

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, September 15, 2020 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	B. Crowson	Councillor
MEMBERS:	R. Miyashiro	Councillor
	J. Mauro	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
OTHERS:	M. Gaehring	Secretary to the Commission
	A. Olsen	Senior Development Officer
	J. Price	Senior Subdivision Planner
	W. Smith	Recording Secretary

K. BAIRD:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on December 8, 2020 be approved as presented/amended.

-----CARRIED

K. FLECKENSTEIN:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on September 15, 2020 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

“PROPOSED AMENDMENT TO “SOUTHGATE OUTLINE PLAN”, File No: OLP00012, Associated Engineering Alberta Ltd., on behalf of Lansol Ltd. & the existing owners/residents of Condo Corporation No. 1212886, has applied to amend the existing Outline Plan for Southgate. The amendment area contains a partially developed condo site of approximately 1.86 hectares (4.6 acres), lying immediately east of Lowe’s along Southgate Blvd. S.

Senior Subdivision Planner’s Presentation:

Jason Price, Senior Subdivision Planner presented the “Proposed Amendment to “Southgate Outline Plan” for approximately 1.86 hectares (4.6 acres), lying immediately east of Lowe’s along Southgate Blvd. S. Outline Plans are brought to MPC.

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

The Southgate Outline Plan amendment has been prepared in accordance with the policies and objectives outlined in the *Integrated Community Sustainability Plan/Municipal Development Plan (ICSP/MDP)*, the *Southeast Lethbridge Urbanization Plan* and the *South Saskatchewan Regional 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 was undertaken to change the land use for the partially built condo site from high density to medium density residential in order to facilitate future development of single storey (4-plex style) senior citizen's housing by Lethbridge Housing Authority. Changes include:

- Decrease in density for the neighbourhood to 28 units per hectare (down from 31 units) and a total of 1792 dwelling units (down from 1902)
- Housekeeping changes which includes:
 - Removing references to specific land use districts on the Land Use Map
 - Outline Plan area updated by removing a portion of land that is now contained with the Discovery Outline Plan

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

Notice of MPC meeting was advertised November 28, 2020. Adjacent Property owners were also notified and invited to 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 OLP00012, Southgate 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 to the satisfaction of the Approving Authority.

Applicant's Presentation:

Bud Hogeweide, Associated Engineering Alberta Ltd. and Robin James, Lethbridge Housing Authority, advised as follows:

- Change in housing density from high to medium
- Amendment is in relation to surrounding neighbourhoods
- Single storey (4-plex style) better suited for Seniors
- Decreases dwelling units from 1902 to 1792 in Outline Plan
- Remove portion of land that is contained in the Discovery Outline Plan

Other Presentations:

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

Questions:

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

- Will all structures be either duplex or 4-plex style
- Some units will be considered low cost housing
- Is there market indicating a need for this type of housing

The following motion was presented:

K. FLECKENSTEIN:

THAT Application No. OLP00012 "Southgate 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 to the satisfaction of the Approving Authority.

-----CARRIED

DEV12501, Alvin Fritz, Alvin Reinhard Fritz Architect Inc. for Streets Alive Family Support Association, 108 8 Street South and 712 1 Avenue South, proposes to construct a new three storey building to be located at 108 8 Street South for the purpose of a supportive housing facility for 24 residents on the second and third floors. The main floor will be used for some programming space for the residents and two commercial rental units. A request for a 7.56m (24'10") parcel width waiver and a 164m² (1765 sq ft) parcel area waiver. Land Use District is C-D Downtown Commercial District.

The building that is currently on 712 1 Avenue South will be demolished and will be consolidated with 108 8 Street South.

Joe Mauro joined MPC at 3:33 pm

Development Officer's Presentation:

Angie Olsen, Senior Development Officer outlined the following information:

- Application received November 9, 2020 to construct a three storey supportive housing facility with two commercial retail units
- Supportive Housing applications are typically brought before the MPC for decision
- Main floor would be occupied by two commercial retail/office units with frontage to street
- Rear portion of main floor would be reserved for programming for the supportive housing residents
- Second and third floors consist of two dwelling units per floor. One dwelling unit comprises of eight residents and the other will house four residents on each floor
- 12 residents per floor for a total of 24 residents
- Basement will be open concept for storage and bicycle parking
- In 2008, an application was received and approved by the MPC but later denied by the Subdivision and Development Appeal Board (SDAB) for a similar development
- SDAB denied the proposal based on "the extent of the waiver for parking would unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of the neighbouring parcels of land".
- This new proposal they are not asking for a parking waiver
- Current two waivers are for a 7.56m parcel width and a 164m² parcel area and are being requested only because they have a housing component with this development and there is no impact to granting these waivers
- If this was a three storey retail/office building, these waivers would not be required
- Location is in the pedestrian core area of the downtown, which states "development in the pedestrian core area must have 100% of the property line adjacent to streets covered with building, or alternatively, a pedestrian oriented environment must be provided."
- Building that occupies 712 1 Avenue South currently house 18 of the individuals that would be residing in the new building
- This application is requesting 24 residents which is a six person increase into the neighbourhood
- "Supportive Housing" means development providing accommodation for 8 to 25 residents and associated support programs meant to foster self-sufficiency

- This use may include common kitchen and dining facilities, showers and bathrooms, training rooms, relaxation areas and laundry facilities as well as offices and accommodation for staff
- Included in building is outdoor amenity space for residents and staff, with a patio area at the back of the property and an outdoor courtyard on the second floor
- This application meets the requirement of Land Use Bylaw 6300
- Applicant has provided a neighbourhood communication plan, which describes the operations and provides contact information for neighbours if issues occur
- Neighbourhood letters sent to property owners within 60m radius on November 10, 2020 notifying neighbours of the proposed development.
- In conclusion the Development Officer is recommending that this application be approved with the following conditions:
 1. Land Use:
"Supportive Housing" which is a discretionary use in the C-D district and is limited to housing a maximum of 24 persons at any one time. "Retail Store" and "Office" which are permitted uses in the C-D district.
 2. Compliance with plans:
The development shall be in accordance with the plans submitted November 27, 2020. Any change to these plans requires the approval of the Development Officer.
 3. Waivers:
A 7.56m (24'10") parcel width waiver be granted, thereby allowing a 15.24m (50'0") parcel width.
A 164m² (1765 sq ft) parcel area waiver be granted, thereby allowing a 696m² (7492 sq ft) parcel area.
 4. Parking:
Seven (7) off street parking spaces shall be provided and maintained for these uses.
 5. Signs:
Prior to the installation of any exterior signs, a sign permit must be approved by the Development Officer.
 6. Landscaping:
The landscaping as shown on drawing DD1.1, submitted November 27, 2020 is approved and shall be installed by June 30, 2022 and maintained thereafter. All landscaped areas shall be irrigated.
 7. Neighbourhood Communication Plan:
The Neighbourhood Communication Plan as submitted must be adhered too by the owner/operator of the supportive housing facility.

Applicant's Presentation:

Ken Kissick, Co-Founder of Streets Alive Family Support Association, advised as follows:

- Excited to share our vision
- Existing Men's Transitional Home located in the downtown for 20 years – 721 1 Avenue South
- Streets Alive Mission has always desired to guide people caught in addiction into recovery
- Past 20 years Streets Alive have helped hundreds of men successfully recover from addictions and re-integrate back into society
- Streets Alive Mission is a diverse social operation and as part of its operation work with the homeless and addicted people of the street
- Our housing is and has always been transitional recovery housing
- Participants in our recovery house come to us post treatment
- Residents have already set themselves on a path of sobriety

- Residents come for help to grow stronger as they learn to reintegrate productivity into society
- When 721 1 Avenue South was purchased in 1998, life expectancy of building was 30/40 years
- Improvements have been done over the years to the occupying building
- This application is to build a replacement for the existing Parkside Home – which will be demolished as part of the new build
- New build will increase capacity by additional 6 beds
- New facility will significantly enhance the neighbourhood and surrounding properties
- Location is ideal for residents as they often have a need to access Government, medical and health related services
- Within reasonable walking distance they are able to access fitness facilities, groceries, drug stores and the shopping malls
- Streets Alive Mission is committed to the health and well-being of the downtown and who access it
- Streets Alive Mission have invested dollars in capital upgrades to our facilities to accommodate the concerns of the neighbouring businesses
- Our staff of 26 shop and lunch at downtown businesses

Alvin Fritz, Alvin Reinhard Fritz Architect Inc., advised as follows:

- Look and feel of the building site in relation to the neighbouring properties was presented

Other Presentations:

Darrell Alexander, 110 8 Street South, advised as follows:

- My property is immediately adjacent to the new build
- Hair Salon business currently leases building
- Citizen, Volunteer and big supporter of the downtown
- Past president of Rotary Club which was tasked with a “Legacy Project”
- Rotary Club came up with Galt Gardens Spray Park in hopes to take “Downtown Back”
- Deep Opposition to application
- Downtown has slipped tragically backward significantly
- MPC needs to strongly consider the impact this would have on the fragile downtown and worsen situation
- Just because Streets Alive owns property does not mean this is the best location for this facility
- Many negative issues due to presence of Streets Alive as a neighbor. Constant loitering, smoking, littering of butts, etc
- Taken many complaints from my tenants that their staff and clients are made uncomfortable by these behaviors
- Perhaps City should look at purchasing back both Streets Alive locations and assist in locating a for more advisable location
- This would clean up the downtown immediately and help Streets Alive with long term goals
- We need to stand up and make good decisions to save our downtown for both small businesses and citizens wanting a safe downtown

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

Questions:

Ms. Olsen, Mr. Fritz and Mr. Kissick responded to questions regarding:

- Are there neighbouring business owners present today
- Are the business owners recognizable to the applicant
- Has there been conversation between business owners and applicant
- Has there been conversation with Darrell Alexander recently
- Majority of employees of Hair Salon are female
- Current Hair Salon operator been notified of application

- Is it not the responsibility of the applicant to speak to neighbouring businesses
- Heart of City document strictly Architectural document
- What role would the tenants of the building have
- Number of residents removed from Transitional Home recently
- What is the possible percent of relapse of a resident
- Confirmation of the number of residents in new Transitional Home
- Current Transitional Home received complaints from the neighbouring businesses recently
- How were the complaints handled
- Concerns on effects of historical building next door during construction
- What will happen if damage occurs to historical building during construction
- Nearby businesses issued complaints to Transitional Home
- Business Revitalization Zone and Heart of the City not required to be informed of application
- Was a Feasibility Study done
- While planning and drawing up plans was there any conversation with surrounding property owners
- Typical to have eight occupants together in supportive housing
- In Supportive Housing facilities are there 24 residents
- How often is the Transitional House at full capacity

The following motion was presented:

R. MIYASHIRO:

THAT Development Application DEV12501 be **APPROVED** with the following conditions:

1. Land Use:
"Supportive Housing" which is a discretionary use in the C-D district and is limited to housing a maximum of 24 persons at any one time. "Retail Store" and "Office" which are permitted uses in the C-D district.
2. Compliance with plans:
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3. Waivers:
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6. Landscaping:
The landscaping as shown on drawing DD1.1, submitted November 27, 2020 is approved and shall be installed by June 30, 2022 and maintained thereafter. All landscaped areas shall be irrigated.

7. Neighbourhood Communication Plan:

The Neighbourhood Communication Plan as submitted must be adhered too by the owner/operator of the supportive housing facility. The Communication Plan log will also be shared with the Development Compliance Officer annually who is also able to enforce the Communication Plan.

**OPPOSED: B. CROWSON
P. TESSIER
J. MAURO**

-----**CARRIED**

Municipal Planning Commission Calendar for 2021

- 2021 MPC Calendar shared
- Meetings have been changed from Tuesday to Monday
- Number of members will not change
- City of Lethbridge Councillors will no longer be on the Commission
- Will schedule an Information Meeting for January 11, 2021
 - MPC Procedures

M. ELEMANS:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----**CARRIED**

CHAIRMAN

SECRETARY