

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION** held on Monday, July 26, 2021 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	M. Elemans	Member at Large
MEMBERS:	K. Fleckenstein	Member at Large (Participated Remotely)
	P. Tessier	Member at Large
	A. Tuveson	Member at Large
OTHERS:	M. Gaehring	Secretary to the Commission
	A. Olson	Senior Development Officer
	J. Bourelle	Development Officer
	W. Smith	Recording Secretary to the Commission
ABSENT:	K. Baird	Member at Large

A. TUVESON:

THAT the agenda of the meeting of the Municipal Planning Commission held on July 26, 2021 be approved as presented.

-----CARRIED

P. TESSIER:

THAT the minutes of the meeting of the Municipal Planning Commission held on July 12, 2021 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

DEV 13136, Halma Thompson Land Surveys Ltd, 402 8A Avenue South, propose to construct a Second Dwelling on the property and a request to waive section 48(1) – Dwelling Units on a parcel, a 0.08m (3") front setback waiver, and a 0.3m (1') parking stall width waiver. Land Use District is R-L(L) Low Density Residential London Road District.

Josh Bourelle, Development Officer, outlined the proposal.

- Application received June 30, 2021 to construct a single storey dwelling with the above identified waivers
- Existing dwelling unit is not in the ideal position and impacts the potential location for the second dwelling unit
- Configuration of home proposed to be placed on the property that can only be remedied with waivers of Land Use Bylaw 6300 (LUB).
- Drawings are not clear how the new building will be orientated. New building planned is to be moved onto property
- Minimum parcel size in district is 320 m². Proposed subdivided parcels would be 371 m² and 264 m², which makes one parcel too small
- Proposal meets the requirements of the Municipal Development Plan (MDP), South Saskatchewan Regional Plan (SSRP) and London Road Area Redevelopment Plan. It does so by relaxing requirements of the LUB
- Waiving the parking width requirement does not make vehicles any narrower
- With the proposed front setback waiver, the proposed house will not be aligned with adjacent properties
- Must decide if development is suitable for location

- Neighbourhood letters sent to property owners within 60m radius and London Road Neighbourhood Association on July 8, 2021 notifying neighbours of the proposed development. Two letters of objection were received. Concerns outlined below:
 - Too many illegal suites
 - Current lack of on street parking
 - Decreased feeling of safety in neighbourhood
- City staff was alerted to the possibility that the current single detached dwelling on parcel had an existing secondary suite
- Inspection of property found the obvious suite defining elements had been removed however the wiring for the stove was still in place to allow an easy reconnection
- In conclusion, Mr. Bourelle recommended that the application for the Second Dwelling Unit on the property and a request for waivers be refused for the following reasons
 1. That the proposed building does not comply with the requirements of Land Use Bylaw 6300.

Applicant's Presentation:

- The Applicant was not in attendance

Other Presentations:

Don Erickson, 820 5 Street South, advised as follows:

- Illegal suite on subject property had lots of action with parties during COVID
- Subject property is a prize winning lot with views of the coulees
- Excited at beginning to see type of development was going to take place on property
- More traffic and stress on roads with extra residence on property
- Many motorists use 8A Street South as a shortcut
- School in remote area
- Increase the density near school
- Most improvements completed have poor workmanship
- Renters living there presently
- Garage has had some renovations but nothing completed
- Moving an existing home to property is greener but needs to be completed properly
- Will new residence have a basement suite also
- Prime lot going to waste with this construction

Brad Gomm, 411 8A Avenue South, advised as follows:

- Densification where appropriate
- Affect property values
- Just another property with more renters
- No care landlord
- Just income property for owner
- Subject's lot is large and would like to see it preserved
- Believe current owner does not care and nothing new will happen

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

Questions:

Mr. Bourelle, Mr. Erickson and Mr. Gomm responded to questions regarding:

- Clarification needed for property subdivision
- Typical process is application for second residence and then subdivision
- Seems to be concerns with existing property
- Adjacent residents have access and availability to alley
- Recent change of ownership had not improved property
- Traffic study completed lately

- *The following motion was presented:*

A. TUVESON

THAT Development Application DEV13136 be **REFUSED** with the following reasons:

1. That the proposed building does not comply with the requirements of Land Use Bylaw 6300.
2. That the existence of a secondary suite precludes the commission from approving a second dwelling unit on the property.

-----CARRIED

A. TUVESON:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY