

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, July 7, 2020 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	B. Crowson	Councillor
MEMBERS:	R. Miyashiro	Councillor
	K. Baird	Member at Large
	K. Fleckenstein	Member at Large
	P. Tessier	Member at Large
	A. Tuveson	Member at Large (Participated Remotely)
OTHERS:	M. Gaehring	Secretary to the Commission
	A. Olsen	Senior Development Officer
	J. Price	Senior Subdivision Planner
	W. Smith	Recording Secretary
ABSENT:	J. Mauro	Councillor
	M. Elemans	Member at Large

P. TESSIER:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on July 7, 2020 be approved as presented/amended.

-----CARRIED

K. FLECKENSTEIN:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on June 23, 2020 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

“PROPOSED AMENDMENT TO “BLACKWOLF OUTLINE PLAN”, File No: OLP00010, Associated Engineering Alberta Ltd., on behalf of Avonlea Homes Ltd., has applied to amend the existing Outline Plan for BlackWolf. The amendment area contains approximately 8.3 hectares (20.5 acres) of undeveloped land, lying west of 28th Street N and the Sherring Business & Industrial Park and north of the undeveloped land that is the current location of a CBC broadcast tower.

Senior Subdivision Planner’s Presentation:

Jason Price, Senior Subdivision Planner presented the “Proposed Amendment to “BlackWolf Outline Plan” for approximately 8.3 hectares (20.5 acres) of undeveloped land lying west of 28th Street N and the Sherring Business & Industrial Park and north of the undeveloped land that is the current location of a CBC broadcast tower. Outline Plans are brought to MPC.

Purpose of an outline plan is to expand on the policies established in an Area Structure Plan to provide a more detailed planning and engineering framework to guide the phased subdivision and development of a new neighbourhood.

The BlackWolf Outline Plan amendment has been prepared in accordance with the policies and objectives outlined in the *Hardieville-Legacy Ridge-Uplands Area Structure Plan*. This amendment is consistent with the policies of the *South Saskatchewan Regional Plan and the City of Lethbridge Integrated Community Sustainability Plan/Municipal Development Plan*.

The report provides detailed information with respect to goals and objectives of the plan, form of housing, residential density, open space allotment and master underground servicing plans and has been reviewed by administration staff (Planning Review Team).

This Outline Plan amendment contemplates key alterations to the previously approved plan which include:

- The re-introduction of a larger multi-family site into the plan area to be located at the intersection of BlackWolf Blvd and 28 St N. The proposed land use in this area of the plan will change from a mix of low and medium density residential to high density residential.
- Minor updates to the transportation and servicing concepts as necessitated by the land use revision.

There are no changes proposed to the existing built areas of the neighbourhood

Full buildout could see 754 dwelling units (up from 499) with an increase in density to 15.81 units per hectare (up from 10.5 units per hectare).

Notice of MPC meeting was advertised June 27, 2020. Adjacent property owners were also notified and invited to submit written comments or attend the MPC meeting.

Additional notification to the public is required with the future rezoning and subdivision processes.

In conclusion, Mr. Price recommended that application OLP00010, BlackWolf Outline Plan Amendment be approved with the following condition:

1. That future land use bylaw amendment applications and subdivision applications conform with this approval with respect to land use and street pattern to the satisfaction of the Approving Authority.

Applicant's Presentation:

Bill Delainey, **Senior Planner, Associated Engineering**, advised as follows:

- Avonlea Homes is proposing the amendment located on the northwest corner of 28th St N and BlackWolf Blvd intersection
- Purpose of amendment will support multi-family development, add diversity of housing and fill a need in the housing market
- Land use changes from mixed low/medium density use to high density use
- Sherring Industrial Park is located directly east of the BlackWolf neighbourhood
- Combination of 28th St N and the proposed multi-family site provides a transition from higher intensity industrial uses to lower intensity
- 28th St N being the arterial roadway and BlackWolf Blvd N a major collector road is designed to accommodate increased traffic
- Site is located near a planned transit stop and within walking distance of Legacy Regional Park and the BlackWolf parks
- Multi-family site reduces traffic in interior areas
- Does not reduce the number of lots backing onto park and overall density remains lower than in original plan
- Proposed increased density has no impact on level of the present infrastructure

Other Presentations:

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

Questions:

Mr. Price and Mr. Delainey responded to questions regarding:

- Excavation has taken place already in anticipation of the Outline Plan being approved
- Catch Basin/Storm Pond for area in already in use and goes northward
- 44 Avenue N is planned to be constructed in near future
- Peculiar to have traffic counts where there is no road
- New development will increase traffic
- Use of “BlackWolf” is excessive with naming roadways
- Phase One of BlackWolf was referred to the “New North”
- Architectural Control doesn’t seem to be enforced in later phases of construction
- Necessary for the high density to be built
- Traffic count for 44 Avenue N/BlackWolf Blvd N/Lynx Rd N would be excessive

The following motion was presented:

R. MIYASHIRO:

THAT Application No. OLP00011 “BlackWolf Outline Plan Amendment” is **APPROVED** with the condition that future land use bylaw amendment applications and subdivision applications conform with this approval with respect to land use and street pattern to the satisfaction of the Approving Authority.

-----CARRIED

OPPOSED: P. TESSIER

DEV12156, The Southern Alberta Self Help Association (SASHA), 1324 & 1328 16 Avenue South, propose to establish a group home with a maximum of 10 clients and two staff members at one time. 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 June 12, 2020 to establish a group home for a maximum of 10 clients and two staff members.
- Group Homes are typically brought before MPC
- Group Home means using a dwelling for a residential care facility with support care for 4 to 10 persons who require supervised group living arrangements. This includes seniors’ group homes and may incorporate accommodation for resident staff
- Entire building will house a maximum of 10 clients, six clients occupying 1328 and four clients occupying 1324
- Home will have one full time staff member between 8:00 a.m. to 1:00 p.m. then back at 4:00 p.m. to 8:00 p.m. and may have a maximum of two staff members present. Home has one part time staff member on weekends and statutory holidays that adheres to same hours
- Visiting professionals are not considered staff
- Fenced back yard provides amenity space for residents
- Development requires four off street parking stalls which will be provided in rear of property
- Will have no significant change to traffic patterns due to group home
- Applicant has provided a neighbourhood communication plan, which describes the operations and provides contact information for neighbours if issues occur
- Group Homes are typically brought before MPC
- This application meets the requirements of Land Use Bylaw 5700

- Neighbourhood letters sent to property owners within 100m radius of the proposed development on June 19, 2020 notifying neighbours of MPC meeting. Received phone calls from neighbours inquiring about the clients that will be residing at location
- In conclusion this application is put forward for MPC's decision based on information provided and recommendation given by Development Officer

Applicant's Presentation:

Kristen Foley, on behalf of **The Southern Alberta Self Help Association (SASHA)**, advised as follows:

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. Olsen and Ms. Foley responded to questions regarding:

- Common doorway between units
- Common doorway be allowed
- Staff able to call in staff in a crisis situation without violation
- Egress windows in lower level
- SASHA took possession of building on what date
- Presently home is vacant
- Owner of building

The following motion was presented:

K. FLECKENSTEIN:

THAT Development Application DEV12156 be **APPROVED** with the following conditions:

1. That this group home be approved for a maximum of 10 clients in the entire building.
2. That this group home be approved for a maximum of two scheduled staff to be present at one time.
3. That a minimum of four off-street parking spaces be provided and maintained for this use.
4. The applicant/provider must obtain and maintain any relevant provincial licenses and/or approvals.

-----**CARRIED**

K. BAIRD:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY