

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, July 17, 2018 at 3:00 p.m. with the following in attendance:

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

M. KAWCHUK:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on July 17, 2018 be approved as presented/amended.

-----CARRIED

B. CROWSON:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on July 3, 2018 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

DEV10404, Van Arbour Homes Corp., on behalf of Shannon Lomas, 1126 15 Street South; to construct a single detached dwelling with a secondary suite on a previously developed parcel and a request for a 6.61m (21'9") rear setback waiver. The three required off-street parking stalls will be provided. Land Use District R-L Low Density Residential District

Development Officer's Presentation:

Pam Colling, Development Officer outlined the following information:

- Application received June 27, 2018 to construct a single detached dwelling with a secondary suite and a request for a rear setback waiver.
- Other than the large waiver request all setback requirements and separation distance requirements have been met
- Off street parking requirement is met via attached garage and 1 parking pad beside attached garage
- Secondary Suite will have separate access from exterior or entrance through common landing
- Will not be subdivided from existing single detached dwelling
- Building covers a large portion on parcel, but still amenity space available for residents
- Both a sunroom and a courtyard are provided in the middle of yard
- Neighbourhood letters sent to property owners within 60m radius of the subject parcel on July 3, 2018
 - One response received in objection of proposal
 - One letter in support of proposal
- Application is before MPC due to large rear setback request

In conclusion the application for a single detached dwelling with a secondary suite and a request for a rear setback waiver is supported for the following reasons:

- There is still plenty of amenity space for residents to enjoy
- Other than the request for a rear setback waiver, all other requirements of Land Use Bylaw 5700 have been met
- There appears to be no material or undue impact on the use, enjoyment, or value on neighbouring properties or neighbourhood amenities

Applicant's Presentation:

George Lomas, 1126 15 Street South, advised as follows:

- Will be living in main home
- Purpose of secondary suite is for son whom has health issues
- Will never be rented out for revenue
- Available for questions

Other Presentations:

Greg Weadick, 531 15 Street South, advised as follows:

- Nicely laid out plan
- Great addition to neighbourhood
- Have no problems with application
- Construction site for a while but will not be permanent

Dean Berringer, 812 16 Street South, advised as follows:

- Understand the reason behind secondary suite
- If property sells it will become a rental unit
- Amenity space of parcel
- Leaves only one meter to park in garage in alley
- Small bay in garage is good idea
- Parking issues/unrealistic planned parking
- Should be more off street parking included
- Parking is at premium now due to hospital employee parking in area
- Home is oversized for lot
- MPC cannot approve based on present resident

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

Questions:

Ms. Colling responded to questions regarding:

- Waiver still required if secondary suite was not planned
- Plan circulated to Fire and Rescue when submitted
- Compare height restrictions between required and proposed
- Compare parcel coverage between required and proposed
- Many garages in city with approved set back waivers

The following motion was presented:

K HACHKOWSKI:

THAT Development Application DEV10404 be APPROVED with the following conditions:

1. A 6.61m (21'9") rear setback be granted, allowing the single detached dwelling to have a 0.99m (3'3") rear setback.

2. The single detached dwelling with secondary suite shall be developed in accordance with the plans submitted June 27, 2018. Any change to these plans requires the approval of the Development Officer.
3. A minimum of three off-street parking stalls (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.
4. The exterior appearance of the dwelling shall be in accordance with the plans submitted June 27, 2018 to the satisfaction of the Development Officer.

-----CARRIED

DEV10420, Purvis Management Inc., 181 Purdue Court West; to construct a second dwelling on a parcel. The four required off-street parking stalls will be provided. Land Use District R-L Low Density Residential District

Development Officer's Presentation:

Pam Colling, Development Officer outlined the following information:

- Application received June 29, 2018 to construct a second dwelling on a parcel
- It is policy to bring forward applications for waivers of Section 9.6 – Dwelling Units on a Parcel
- All setback requirements and separation distance requirements have been met
- Existing single detached dwelling complies with all requirements
- Second single detached dwelling complies with all requirements
- Existing garage will be duplexed for separation of each dwelling unit
- Off street parking requirements are met via detached garage and parking pads beside each dwelling unit
- Parcel is just slightly too small for a subdivision to take place first, so in order to apply for this single detached dwelling, it is required go through this process first and can subdivide at a later date
- Amenity space for each dwelling unit
- Neighbourhood letters sent to property owners within 60m radius of the subject parcel on July 4, 2018
 - Eight responses received in objection of proposal
- Application is before MPC because it is policy to bring forward Waivers of Section 9.6 – Dwelling Units on a parcel

In conclusion the application for a second single detached dwelling on a parcel is supported for the following reasons:

- The second dwelling complies with all requirements of Land Use Bylaw 5700
- There is amenity space for residents of each dwelling to enjoy
- There appears to be no material or undue impact on the use, enjoyment, or value on neighbouring properties or neighbourhood amenities

Applicant's Presentation:

Greg Weadick, on behalf of Purvis Management Inc., advised as follows:

- Plan is perfect for infill parcel
- Garage has been duplexed
- Nice big lot
- More than enough parking is provided
- New construction will be a good addition to neighbourhood
- Consistent building construction
- Existing home has been completely redone

Other Presentations:

Wendy Ponamar, 173 Purdue Court West, advised as follows:

- One home per lot is sufficient
- Provisions for basement suite in plan
- Additional home on parcel could add up to six extra residents and their cars
- If basement suite was constructed there could be an additional two residents and their cars
- Driveway and parking pads take away off-street parking on already well used street parking
- Already enough basement suites or rental rooms which adds to parking woes in area
- No back lane for subject which forces on-street parking in front of home

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

Questions:

Ms. Colling responded to questions regarding:

- Subdividing parcel could be done
- Any existing address that has duplex garage or separate parcel
- Possible to recourse to no basement suite due to parking
- Possible to apply for secondary suite after subdivision occurs
- Clarification of "slightly smaller" for subdivision
- Density would be the same if existing home had secondary suite
- Requirements for subdivision of parcel
- Necessary to have steps down to basement entrance

The following motion was presented:

M. KAWCHUK:

THAT Development Application DEV10420 be APPROVED with the following conditions:

1. That an exemption of Section 9.6.1.1 be granted, allowing a second dwelling on a parcel at 181 Purdue Court West.
2. The second dwelling is approved as a single detached dwelling only.
3. That a minimum of four off-street parking stalls (2 per dwelling unit) shall be provided and maintained at all times.
4. The developer or applicant shall contact Infrastructure Services at least 90 days before electrical services are required in order to make arrangements for underground electric services. Relocation of existing electric facilities will be at the owners/developers expense.
5. Arrangements satisfactory to the Infrastructure Services Department shall be made for driveways, services, service connections, surface run off and waste collection.
6. The development shall be in accordance with the plans submitted June 29, 2018, with the exception that the outdoor stairs to the basement be removed and the new parking stall adjacent to the existing driveway be extended to the street. Any change to these plans requires the approval of the Development Officer.

-----**CARRIED**

OPPOSED: K. HACHKOWSKI

DEV10294, DEV10304, DEV10305, DEV10307, DEV10308, DEV10309, DEV10311, DEV10315, DEV10318, Cedar Ridge Quality Homes Ltd., 86, 90, 94, 98, 102,106, 110, 114 and 118 Sunridge Boulevard West; to construct 9 single detached dwellings each with a secondary suite. The three required off-street parking stalls will be provided for each parcel. Land Use District R-L Low Density Residential District

Development Officer's Presentation:

Pam Colling, Development Officer outlined the following information:

- Applications received between June 13 and June 19, 2018 to construct 9 single detached dwellings each with a secondary suite
 - 2010, six parcels of land were created for two unit dwellings
 - Market did not support and subdivision was done to create nine smaller parcels
 - Density went from 12 units to 18 units
 - All setback requirements and separation distance requirements have been met
 - Off street parking requirements are met via detached garages and parking pads for each unit
 - City cannot require an owner to live at any property as any property can be rented
 - Large park is situated across for residents
 - Bus stop is located within 60m
 - New school is currently under construction west of parcels
 - Commercial amenities within a ten minute walk
 - Neighbourhood letters sent to property owners within 60m radius of the subject parcel on June 19, 2018
 - Two responses received in objection of proposal
 - Application is before MPC due to objection from neighbours to secondary suites and increase of density
- In conclusion the application for nine detached dwellings each with a secondary suite is supported for the following reasons:
- The single detached dwellings and secondary suites meet or exceed the requirements of Land Use Bylaw 5700
 - There is an abundance of on-street parking on both sides of Sunridge Boulevard West
 - There appears to be no material or undue impact on the use, enjoyment, or value on neighbouring properties or neighbourhood amenities

Applicant's Presentation:

Lonny Hay, Cedar Ridge Quality Homes Ltd.,

Applicant was present but had nothing to add and was available for questions

Other Presentations:

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

Questions:

Ms. Colling responded to questions regarding:

- Are there more applications for secondary suites due to new mortgage rules
- Comparable of original proposal and present proposal
- Clarification of parking for each unit

The following motion was presented:

A. CORNFORTH:

THAT Development Applications DEV10294, DEV10304, DEV10305, DEV10307, DEV10308, DEV10309, DEV10311, DEV10315, DEV10318, be APPROVED with the following conditions:

1. The single detached dwellings with secondary suites shall be developed in accordance with the plans submitted June 13 through June 19, 2018. Any changes to these plans requires the approval of the Development Officer
2. A minimum of three off-street parking stalls (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.
3. The exterior appearance of the dwelling shall be in accordance with the plans submitted June 13 through June 19, 2018 to the satisfaction of the Development Officer.

-----CARRIED

K HACHKOWSKI:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY