

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, June 9, 2020 at 3:00 p.m. with the following in attendance:

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

K. FLECKENSTEIN:

THAT B. Crowson be appointed Chairman of the Municipal Planning Commission for the ensuing year.

-----CARRIED

P. TESSIER:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on June 9, 2020 be approved as presented/amended.

-----CARRIED

P. TESSIER:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on July 30, 2019 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

DEV12033, Kristen Brown, 2919 13 Avenue South, propose to develop a secondary suite in the basement of an existing single detached dwelling. The three (3) required off-street parking stalls will be provided. 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 April 20, 2020 to develop a secondary suite in an existing single detached dwelling.
- No waivers are required as three (3) off-street parking stalls will be provided.
- Application is before MPC due to internal circulation comments and neighbourhood responses received
- Required off-street parking will be provided via 3 parking stalls, at front of property, directly off of 13 Avenue S.
- One secondary suite is allowed per parcel
- Secondary suite has a separate side access from the exterior

- Development focuses on the what, not the who. Tenants and owners change, and so making development decisions based on the who, is not prudent
- Existence of illegal suites cannot diminish someone from trying to go through the process to make a legal, permitted suite
- With the off-street parking provided less traffic congestion would be experienced
- Alley parking would be preferred however it must be pointed out that neighbouring residences have front double and triple cement driveways
- This application meets the requirements of Land Use Bylaw 5700
- Neighbourhood letters sent to property owners within 60m radius of the proposed development parcel to solicit comment on application on April 28, 2020. Six letters of objection were received
- Again on May 26, 2020 Neighbourhood letters were sent to property owners within 60m radius of the proposed development parcel to advise of the June 9, 2020 MPC meeting
- Concerns from neighbours were:
 - Lack of maintenance, unsightly property
 - Presence of garbage and broken down vehicles on the street and lawn
 - Domestic issues such as fights, loud parties, loud music, etc
 - Landlord did not look after their property with one renter, they should not now have another renter
 - Some would not object to having more renters as long as the renters were respectful of the neighbourhood
 - Concerned about the impact on property values because of the property being unsightly and neglected
 - Opposition to the proposed location of the parking stalls
 - Some think that the alley has too many potholes and debris to be safe, and do not want more traffic added to the alley
 - Concerns that there are already too many illegal suites in the area
- In conclusion this application is put forward for MPC's decision based on information provided and recommendation by the Development Officer

Applicant's Presentation:

Kristen Brown, 2919 13 Avenue South, advised as follows:

Applicant was present but had nothing to add and was available for questions

Other Presentations:

Ann Morgan, 1216 30 Street South, advised as follows:

- Against the 3 car cement driveway in the front of the house
- Existing alley is a mess and not fit to be used
- Will the owners be living on the property
- If property is strictly for rental purposes permit should not be allowed
- No care taken in existing yard leaving weeds and garbage
- Concerned with too many rentals in area already

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

Questions:

Ms. Olsen and Ms. Brown responded to questions regarding:

- Number of secondary suites are in the area
- Seems to be opposition to rear parking
- When did applicant take possession of property
- Will front parking pad damage city sidewalk
- Applicants plans regarding the unkept property
- Which city departments approve construction of front driveways

- Average number of front drives in older neighbourhoods
- When area was developed were front drives planned
- Which is considered safer front or rear driveway
- Solution for weeds for neighbourhood
- 13 Avenue South a local collector road
- Secondary suites lower property values
- Costs involved with installing rear parking pad
- Will renovation be built according to all building codes
- Applicant personally spoke to neighbours about permit
- Location of Ms. Morgan home
- Does the Morgan property have a front driveway
- Unsightly property was before new owners took possession
- Agree that front drive is better than on street parking
- Landscaping plans for property front yard
- Exact size of front parking pad
- Will front drive be incorporated with existing walk
- Will vehicles hang over onto to the city sidewalk due to the front drive length

The following motion was presented:

P. TESSIER:

THAT Development Application DEV12033 be **APPROVED** with the following conditions:

1. The secondary suite is approved and shall be developed in accordance with the plans submitted April 20, 2020, with the exception that the front driveway be limited to a maximum of two (2) stalls. Any change 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

K. FLECKENSTEIN:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY