



# CITY OF *Lethbridge*

Office of the City Clerk

September 4, 2020

**RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

An appeal has been filed on the refusal of a Development Application by the Development Officer to expand an existing fitness facility into two additional bays, requiring a further parking waiver of 13 spaces located at 3-4 3287 32 Street North.

When an appeal is filed with the Subdivision and Development Appeal Board (SDAB), all persons who own property within 200 feet or 60 meters of the development are notified of the hearing by way of this letter. In addition, the owner of the property will also receive a copy of this letter.

The Subdivision and Development Appeal Board (SDAB) will hold a Public Hearing as follows:

<b>DATE:</b>	<b>Thursday, October 1, 2020</b>
<b>TIME:</b>	<b>6:00 p.m.</b>
<b>LOCATION:</b>	<b>Council Chambers, Main Floor, City Hall 910 – 4 Avenue South</b>

Persons affected by this development have the right to present a written, verbal and/or visual submission to the Board. When making a presentation, keep in mind that in accordance with the legislation that governs the SDAB, the Board can only consider relevant planning matters when rendering its decision. It is recommended that you limit your presentation to five minutes.

If you wish to submit written material to the Board, it should be delivered to the Secretary of the SDAB via email at [david.sarsfield@lethbridge.ca](mailto:david.sarsfield@lethbridge.ca), no later than 12:00 noon on the Wednesday prior to the hearing. If you are unable to meet this submission deadline, please bring 12 copies of the materials to the Hearing and it will be distributed at the start of the Hearing. Any written and/or visual material received will be made available to the public.

The City is following the recommendations from the Province of Alberta and the City of Lethbridge with regards to social distancing.

We will be pleased to answer any questions you may have regarding the appeal and can also provide information or advice on Board procedures and how to make presentations to the Board. Please feel free to contact me at 403 329 7329 if you have any questions.

Yours truly,

David Sarsfield  
Board Secretary,  
Subdivision and Development Appeal Board



CITY OF  
*Lethbridge*

## NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

**DATE:** Thursday, October 1, 2020

**PLACE:** Council Chambers, 1<sup>st</sup> Floor  
City Hall - 910 - 4<sup>th</sup> Avenue South

**TIME:** 6:00 p.m.

### **AGENDA:**

1. CALL TO ORDER

### **PRESENTATIONS:**

- 2.1 6:00 p.m.  
SDAB No. 2020-05  
APPEAL OF REFUSAL OF DEVELOPMENT APPLICATION 12253

Appellant: Andrea Seright

Address: 4-5 3287 32 Street North

To expand an existing fitness facility into two additional bays

**Land Use District: I-B**



CITY OF  
*Lethbridge*

## NOTICE OF APPEAL

### Subdivision & Development Appeal Board

In accordance with sections 678 and 686 of the *Municipal Government Act* and The City of Lethbridge Bylaw 4749, an appeal to the Subdivision and Development Board must be filed within the legislated time frame.

<b>Site Information</b>			(Date Received Stamp)
Municipal Address of Appeal #3, #4, #5 <del>3287</del> 3287 32 Street N			
Legal Description of Site (must be completed for subdivision appeals)			
Development Application Number or Subdivision Application Number DEV12253			
<b>Appellant Information</b>			
Name Andrea Seright			
Mailing Address 87 Temple Crescent W			
City Lethbridge	Province Alberta	Postal Code T1K 4T3	
Residence # 403 849 7420	Business # 403 393 2062	Email lethbridgegymnastics@gmail.com	

**APPEAL AGAINST** (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Permit	Notice of Order
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval	<input type="checkbox"/> Notice of Order
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval	
<input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Refusal	

**REASONS FOR APPEAL** Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The grounds for this appeal are as follows:

See attached 4 page letter.

(Attach a separate page if required)

This Personal information is collected under the authority of the Freedom of Information and protection of Privacy Act, Section 33(c) and the Municipal Government Act, Sections 6788 and 685 Note: **This information will form part of a file available to the public**, if you have any questions regarding the collection of this information, contact the FOIP Coordinator at (403) 329-7329.

Signature of Appellant		Date 2020   08   28	
FOR OFFICE USE ONLY			
Final Date of Appeal YYYY MM DD	Appeal Number	Hearing Date YYYY MM DD	Date Appellant Notified YYYY MM DD

To the members of the Subdivision and Development Appeal Board,

## **About Us**

Lethbridge Gymnastics Academy opened to the public in September of 2019. We are a locally owned, family business run by myself, Andrea Seright, and my husband Jamie Ellacott. We have 4 children involved in many sports in Lethbridge including gymnastics.

We are community & kindness focused and offer gymnastics classes to anyone who wants to play the sport of gymnastics. We signed the Lethbridge inclusivity and diversity charter and are committed to providing a safe place for children and adults to explore movement whether they are in a recreational or competitive program. We ensure kind, empathetic coaching at all levels of gymnastics. We have a zero discrimination policy and do not tolerate hate or racism in our facility or community.

We firmly believe that physical literacy is one of the most important pieces of every human's life and our facility offers that exploration through gymnastics in a safe environment. Not only physically safe, but safe from judgement regardless of body shape or size, skin colour, gender, sexual orientation, disability and anything else that might cause someone to hesitate signing themselves or child up for gymnastics.

From the moment we began dreaming about opening our gym one day, we knew it MUST be a safe place for all folks.

## **Why this facility?**

We opened small in a 1600 sq/ft bay and it has been a blessing because we connected with the community right away but have quickly outgrown our current space.

One specific requirement that we have as a gymnastics club is a 19 foot ceiling for handstands and giant swings on high bar and rings which makes finding a location extremely difficult. This is why expanding in our current facility is ideal.

We hope that you will consider our hours of operation, occupancy, pick up and drop off requirements in your decision to grant a parking waiver. We operate completely different than a standard fitness gym/facility that mostly caters to adults.

## **Child Care**

With the schooling announcement for fall and many parents looking for childcare/homeschooling options, we are able to provide day camps on weekdays when

school is off. These will be available for parents with children in grade 1 all the way up to grade 12. We also have a "Recess" program on Thursday afternoons for homeschooled children. This a place to complete their physical education and be supported while working through homeschool tasks. We can provide space for 20-30 kids for the Recess program and day camps. This is crucial in the city of Lethbridge now more than ever. Our current capacity is 8 children.

## **Job Creation**

Our expanded facility would mean hiring additional staff in a family friendly environment where children are welcomed. For the fall we will need a full time office manager, 2 additional gymnastics coaches and 4-5 coach in training positions for teenagers.

We offer a comprehensive coach in training program for kids ages 13+ to learn a sport, job skills and coaching without taking time away from evenings with their family.

## **Hours of Operation**

### **July/August**

#### **Summer camps (child care):**

- Hours are 8:30am-3:30pm. Parents drop off their child in the morning and pickup in the afternoon. Parking spaces are used for less than 5 minutes.
- Drop off is in the front of the building where there are always many spaces available.
- Pick up is at the rear of the building where vehicles line up in the parking stalls and the kids go out to their vehicle one at a time as the vehicles move up. It is very efficient.

#### **Summer evening classes:**

- Hours are between 4:30pm & 8:30pm. Parents drop off and pickup their child.

#### **All businesses in our building are closed by 5.**

K9 Klippery – 8am-5pm Mon-Fri

Pharmacare - 9am-5pm Mon-Fri

Penner Farm Services – 8am-5pm Mon-Fri

### **September-June**

#### **Weekday Daytime**

- If a day camp is running, the same times above under summer camps apply
- Our grown up & me program is maximum 8 kids (ages 3 and under) at a time with an adult. This limitation would not increase with our expansion and we have never had someone unable to find parking for this class.

### **Weekday Evenings**

- Classes start between 4:00pm and 6:00pm.
- Classes are between 90mins - 4 hours in length.

### **Pickup and Drop off**

Currently we do not have a viewing area available due to Covid-19. Before Covid-19, the occasional parent stayed to watch their child for the first few minutes or last few minutes of class. Most parents dropped their child off and did not enter the building.

We were told recently that because our parking lot is designated one way, drop off and pick up feels very safe for their children.

### **Parking and Capacity**

Our current maximum occupancy is 50 people. We are not adding any bathrooms and do not intend to increase our occupancy with our expansion into bay 4 & 5.

There are currently 26 parking stalls at 3287 32 Street N. 16 are located in the front of the building and 10 at the back of the building. There is also ample street parking along 32 Street N if needed.

There are several 10,000+ square foot gymnastics facilities in Alberta who do not have over 25 parking spaces.

We have taken many photos and videos throughout the year of the parking lot at various times of the day to show the availability of parking spaces in the parking lot.

We have met with Pharmicare, Penner Farm Services, and K-9 Klipperry to discuss parking and our expansion plans. All three of our neighbour businesses agree that parking has not been an issue at the building in the past year and don't anticipate parking will become a problem with our expansion into bay 4 & 5.

### **Summary**

In summary, we created our gymnastics club in Lethbridge because we love it here. We also take pride in being involved in the community, volunteering and serving where we

can. We strongly believe that children need a safe space to explore movement, and they need to be seen and heard by coaches who care. Many gymnastics coaches become role models for life for our children.

Thank you for considering our parking waiver request. We hope to be able to continue to operate in the city.

Andrea Seright

A handwritten signature in blue ink, appearing to read 'Andrea Seright', with a large, stylized initial 'A'.



**Land Use Bylaw 5700  
DEVELOPMENT PERMIT APPLICATION - REFUSED**

Address: **4 3287 32 ST N**  
Legal: 1311960;4

District: I-B

Address: **5 3287 32 ST N**  
Legal: 1311960;5

District: I-B

Applicant: SERIGHT, ANDREA  
Address: LETHBRIDGE AB

Phone: 403-849-7420

**Development Proposed** A request to expand an existing fitness facility into two additional bays for an additional 328.5m<sup>2</sup> (3536 sq ft) for the purpose of 'Fitness Facility' and a request for an additional 13 off street parking spaces.

**District** I-B BUSINESS INDUSTRIAL

**Land Use** FITNESS FACILITY - DISCRETIONARY

**REASONS FOR REFUSAL**

1. A further parking waiver of 13 spaces is excessive.

**INFORMATIVE:**

A further parking waiver of 13 spaces is required to permit expansion of the "fitness facility" use into units 4 and 5. A total of 4 spaces have been previously waived for approved uses in adjacent units, including the bay the "fitness facility" currently occupies. To permit the expansion of the "fitness facility" use into these two units would require a total waiver of 17 spaces. According to the approved site plan from the original development approval (DEV04344) the parking supply for the entire building with the approved uses is 23 spaces. A further waiver of 13 space, for a total of 17 spaces waived, is equal to a waiver of 74% of the supply (17 spaces/23 spaces = 0.739). This is an extensive parking waiver and cannot be supported.

In design review of the original site and building development in June of 2012, the developer was cautioned that the parking supply did not provide any surplus for the future, and more parking intensive land uses. The developer knowingly chose and applied for "Building Trade & Contractor" and "Warehouse, Wholesale" land uses which have some of the least parking intensive requirements. This allowed the building to be larger than it could have been had it been designed to accommodate more parking intensive uses, with more parking spaces or surplus spaces being provided on the property.

In evaluating a parking waiver, the development authority must consider the capacity for the surrounding area to absorb the waived parking. There is on-street parking available along 32 St N, but what is the expectation with respect to use of the on-street parking. The development authority notes the building has a total of 7 owned condominium units. Each of these units, their respective owners, and uses/tenants should have access to parking on the property. If the building were one single unit with no division of bays, uses, or owners then the impact of a waiver would be on the building occupant and not a collective group.

In 2017 an application (DEV09000) was refused by the Development Officer for the previous 'fitness facility' to expand into bay 4, with a request for a further parking waiver of 6 spaces. The decision of the Development Officer was appealed and the decision of the Subdivision and Development Appeal Board was to deny the appeal and the refusal decision was upheld.

**Decision Date**

Aug 24, 2020





CITY OF  
*Lethbridge*

Land Use Bylaw 5700  
**DEVELOPMENT PERMIT APPLICATION - REFUSED**

**APPLICATION NO.  
DEV12253**

**Development  
Authority**

  
ANGELA OLSEN

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**STATUTORY PLANS**

The SSRP and applicable municipal statutory plans were considered in rendering this decision.

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**APPEALS**

The applicant has the right to appeal this decision to the Subdivision and Development Appeal Board. An appeal shall contain a statement of the grounds of appeal and shall be delivered either personally or by Registered Mail so as to reach the Secretary of the Subdivision and Development Appeal Board not later than twenty-one (21) days after the decision date indicated on the Development Permit or 'Development Permit Application - Refused' letter.

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**FOIP**

The personal information provided as part of this permit is collected under the Alberta Municipal Government Act and in accordance with section 33(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use By-law 5700 compliance verification and monitoring, and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request and may be revealed in public appeal processes.

If you have questions about the collection or use of the personal information provided, please contact Information Management at 910 4 Ave S Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329, or email [developmentsservices@lethbridge.ca](mailto:developmentsservices@lethbridge.ca).

**Application No. DEV12253**

# Lethbridge Gymnastics Academy

**City of Lethbridge**

**Planning and  
Development  
Services**

910 - 4<sup>th</sup> Avenue South  
Lethbridge, AB  
T1J 0P6

General #: 403-320-3920  
Inspection #: 403-320-3830  
Fax #: 403-327-6571

## Development Permit Application - Change of Use Land Use Bylaw 5700

BP \_\_\_\_\_  
DEV 12253

**Project Address:**

Unit / Bay # 4/5 Civic Address 3287 32 ST N

**Date:** \_\_\_\_\_

**Access Code:** \_\_\_\_\_

**Property Owner / Agent** KEN PIECHARKA Applicant   
Name: GHL PROPERTIES Paid   
Address: 3020-12 AVE N T1H 5J9  
LETHBRIDGE AB  
Phone: 403-634-0598 Fax: \_\_\_\_\_  
Signature: [Signature]  
E-Mail: KPIECHARKA1958@YAHOO.CA

**Land Owner Consent**

The owner of this property knows the full details of the proposed development and knows I am making this development application.

Yes  No

**\*\* Providing an email address means you consent to receive all documents via this address. Please ensure accuracy \*\***

**Business Owner** Applicant   
Name: Andrea Seight Paid   
Address: \_\_\_\_\_  
Phone: 403-849-7420 Fax: \_\_\_\_\_  
Signature: [Signature]  
E-Mail: lethbridgegymnastics@gmail.com

**Details of Proposed Business / Development**

Gymnastics club (minor sports/daycamps)

We are a drop off program with no viewing spaces. We have spaces for drop off → pick up in the back of the building.

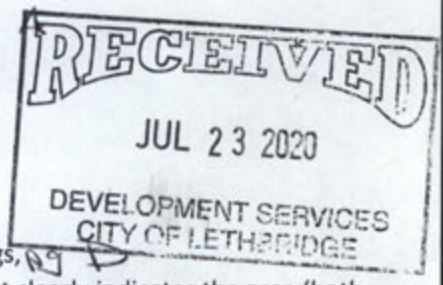
Our hours of operation from Sept-June are 4:30-9 when the other surrounding businesses are closed.

**\*\* Providing an email address means you consent to receive all documents via this address. Please ensure accuracy \*\***

B/L #: 00019880

**Submission Requirements**

- 1) Provide one copy of a Site Plan showing:
  - a) the building with the exact location of the tenant space identified PA
  - b) the off-street parking stalls PA E
- 2) Provide one copy of a Floor Plan showing:
  - a) Dimensions of all rooms, PA A
  - b) Purpose of all rooms / spaces, PA A
  - c) Location of all walls, partitions, doorways, windows, and other openings, PA D
  - d) If a restaurant and / or drinking establishment, include seating plan that clearly indicates the area (both indoor and outdoor) in which the public will have access for the consumption of food and / or beverages. NA



# Lethbridge Gymnastics Academy

Page 2

## Property Information

Previous Tenant / Occupant	None
Total Number of Off-Street Parking Stalls provided	26 total
Total Area of Space Occupied by this Use	3536 ft <sup>2</sup>
Will you be sharing this space with another tenant?	No
Adjacent Tenant(s)	K9 Klippers, Pharmcare, Penner Farm Services
Will you be doing any construction or modification of the space? (ie. Adding a mezzanine, second story, adding or removing walls, washrooms, etc.) If so, explain. <i>Other permits may be required.</i>	HVAC added. Removal of wall from exterior wall to structural post to connect Bay 3. (page A)
Will there be any combustible, flammable, or explosive materials stored, used or produced at this business?	No
Will the business activities or uses occurring at this location produce any dust, liquids or gases? For example, manufacturing, furniture refinishing, vehicle repairs, welding, cooking or food preparation?	No

## Confirmation

The information I have provided herein and herewith is true, and to the best of my knowledge and abilities, accurate and complete.

Signature: 

Date: July 13 2020

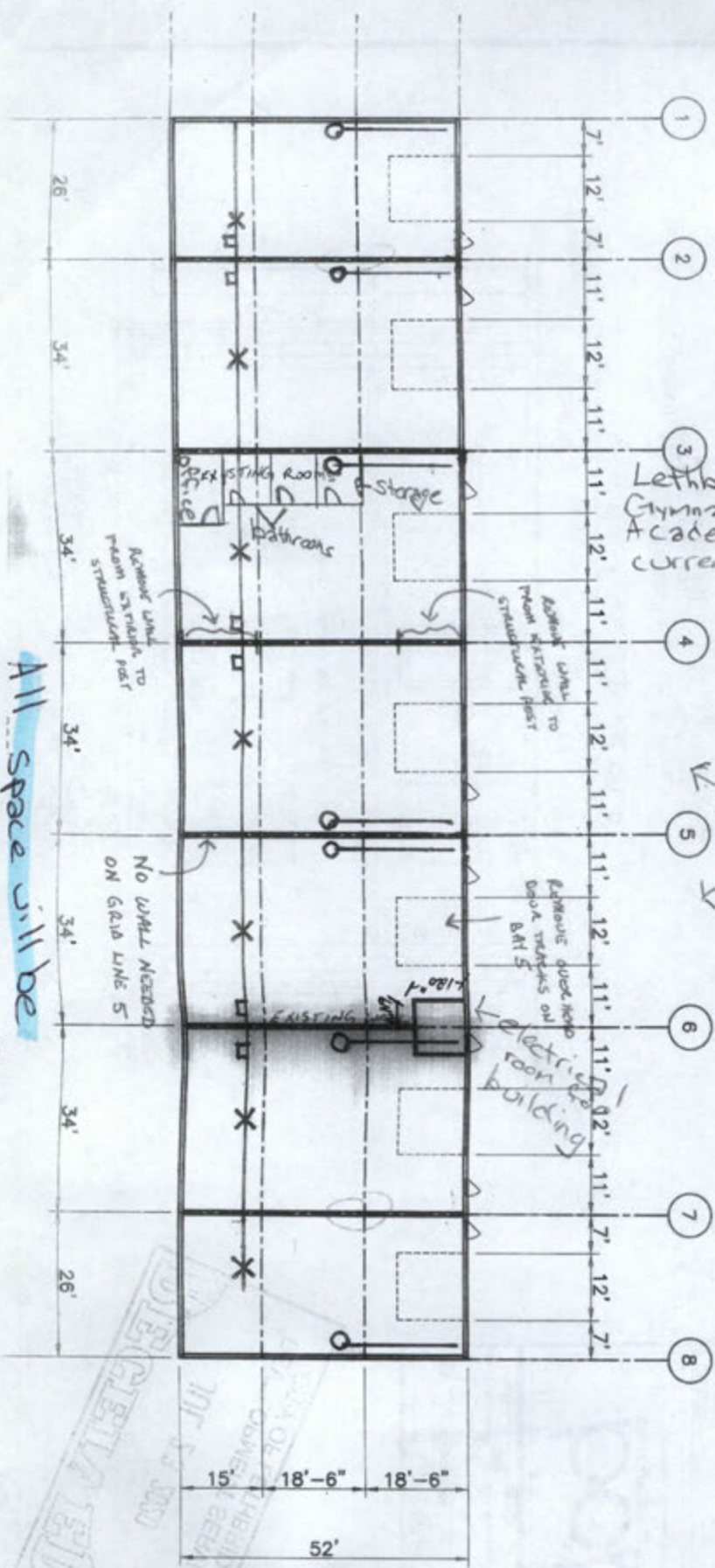
PLUMBING & GAS

(THESE ARE CONDO BAYS ONLY)

TEENANTS WILL APPLY FOR THEIR OWN IMPROVEMENT PERMITS

**RECEIVED**  
 JUL 23 2020  
 DEVELOPMENT SERVICES  
 CITY OF LETHBRIDGE

**A**



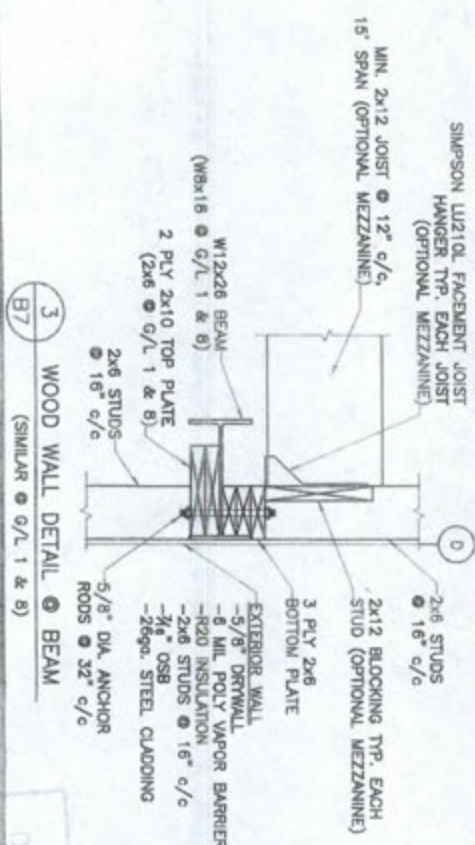
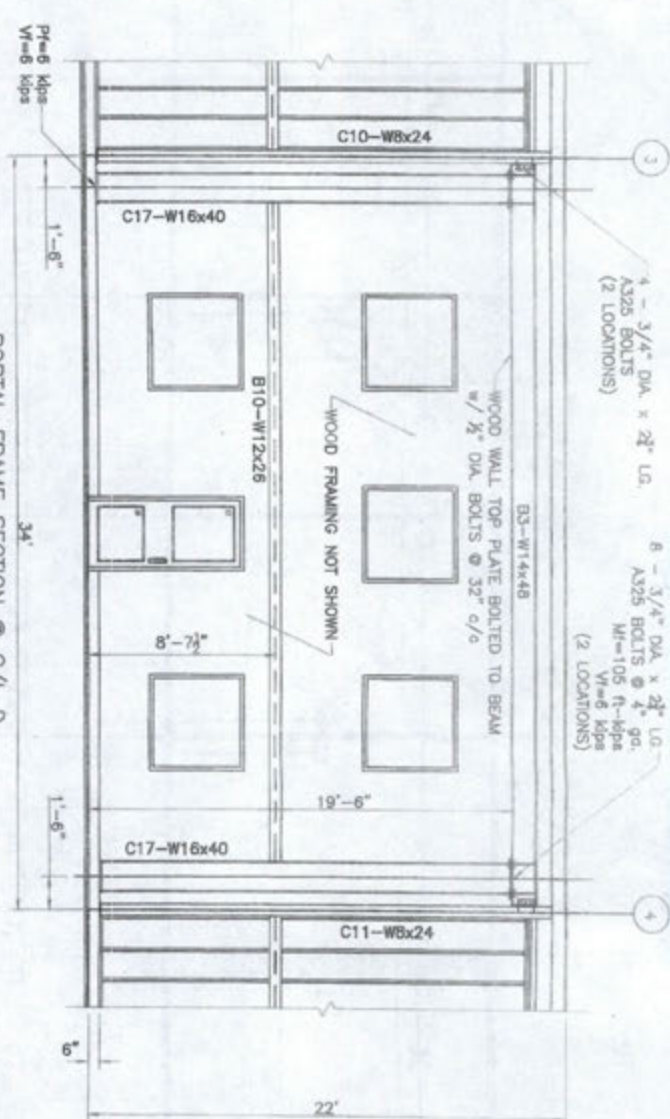
All space will be used for gymnastics equipment on cement floor.

**City of Lethbridge**  
 DISCIPLINE: PLUM  
 SAFETY CODES OF  
 CERTIFICATION  
 SIGNATURE: \_\_\_\_\_

NO.	
CLIENT	
PROJECT	

B

**RECEIVED**  
 JUL 23 2020  
 DEVELOPMENT SERVICES  
 CITY OF LETHBRIDGE



APREGGA Permit #P07108  
 AUG 14 2012  
 PROFESSIONAL ENGINEER  
 ALBERTA  
 AUG 14 2012

REVISIONS		
NO.	DESCRIPTION	DATE

**boob**  
 engineering ltd.  
 Lethbridge, Alberta, Canada

**CLIENT**  
 D.A. Building Systems Ltd.  
 Lethbridge, Alberta

**PROJECT**  
 ALBERTA CATASTROPHE  
 COMMERCIAL CONDO'S  
 52' x 222' x 17'-8" EAVE  
 LETHBRIDGE, ALBERTA

**TITLE**  
 PORTAL FRAME & WALL DETAIL

SCALE	DATE	DRAWING NO.
1/8"=1'	JULY 10, 12	B8
DESIGN BY	CHECKED BY	REVISION: 0
RAV		
PLN #	4697-98	

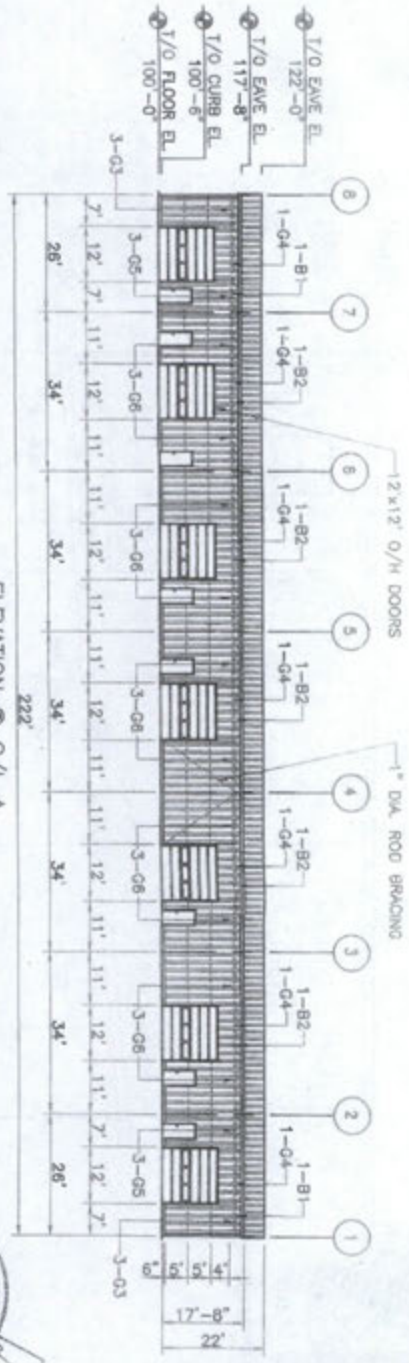
**RECEIVED**  
 AUG 5 2012

CITY OF LETHBRIDGE  
 DEVELOPMENT  
 AUG 14 2012

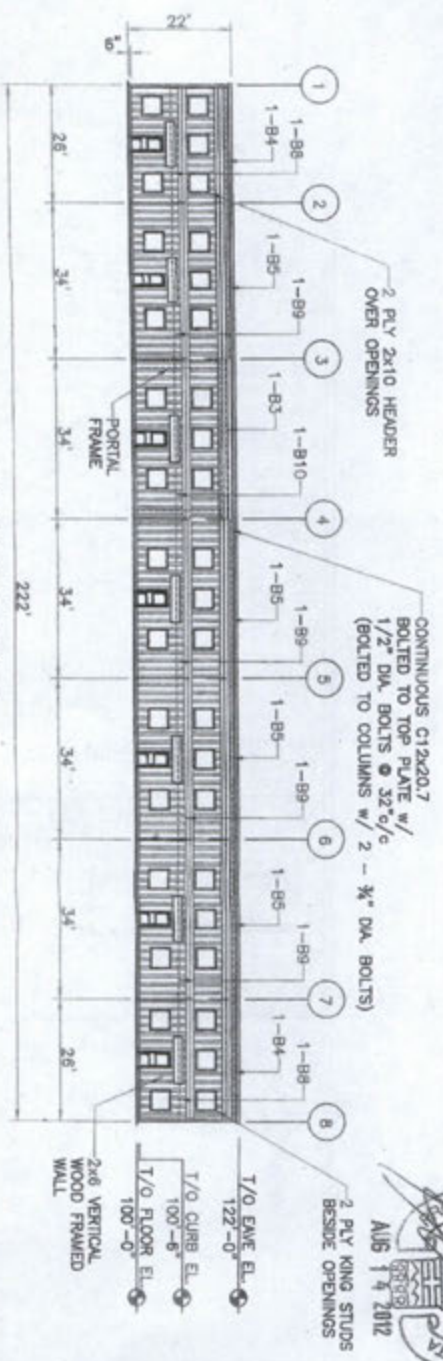
D

SHEET STEEL SPECIFICATIONS:  
ASTM A192, GRADE 80

**RECEIVED**  
JUL 23 2020  
DEVELOPMENT SERVICES  
CITY OF LETHBRIDGE

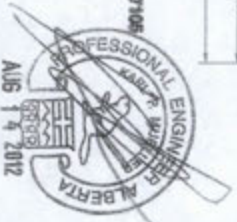


ELEVATION @ G/L A



ELEVATION @ G/L D

APPROVA Permit #P07105  
AUG 14 2012



NO.	DESCRIPTION	DATE	BY

**bock**  
engineering ltd.  
Lethbridge, Alberta, Canada

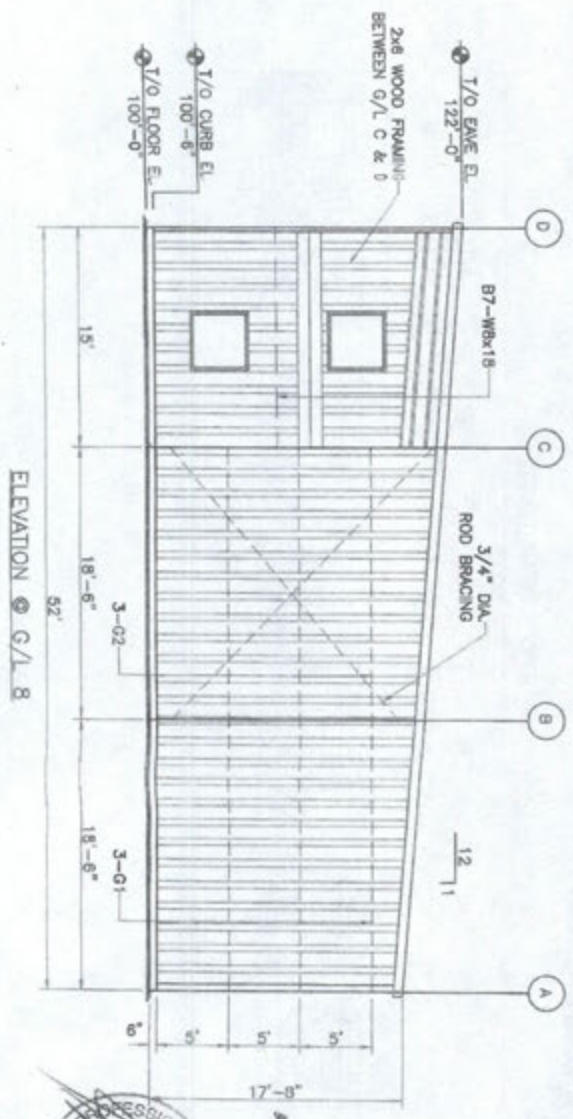
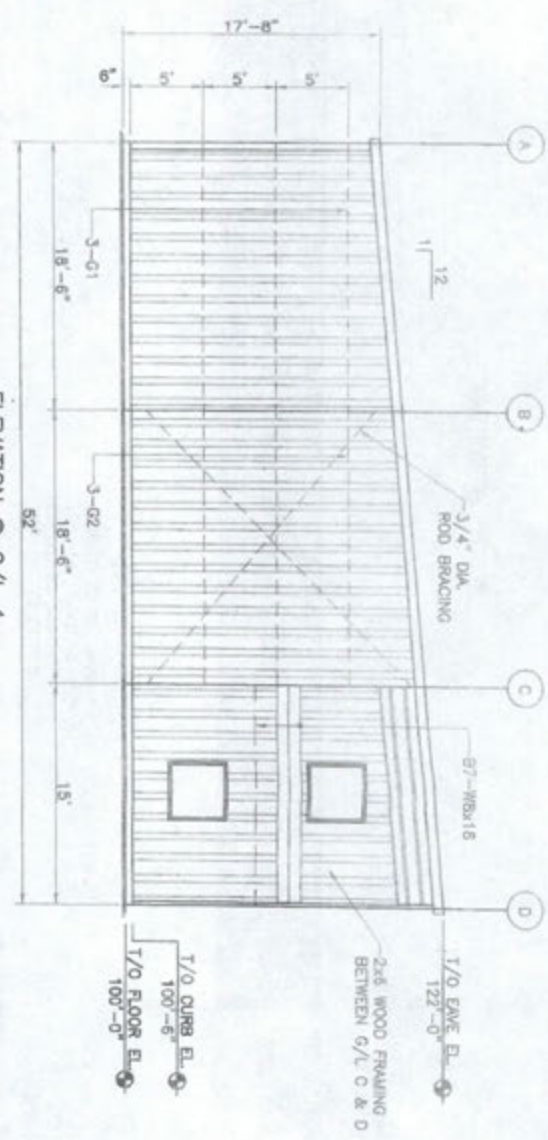
**D.A. Building Systems Ltd.**  
Lethbridge, Alberta

**PROJECT**  
ALBERTA CATASTROPHE RESTORATIONS INC.  
COMMERCIAL CONDO'S  
52' x 222' x 17'-8" EAVE  
LETHBRIDGE, ALBERTA

<b>TITLE</b> ELEVATIONS	<b>DATE</b> JUNE 29, 12	<b>DRAWING NO.</b> B5
<b>SCALE</b> 1"=25'	<b>DATE</b> JUNE 29, 12	<b>REVISION: 0</b>
<b>SHOWN BY</b> RAR	<b>CHECKED BY</b>	
<b>DESIGNED BY</b>		
<b>NO. #</b> 4697-95		

SHEET STEEL SPECIFICATIONS:  
ASTM A192, GRADE 80

**RECEIVED**  
JUL 23 2020  
DEVELOPMENT SERVICES  
CITY OF LETHBRIDGE



ALBERTA ENGINEERS  
AUG 14 2012  
AUG 14 2012  
AUG 14 2012

REVISIONS		
NO.	DESCRIPTION	DATE

**boob**  
engineering ltd.  
Lethbridge, Alberta, Canada

**CLIENT**  
D.A. Building Systems Ltd.  
Lethbridge, Alberta, Canada

**PROJECT**  
ALBERTA CATASTROPHE RESTORATIONS INC.  
COMMERCIAL CONDO'S  
52 x 222 x 17'-8" EAVE  
LETHBRIDGE, ALBERTA

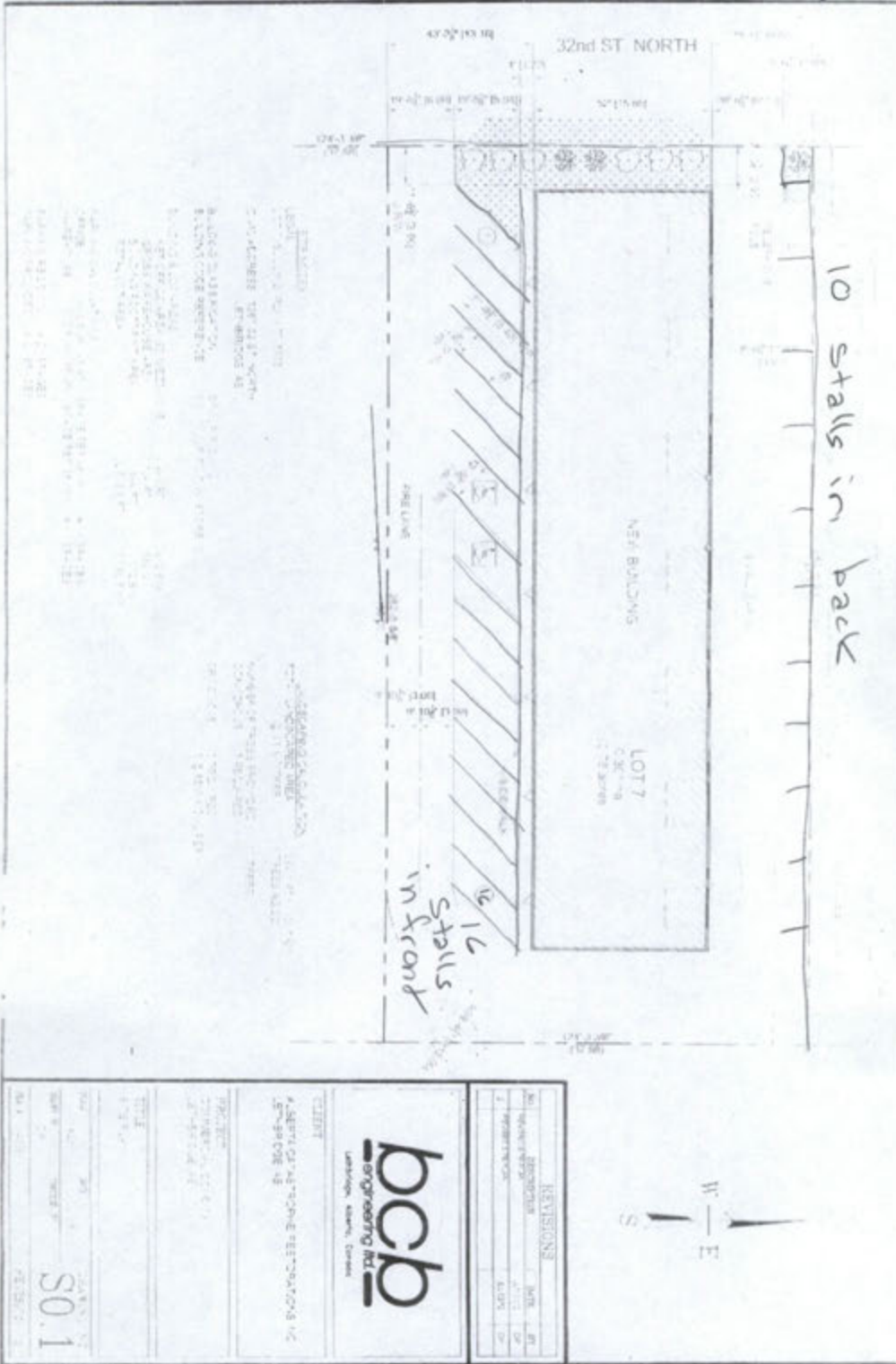
**TITLE**  
ELEVATIONS  
DRAWN BY: RAR  
CHECKED BY: [Signature]  
DATE: JUNE 29, 12  
DRAWING NO.: B4  
REVISION: 0

**RECEIVED**  
 JUL 23 2020  
 DEVELOPMENT SERVICES  
 CITY OF LETHBRIDGE

**E**

Staff parks  
 on street.  
 Currently have  
 3 staff, 2  
 reside together  
 so 2 vehicles.

We would be  
 hiring an  
 additional  
 2-3 staff for  
 expansion.



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	07/23/20	CP
2	REVISIONS	07/23/20	CP

**bcb**  
 CONSULTANTS LTD.  
 Lethbridge, Alberta, Canada

CLIENT  
 A SERVICE OF THE CITY OF LETHBRIDGE  
 DEVELOPMENT SERVICES

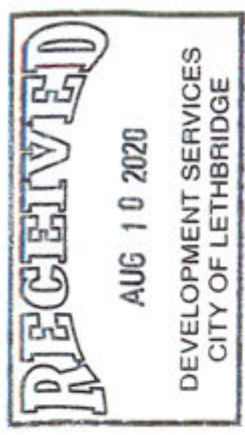
DATE	NO.	DESCRIPTION	DATE	BY
2020	01	ISSUED FOR PERMIT	07/23/20	CP
2020	02	REVISIONS	07/23/20	CP

SCALE: 1:100

SO.1



23 off street parking stalls provided for the entire building - DEV04344



each bay is 34' x 52' - 3 bays 102' x 52'

**City of Lethbridge**

**Planning and  
Development  
Services**

910 - 4<sup>th</sup> Avenue South  
Lethbridge, AB  
T1J 0P6

General #: 403-320-3920  
Inspection #: 403-320-3830  
Fax #: 403-327-6571

**Voluntary Waiver of Claims**  
DEVELOPMENT COMMENCEMENT - FORM A.1  
LUB 5700, Section 5.10.1

BP \_\_\_\_\_  
DEV 12253

Project Address: \_\_\_\_\_

Unit/Bay # 4/5

Civic Address 3287 32 STN

Date: July 28  
2020

Access Code: \_\_\_\_\_

**"VOLUNTARY WAIVER OF CLAIMS" (Optional)**

*For Development Approvals of Discretionary Uses and/or Approvals granting a waiver of development standards*

This "Voluntary Waiver of Claims" allows you to commence your development in advance of the date of validity on your Development Permit. The permit's valid date is the date at which the appeal period for the public has expired.

By agreeing to this "Voluntary Waiver of Claims" you agree that should an appeal be made you will immediately cease the development pending the outcome of the appeal and will waive all claims to compensation from the City of Lethbridge for costs associated with that cessation and/or costs resulting from the outcome of the appeal.

Agreement to this "Voluntary Waiver of Claims" does not nullify your own right to an appeal. You may appeal any condition of approval on the Development Permit to the Subdivision and Development Appeal Board by the date identified on your permit.

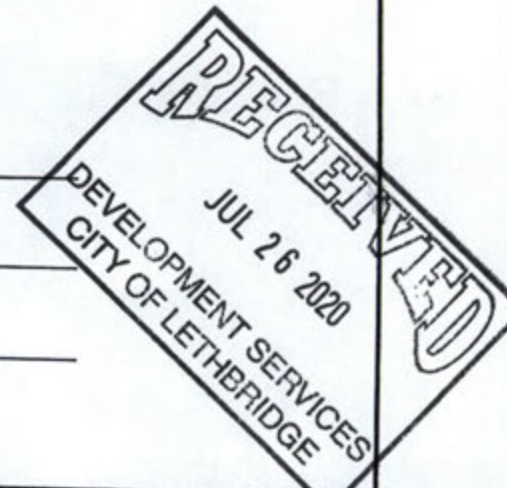
Agreement to this "Voluntary Waiver of Claims" and possession of the released Development Permit does not eliminate the need for a Business License, Building Permit or other permits. Do not commence development without first obtaining all the necessary permits.

**I HAVE READ, UNDERSTOOD, AND AGREE TO THIS "VOLUNTARY WAIVER OF CLAIMS"**

Name (Please Print) Andrea Seignt

Signature: [Signature]

Date: July 28 2020



Version Date: December 28, 2017

Any personal information collected on this form is collected in accordance with Sections 683, 685 and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection, use or disclosure of the personal information provided, please contact Information Management at 910 4 Ave S, Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329.

To the members of the Municipal Planning Commission,

Lethbridge Gymnastics Academy opened to the public in September of 2019.

We are a locally owned, family business ran by myself, Andrea Seright, and my husband Jamie Ellacott. We have 4 children involved in many sports in Lethbridge including gymnastics.

We are community & kindness focused and offer gymnastics classes to anyone who wants to play the sport of gymnastics.

We signed the inclusivity and diversity charter and are committed to providing a safe place for children and adults to explore movement whether they are in a recreational or competitive program.

We ensure kind, empathetic coaching at all levels of gymnastics. We have a zero discrimination policy and do not tolerate hate or racism in our facility or community.

We firmly believe that physical literacy is one of the most important pieces of every human's life and our facility offers that exploration through gymnastics in a safe environment. Not only physically safe, but safe from judgement regardless of body shape or size, skin colour, gender, sexual orientation, disability and anything else that might cause someone to hesitate signing themselves or child up for gymnastics.

From the moment we began dreaming about opening our gym one day, we knew it **MUST** be a safe place for all folks.

We opened small in a 1600 sq/ft bay and it has been a blessing because we connected with the community right away but have quickly outgrown our current space.

We need to expand however due to our category for zoning (fitness), we don't qualify to expand in our current space due to the parking requirements.

We were told that hours of operation, occupancy capacity, pick up and drop off requirements will not be taken into consideration. We operate completely different than a fitness gym/facility where patrons park to come inside and use the facility and require parking for an hour or two.

One specific requirement that we have as a gymnastics club is a 19 foot ceiling which makes finding a location extremely difficult. This is why expanding in our current facility is ideal.

With our expansion we will be able to accommodate up to 25 children for day camps (with distancing measures, more without) and we will be able to offer camps to children as young as 4 years of age. This is crucial now more than ever.

Currently we max at 8.

This would mean hiring additional staff in a family friendly environment where children are welcomed. For the fall we will need a full time office manager, 2 additional gymnastics coaches and 4-5 coach in training positions for teenagers.

Our facility has the following considerations that we would like to be taken into account when considering our application for re-zoning and the subsequent parking waiver.

Surrounding business hours for reference are

K9 Klippery – 8am-5pm Mon-Fri

Pharmacare - 9am-5pm Mon-Fri

Penner Farm Services – 8am-5pm Mon-Fri

## **Parking**

Our current capacity is 50 people. We are not adding any bathrooms and do not want to increase our capacity.

We have 3 spaces in front of our business and that will increase to 9 with our expansion. We also will have 3 extra spaces behind our building.

Our staff (2 cars) park on the street where there is room for many MANY vehicles. We have taken photos and videos throughout the year of the parking lot to show that we do not take up any spaces in the parking lot. The business beside us has at least 10 cars parked along the street and in front of our business during the day. At the other end of the building there are regularly 4-7 vehicles parked out front and along the end of the building which belong to k-9 klippery.

Currently we do not have a viewing area available due to COVID-19 and this will be the case for the foreseeable future. In the past we have had one folding table and some chairs available to parents but it is very rarely used. Newer athletes can have an adult in the building for the first 5-10 mins of class but that has not been requested yet.

I have had messages from other gymnastics clubs in Alberta who have 10,000+ square in their facility and do not have over 25 parking spaces.

We were told recently that because our parking lot is designated one way, drop off and pick up feels very safe.

## **Hours of Operation**

### **July/August**

#### **Summer camps (child care):**

- Hours are 8:30-3:30.
- Drop off is in the front of the building where there are always many spaces available.
- Pick up is at the rear of the building where vehicles line up in the parking stalls and the kids go out to their vehicle one at a time as the vehicles move up. It is very efficient.

#### **Summer classes:**

- Hours are between 4:30 & 8:30.
- All businesses in our building are closed by 5.

### **September-June**

#### **Daytime**

- If a day camp is running, the same times above under summer camps apply
- Our grown up & me program is maximum 8 kids (ages 3 and under) at a time with an adult. This limitation would not increase with our expansion and we have never had someone unable to find parking for this class.
- Drop-in. We have had 20 total adults and children here for drop in and have not had a parking complaint/comment. We don't know when this program will resume and again, won't be more than 25 with the expansion.

#### **Evening/Weekends**

- Classes start between 4:00pm and 6:00 pm.
- Classes are between 90mins - 4 hours in length.
- Pre-covid, parents occasionally came in to drop off their child or 5-10 mins at the end of class time to watch. All businesses near us close at 5. Parking has never been an issue.
- This fall will be different with limitations for pick up and drop off as above. Parents will be able to watch online instead of in person.

With the schooling announcement for fall and many parents looking for childcare/homeschooling options, we are able to provide "day camps". These will be available for parents with children in grade 1 all the way up to grade 12.

We can provide space for 20-30 kids, a place to complete their gym option and be supported while working through homeschool tasks.

We also offer a comprehensive coach in training program which kids ages 13+ could take advantage of to learn a sport, job skills and coaching without taking time away from evenings with their family.

In summary, we created our gymnastics club in Lethbridge because we love it here. We also take pride in being involved in the community, volunteering and serving where we can.

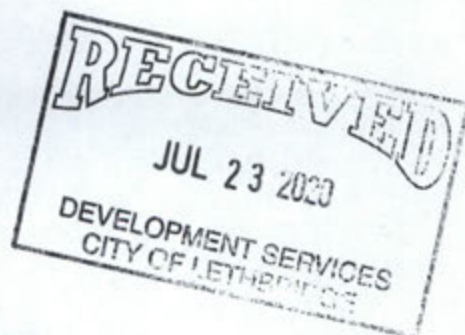
We strongly believe that children need a safe space to explore movement, and they need to be seen and heard by coaches who care. Many gymnastics coaches become role models for life for our children.

Thank you for considering our parking waiver request. We hope to be able to continue to operate in the city.

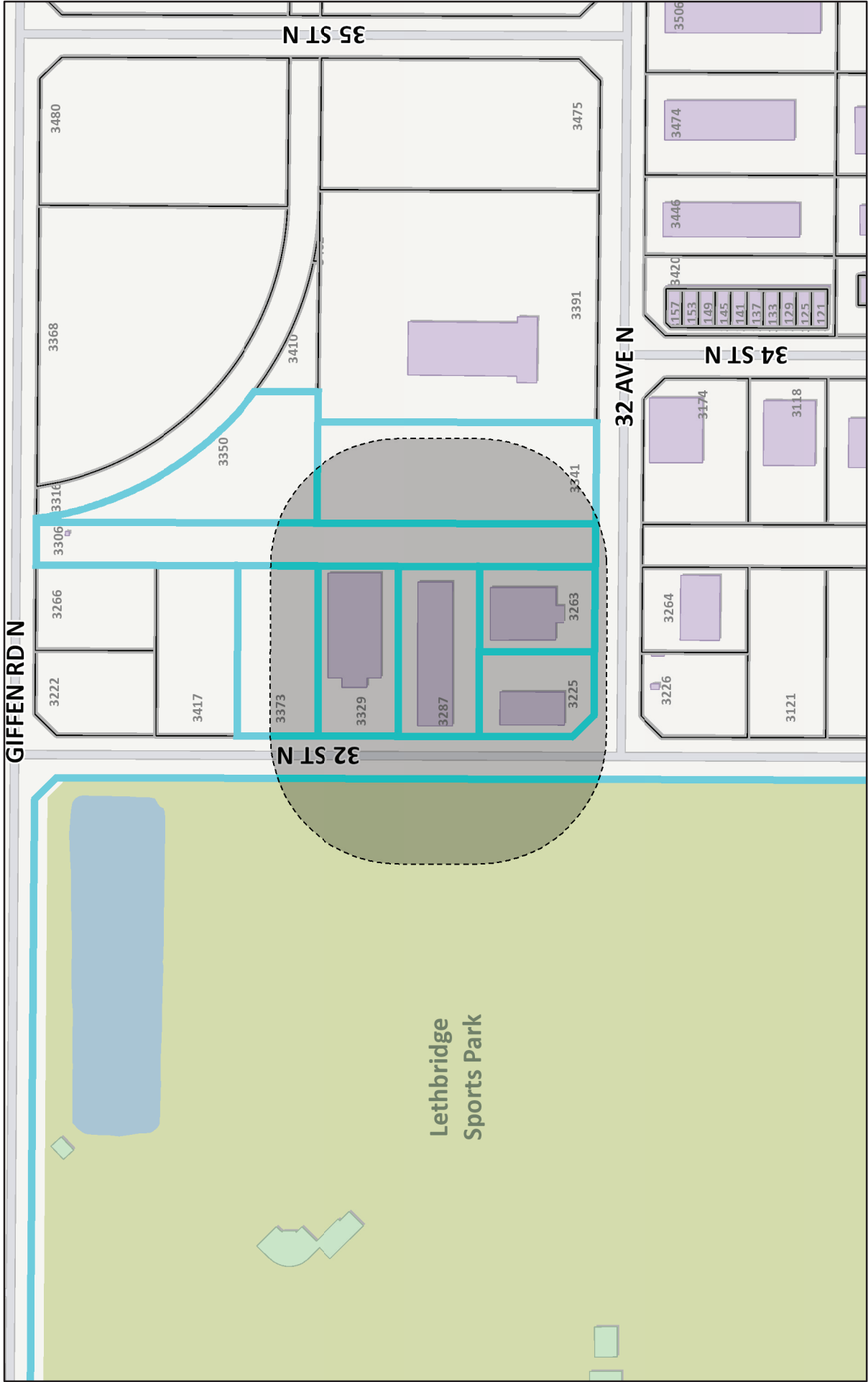
Andrea Seright



July 23<sup>rd</sup> 2020



# Parcel Locator WebMAP



September 4, 2020

□ Parcels

1:3,950

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

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# Lethbridge Gymnastics ACADEMY



## Submission to the Subdivision and Development Appeal Board



Sept 29th 2020





# To the board:

In this document you will find photos, links to videos, and letters from the community regarding our appeal.

Our wish that through the testimonies from neighbouring businesses, letters from our community and various pictures/videos/links that you will grant a parking waiver for the next 5 years.

We are committed to working with city to update these parking minimums and to update the category that gymnastics clubs belong to.

We look forward to a positive discussion on Thursday October 1st.

Sincerely ,

Jamie Ellacott & Andrea Seright



# Table of contents:

## Page Number

- 4-5 - Photos
- 6 - Important Links
- 7 - Floor Plan
- 8-10 - Neighbouring business support
- 11-12 - Letter #1
- 13 - Letter #2
- 14 - Letter #3
- 15 - Letter #4
- 16-17 - Letter #5
- 18-20 - Letter #6
- 21 - Letter #7
- 22-24 - change.org comments



# PHOTOS



The above photos are the front of the building where there are 16 spots available



# PHOTOS



The above photos are the back of the building where there are 10 spots available.

**In the letter of refusal, it states that there are 23 parking spots available in our space and that is incorrect.**

**There are 26 total spots.**



# IMPORTANT

## LINKS & NOTES

The first link is to a time-lapse video on Wednesday September 23rd. It is one of our busier evening classes with athletes arriving from 4:20-4:35. 14 kids being dropped off in a 15 min time span. There are 8 vehicles that come and leave, one parent stays in her vehicle because she was on her phone.

<https://www.facebook.com/watch/?v=2791932434464068>

The following link is to our change.org petition. It has signatures and comments from over 80 people.

<http://chng.it/rSnGnCjKbG>

The next link is to a news story along with article published last week.

<https://globalnews.ca/news/7357296/gymnastics-company-lethbridge-parking-waiver/>

This link it to an article in the Lethbridge Herald

<https://lethbridgeherald.com/news/lethbridge-news/2020/09/26/gymnastics-academy-seeking-support-to-overturn-city-parking-policy/>

**We have had in depth conversations with 3 different councillors from the City of Lethbridge whom all have expressed unwavering support for our expansion.**

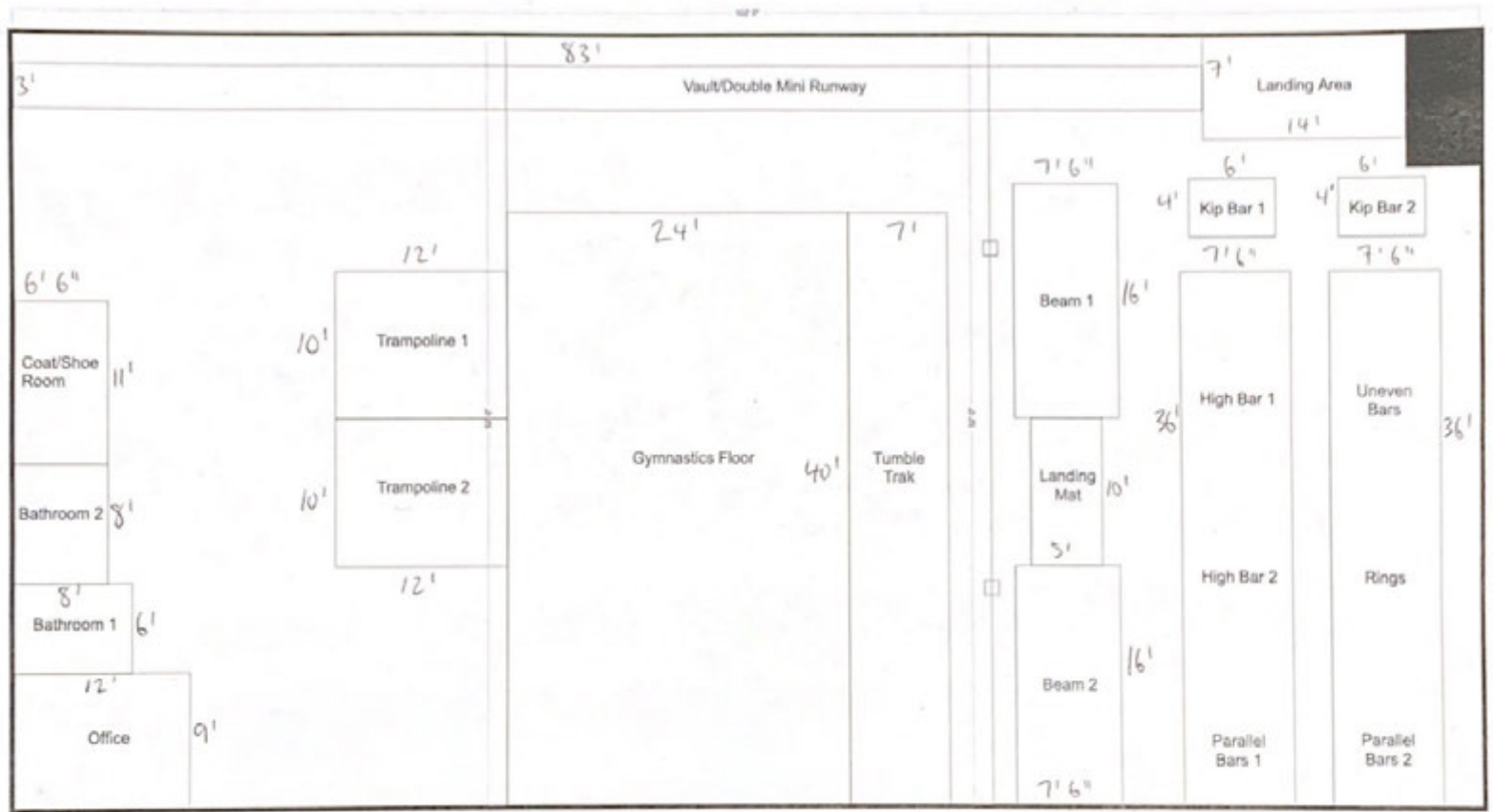
**We have the entirety of the Lethbridge Chamber of Commerce standing behind us in support of our growing business.**



# FLOOR PLAN

This is our proposed floor plan for our equipment. Gymnastics equipment takes up a lot of space.

**Our current occupancy is 50. We are not seeking to increase that.** We simply want to have the correct size of equipment for our athletes to train on.





# NEIGHBOURING BUSINESS SUPPORT

To whom it may concern,

I am the manager of Penner Farm Services. We are in Bay #6 and will be beside the expansion of Lethbridge Gymnastics Academy.

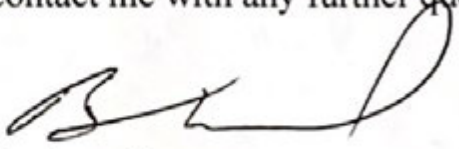
We fully support the expansion of the gymnastics club.

Our business rarely has customers come in for their purchases as we are mostly delivery. We have business trucks that pull right into the bay doors or along the parking in the back and then leave. Parking is never a problem and parking is never at capacity. Our hours are until 5pm during the week and closed on weekends.

This expansion will not interfere with the amenities of the neighbourhood, and it won't interfere with or affect the use or value of neighbouring properties.

We understand that LGA is not seeking any additional occupancy which means that the expansion should only require as much parking as it currently has. The parking waiver should be granted with the knowledge that parking will never be a concern for this building.

Please contact me with any further questions or concerns.

Signed,   
Brian Vanderwal  
Store Manager Penner Farm services.  
403-795-4240



# NEIGHBOURING BUSINESS SUPPORT

To whom it may concern,

We are the owners of Unit #7, 3287 32nd Street North ( K9 Klippery).

We are in favor of the expansion of the existing gymnastics club into two additional bays. We understand that this requires a further parking waiver of 13 spaces located at 3-4 3287 32 Street North and we are in full support of this.

We are open 8:30am-5pm Monday-Friday.

We also understand that they are not seeking any additional occupancy which means that the expansion would be allowing the current members to participate in gymnastics in a larger space. While this means that there is more space used, it does not mean that more parking will be used.

We have never experienced a problem with parking. We have a number of staff and due to us also being a drop off and pick up business, our staff park on the street to leave our stalls in front of our business open for customers.

As a business owner in the same building, we support Lethbridge Gymnastics Academy in their expansion and ask that the appeal board grant the parking waiver. This will not interfere with the amenities of the neighbourhood, it will add to it. This will not interfere with or affect the use or value of neighbouring properties.

Should you require any additional clarification or information, please do not hesitate to call us at (306) 628-8118.

Best regards, Ervin and Michelle Ausmus sheler1@hotmail.com





# NEIGHBOURING BUSINESS SUPPORT

To whom it may concern,

I am the manager of Care Rx in Unit #2 at 3287 32 Street N and I have been in communication with Jamie Ellacott who owns Lethbridge Gymnastics Academy with Andrea Seright.

We are also expanding into Unit #1 and we fully support the expansion of the gymnastics club into Unit #4 and #5.

We are open 9am-5pm on weekdays. Parking is never a problem due to the ample space along the street and the stalls we have in front of our business.

We understand that LGA is not seeking any additional occupancy which means that the expansion should only require as much parking as it currently has. While this means that there is more space used, it does not mean that more parking will be needed and we support the Subdivision and Development Appeal Board granting the parking waiver.

This expansion will not interfere with the amenities of the neighbourhood, nor will it interfere with or affect the use or value of neighbouring properties.

Please contact me with any further questions or concerns.

*Melissa Nwach*  
Care Rx Pharmacy  
(403) 915-3557.

# LETTER #1

September 26, 2020

To whom may concern:

Lethbridge Gymnastics Academy expansion appeal:

Andrea Seright, as well as the other coaches at Lethbridge Gymnastics academy (LGA) have become like family for myself and my son Rowan in a very short period of time. They have welcomed us into their facility with open arms every Friday morning with a smile. I am so confident with these wonderful people around my young impressionable son, who has been greatly affected in his social development due to the covid-19 pandemic. He has not been able to

be social or out of the house much in a very crucial developmental stage in his life. He is petrified of most people outside the home, as he has been stuck in the house since March. However, since we started to go to classes at LGA, he has become the fun rambunctious and friendly child he used to be. My husband and I have noticed a large improvement on his language, listening skills, and body literacy since our time with LGA. Rowan gladly goes to the gym and goes running in like he owns the place, and interacts with all the staff, children, and other parents. This is something that he hasn't done in months due to the lack of socialization and contact he has had.

The city of Edmonton removed minimum parking requirements on July 2, 2020. Mayor Don Iveson said, "We are leading the way in passing a policy that contributes to changing the way our city will grow from here" (Ramsay 2020). Edmonton is the first Canadian city to make this change, they started this revolution to remove "economic barriers to new homes and businesses" this change has brought the city "flexibility in how businesses and homeowners meet their parking needs" (Ramsay 2020). I personally think that this a step in the right direction that Lethbridge's zoning bylaws should be making. It promotes businesses to expand when parking restriction may have been holding them back from obtaining a further occupancy license. This idea of removing or loosening the parking requirements on small businesses like LGA, promotes growth in our local economy. This growth is greatly needed right now due to the effects of the shutdowns and rule changes that have come from Covid-19.

Forcing parking minimums on small businesses like LGA can "leave less room for other uses such as housing" (Filipowicz and Lafleur 2020). Especially in such a new area like where LGA is located. Denying their occupancy permit will cause more sprawl as it encourages the construction of another unnecessary parking lot or will force them to move to another building. A new building will have to have a giant concrete parking lot which will sit empty as it is not necessary for their business demographics.

# LETTER #1 CONTINUED

This kind of behaviour will create an “artificial scarcity of land in urban neighbourhoods” (Filipowicz and Lafleur 2020). This scarcity of land can “prevent the supply of housing units from keeping up with demand, in turn pushing up home prices and rent” (Filipowicz and Lafleur 2020). This once again will negatively affect our local economy and prevent new businesses as well as families to come to Lethbridge due to the extreme housing prices due to our urban sprawl.

Since moving to Lethbridge, I have noticed a large amount of commercial properties that sit empty and unused. I feel as though a removal of parking restrictions could bring some new types of businesses to these empty buildings that may not have been able to utilize them with the current parking bylaws. This current bylaw is disheartening to those business owners like Andrea that want to grow their business to the best it can be but gets kicked down at the final steps of expansion. She has rented, renovated, and furnished this beautiful new facility for our children to be able to learn in.

A few parking places should not hinder LGA's success in our community.

Sincerely

Emily Boutilier and the Boutilier family.

Citations:

Filipowicz, Josef, and Steve Lafleur. “BLOG: It's Time for Canadian Cities to Eliminate Minimum Parking Requirements.” Fraser Institute, 8 July 2020, [www.fraserinstitute.org/blogs/it-s-time-for-canadian-cities-to-eliminate-minimum-parking-requirements](http://www.fraserinstitute.org/blogs/it-s-time-for-canadian-cities-to-eliminate-minimum-parking-requirements).

Ramsay, Caley. “Edmonton Removes Minimum Parking Requirements City-Wide.” Global News, Global News, 25 June 2020, [globalnews.ca/news/7101796/edmonton-removes-minimum-parking-requirements/](http://globalnews.ca/news/7101796/edmonton-removes-minimum-parking-requirements/).

Therien, Eloise. “Lethbridge Gymnastics Company Denied Parking Waiver, Expansion Put on Hold.” Global News, Global News, 24 Sept. 2020, [globalnews.ca/news/7357296/gymnastics-company-lethbridge-parking-waiver/?fbclid=IwAR2P5kVVmf2D-TyQFJB14YHOPXeRWZMPBBObs-I4h7eJCKNa7C8\\_zL\\_X2g](http://globalnews.ca/news/7357296/gymnastics-company-lethbridge-parking-waiver/?fbclid=IwAR2P5kVVmf2D-TyQFJB14YHOPXeRWZMPBBObs-I4h7eJCKNa7C8_zL_X2g).

# LETTER #2

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To whom it may concern,

I am writing in support of Lethbridge Gymnastics Academy in their application for a waiver regarding the parking for their planned expansion.

I have been a parent at the gym since they opened their current location and it is obvious that the gym needs to expand into a bigger space. The number of students has grown as well as those students skills. They need the space to allow their skills to flourish.

There has never been an issue with parking. I have always been able to park, drop off or pick up my child. Myself and the other parents rarely, if ever stay, and use a parking space for more then 5 minutes during the whole process.

I strongly believe that more parking spots are not necessary since they are not used by the students.

To deny LGA the chance to expand because of parking would be a huge disservice to the students, coaches and parents. This organization provides such a safe and caring place for children to grow and learn about themselves physically and mentally.

If you have any further questions please don't hesitate to contact me.

Christy Biggin, 403-915-3290

# LETTER #3

Lethbridge, September 23rd 2020

Subject: expansion request for L.G.A.

My name is Catherine Senecal and my sons go to L.G.A. once a week. I am happy to report that I need not show up in advance to get a parking spot at the door. I even have many parking choices. The street parking is abundant as well.

I have done gymnastics most of my childhood. I've been to camps with a strong gymnastics background in Ontario and Quebec. It's really a sport that benefits and thrives most in big open spaces. My eldest son is 4 and has been in gymnastics since he's been 18 months. L.G.A. is the 3rd gym we've been to and the one that's needed the most an expansion of the space inside (not parking).

It's a narrow space for so much equipment. Things have to be shuffled around during class and it's a waste of time for the staff and the kids. The staff make it work as best they can but it's easy to imagine how much more pleasant it would be for everyone involved if the expansion happened. The parking is not an issue right now and the expansion wouldn't increase their capacity so it won't be a problem in the future either.

Despite the small space, they have been the ones to impress me the most with their program, varied schedule and learning approach. L.G.A. have a wonderful kid friendly approach and they really read into each kid's needs and learning method. It is truly touching how much they care and how much energy they put into every class. They take care of the children kindly, positively and energetically. Truly, they do wonders with their talents and devotion but they need the space to do it comfortably. Their devotion to better the community and reach out to as many children as possible is remarkable.

If need be, the parents can park in the nearby street. Keep in mind that most just drop off their kids and come back for pick up.

From a parent who just loves and believes in what L.G.A. is doing and can see how they could do so much more, please, do not stop the expansion for parking rules. It will clearly be fine and worth it.

Best regards,  
Catherine Senecal,  
Alexandre Lemay &  
Henri and Jules Lemay

# LETTER #4

---

Dear Mayor Spearman & board

I am writing to express my support for Lethbridge Gymnastics Academy's request to obtain a permit for their expansion. Their services make a real difference to the children, young people and adults of Lethbridge.

I was saddened to hear that Lethbridge's Gymnastics Academy's request for an expansion has been denied. Their programs operate at different times throughout the day and they have small class sizes. My daughter has been attending Lethbridge Gymnastic Academy since November of last year and absolutely loves Coach Jaime and Coach Andrea. The coaches take their time to engage with the students individually and provide support when needed. She has fallen in love with gymnastics and her coaches so much that she has now moved into their competitive program. She attends the gym on Wednesday from 5-7pm and on Sundays from 2-4pm. I have never had an issue with parking at her pick-up or drop off times. We do not stay to watch her practice but do like to sneak a peak for the last 5 minutes.

The current space that they are utilizing is smaller than most gymnastic clubs that I have visited and feel that the children would benefit from a larger space. This would enable equipment to be stay in place instead of having to be moved/stored for their classes.

I ask that you listen to the voices of the children, young people and families of Lethbridge that all love and support Lethbridge Gymnastics Academy and their request for an expansion. Please approve their appeal for the expansion.

Sincerely;

Krystal Eves

# LETTER #5

Linda Chan  
PO Box 33005, RPO Uplands  
Lethbridge AB, T1H 5P2

Subdivision & Development Appeal Board  
City of Lethbridge, City Hall  
910 – 4<sup>th</sup> Avenue S  
Lethbridge, AB

September 24, 2020

RE: SDAB # 2020-05  
Unit 4-5, 3287 – 32 Street North, Lethbridge

This letter in support of Lethbridge Gymnastics Academy (LGA) being granted a parking waiver, so that they can expand into the adjacent bays.

My son has been attending LGA Competitive Boys Program since it's opening in 2019. From Fall 2019 until March 2020 (when the COVID lockdown occurred) he was attending the gym Sunday afternoon, Wednesday evening, and Friday late afternoon. He would train for 3-5 hours at a time. Since the lifting of COVID restrictions, he has returned to the gym with the same schedule. I speak for ALL the competitive athlete's parents when I say there has never been an issue with parking. None of us stay to watch. All of us drop our kids off and pick them up.

The LGA has day camps that my son has attended. Like all day camps parents drop off and pick up the kids. We don't stay.

In Fall 2019 my daughter and I attended the LGA's 45 min Grown up and Me program on Saturday morning. All of us attending had no problem with parking. Since the lifting of COVID restrictions, as my daughter has attended the 1.5 hour Top Tots program and the 1 hour Kindergym program by herself. For both programs, parents dropped off and picked up their child. On the rare occasion I have seen 1 parent / car stay to watch or wait for their child. The majority of parents use this time to run errands.

In addition to my above testimony I kindly ask you consider the following:

- 1) The location is in a developed industrial area, where there is an abundance of parking
- 2) Though classified as a fitness facility, LGA is not an adult fitness facility. LGA is primarily used by children/teens, who do not drive.
- 3) Because LGA is primarily used by children / teens, its busiest times (evenings and weekends) are opposite to the surrounding businesses.
- 4) Gymnastics requires a tremendous amount of space for the equipment. This expansion is needed to accommodate the equipment needed for the athlete to grow and develop their skills. Without the expansion, the athletes will not improve in their respective events.

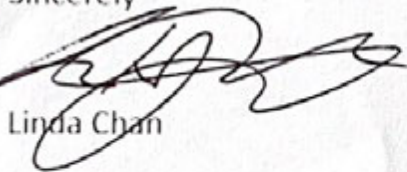
# LETTER #5 CONTINUED

- 5) Despite an increase in space, the occupancy is not being increased. As such there will be no increase in the number of people / vehicles attending the location.
- 6) This is a family owned and run business that adds great value to our community. They are the only competitive boy's gymnastics program in Lethbridge that has a significant connections to the Provincial Boys Gymnastics program. Moreover, they are providing a safe space to many kids that encourage inclusion, diversity, growth and self confidence.

Due to COVID and the current economic situation many businesses are closing. Please don't hold back the building owner from having a tenant and being able to pay their property taxes. Please do not hold back a business that is trying to expand during this unprecedented time – especially over parking. Please do not hamper these athletic kids from reaching their goals, dreams and desires – especially over parking.

Any sort of accommodation you can grant will have significant impact for many people and families.

Sincerely



Linda Chan



# LETTER #6

September 22nd, 2020

To Whom It May Concern;

I am writing to you today, as a local taxpayer but more importantly as a Mom of 3 beautiful, active girls who belong to a community they love; Lethbridge Gymnastics Academy. This is a facility that offers much needed community programming for all ages in our society.

Our journey with LGA began over a year ago, when my youngest daughter Emslea, age 5 joined their preschool gymnastics program. We instantly fell in love with Jamie and Andrea, who welcomed us with open arms and made a genuine effort to get to know us as individuals, not just patrons of their business.

Along with gymnastics, my daughter Emslea has participated in day camps and one-time activities such as the delightful "Tea with Elsa and Anna". Emslea is currently participating in the Friday afternoon Kinder - gym program (12:30 – 2:00 pm).

This year my older daughters, Brynnley age 12 and Callie age 10 have become part of the LGA family having joined their new Trampoline and Tumbling program. We have sought out this specific class since the void was created with the closure of the University of Lethbridge's facility. We are thrilled to have Trampoline and Tumbling available at LGA. The girls spend each Tuesday from 6:45 – 8:15 pm here.

Lethbridge Gymnastics Academy is not your ordinary gym or studio. Andrea and Jamie mentor and encourage individuals from a young age to be open, forward thinking, and genuine. They are not the type of owners (like some we have encountered) who solely hire out their programming, to busy too invest in the members directly contributing to their livelihood. They are proud, local, small business entrepreneurs who can be found hands on coaching and leading LGA to be an inclusive, kind and caring space.

On our first visit, on our nametags, I was pleasantly surprised to see he/she/they pronouns identified and encouraged here. Andrea and Jamie are not just content on building competitive athletes and winning trophies. More important victories include making healthy choices, fostering positive body image and choosing quality over quantity. When we began programming at LGA, Jamie and Andrea were not my friends. They were not my village. Yet, when our family returned from Mexico at the beginning of COVID chaos in March to a mandatory 14-day quarantine, Andrea and Jamie were one of the first to reach out to us with an offer for a Costco run. Every time one of the girls has had to miss a class, they have offered for them a complimentary make up time – literally at no cost to our family – even if the absence was our decision because they understand the juggling families do everyday. Goodness deserves good so I emphatically share with you, I have never, ever had a concern with parking.

# LETTER #6 CONTINUED

Again, to be clear and concise, I have never ever had a concern with parking at Lethbridge Gymnastics Academy. Issues with facilitating drop off and pick up for my 3 daughters throughout the week had actually never even crossed my mind until I heard recently that the City of Lethbridge has denied their much-needed expansion. I have always found a parking space available (and I drive a large, boxy Volkswagen Atlas SUV). To make it organized and safer, recently the parking lot has been identified as one-way travel around the building (a brilliant addition) and rear parking spaces have recently been clearly outlined. With these improvements, I cannot fathom a parking issue being the deciding factor on the expansion of this awesome place. In my experience adults hardly remain on site during classes – unless they are participating in their Grown Up and Me Program (note the use of the word Grown up, in lieu of Parent as another example of their inclusiveness).

I can attest to the fact that the facility is conveniently located as it allows me to attend to run in for a bottle of Conditioner at Walmart (you never have enough with 3 girls), grab a prescription at Shoppers, pick up last minute groceries at Sobey's, or for the love of my sanity, stop for a coffee at the nearby Tim Hortons, alone.

Very specifically, at the bottom of this letter I have included photos of my recent Tuesday (9/22) evening drop off. At this time, multiple classes were overlapping, more than 1 staff member was at work and yet I still counted 18 open parking spaces not including the plethora of off-street parking adjacent to the lot of this facility. I believe to my knowledge, that to facilitate the expansion of Lethbridge Gymnastics Academy they require 27 parking spaces and only currently have 26. I implore you to use common sense and consider that as a Mom, I have 2 daughters participating in the same program at the same time. (Seriously, sometimes it is about sanity, and saving that extra trip!).

I have witnessed many families in the programs we have participated in, who do have siblings, cousins and their child's besties all registered in the same program. Because let us face it, going back to "the village" concept, co-programming and carpooling are methods of survival in our current "constant on the go society". I cannot realistically see a situation where all 26 stalls would be occupied at once, let alone the difference of the one space totalling 27.

# LETTER #6 CONTINUED

Also, I would offer that LGA is a health and fitness facility – so I strongly believe that if push came to shove, the members utilizing this facility would choose to park in the off-street parking and walk the (20 second) short distance if it means the difference between growing Lethbridge Gymnastics Academy or losing it. The importance of this facility and LGA’s community programming surely outweighs the red tape of being short 1 parking stall.

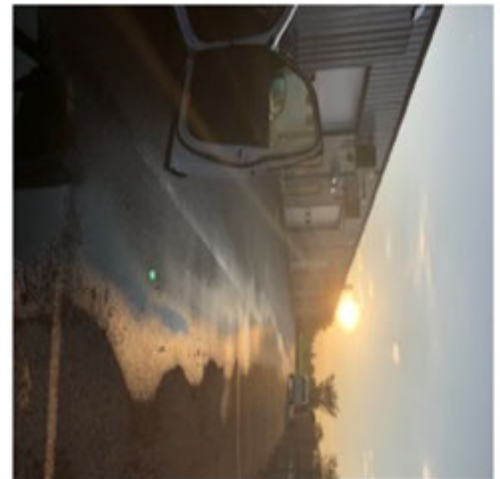
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Respectfully submitted,

Nicole Kowal

[Nicole\\_kowal@hotmail.com](mailto:Nicole_kowal@hotmail.com)

403 – 942 - 4114



Parking Lot, Front and Rear  
Ample space available (18)



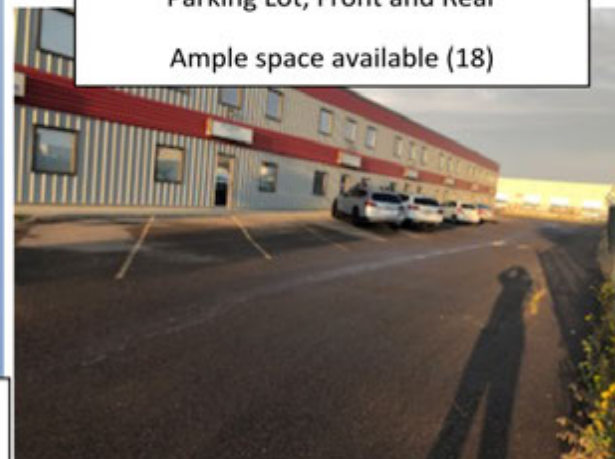
Off Street Parking to the South

6:30 pm Tuesday

2 classes in session. 2 staff on shift.



Off Street Parking to the North



# LETTER #7

September 22, 2020

City of Lethbridge  
Subdivision Development Appeal Board

RE: Expansion of Lethbridge Gymnastics Academy

My kids have been attending this gym since it opened. They go there Sunday afternoon, Wednesday evening, Friday after school and Saturday. They are there from 1-4 hours.

There has never been a problem with parking. I drop off and pick up my kids.

Sincerely

A handwritten signature in black ink, appearing to read 'Earl McKeith', with a stylized flourish at the end.

Earl McKeith  
403-715-3378  
44 Park Meadows Blvd, Lethbridge, AB

# CHANGE.ORG

## COMMENTS

Name	Location	Date	Comment
Sara Duban	Lethbridge, Canada	2020-07-06	"Full support! Wonderful what Jamie and Andrea offer to our community."
Cassandra Navratil	Nobleford, Canada	2020-07-07	"LGA is by far the best gymnastics facility in Lethbridge, and this expansion makes absolute sense! Please allow them to expand!"
Grace Kastelic	Lethbridge, Canada	2020-07-07	"LGA is a fantastic facility and they totally deserve to expand in order to keep providing the individuals in Lethbridge with high quality gymnastics programming. Having attended Grown up and me classes with my eldest son we have never had issues with parking. Jamie and Andrea are huge assets to the community and they should be exempt from the parking legislation that the city of Lethbridge has for their particular facility."
Beverley Lee	Lethbridge, Canada	2020-07-07	"Lethbridge has only one other place for gymnastics now and there needs to be choices. Parking has never been a problem when going there. This is a need in this city please let them expand"
L. McKeith	Lethbridge, Canada	2020-07-08	"I support the expansion of LGA. I understand the main concern with providing their expansion is parking. As the parent of a competitive gymnast, I can confirm that the parents of competitive kids just drop & go as the kids train for 3+hrs at a time. During summer camps it is drop & go. The only time I stayed was for my daughter's parent/grown up & tot class. For everyone of her classes all the other businesses in the plaza were closed. LGA's primary clients are students / kids. So LGA's hours are not the same as the other plaza businesses. In addition it should be kept in mind that gymnastics equipment takes up a lot of space. By nature of the equipment, full capacity of the space will never be reached. LGA has impeccable coaches / owners. They have a true competitive boys team that excelled in its 1st year of business with every boy at competition earning a medal/ribbon. If covid didn't happen some of the boys may have gone to provincials. Please let them expand so that this business can survive! Look at a map"
Bailey Smith-Orton	Lethbridge, Canada	2020-07-09	"This is the only inclusive gymnastics academy in the city!! They do great work for everyone"
Lisa Selinger	Lethbridge, Canada	2020-07-09	"The space they had worked well for my daughter's birthday party! Good luck!"
Madison Pahl	Lethbridge, Canada	2020-07-09	"Lethbridge Gymnastics Academy is such an amazing place for kids, teens and everyone in between! They offer quality programs, and my kids absolutely adore going to the drop-ins that are offered. Amazing addition to the community and would do fantastic things in an expanded space."
Kathryn Lennon	Edmonton, Canada	2020-07-09	"Coach Andrea worked with my daughter on some flexibility and strength exercises. The change in the first session was amazing. Andrea is kind and believes in her athletes and instills a self

# CHANGE.ORG

## COMMENTS

Name	Location	Date	Comment
			confidence in her athletes that is not easy to find. She is a real asset and the world is a better place because she is involved."
Alexandra Campbell	Calgary, Canada	2020-07-09	"Andrea and Jamie work so hard to provide a welcoming and safe space for children to thrive. They deserve the chance to be successful!"
Liz Micklethwaite	Calgary, Canada	2020-07-09	"Andrea and Jamie provide a wonderful service for the community. Allowing them to expand will only help them continue their amazing work!"
Éowyn Campbell	Calgary, Canada	2020-07-09	"Andrea and Jamie provide a welcoming, inclusive training center that sets kids up for success in many paths, not just gymnastics. Their classes are almost entirely unparented, and the majority of parents drop kids off and do not require parking. Please consider making the changes that would allow this small business to thrive."
Kathryn Onishenko	edmonton, Canada	2020-07-09	"Andrea and Jamie are professional, experienced, knowledgeable, and passionate individuals who come together and provide an entire community a great and needed service. This is more than just a business, it is their livelihood and passion and what they give back to the community is tremendous. I fully support Andrea, Jamie, and Lethbridge Gymnastics Academy. I fully believe expansion would be excellent for the community and well worth supporting by all."
Erin Heard	Edmonton, Canada	2020-07-09	"Andrea and Jamie are committed to being the best coaches they can for their athletes. They are both huge advocates of supporting local and supporting their community."
Ashley Fries	Lethbridge, Alberta, Canada	2020-07-10	"The Lethbridge Gymnastics Academy deserves the chance to grow their facility. They are a huge blessing to our community. Good luck Andrea and Jamie."
Kaley Hill	Lethbridge, Canada	2020-07-14	"Jamie and Andrea are amazing. They go above and beyond to support my child in so many ways, not just physical gymnastics skills. Their facility may be small but the value we receive is HUGE. They care so deeply and it shows. I love that they are the faces I talk to and are the ones directly coaching my kids. There isn't one thing I can think of that they are overlooking - they literally see the big picture and work back from that which makes it the best!"
Jesse phypers	Red Deer, Canada	2020-08-24	"I am extremely happy with the coaching my child is receiving after joining LGA from another club in Lethbridge her well being is being taken care of every time she steps into the gym. A larger space would allow LGA to provide athletes with an even better experience and to serve more members of the community. I have never had any trouble finding a parking spot to pick up or drop off there are always multiple spaces available."
Stacey janecke	Lethbridge, Canada	2020-09-28	"I'm signing because I think that this is a great opportunity for lethbridge to have more than 1 gymnastics club and that parking shouldn't be the reasoning they don't get to make a better gym."
Sarah Martel	Lethbridge, Canada	2020-09-28	"I never had any issues with parking when I had a child in summer daycamp 2020."

# CHANGE.ORG

## COMMENTS

Name	Location	Date	Comment
Dheny Rivas	Calgary, Alberta, Canada	2020-09-28	"Our baby attends the babynastics class during the day and parking has never been an issue, there's always been ample parking available. We enjoy the class, the gym always follows covid guidelines so we feel safe going. And most importantly our baby has fun."
PJ Salcedo	Calgary, Canada	2020-09-28	"Our daughter and her brothers enjoy being there. Parking has never been an issue for pickup or dropoff."
Nicole Kowal	Lethbridge, Canada	2020-09-28	"We love LGA and look forward to enjoying their amazing expansion."
Tamara Rodzinyak	Coaldale, Canada	2020-09-28	"LGA is an excellent gymnastics facility and very much needed in Lethbridge. I do 8 plus pick up and drop offs every week and I have never had a any problem finding a space to park to do so. There are always many spots available to accommodate the less than 1 minute it takes me to do so. Not allowing a locally own company to improve the service they offer based on something that is not an issue makes no sense to me."
Joylynn Beutler	Lethbridge, Canada	2020-09-29	"LGA is the warmest community of caring coaches and athletes. We love sending our son and have NEVER had a problem parking!!"

This comment was posted in response to one of our videos on our facebook page



**Stacey Janecke**

I work in this building and there is never a problem with the gymnastics families dropping kids off. Its actually a nice way to come out of work and hear the kids laughing and having a great time and telling their parents what an awesome time they had. Or seeing them on my lunch break when you have camps and they they are doing something outside!!!!!!!

Like · Reply · Message · 5d · Edited



Please know that as a locally owned, family business we are committed to continue to provide a safe, welcoming environment for our community.

Thank you in advance for supporting Lethbridge Gymnastics Academy as we grow and give back to the incredible city we believe Lethbridge is.

We have so much to offer and with an expanded space we can make those dreams come true.



 403-393-2062

 [lethbridgegymnastics@gmail.com](mailto:lethbridgegymnastics@gmail.com)

 [www.lethbridgegymnastics.com](http://www.lethbridgegymnastics.com)



September 22<sup>nd</sup>, 2020

To Whom It May Concern;

I am writing to you today, as a local taxpayer but more importantly as a Mom of 3 beautiful, active girls who belong to a community they love; Lethbridge Gymnastics Academy. This is a facility that offers much needed community programming for all ages in our society.

Our journey with LGA began over a year ago, when my youngest daughter Emslea, age 5 joined their preschool gymnastics program. We instantly fell in love with Jamie and Andrea, who welcomed us with open arms and made a genuine effort to get to know us as individuals, not just patrons of their business.

Along with gymnastics, my daughter Emslea has participated in day camps and one-time activities such as the delightful "Tea with Elsa and Anna". Emslea is currently participating in the Friday afternoon Kinder - gym program (12:30 – 2:00 pm).

This year my older daughters, Brynnley age 12 and Callie age 10 have become part of the LGA family having joined their new Trampoline and Tumbling program. We have sought out this specific class since the void was created with the closure of the University of Lethbridge's facility. We are thrilled to have Trampoline and Tumbling available at LGA. The girls spend each Tuesday from 6:45 – 8:15 pm here.

Lethbridge Gymnastics Academy is not your ordinary gym or studio. Andrea and Jamie mentor and encourage individuals from a young age to be open, forward thinking, and genuine. They are not the type of owners (like some we have encountered) who solely hire out their programming, to busy too invest in the members directly contributing to their livelihood. They are proud, local, small business entrepreneurs who can be found hands on coaching and leading LGA to be an inclusive, kind and caring space. On our first visit, on our nametags, I was pleasantly surprised to see he/she/they pronouns identified and encouraged here. Andrea and Jamie are not just content on building competitive athletes and winning trophies. More important victories include making healthy choices, fostering positive body image and choosing quality over quantity. When we began programming at LGA, Jamie and Andrea were not my friends. They were not my village. Yet, when our family returned from Mexico at the beginning of COVID chaos in March to a mandatory 14-day quarantine, Andrea and Jamie were one of the first to reach out to us with an offer for a Costco run. Every time one of the girls has had to miss a class, they have offered for them a complimentary make up time – literally at no cost to our family – even if the absence was our decision because they understand the juggling families do everyday. Goodness deserves good so I emphatically share with you, I have never, ever had a concern with parking.

Again, to be clear and concise, I have never ever had a concern with parking at Lethbridge Gymnastics Academy. Issues with facilitating drop off and pick up for my 3 daughters throughout the week had actually never even crossed my mind until I heard recently that the City of Lethbridge has denied their much-needed expansion. I have always found a parking space available (and I drive a large, boxy Volkswagen Atlas SUV). To make it organized and safer, recently the parking lot has been identified as one-way travel around the building (a brilliant addition) and rear parking spaces have recently been clearly outlined. With these improvements, I cannot fathom a parking issue being the deciding factor on the expansion of this awesome place. In my experience adults hardly remain on site during classes – unless they are participating in their Grown Up and Me Program (note the use of the word Grown up, in lieu of Parent as another example of their inclusiveness). I can attest to the fact that the facility is

conveniently located as it allows me to attend to run in for a bottle of Conditioner at Walmart (you never have enough with 3 girls), grab a prescription at Shoppers, pick up last minute groceries at Sobey's (I should have a weekly meal plan) or for the love of my sanity, stop for a coffee at the nearby Tim Hortons, alone. Very specifically, at the bottom of this letter I have included photos of my recent Tuesday (9/22) evening drop off. At this time, multiple classes were overlapping, more than 1 staff member was at work and yet I still counted 18 open parking spaces not including the plethora of off-street parking adjacent to the lot of this facility. I believe to my knowledge, that to facilitate the expansion of Lethbridge Gymnastics Academy they require 27 parking spaces and only currently have 26. I implore you to use common sense and consider that as a Mom, I have 2 daughters participating in the same program at the same time. (Seriously, sometimes it is about sanity, and saving that extra trip!). I have witnessed many families in the programs we have participated in, who do have siblings, cousins and their child's besties all registered in the same program. Because let us face it, going back to "the village" concept, co-programming and carpooling are methods of survival in our current "constant on the go society". I cannot realistically see a situation where all 26 stalls would be occupied at once, let alone the difference of the one space totalling 27. Also, I would offer that LGA is a health and fitness facility – so I strongly believe that if push came to shove, the members utilizing this facility would choose to park in the off-street parking and walk the (20 second) short distance if it means the difference between growing Lethbridge Gymnastics Academy or losing it. The importance of this facility and LGA's community programming surely outweighs the red tape of being short 1 parking stall.

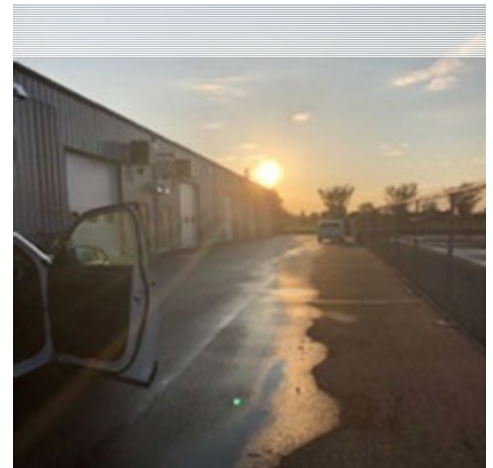
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Respectfully submitted,

Nicole Kowal

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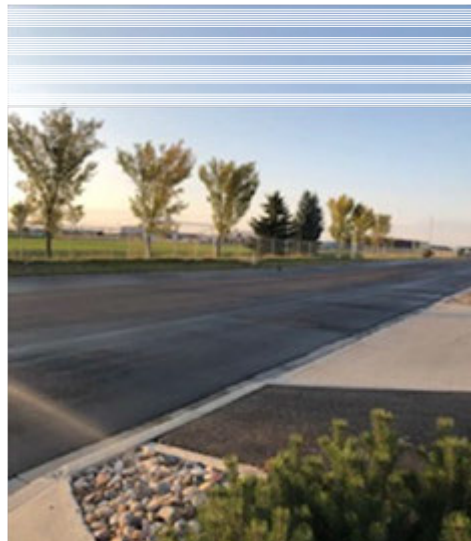
403 – 942 - 4114



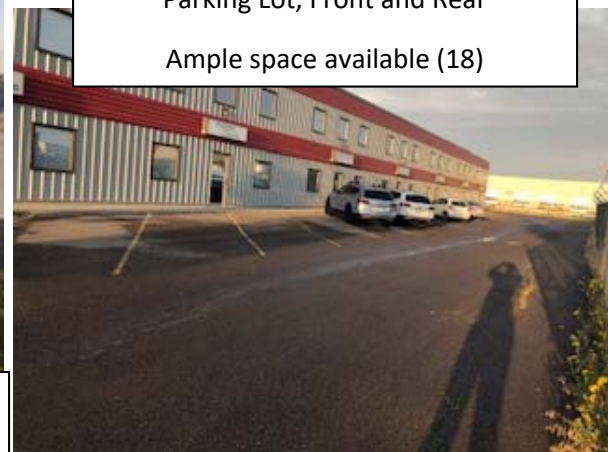
Parking Lot, Front and Rear  
Ample space available (18)



Off Street Parking to the South  
6:30 pm Tuesday  
2 classes in session. 2 staff on shift.



Off Street Parking to the North



**From:** Sheler One <sheler1@hotmail.com>  
**Sent:** Monday, September 28, 2020 3:33 PM  
**To:** David Sarsfield <David.Sarsfield@lethbridge.ca>  
**Subject:** [External] Re: Notice of Hearing - Subdivision and Development Appeal Board

September 28, 2020

To whom it may concern:

We are replying to your letter dated September 4, 2020.

We are in favor of the expansion of the existing fitness facility into two additional bays. We understand that this requires a further parking waiver of 13 spaces located at 3-4 3287 32 Street North and we are in full support of this.

We are the owners of Unit #7, 3287 32<sup>nd</sup> Street North. Should you require any additional clarification or information, please do not hesitate to call us at (306) 628-8118.

Best regards,  
Ervin and Michelle Ausmus  
[sheler1@hotmail.com](mailto:sheler1@hotmail.com)



# Subdivision & Development Appeal Board

APPLICATION NO.  
**DEV12253**

LAND USE DISTRICT  
I-B Business Industrial District

LOCATION  
# 4 & #5 – 3287 32 Street North

APPELLANT  
Andrea Seright

LANDOWNER  
927291 Alberta Ltd

PROPOSED DEVELOPMENT

To expand an existing business into two additional bays for an additional 328.5m<sup>2</sup> (3536 sq ft) for the purpose of a fitness facility and a request for waiver of an additional 13 off street parking spaces.

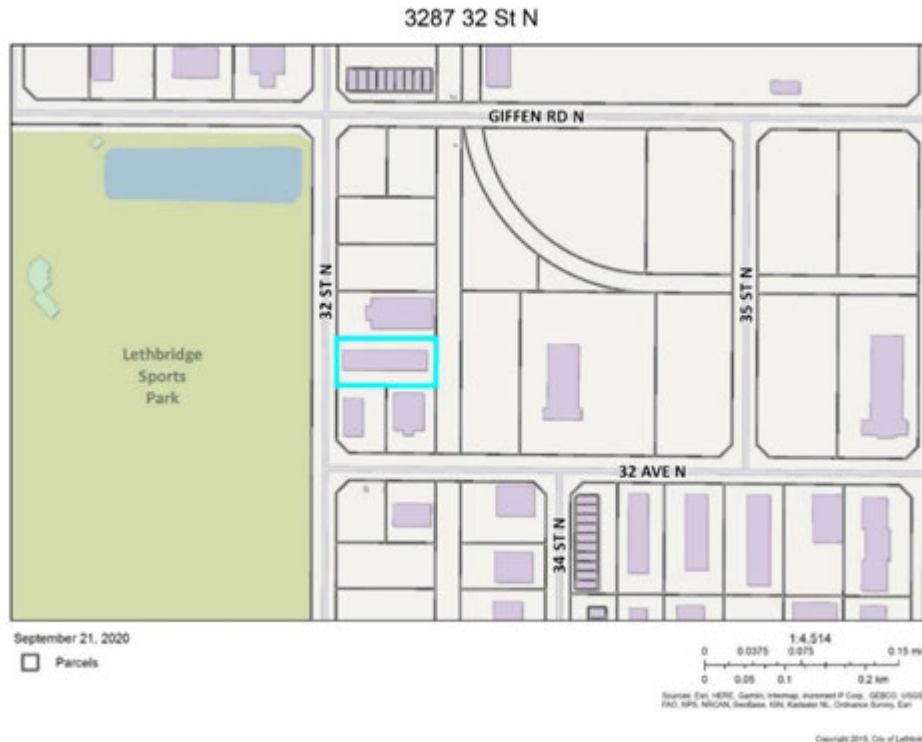
CURRENT DEVELOPMENT

Seven Bay Industrial Condominium

ADJACENT DEVELOPMENT

- |       |  |
|-------|--|
| North | Warehouse  |
| South | Wholesale/Warehouse – Irrigation Equipment (3225 32 Ave) & Warehouse (3263 32 Ave N) |
| East  | Public Utility Lot (Overhead Electric Utility Lines)                                 |
| West  | Lethbridge Sports Park   |

CONTEXT MAP





# Subdivision & Development Appeal Board

## NOTIFICATION SUMMARY

<b>Neighbourhood Assoc.</b>	N/A
<b>Neighbourhood</b>	No letters were sent to neighbours

## EVALUATION

<b>Background</b>	<p>An application was received on July 23, 2020 to expand an existing fitness facility into two vacant bays in an industrial condominium building.</p> <p>Fitness Facility means: development offering equipment, instruction in, or programs for physical fitness and recreation and may include the supplementary retail sale of associated products. A restaurant may be incorporated as an accessory use. This term refers to uses such as dance studios, fitness centres, gyms, martial arts clubs, and yoga studios.</p> <p>All other gymnastic centres have been approved as fitness facilities.</p>
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## LAND USE BYLAW SUMMARY

Use: Fitness Facility

Discretionary

	<b>Standard</b>	<b>Proposed</b>	<b>Waiver Requested</b>
<b>Parking:</b>	1/18m <sup>2</sup> of activity space	5	13

<b>Context</b>	<p>This application is before the Subdivision and Development Appeal Board because:</p> <ul style="list-style-type: none"> <li>○ The decision has been appealed by the applicant.</li> </ul>
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<b>Considerations</b>	<p><b>Compliance with Land Use Bylaw 5700</b></p> <ul style="list-style-type: none"> <li>○ This application does not meet the parking requirements.</li> </ul>
<b>Context</b>	<ul style="list-style-type: none"> <li>• There has already been four off street parking stalls waived for this building. Two of these have been for the bay this business currently occupies, bay #3 and two spaces for bay #1.</li> </ul>



## Subdivision & Development Appeal Board

- In calculating the parking spaces that are required for the two additional bays to be occupied, we credit the number of spaces that were originally approved with the development. The original development calculated the m<sup>2</sup> of the building at 1 off street parking space per 65m<sup>2</sup> of gross floor area, which calculated to 23 off street parking spaces required for the entire building.
- The current aerial photo in our system shows 25 off street parking spaces, however, two of these spaces are not approved spaces and interfere with the 12m turning radius that is required for large trucks to navigate the turn around the building. The approved site plan and 2019 aerial is at the end of this submission.
- The two bays equal 328.50m<sup>2</sup> in area and is all activity area, which calculates out at 1 space/18m<sup>2</sup> of gross floor area. This calculated to 18.25 off street parking stalls required. When you take off the five spaces that are currently there for these two bays as originally calculated, this puts the parking at a deficit of an additional 13 off street parking spaces.
- A further parking stall waiver of 13 spaces, for a total of 17 off street parking stalls waived for the entire building, is equal to a waiver of 74% of the parking supply, which is excessive.
- Although the use is deemed to be appropriate in this location as a discretionary use, the parking supply does not support the expansion into bays 4 and 5 and will create compatibility issues both internally and externally to the property.
- Internal compatibility is noted because this is a condominium property with a total of 7 units with each unit having separate condo title and ownership.
- Bay 1 appears to be vacant and Bays 4 and 5 are also vacant, but are the two bays in question for an expansion.
- Waivers “run with the land”, which means that once a waiver has been granted, it will remain with the property indefinitely. An approved use also remains, until such time another use is approved in that location. If this fitness facility were to vacate the premises, any other fitness facility could locate here and not require anything.
- When evaluating waivers, development authorities must consider the capacity for the surrounding area to absorb the waived parking. There is on-street parking available on 32 St N, but that is public parking that is available to anyone. Not just the occupants of this building. Each of the seven units in this building should have access to parking on the property. If the gymnastics centre occupied all of the bays, then the impacts of a parking waiver would be on their business operation and not on a collective group of businesses within the building.
- The Land Use Bylaw does not regulate business hours, or how many clients a fitness facility can have. There are occupant loads that must be met through the building code and fire codes, but not through the Land Use Bylaw. There is a potential that the occupant could increase their occupancy and triple their capacity as they would be occupying



# Subdivision & Development Appeal Board

<b>Zoning</b>	<p>two additional bays for a total of three bays. The applicant has stated that their current occupancy for their bay is 50 people.</p> <ul style="list-style-type: none"><li>• In 2017, the previous fitness facility that occupied bay 3 had made an application to expand into bay 4. The Development Officer had refused the application as the parking waiver was excessive. The refusal was appealed to the Subdivision and Development Appeal Board and the Board denied the appeal and the decision of the Development Officer was confirmed and upheld.</li><li>• Parcel is zoned I-B Business Industrial District.<ul style="list-style-type: none"><li>○ Purpose: For the development of light industrial, warehousing and limited commercial uses which are compatible with each other and with uses in adjacent districts.</li><li>○ Fitness Facilities are a discretionary use.</li></ul></li></ul>
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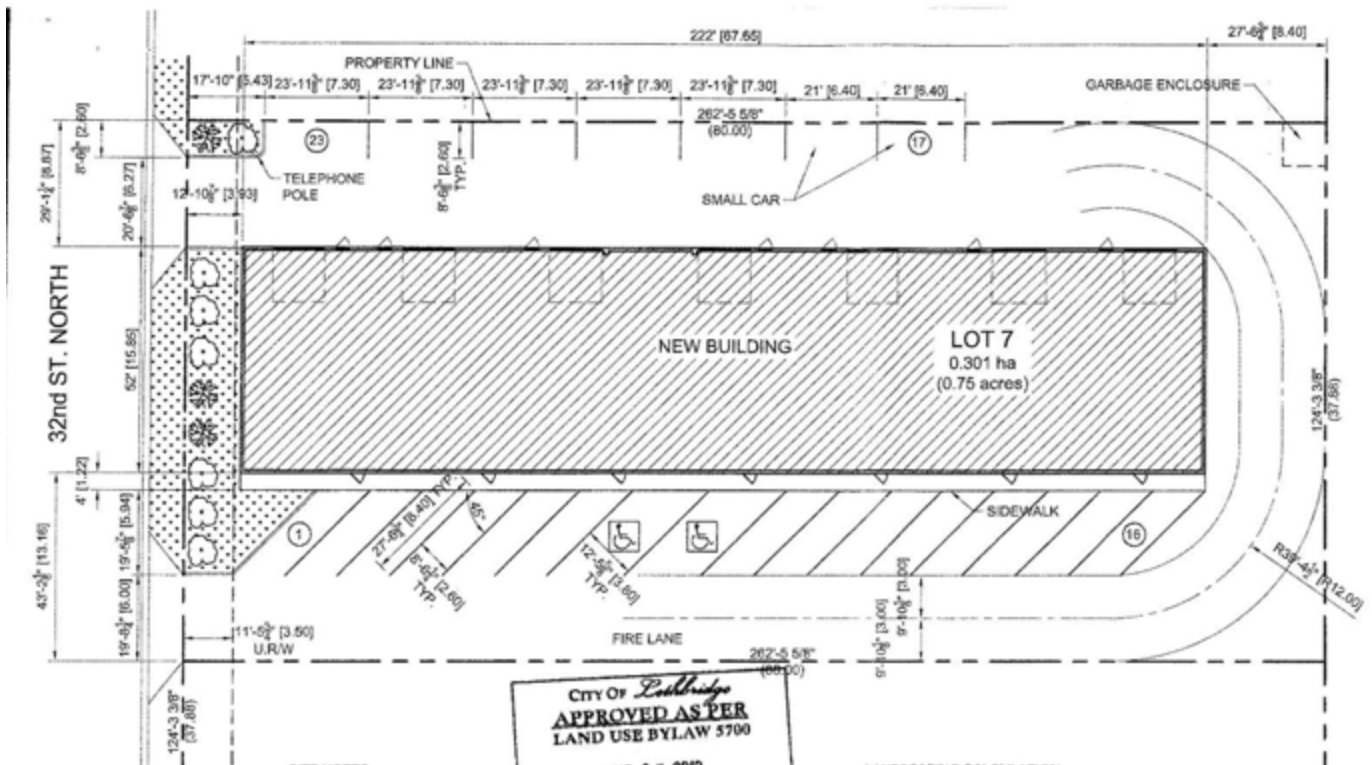
<b>Legislation &amp; Policy</b>	<p><b>Land Use Bylaw 5700</b></p> <ul style="list-style-type: none"><li>• Section 1.4.3 Definitions<ul style="list-style-type: none"><li>○ Fitness Facility</li></ul></li><li>• Section 5.3 - Decision Process for Discretionary Uses</li><li>• Section 9.22 – Parking Requirements</li><li>• Section 12.2 – I-B Business Industrial District</li></ul> <p><b>Integrated Community Sustainability Plan / Municipal Development Plan:</b></p> <p><b>Integrated Community Sustainability Plan / Municipal Development Plan:</b></p> <ul style="list-style-type: none"><li>• <b>6.1.1 Lethbridge is a Good Place to Open and Operate a Business</b></li></ul> <p><b>South Saskatchewan Regional Plan 2014-2024</b></p> <ul style="list-style-type: none"><li>• Complies</li></ul>
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# Subdivision & Development Appeal Board

## CONCLUSION

1. A further waiver of 13 spaces for a total of 17 spaces is excessive.
2. Parking requirements are based on m<sup>2</sup> of gross floor area they are not based on occupancy loads.
3. It appears that there are still vacant bays, likelihood that future tenants may apply for further parking waivers.
4. Development applications are evaluated and decided upon based on appropriateness and merit.
5. The original building developer was advised during the original application and review process in 2012 that the parking supply did not accommodate other potential uses that may have a higher parking requirement.
6. The original building developer was advised that they should design with a surplus of parking to accommodate future and more parking intensive uses. Based on previous and present circumstances it is reasonable to say that this advice was not taken. We are finding that we are in this situation more often. Developers are wanting to maximize their building footprints with the minimum parking standards and future owners/tenants are the ones that are left with the issues of not meeting the minimum parking requirements for their uses.
7. Business operations and occupants change over time. Property ownership and business ownerships also change over time. It is important to recognize that waivers are permanent and run with the land.







# Subdivision & Development Appeal Board

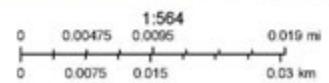
3287 32 St N Aerial View



September 30, 2020

**Building Numbers**

Parcels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community