

**MINUTES** of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, April 23, 2019 at 3:00 p.m. with the following in attendance:

<b>CHAIRMAN:</b>	B. Crowson	Councillor
<b>MEMBERS:</b>	A. Cornforth	Member at Large
	M. Kawchuk	Member at Large
	B. Thurber	Member at Large
<b>OTHERS:</b>	M Gaehring	Manager, Planning and Development
	J. Bourelle	Development Officer
	W. Smith	Recording Secretary
<b>ABSENT:</b>	B. Hyggen	Councillor
	R. Miyashiro	Councillor
	S. Martin	Member at Large
	P. Tessier	Member at Large

**M. KAWCHUK:**

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on April 23, 2019 be approved as presented/amended.

-----**CARRIED**

**B. THURBER:**

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on March 26, 2019 be approved.

-----**CARRIED**

**DEVELOPMENT APPLICATIONS:**

**DEV11201, Cado Developments on behalf of Thomas Romas, 1417 23 Avenue North**, propose to construct a detached garage with a developed 2<sup>nd</sup> storey, and a covered carport with a request for a 3.55m (11'8") waiver of the maximum building height, and a 10.30% (52.31m<sup>2</sup>) waiver of the maximum parcel coverage. Which thereby allows the detached garage with a developed 2<sup>nd</sup> storey, and a covered carport to have a maximum building height of 8.05m (26'5") and a maximum parcel coverage of 24.3% (123.47m<sup>2</sup>). Land Use District is R-L Low Density Residential District.

***Development Officer's Presentation:***

**Josh Bourelle, Development Officer** outlined the following information:

- Pre-application meeting, February 25, 2019, with applicant and owner
- Applicant presented plans showing an accessory building of 8.05m in height and 123.47m<sup>2</sup> parcel coverage with a developed 2<sup>nd</sup> storey (not suited)
- Principle building on parcel is 4.9m in height and 91.79m<sup>2</sup> parcel coverage
- Existing garage would be removed to accommodate the proposed plan
- Application received March 28, 2019 to construct the accessory building
- Application is before MPC due to the requested height and parcel coverage
- Accessory building will exceed 20% parcel coverage and be taller than 6.10m (20')
- Setback requirements and separation distance will all be met
- Developed 2<sup>nd</sup> storey will be used as a man cave

- Accessory building is not intended to be used to run a business or intended to be used as off-street parking
- Off-street parking requirement met via existing detached garage
- Large area of amenity space in rear remains after accessory building is complete
- Neighbourhood letters sent to property owners within 60m radius of the subject parcel on April 19, 2019 advising of the application. No inquiries or responses were received.
- This application meets the requirements of Land Use Bylaw 5700

In conclusion this application for an addition to the existing detached garage with a request for a waiver of the maximum building height and waiver of the maximum parcel coverage is not supported for the following reasons:

- Reduced amenity space for residents to enjoy on the subject parcel
- Requested height and parcel coverage waivers are excessive, and will detract from the neighbourhood character as the neighbourhood is predominantly single storey bungalows
- An accessory building is to be subordinate and incidental to a principle building. Proposed garage would be 3.15m (64.29%) taller than the existing principle building and 34.1ft<sup>2</sup> (34.51%) larger than the existing principle building
  - Proposed building would not meet the definition of an accessory building
- Application for the construction of the proposed detached garage with a request for a waiver of the building height and waiver of the maximum parcel coverage be refused with the following reason:
  - Proposal would neither be subordinate, nor incidental to, the principal building on, or principal use of, the same parcel or site

***Applicant's Presentation:***

**Aaron Olfert, on behalf of Landowner, Cado Developments, 1608 31 Street North**, advised as follows:

- Landowner enjoys vehicles
- Needs more space as everything is stored onsite
- Friends often frequent the garage
- Plans for the different levels will also allow more space
- This building will not be your typical garage
- Building will look good to passers by
- Option was to add this addition to existing home but did not want to lose green space
- Height waiver would have been approved if applicant applied for a secondary suite
- Good relations with existing neighbours
- Want building to look good and will be happy with garage

***Other Presentations:***

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

***Questions:***

Mr. Bourelle responded to questions regarding:

- What is the required footprint for a secondary suite on a parcel

***The following motion was presented:***

**B. THURBER:**

THAT Development Application DEV11201 be **APPROVED** with the conditions:

1. A 3.55m (11'8") building height waiver be granted, allowing the detached garage to have a maximum building height of 8.05m (26'5").

2. A 10.30% (equal to 52.31m<sup>2</sup>) parcel coverage waiver be granted, allowing the detached garage to have a maximum parcel coverage of 24.30% (equal to 123.47m<sup>2</sup>).
3. The development shall be in accordance with the plans submitted March 28, 2019. Any changes to these plans requires the approval of the Development Officer.

-----CARRIED

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**A. CORNFORTH:**

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

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CHAIRMAN

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SECRETARY