

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, November 28, 2017 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	B. Hyggen	Councillor
MEMBERS:	B. Crowson	Councillor
	R. Miyashiro	Councillor
	L. Armstrong	Member at Large
	M. Hlady	Member at Large
	M. Kawchuk	Member at Large
	B. Thurber	Member at Large
OTHERS:	M. Gaehring	Community Planning Manager
	P. Colling	Development Officer
	W. Smith	Recording Secretary
ABSENT:	K. Hachkowski	Member at Large

M. KAWCHUK:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on November 28, 2017 be approved as presented/amended.

-----CARRIED

M.HLADY:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on September 19, 2017 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

DEV09617, Reinhard & Judi Mark, 145 Southgate Boulevard South, proposes to construct a secondary suite over the existing attached garage rear garage and a request for a 0.57m (1'11") rear setback waiver. Land Use District is R-L Low Density Residential District.

Development Officer's Presentation:

Pam Colling, Development Officer outlined the following information:

- Application received October 17, 2017 to construct a secondary suite over the existing detached garage with a request for a 0.57m (1'11") rear setback waiver
- Allowance of Secondary Suite per parcel may include development within the single detached dwelling or within or above a detached garage
- This secondary suite has a separate side access from the exterior, as required
- Parcel is zoned R-L Low Density Residential and suite is considered to be a compatible use
- Suite will be built according to all Safety Code requirements
- City cannot require an owner to live at any property but in this case applicant will be living in the single detached dwelling
- Windows on east side will have opaque glass and be a height to aide privacy. Windows on west side will have clear glass and have a view of the neighbouring rear yard
- One additional off-street parking stall will be provided, as required, beside the attached garage. Access to existing attached rear garage is from the lane currently, one additional vehicle would have minimal impact

- Lane is well used as dwellings along Southgate Boulevard South are required to have off-street parking access off the rear lane
- Bus stop is located within 100m and amenities within walking distance
- Application is before MPC due to the number of responses received from the neighbours
- Neighbourhood letters sent to property owners within 60m radius of the subject parcel on October 18, 2017. 12 responses were received from neighbours in objection to this proposal

In conclusion, Ms. Colling stated that Development Services is unable to provide a recommendation but states:

- One additional vehicle using the lane would have minimal impact
- Other than the request for a rear setback waiver, proposal meets the requirement of Land Use Bylaw 5700
- Meets the goals and policies of the Integrated Community Sustainability Plan / Municipal Development Plan
- Meets the objectives, strategies and principles of the South Saskatchewan Regional Plan 2014 – 2024

However, there may be a material or undue impact on the use, enjoyment, or value on neighbouring properties or neighbourhood amenities in that:

- West facing windows have clear glass and have a direct view of the neighbouring rear yard

Applicant's Presentation:

Reinhard & Judi Mark, 145 Southgate Boulevard South advised as follows:

- Concept of secondary suite was to develop for clients with disabilities and oversee their lifestyle with supervision and a safe lifestyle
- Suite will be set up to obtain a certain criteria for hope that individuals fit into society
- All building codes will be met during construction
- Alleyways in neighbourhood have yards
- Many two storey homes in neighbourhood
- Want to work with neighbourhood to comply
- Can see into existing yards right now
- No vehicle with these type of clients
- This rental property would also supplement income

Other Presentations:

In support of Applicants:

Darlene Maclean, 1832 6A Avenue North advised as follows:

- Does not live in neighbourhood
- Neighbourhood in which she lives in is saturated with secondary suites
- City needs to share secondary suites throughout the city
- Opaque glass a good choice
- Alley has ample room as it is 12 feet wide
- Off street parking pad is all that is required
- ICSP suggests balanced population throughout the city
- Development Officer could of passed the discretionary waiver without a MPC meeting

Judi Mark – 145 Southgate Boulevard South advised as follows:

- Surprised by comments of privacy
- Walking near condos able to see over fence
- Rear yard most impacted has a black screen enclosing deck and cannot see in
- Client of intended suite is disabled

- Accidental when fence was hit
- Employed part-time and have health issues

Not in support of Applicants:

Neil Little – 7, 140 Fairmont Road South, Stonegate Condos advised as follows:

- Speaking for many residents in neighbourhood who could not make meeting
- Many submitted letters of complaint
- Purchased property ten years ago and picked property specifically as it was not directly adjacent to Southgate Blvd or directly adjacent to the alley and to avoid situations as this proposal
- Location not only allowed backyard privacy but also provided comfortably sized area with reasonably unobstructed views
- Area is zoned for discretionary secondary suites and only aware of one granny suite in Fairmont
- Approval would not only increase density but also change area's ambiance which is not at all keeping with original plan of Fairmont
- Object to proposal primarily due to an outrageous invasion of privacy
- Windows of unit will look directly into our property
- Existing illegal shed on 145 Southgate Blvd
- Proposed construction shows stairs directly against our back fence and directly above our backyard area
- Access to/from suite would be noisier and intrusive than an alley or street pedestrian
- Roof height will be higher than existing house and provide less light into condo yards
- Only access to suite would be through alley which is tight, busy and will cause parking issues
- No provision for Emergency vehicles in alley which is considered a fire lane
- Children's safety in alley
- Neighbourhood residents also use alley to access their garages

Doug McLaughlin – 15, 140 Fairmont Road South, Stonegate Condos advised as follows:

- Against approval
- Clear view of addition from property
- No issues if secondary suite was built on lower level of applicants address
- Destroys ambiance
- Opaque windows are only on one side
- Alley traffic will increase
- Negative impact to neighbourhood with style and economic values

Roy Jensen – 6, 140 Fairmont Road South, Stonegate Condos advised as follows:

- Impact on neighbourhood
- Height of building

Julie Little – 7, 140 Fairmont Road South, Stonegate Condos advised as follows:

- Many concerns with application
- Privacy issue as suite overlooks many yards
- Applicants main concern is income not assisting clients
- Sit in screened deck and hear noises all the time
- Emergency vehicle access is issue
- Metal stair will create excess noise for all condo residents

Mel Wiklun – 9, 140 Fairmont Road South, Stonegate Condos advised as follows:

- Garbage pickup issues
- Metal stairs cause concerns in winter months and will be unsafe

- Increased traffic and noise in alley

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

Questions:

Ms. Colling and Reinhard Mark responded to questions regarding:

- Height of existing two storey homes across from condo area
- Addition height will not be maximum height of 10m in LUB
- If approved and property sold there is no requirement of renter clientele
- Front pickup of garbage receptacle
- How will garbage receptacle get to front street
- Existing secondary suites on boulevard now
- Existing suites in neighbouring streets
- Considerations of moving location of steps to interior of property
- Reason for no recommendation from Development Officer
- Waivers on applications are common request
- Height and lack of sun with addition really a deterrent to a neighbourhood

The following motion was presented:

M. KAWCHUK:

THAT Development Application DEV09617 be REFUSED for following reasons:

1. The application will have a material or undue impact on the use, enjoyment or value of neighbouring properties

-----CARRIED

OPPOSED: B. CROWSON
R. MIYASHIRO
B. THURBER

B. CROWSON:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY