

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, June 5, 2018 at 3:00 p.m. with the following in attendance:

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

M. HLADY:

THAT Bruce Thurber be appointed Acting Chairman of the Municipal Planning Commission for the Tuesday, June 5, 2018 meeting.

-----CARRIED

A. CORNFORTH:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on June 5, 2018 be approved as presented/amended.

-----CARRIED

DEVELOPMENT APPLICATIONS:

DEV10184, Ed Pearce & Wes Olivier, 244 20 Street North, propose to construct a Detached Garage with Secondary Suite, New. Four off-street parking stalls are provided. Land Use District is R-L Low Density Residential District.

Development Officer's Presentation:

Pam Colling, Development Officer outlined the following information:

- Application received April 26, 2018 to construct a detached garage with secondary suite above. This application came to MPC as a result of the following concerns:
 - Traffic
 - Noise
 - Security
 - Privacy
 - Narrow Lane
 - Narrow Streets
 - Density

- 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
- Windows have been placed on the west, north and east elevations only. No windows on the south to ensure that privacy of neighbouring parcels is not negatively impacted
- Four additional off- street parking stalls will be provided, as required. Parcel is currently being accessed from the narrow lane without issue.
- Detached garage has been pushed into the yard to allow for better access into the garage and to allow for parking behind
- Bus stop is located within 300m 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 April 30, 2018
 - Three responses were received from neighbours in objection to this proposal.
 - One objection received from the Westminster Village Committee
 - One letter in support of the proposal was received from Westminster Neighbourhood Association

In conclusion this application for the Detached Garage with Secondary Suite, New is supported:

- This application meets the requirements of Land Use Bylaw 5700
- It meets the goals and policies of the Integrated Community Sustainability Plan/Municipal Development Plan
- It meets the objective, strategies and principles of the South Saskatchewan Regional Plan 2014 – 2024
- Appears to be no material or undue impact on the use, enjoyment or value on neighbouring properties or neighbourhood amenities

Applicant's Presentation:

Wes Olivier, 244 20 Street North advised as follows:

- All requirements are met in application
- Took safety into consideration with developing plans for garage
- Feel this permit is investing in the neighbourhood

Other Presentations:

Jeremy Smith, 240 20 Street North advised as follows:

- Against development
- Live to the south of subject property
- East window looks into back of my property
- Have a 6 foot fence for privacy
- Suite is excessive with three bedrooms
- Owner is only developing for profit
- Safety of children
- Bad experience with past renters in area
- Homeowners are more responsible
- Narrow street – mirrors have been bumped off of vehicles
- Purpose for living in area is mature trees and more space between homes

Joe Kovacs, 239 20 Street North, advised as follows:

- Against development

- Live directly across the street
- Garage has never had access from alley
- Many rental properties already in area
- Too much density in one area
- More homes within one parcel – when will it end
- Privacy
- Noise
- Traffic
- Safety
- Support neighbours that are present

Jill Smith, 240 20 Street North, advised as follows:

- Against development
- Live to the south of proposed construction
- Property owner with financial investment in home
- Safety of children
- Two storey residence will look in everyone's yard
- Construction will look into rear yard
- Will become rental property
- Narrow streets cannot handle more density
- Construction will stand out due to height
- Property values will go down

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

- More density in area
- Many illegal suites already exist
- Age of infrastructure
- Traffic volumes
- Safety
- Development should be balanced throughout the City of Lethbridge
- Tax increases
- Use and enjoyment of Westminster neighbourhood

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

Questions:

Ms. Colling responded to questions regarding:

- Stats available to show number of secondary suites overall and/or per block
- Guidelines available as to when a street should become "One Way"
- Actual width of lot
- Is lot in excess of 24 feet
- How many secondary suites have been presented to Subdivision Development and Appeal Board since January, 2018
- Lot is larger than average
- Overland flooding risk
- If other City departments had concerns with application

The following motion was presented:**K. HACHKOWSKI:**

THAT Development Application DEV10184 be APPROVED for the following reasons:

1. The accessory building with secondary suite shall be developed in accordance with the plans submitted April 26, 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 accessory building shall be in accordance with the plans submitted April 26, 2018 to the satisfaction of the Development Officer.

-----CARRIED

DEV10188, Kelti Baird, Theoretically Brewing, 1263 2 Avenue South (Unit B), a request to add an "Entertainment Establishment" use to the existing use approvals for Theoretically Brewing. As proposed, the "Entertainment Establishment" use would apply to the existing interior building space in addition to a new outdoor patio area within a portion of the existing parking lot. The proposal re-configures the existing parking to accommodate the patio (5.1m X 14.8m) and a waiver of three (3) off-street parking spaces is required. Land Use District is C-G General Commercial General.

Development Officer's Presentation:

Kevin Deaust, Development Officer outlined the following information:

- Application received April 27, 2018 to request to add an "Entertainment Establishment" use to the existing use approvals for Theoretically Brewing. "Entertainment Establishment" use would apply to the existing interior building space in addition to a new outdoor patio area within a portion of the existing parking lot. The proposal re-configures the existing parking to accommodate the patio (5.1m X 14.8m) and a request for a waiver of three (3) off-street parking spaces is required.
- Application is before MPC because policy states that all applications for "entertainment establishments" come before MPC for decision
- May, 2015, Theoretically Brewing received approval to run their business. Approval uses include both "Office" and "Manufacturing, Specialty"
- Additional parking is not required for the "Entertainment Establishment" use
- Waiver is required because the patio re-configures the existing parking lot. Which requires 12 parking spaces
- Circulation of Plans throughout City Departments all positive
- Re-configuration of the parking lot continues to supply a reasonable amount of parking (9 spaces) for the building and its uses
- There is a very good supply of on-street parking available surrounding the building that should easily accommodate any additional parking needs
 - Space of 2 vehicles south of the building
 - Space for 12 vehicles west of building
- All surrounding properties are zoned (C-G) with no residential zoned districts in surrounding blocks
- Micro-Brewery has operated since 2015 with no complaints received in relations to business
- Adding "Entertainment Establishment" use creates additional opportunity to extend the Brewer's operations
- Neighbourhood letters sent to property owners within 60m radius of the subject parcel on May 22, 2018 with no responses received
- Application meets the requirements of Land Use Bylaw 5700

- Meets the goals and policies of the Integrated Community Sustainability Plan/Municipal Development Plan

In conclusion this application is supported for the following reasons:

- Location is suitable for this type of business
- A waiver of three parking stalls is not excessive
- Appears to be no material or undue impacts on the use, enjoyment or value on neighbouring or neighbourhood amenities

Applicant's Presentation:

Kelti Baird, Theoretically Brewing, 1263 2 Avenue South advised as follows:

- Outdoor patio will be a Community Patio designed to host a variety of events
- Businesses, community groups and individuals invested in project
- Patio will be a community-focused initiative, and will be accessible to community groups, non-profits, and associations wanting to host fund-raisers, awareness campaigns, classes and markets
- Between events, it will provide a casual hang-out and transform the neighbourhood into an incredible place to relax with friends
- Patio will host live music and shows, fund-raisers, outdoor activities and classes
- Will also be available for private lease

Other Presentations:

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

Questions:

There were no questions

The following motion was presented:

K. HACHKOWSKI:

THAT Development Application DEV10188 be APPROVED with the following conditions:

1. Classification: An "entertainment establishment" use is approved.
 - a. The use applies to the existing interior building space (304m² / 3275 ft²) in addition to a new outdoor patio area
 - b. The use is in addition to the currently approved uses (DEV07036) which are "Manufacturing, Specialty" and "Office".
2. Compliance with the plans: The development shall be in accordance with the site plan and patio details plan (floor plan) submitted May 8, 2018. Any change to these plans requires the approval of the Development Officer and may, at the discretion of the Development Officer, require a new development application.
3. Parking Waiver: A waiver of 3 off street parking spaces is hereby granted. 9 off street spaces shall be provided and maintained for the building.
4. Signs: Prior to the installation of any exterior signs, a sign permit must be approved by the Development Officer.

Informative:

- A waiver of 3 parking stalls is not excessive. There is a very good supply of on-street parking available surrounding the building that should easily accommodate any additional parking needs.
- Please coordinate with the Waste & Recycling group for carts and cart collection scheduling. Contact: 403 329-7367, wrs@lethbridge.ca

-----CARRIED

M. HLADY:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY