Existing Staff parking is at max now
- Speed limits are also a concern with 28 Street N planned to be 4 lanes at 60 kmph
- 28 Street is high traffic with large volumes of large construction/industrial vehicles
- High density residential will create a speed drop and even a possible playground zone
- Safety factors with residential area:
 - Traffic congestion with 150 units
 - Children's safety
 - Wandering
 - Crossing busy roadways
 - Boarding school busses
- Industrial noise will be disruptive to residential neighbourhood
- Extra traffic at the 12 Avenue North "T intersection"
- Our business cannot afford to relocate
- Development will disallow our business in purchasing land in the rear of business
- Please refuse development

Keith Nugent, Business Owner, 2825 12 Avenue North, advised as follows:

- Against proposal
- Industrial Park is not for residential living
- Industrial parks were setup to help residential and industrial areas get along, not to create problems
- Setting precedence by allowing proposal
- Businesses will not survive with mixing residential and industrial together
- Traffic issues will become a horrendous problem
- Seems that planners are very concerned with sidewalks
- Contacted Infrastructure
 - Told different info than what was presented today
 - Road pattern has been changed – changes traffic flows
 - Traffic report presented not correct
- Rear intersection has no crosswalks or traffic controls
- School bus turning issues
- Idea of residential mixed with industrial is foolish and once done cannot be changed

Denise Bonertz, Resident, 98 Greenview Close North, advised as follows:

- Many questions on type business this area will attract
- This plan is a ruse/ploy to have area rezoned
- Neighborhood is fearful presently
- Will residential units be low income
- Not in my backyard
- Believe that area will attract Liquor Stores, Convenience Store, Pot Store and possibly Consumption Sites, Shelters and Detox Centres
- Do not agree with proposal

Angela Mlynarski, Resident, 222 Twinriver Road West, advised as follows:

- Children's safety
- Children walking to school – crossing 28 Street N
- Large amounts of traffic on 28 Street N
- Children wandering Industrial area
- Area needs to be kept industrial with no residential mix

There was no response to the Chairman's three calls for anyone else wishing to speak.

Questions:

Mr. Price, and Bryron Buzunis and Adam St Amant; Infrastructure Services, responded to questions regarding:

- Unsure of decision for adding high density housing in industrial park
- Example of high density in Industrial areas
- There will be a controlled intersection at 12 Avenue N and 28 Street N
- Is there not an active pedestrian crossing at 13A Avenue N presently
- Vision for housing idea/design
- Density of 125 units
- With Humane Society located nearby will this cause issues for future tenants
- Has there been any communication with neighbouring properties
- At full build out what is the expectation of volumes on roads
- Expecting anything unusual traffic issues due to plan
- Intersection performance are labeled with letters what might this intersection be labeled at
- Volume of traffic would be similar whether the plan was zoned industrial or residential
- No assessment done with new plan
- Any stress on existing underground utilities
- Existing property in middle of plan will be included in development
- When moving forward in development will plans be separate or cost sharing
- Clarification of development today is not related with other plans in future
- Currently access to Global property is on Global property
- Developer today does not have the right to collect from the Global property owners

The following motion was presented:

R. MIYASHIRO:

THAT application OLP00075, "Broadcast Business Park Comprehensive Site Plan Amendment" be **APPROVED** with the following condition:

1. That Section 3 of the Comparison of Development Proposal with Approved Comprehensive Site Plan chart be amended to state that the City of Lethbridge Industrial Collector Design Standard will be followed with respect to the provision of sidewalks throughout the entire plan area.

-----CARRIED

OPPOSED: B. HYGGEN, M. KAWCHUK

B. CROWSON:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY