

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, May 7, 2019 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	B. Crowson	Councillor
MEMBERS:	B. Hyggen	Councillor
	R. Miyashiro	Councillor
	S. Martin	Member at Large
	P. Tessier	Member at Large
	B. Thurber	Member at Large
OTHERS:	J. Price	Senior Subdivision Planner
	A. Olsen	Senior Development Officer
	W. Smith	Recording Secretary
ABSENT:	A. Cornforth	Member at Large
	M. Kawchuk	Member at Large

S. MARTIN:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on May 7, 2019 be approved as presented/amended.

-----**CARRIED**

B. THURBER:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on April 23, 2019 be approved.

-----**CARRIED**

DEVELOPMENT APPLICATIONS:

DEV11073, Eva Irwin, 250 McMaster Blvd West, propose to establish a daycare for a maximum of 50 children with nine staff members, and a request for a five space parking waiver. Land Use District is R-L Low Density Residential District.

Development Officer's Presentation:

Angie Olsen, Senior Development Officer outlined the following information:

- Application received February 15, 2019 to establish a daycare for 50 children with 9 staff members, and request a five space parking waiver
- Daycares have been an allowable land use in the R-L district since at least 1968
- Child Care, Minor:
 - Development providing provincially-approved care or education, without overnight accommodation, for more than 10 and no more than 50 children at one time. This term refers to uses such as day care centres, nursery schools, kindergartens and play schools.
- Application is before MPC due to neighbourhood responses received
- Child Care, Minor is a discretionary use in areas zoned R-L Low Density Residential
- Considering discretionary uses, development authority must evaluate potential land use impacts of the neighbourhood for which it is proposed. Authority must decide whether any impacts would interfere with amenities or affect use, enjoyment or value of neighbouring properties
- Potential Land Use Impacts:
 - Increased traffic volume

- Parking demands – from both staff and clientele
 - Decreased property values
 - Increased noise from children playing outdoors
- With respect to the first three potential land uses impacts this proposal does not present any undue interference with the amenities and would not interfere or affect use, enjoyment or value of neighbouring properties
- McMaster Boulevard is readily accessible from Whoop Up Drive, Columbia Blvd, Metis Trail, Temple Blvd, McGill Blvd and can accommodate additional vehicle movements per day that the daycare will require. McMaster Blvd and Temple Blvd are collector roadways.
- Vehicles will not arrive all at once. Arrival times will likely be staggered for morning drop offs and afternoon pick-ups. In my opinion this increased traffic volume does not present an increase in traffic noise level or increased risk of vehicle or pedestrian accidents.
- Parking demands – from both staff and clientele. There is sufficient space along both sides of McMaster Blvd for staff to park. If staff park along Nicholas Sheran Park, they will not affect any of the residential properties. It is recommended by our Transportation department that they sign the driveway for two loading/unloading spaces
- Decreased Property Values – The City of Lethbridge Assessment Department advises – Property influences are analyzed on an annual basis to determine their impact on value and have seen no market evidence to prove a daycare would negatively impact property values. Properties immediately adjacent to Aslan Daycare, which is classified a “Child Care, Major” and accommodates up to 100 children, have not received a tax adjustment
- With respect to the last potential land use impact – increased noise from children playing outdoors, this proposal may interfere with or affect the enjoyment of neighbouring properties. However, there is a 7.5 lane separating this parcel from the parcel to the west. The two parcels immediately adjacent to the subject parcel would have the most impact as they share parcel lines and the subject parcel narrows in the back and this is where the children will be playing
- MPC should also note:
 - Applicants hope to obtain provincial approval for 50 children
 - Normally, the children will not all be outdoors at once
 - This is typically a scheduled activity for one group at a time
 - Children will not necessarily be outdoors all day long. Even in the nicest weather children need naps and to eat lunch
 - Daycares are typically not open past 6:00 p.m. so this activity will not be taking place after 6:00 p.m. As *most* people (but not all) work during the day and enjoy their yards in the evening and on weekends, there is less of an impact on the neighbouring parcels
 - Daycares are not open on weekends and holidays
 - Daycare providers have to be provincially licensed and have provincial regulations that they must also adhere to
- 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
- Neighbourhood letters sent to property owners within 60m radius of the subject parcel on February 15, 2019 and April 23, 2019 advising of the application. Seven letters of objection and two letters of support were received.
- In conclusion this application is supported for the following reasons:
 - Child Care, Minor is an allowable use in the R-L District
 - Good neighbourhood accessibility
 - Road network can handle the extra traffic
 - Pick-Up and Drop-Off in the driveway of the property
- Recommended that application be approved with the following conditions:
 - Maximum number of children: 50. Maximum number of staff: 9. The applicant must obtain and maintain the relevant provincial license
 - Off-street parking: A waiver of 5 off street parking spaces shall be granted, thereby requiring 4 off street parking spaces shall be provided and maintained for this use
 - Hours of operation: Monday thru Friday 7:00 a.m. to 5:30 p.m.

Applicant's Presentation:

Eva Irwin, 250 McMaster Blvd West, advised as follows:

- Many child care programs operate successfully throughout City of Lethbridge
- Own and operate an existing daycare on the southside
- Consulted with City's traffic department while viewing properties. Traffic department suggested - if at all possible choose a corner lot on connector road with room for staff parking.
- McMaster Blvd and Temple Blvd West are designated "collector" roads
- Property is located directly across from Nicholas Sheran Park which allows the daycare to take children to the park and reduce noise to neighbours
- Property is located within walking distance of two elementary schools
- It is recommended that child care programs are placed in residential areas
- Our present staff drives by or lives by daycares and reports no issues
- Request a parking waiver as there is ample room across the street for staff parking and encourage carpooling whenever possible. This also will be less impact on neighbours
- Driveway parking will be open for parents to drop off and pick up
- Parked vehicles on McMaster Blvd will assist in slowing down traffic
- Public assume, adding daycares to neighbourhoods increase traffic.
- Parents choose child care close to their homes and most likely travel these connector roads
- Traffic is not impacted due to staggered pick up and drop off times
- 50 children does not mean 50 drop offs and 50 pick ups
- Existing daycare has never operated at 100% in past five years
- Traffic Assessment was completed at existing daycare and found no operational issues or increase of traffic. This also shows that we are conducting ourselves in a respectful manner
- Hours of operation are Monday to Friday – 7:00 a.m. – 5:30 p.m. Closed weekends and holidays
- Most neighbours of daycares are at work during these hours and being closed evenings and weekends backyard noise does not impact the enjoyment of their backyards
- Children are outside in specific age groups varying in size from 4 – 10 children
- Daycares does add some traffic but so do schools, recreational facilities and commercial areas
- Need for quality child care has grown steadily with more working families
- Accredited Child care facilities are government regulated
- Safety is important with certain qualifications required for staff
- Most quality child care programs have extremely long waiting lists
- All staff are certified Child Development Workers
- Fully intend to have positive relationships with our closest neighbours – if a neighbor expresses a reasonable concern we will make every effort to address immediately
- Maintain property make property more appealing in the neighbourhood
- After reviewing neighbours' concerns:
 - Changed parking plan
 - Daycare will unlikely lower property values
 - Living next to a park encourages us to utilize park
 - View of Nicholas Sheran Park will not be ruined as it is multiple acres of land
 - Past experience has shown parents prefer to drop off/pick up in driveway. Few parents will cross a busy street with an infant or toddler. We address parents directly if parking is in undesignated areas
 - Homeowners on collector roads expect to live with traffic
 - Many concerns are in regard to current traffic issues rather than issues pertaining to the daycare itself
- Hand delivered letters to our neighbours inviting questions but were not contacted by any. Neighbours we spoke to were very supportive
- Few people may experience minor inconveniences, but every licensed accredited child care space that opens is a huge win
- This is not just a business but a service to the community

Other Presentations:

Rita Law, 3 Temple Blvd W, advised as follows:

- Will be sharing a fence
- Will not have 50 children in backyard at one time but could have 18 children
- Not happy
- Why a business in residential area
- No one will reside at this address
- Does not meet definition of residential but commercial instead
- 59 persons in a home at one time would be very crowded
- Government regulations required to plan for 50 children and 9 staff at all times
- Business will alter density in neighbourhood
- Been asked us if we are selling our property due to this application
- Not enough planned area for required parking - Solution of parking across the street
- Staff will not walk to corner and use crosswalk to cross road
- Will create traffic congestion
- Staff and parents will be parking in front of my residence
- Planned loading zones are not large enough
- McMaster Blvd and Temple Blvd is a very busy intersection
- Will be adding 50 more vehicles each day to these roads
- Many businesses do not receive 50 customers a day
- Not appropriate at this address

Jean Walton, 19 Temple Cres W, advised as follows:

- Not against childcare
- Safety of child has to be taken into consideration
- McMaster Blvd/Temple Blvd traffic is bizarre at peak times of the day
- Reside on Temple Crescent – turning left onto McMaster Blvd can take a very long time due to traffic
- Many left turns at this intersection
- Crosswalk lights stops traffic many times
- Will need a traffic light eventually
- Daycare is not needed

John Loree, 11 Temple Crescent W, advised as follows:

- No neighbourhood disagrees with childcare
- Purchased home in 1980
- Chose area due to park nearby
- Traffic at Temple Blvd/McMaster Blvd have increased in past years
- Traffic backs up at this intersection during peak times
- Staff parking across the street due to front driveway at subject property
- McMaster Blvd is a snow route
- Unsafe unloading children on a collector street
- Neighbour has installed a circular driveway for safety reasons
- Home values decrease
- Daycare will be negative impact when selling property
- Noise level will increase in neighbourhood of retired people
- 9 staff parking in residential area will create visibility issues
- Not a good spot for daycare
- Other daycare in area is in a commercial area

Ken Jack, 15 Temple Crescent W, advised as follows:

- Lived in area for 29 years
- Choose area because it is fully developed, park nearby and no commercial nearby
- Issue with daycare is parking

- McMaster Blvd/Temple Blvd very busy intersection especially at peak times
- 5 parking spot waiver and loading zone is excessive
- Safety
- Traffic at this intersection has increased in the last five years
- Temple Blvd is used as a shortcut for many coming from the west
- Accidents will happen
- Property values will be impacted due to commercial daycare
- Entrance into residential neighbourhood
- Increase in noise
- Different noise than school noise
- Not looking forward to this daycare
- Not proper in low density neighbourhood

Wayne Law, 3 Temple Blvd W, advised as follows:

- Wrong use for property
- If using Nicholas Sheran Park there will be no fenced in area for children
- Residential zone
- Undue impact on area
- Daycare will impact enjoyment

Wendy McPhale, 74 Temple Crescent W, advised as follows:

- Did not receive letter due to residing further away than 60m
- Not disputing daycare
- Understand importance of child care
- McMaster Blvd/Temple Blvd traffic is bizarre
- Always worry about accidents at this intersection
- Children are unpredictable
- Safety issue
- Traffic using intersection only focus on getting out of area
- Adding more traffic
- Parents do not comply well to parking suggestions

Amie Schaufele, 639 10 Street S, advised as follows:

- Currently on Maternity Leave and live directly behind Caspian Daycare
- Children at daycare are not outside all day
- Noise from this daycare is next to none – never bothers babies from napping
- Left turning traffic for drop off/pick up
- Do not notice increased traffic
- Daycare is beneficial and inspires change
- Negative could turn into a positive
- Existing daycare is wonderful
- Could not ask for a better business in the neighbourhood
- This is the kind of business you want in your neighbourhood
- Very responsible and vibrant owners

Coral Wales, 596 24 Street S, advised as follows:

- New to Lethbridge
- Child attends southside daycare
- Walk child to daycare when time allows
- Takes away from traffic and teaching healthy lifestyle
- Never have seen traffic/parking issues – drop off and pick up times are very staggered
- Proposed daycare located across from park
- Noise pollution would be same amount as schools and playgrounds create
- Daycare staff are very attentive to noise

- Feel property values going down, inaccurate – feel daycare is an attractive positive
- Very convenient for parents to have child care near by

Bobbie McPhale, 74 Temple Crescent W, advised as follows:

- Safety
- Daycare can be a benefit or a curse
- Adding another dimension to already busy intersection
- Nearby residents of this intersection try not to use this intersection
- Child care drop off safety

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

Questions:

Ms. Olson and Ms. Irwin responded to questions regarding:

- Transportation recommended for parking on collector roads to reduce speeding
- Average wait time for parent to pick up children
- Does adding 59 people increase density
- Hearing comments of the long wait to cross intersection why would you not just turn right
- Evidence that daycares in residential zones decrease property value
- Does traffic speed on McMaster Blvd
- Feel parents will unload children on McMaster Blvd
- Would Temple Blvd ever be closed due to extensive issue at intersection
- Costs incurred by whom if traffic light was installed
- Jerry Potts Blvd and Red Crow Blvd comparable with traffic counts
- Have MPC waived five parking spots in the past
- McMaster Blvd is not anywhere near maximum capacity of traffic
- Parking ban during snow removal would cause issue with street parking
- Future plans for intersection
- What are the time frames for outside playtime at daycare
- What would the average group size be
- Staff parking would go where when there is parking ban
- Could staff park in public parking lot at park
- Number of daycares in residential zones in city
- Number of complaints from residential daycares
- Where are daycares located if not in residential areas
- Public parking in park controlled
- Loading zone is situated in driveway
- Average number of children per day
- Explanation of mobile data provided for parents which decreases pick up minutes

The following motion was presented:

R. MIYASHIRO:

THAT Development Application DEV11073 be **APPROVED** with the following conditions:

- 1. Maximum number of children: 50. Maximum number of staff: 9. The applicant must obtain and maintain, the relevant provincial license.
- 2. Off-street Parking: A waiver of 5 off street parking spaces shall be granted, thereby requiring 4 off street parking spaces to be provided and maintained for this use, 2 of which, must be signed and maintained for loading/unloading spaces.
- 3. Hours of operation: Monday thru Friday 8:00 a.m. to 5:30 p.m.

-----**CARRIED**

**OPPOSED: B. HYGGEN
P. TESSIER**

P. TESSIER:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----**CARRIED**

CHAIRMAN

SECRETARY