

**MINUTES** of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, July 21, 2020 at 3:00 p.m. with the following in attendance:

<b>CHAIRMAN:</b>	B. Crowson	Councillor
<b>MEMBERS:</b>	R. Miyashiro	Councillor
	K. Baird	Member at Large
	M. Elemans	Member at Large
	K. Fleckenstein	Member at Large
	P. Tessier	Member at Large
	A. Tuveson	Member at Large (Participated Remotely – joined at 3:23)
<b>OTHERS:</b>	M. Gaehring	Secretary to the Commission
	P. Colling	Development Officer
	W. Smith	Recording Secretary
<b>ABSENT:</b>	J. Mauro	Councillor

**M. ELEMANS:**

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on July 21, 2020 be approved as presented/amended.

-----**CARRIED**

**K. FLECKENSTEIN:**

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on July 7, 2020 be approved.

-----**CARRIED**

**DEVELOPMENT APPLICATIONS:**

**DEV12181, Diana Hebenik, 153 McGill Blvd West**, propose to establish a Type B Home Occupation for the purpose of a sewing instructor with a maximum of six (6) customer visits to the home per day. She is requesting a waiver of customer visits to allow up to two (2) customers visits at a time, by appointment only (1.5 hour per appointment). Hours of operation: Monday through Friday 10:00 am to 7:00 pm and Saturday 10:00 am to 5:00 pm. One additional off-street parking stall is provided for customer visits. Land Use District is R-L Low Density Residential District.

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

**Pam Colling, Development Officer** outlined the following information:

- Application received June 24, 2020 to establish a Type B Home Occupation for the purpose of sewing instruction with a maximum of six customers per day
- Parking plan is provided with additional information
- Applicant is requesting a waiver of customer visits to allow up to two customers at a time, each appointment would last 1.5 hours
- Applicant currently has a cargo trailer on driveway that will be re-located off-site
- Removal of trailer will allow for two vehicles to park on driveway
- Property has very large boulevard (8.10m) which is more than adequate to park a vehicle
- Boulevard parking cannot be counted towards off-street parking
- Boulevard parking can only be used for access to driveway

- Property has no back lane
- If applicant is permitted to have two customers at one time, there would be three appointments per day. Times would be spread out throughout day and less impact to neighbourhood
- McGill Boulevard is considered a main collector road with transit stops
- There are no other Type B Home Occupations within a 100m of subject parcel
- Current practice is to take applications for land use and waivers that would have an effect or impact beyond the boundaries of the parcel to MPC for consideration
- This application meets the requirements of Land Use Bylaw 5700
- Neighbourhood letters sent to property owners within 100m radius of the proposed development on July 9, 2020 notifying neighbours of MPC meeting. No responses were received
- In conclusion this application is put forward for MPC's decision based on information provided and recommendation given by Development Officer

***Applicant's Presentation:***

**Diana Hebenik, 153 McGill Boulevard West**, advised as follows:

- Can park further into the rear of yard after cargo trailer is removed
- Parking further back would create more parking on driveway

***Other Presentations:***

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

***Questions:***

Ms. Colling and Ms. Hebenik responded to questions regarding:

- Schedule of students be maintained
- Confirmation of which edition of the Land Use Bylaw was used for parking requirements
- Application is limited to this occupant
- Waiver goes with applicant
- Requirement for signage for parking

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

**R. MIYASHIRO:**

THAT Development Application DEV12181 be **APPROVED** with the following conditions:

1. That a waiver of Section 9.12.1.1 Customer or Student Visits be granted to allow a maximum of two customer visits at one time, which must be by appointment only.
2. That this home occupation be conducted in accordance with Section 9.12 (Type B) of Land Use Bylaw 5700.
3. That a maximum of six customers be permitted to visit the home per day, a maximum of two at one time, by appointment only. Hours of operation: Monday through Friday 10:00 am to 7:00 pm and Saturday 10:00 am to 5:00 pm.
4. That one additional off-street parking stall shall be provided and maintained for customer visits to the home. This parking stall shall not displace resident parking at the home. Parking shall be in accordance with the parking plan submitted July 10, 2020.

-----**CARRIED**

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**DEV12188, Robyn Chelte and Cory Guinness, 1513 Lakeshore Road South**, propose to construct a secondary suite in the basement of the existing single detached dwelling. Four (4) 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 June 25, 2020 to construct a secondary suite in the basement of the existing single detached dwelling.
- Application is before MPC due to some concern from residents
- No waivers are required as four (4) off-street parking stalls are provided. Two stalls in front driveway and two stalls in the rear detached garage
- With the off-street parking provided less traffic congestion would be experienced
- On-street parking is public parking to which anyone can park
- One secondary suite is allowed per parcel
- Secondary suite has a separate access from the exterior
- Maximum density for this neighbourhood has not yet been reached
- There are no other secondary suites approved within a 100m radius of the subject parcel
- Development will meet all Alberta Safety Code Requirements
- Lakeshore Road South is a local road and will have no change to traffic patterns due to secondary suite
- This application meets the requirements of Land Use Bylaw 5700
- Neighbourhood letters sent to property owners within 100m radius of the proposed development parcel to solicit comment on application on June 26, 2020. Five letters of objection were received. Two additional letters were received at this meeting
- Again on July 9, 2020 Neighbourhood letters were sent to property owners within 100m radius of the proposed development parcel to advise of the July 21, 2020 MPC meeting
- In conclusion this application is put forward for MPC's decision based on information provided and recommendation by the Development Officer

***Applicant's Presentation:***

**Cory Guinness, 1513 Lakeshore Road South**, advised as follows:

- Letters received referring to excessive vehicles pertains to the neighbouring property (1509 Lakeshore Road South)

***Other Presentations:***

**Cheryl Fujikawa, 1523 Lakeshore Road South**, advised as follows:

- Many vehicles exist at 1513 Lakeshore Road South also
- Will owners be living on the property or be absentee landlord
- Consideration should be made with decision as there is another application for the neighbouring property in the near future
- Neighbourhood had situational issues as there are three separate multiple units on street
- Duplex on corner of Lakeshore Road and Lakeridge Boulevard South have many vehicles parking on street and creating congestion
- Property values are steadily going down
- Issues with exiting Lakeshore Road and sometimes hazardous
- Parking on street has impacted neighbourhood due to rental homes and baseball games
- All streets and boulevards are used to maximum during the summer months

**James Fujikawa, 1523 Lakeshore Road South**, advised as follows:

- Questions that neighbourhood density is only 19 units/hectare
- Corner duplex has a large impact on neighbourhood

- Neighbourhood as a whole suffers with these type of developments
- Consideration should be made with decision as there is another application for the neighbouring property in the near future
- Increased traffic linked to travels to and from major roadways through the Lakeview area
- Questions road capacity number

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

***Questions:***

Ms. Olsen and Mr. Guinness responded to questions regarding:

- Main level accessible to garage
- Main level will be using garage
- Standards in place for parking on road
- Neighbourhood would like traffic impact assessment
- This application is located in a playground zone which has lower speed limits
- Applicant planning on living on site
- Number of renters/persons on site
- First rental property applicant has owned
- Received complaints from other rental properties
- Other rental properties get along with neighbours
- Routine checks of rental property

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

**R. MIYASHIRO:**

THAT Development Application DEV12188 be **APPROVED** with the following conditions:

- 1 The secondary suite shall be developed in accordance with the plans submitted June 25, 2020. 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.

-----CARRIED

**P. TESSIER:**

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

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CHAIRMAN

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SECRETARY