

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, July 30, 2019 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	B. Crowson	Councillor
MEMBERS:	R. Miyashiro	Councillor
	J. Coffman	Councillor
	A. Cornforth	Member at Large
	M. Kawchuk	Member at Large
	S. Martin	Member at Large
	P. Tessier	Member at Large
	B. Thurber	Member at Large
OTHERS:	M. Gaehring	Secretary to the Commission
	J. Bourelle	Development Officer
	W. Smith	Recording Secretary
ABSENT:	B. Hyggen	Councillor

A. CORNFORTH:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on July 30, 2019 be approved as presented/amended.

-----CARRIED

P. TESSIER:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on May 7, 2019 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

DEV11392, Yohanes Golom, 141 14 Street North, propose to develop a two-unit dwelling on a previously developed parcel. The four (4) required off-street parking stalls will be provided. Land Use District is R-L Low Density Residential District.

Development Officer's Presentation:

Joshua Bourelle, Development Officer outlined the following information:

- Application received June 14, 2019 to develop a two-unit dwelling on a previously developed parcel.
- No waivers are required as four (4) off-street parking stalls will be provided.
- Application is before MPC due to internal circulation comments and neighbourhood responses received
- Westminster Neighbourhood Association has no problem with the development
- Westminster Village Committee states:
 - Draft of new Westminster Area Redevelopment Plan points out that development between 1 and 2nd Avenue North will not include more density due to a possible train derailment
 - Current traffic volume
 - Current noise assessment completed
 - Westminster is one of the highest (30 units per hectare) neighbourhoods for density
 - Westminster is one of the highest for calls for service for police
- City of Lethbridge Departments
 - Water and Wastewater – no issues

- Electric Operations – no issues
- Building Inspection Services – no issues
- Planning
 - Strongly opposes proposal
 - Approval would contradict a policy in the upcoming Westminster Area Redevelopment Plan (WARP)
 - Supporting proposal would be disrespectful to concerns and input of the neighbourhood stakeholders
 - Upcoming WARP identifies areas between 1 and 2 Avenue North from 13 Street North to Mayor Magrath Drive North at risk of detrimental impacts of a potential derailment off rail tracks along 1 Avenue North and additional density be prohibited
- All setback requirements and separation distance will be met for proposal
- Required off-street parking will be provided via a driveway and detached garage
- Current WARP (adopted 1985 and amended in 2001) states:
 - Caution on noise within 100m of railway
 - Measures to address pedestrian safety given traffic volume
 - Subject parcel, in Sub-Area 4, was to have only single detached, semi-detached, and townhouse dwellings not exceeding five units per building
- Concerns raised by both the Westminster Village Committee and Planning department speak to larger issues than this single proposed development
 - Potential noise and traffic impacts for two (2) additional vehicles would have no impact
 - Two-unit dwellings are considered low density
 - If proposal required rezoning then these factors may play a role in application
 - Current WARP indicates potential for noise concerns within 100m of railway
 - Current WARP indicates that an increase in traffic volume may require measures to ensure safety of pedestrian such as street parking or widening paved surfaces
 - Safe setback from potential train derailment is outside of the Development Officer's jurisdiction
- This application meets the requirements of Land Use Bylaw 5700
- Neighbourhood letters sent to property owners within 60m radius of the subject parcel on June 20, 2019 and July 15, 2019 advising of the application.
- In conclusion this application is put forward for MPC's decision based on information provided and no recommendation given by Development Officer

Applicant's Presentation:

Mark Switzer, on behalf of Yohanes Golom, 141 14 Street South, advised as follows:

- Relationship is friend/advocate of applicant and asks for support of application
- Area of city is in real dire of improvement
- Neighbours in area have no issues with development and received support from them
- Many properties in area have been upgraded recently
- New development in a recent drive by:
 - 111 14 Street North has new development which created a new address. Now is two-unit dwelling – 109/111 14 Street South
 - 105 and 103 1 Avenue North, located directly across from railway, new development
- Highly inconsistent not to approve and feel MPC is obligated to approve
- Landlords are allowed to rent to large groups
- Developers can enhance neighbourhoods with new development
- Neighbours in area are not concerned of a potential derailment
- Ask again for support

Other Presentations:

Genesis Aevia Orio, Planner, City of Lethbridge, Planning Department, advised as follows:

- Planning Department strongly opposes application
- Upcoming WARP will provide guidance for future development that align stakeholder's priorities and considers specific characteristics

- The WARP Advisory Committee meets once a month which brings a Westminster group together to plan, learn and explore different components
- Potential derailment and safety are risks of residents in area
- Additional density will be prohibited
- Supporting application contradicts the draft WARP policies

Darrel Hansen, Small Business Owner, advised as follows:

- Small business owner for 13 years
- Development in established neighbourhoods is becoming more and more difficult to get approval
- Began to do more business out of Lethbridge
- Development adds value to the city but instead development hit road blocks

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

- Property beside subject parcel has five units
- Questions need to be addressed in the upcoming WARP
 - Traffic noise – 2013 Traffic Data communicated 8100 cars
 - 1994 Train Derailment
 - Fire and EMS proposed an Emergency Response Policy
 - Density
 - Duplexes, 4 Plexes, Multiple housing all contribute to balance density throughout city not only in Westminster

Rhonda Boreen, Realtor, 605 Stafford Drive North, advised as follows:

- Owns property 1602 2 Avenue North
- Development brings value to neighbourhood
- Showing and selling homes in neighbourhood is difficult due to run down area
- Some properties are beyond renovations
- Need new development in area which will bring new value
- Support/welcome new builds

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

Questions:

Mr. Bourelle and Ms. Hevia Orio responded to questions regarding:

- Who is responsible for new sanitary and water services for development
- Purpose of it being stated in permit if there is no cost to city
- Project date for the new WARP to be completed
- Response be the same if the updated WARP was not passed by city council
- Derailment and current existing density does not have much assistance as is
- Difference between Westminster Neighbourhood Association and Westminster Village Committee
- Which group has better representation
- If development was located on the other side of 2nd Avenue there would be no issue
- Fire and EMS directive about density in area
- Clarification of number of members on WARP
 - Westminster Neighbourhood Association – 2 members
 - Westminster Village Committee – 1 member
- Total number of board members for each Westminster group
- Any difference in storm water issues if development was only single family
- Fair to say that storm water would not be the same
- Clarification of the Westminster groups and their roles
- Westminster Neighbourhood Association main role is swimming pool, community hall and area
- Westminster Village Committee is more involved with the WARP
- Density development rising
- Upcoming WARP addresses density

- Are there other sub areas in City
- Overall density of City of Lethbridge
- Density of Westminster neighbourhood
- Density of London Road neighbourhood
- Density of Staffordville neighbourhood
- Clarification of where data comes from
- Definition of single dwelling
- Every door is considered a single dwelling
- London Road neighbourhood is geographically smaller than Westminster neighbourhood
- If proposed development was developed upstairs and downstairs there would be a total of ten bedrooms
- How had new development in Westminster improved value in the last ten years
- Is there data to back up value
- First impression of 2 Avenue North would be good with the new proposed development and raising value
- Could there be more trees planted on parcel or is utility wires preventing more landscaping
- What happens if lower levels (basement) are developed without permits
- Would there be a way to receive approval from Westminster Village Association

The following motion was presented:

S. MARTIN:

THAT Development Application DEV11312 be **APPROVED** with the following conditions:

1. The dwelling shall be developed in accordance with the plans submitted June 14, 2019 with the removal of the basement entry. Any changes to these plans require the approval of the Development Officer.
2. A minimum of four off-street parking spaces (2 per unit) shall be provided and maintained at all times.
3. The exterior appearance of the dwelling shall be in accordance with the plans submitted June 14, 2019 to the satisfaction of the Development Officer.

-----CARRIED

**OPPOSED: B. CROWSON
 J. COFFMAN**

M. KAWCHUK:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY