



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
HELD MAY 13, 2020 COMMENCING AT 6:00 P.M.
CITY OF COLD LAKE COUNCIL CHAMBERS**

PRESENT	Councillors: Mayor Craig Copeland Bob Buckle Chris Vining Duane Lay Jurgen Grau Kirk Soroka Vicky Lefebvre
ALSO PRESENT	Howard Pinnock, General Manager Planning and Development Brad Schultz, Planner Fakharah Nazir, Development Officer Denise Pollard, Recording Secretary Trevor Benoit, Applicant, Value Master Builders Ltd. Agnes Gendron, Cold Lake Native Friendship Centre
GALLERY	Pam Green Jocelyn McMormack Alison Lazurko Richard Jack Matthew Downey Terry Melnyk Susan White Christy Matteden Terry & Bob Adams Dan McMillan Zane Thain
CALL TO ORDER	Mayor Copeland called the meeting to order at 6:00p.m.
ADOPTION OF AGENDA	Moved by D. Lay that the agenda be adopted as presented. Carried Unanimously
DISCLOSURE OF INTEREST	None.
ADOPTION OF MINUTES	Moved by K. Soroka that the minutes of the May 5, 2020 Municipal Planning Commission meeting be adopted as presented. Carried Unanimously
OLD BUSINESS	None
NEW BUSINESS	DP #220046 Application for Development – Temporary Shelter F. Nazir presented the application for Development Permit #220046 from Value Master Builders Ltd. for a Temporary Shelter with excess high fence at 5009 49 Street, which is a Discretionary Use within the R4 High Density Residential District. Mayor Copeland asked the Commission members if they had any questions. C. Vining indicated that he was struggling with the lot layout. F. Nazir clarified the proposed development layout by referencing a map view and the site plan.

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V. Lefebvre asked about the back alley access concerns.

F. Nazir reiterated that administration has several concerns with relation to the proposed lane-only access, including:

- The City does not perform regular lane maintenance within its current service levels, which could pose an issue with all-weather access in wet or snowy weather.
- Emergency Services also noted a concern with the proposed lane access for emergency operations.
- The Lane access would be difficult to provide a proper municipal address for the parcel once subdivided. This could lead to confusion for anyone trying to locate the development, particularly in the event that emergency services are required.

J. Grau asked if the lot servicing could be explained.

F. Nazir advised that:

- The lot is currently serviced from 49 Street.
- The proposed utility service connection is acceptable from a Development Permit standpoint; however, if the property is subdivided, a separate utility service connection for the Temporary Shelter would be required, as the new parcel cannot have its utility service connection provided through an adjacent private parcel.
- In the event that MPC approves the application, the approval should include a note regarding the requirement for a separate service connection to be provided in the event that the parcel is subdivided.

K. Soroka noted that the floor plan in the presentation shows 6 bedrooms but the brochure that was handed out by the Cold Lake Native Friendship Centre shows 14 rooms. He questioned if there is a plan for an expansion.

B. Schultz advised that the City is not aware of an expansion at this time.

A. Gendron advised that they would eventually want to expand; the brochure represents the ultimate plan.

Mayor Copeland invited the applicant, Trevor Benoit, with Value Master Builders Ltd. to the floor.

T. Benoit reviewed the lot layout, including the 8 foot fence proposed for the west side of the lot, the floor plan and the current servicing connection. He noted that:

- He met with the City and was told the development had to be within R4 zoning.
- The proposed development is being built at the rear of the parcel so that the balance of the parcel can be subdivided in the future and used for condos.
- The City doesn't want to be liable for servicing issues if the lot is subdivided which is why they are proposing a condition regarding the requirement for a separate service connection in the event that the parcel is subdivided.

C. Vining asked about the plan for emergency services access with the facility placed at the rear of the property.

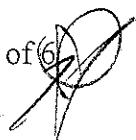
A. Gendron stated that it's cut and dry; we want to see this happened. Trevor is willing to help us and I don't see any problems; we have snow removal equipment to keep the alley clear.

B. Schultz advised that it is administrations understanding that the applicant intends to subdivide the parcel at a later date, so that the proposed development would be on its own titled parcel.

T. Benoit confirmed that the Friendship Centre's goal is to have ownership of the lot after the parcel is subdivided.

D. Lay said he was concerned about access and parking off of the alley; if the development was facing 49 Street there would be additional on street parking available.

T. Benoit noted that the site plan includes a 2 car garage and a 2 car driveway for a total of 4 onsite parking spaces. It is not anticipated that more than 2 staff would be at the property at a time, and clients typically don't have vehicles; therefore, the provided parking should be sufficient to meet the needs of the proposed development.

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D. Lay asked if the shelter would receive deliveries.

A. Gendron advised that the facility is self-sufficient; staff make all the purchases so there would not be any deliveries.

J. Grau asked the applicant what his relationship is with Kokum's House.

T. Benoit advised that he has been contracted by the Cold Lake Native Friendship Centre to build the new temporary shelter and in this case Value Master Builders Ltd. are also the owners of the lot being proposed to build the new shelter on.

K. Soroka inquired about clients making and selling goods and if items will be sold out of the new temporary shelter.

A. Gendron advised that no items will be sold out of the shelter; they will be selling items out of the old Macrotronics location. They hope the store is successful and generates income to support the shelter.

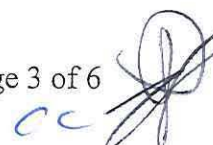
K. Soroka commented that this is all about location and the sensitivity of the matter is represented by the number of people in attendance. He then asked if the City suggested other locations.

T. Benoit advised no; this is the only property that met criteria and stated it has been a struggle to find a location because nobody wants a shelter in their back yard. Regardless, a shelter is needed and if this application is refused we need to find another location asap.

C. Copeland asked if there was anyone in the gallery who would like to speak.

Jocelyn McCormack - 4806 50 Avenue

- Supports the need for a shelter but is strongly opposed to the proposed location.
- The facility will house a temporary population with addictions, mental health problems and possibly sexual predators and pedophiles, etc.
 - She noted, section 161 of Canada criminal code recommends a series of restrictions on sex offenders. They cannot attend public spaces where children are likely to be present - such as schools, parks, swimming pools, playgrounds and daycares.
 - The fact that the proposed location is beside a park, across the alley from a day home, less than a block away from an elementary school, and is in close proximity to the women's crisis centre and transitional housing, the proposed location is a recipe for disaster.
- She referenced a study and an article that suggests homes within a few blocks of a shelter sell for up to 25% less and residential areas with men's shelters see crime such as property damage, theft, vehicle theft or vandalism, etc. rise by 56%. Similarly, if a shelter was located in or near an industrial area, crime actually fell by 32%.
 - In our already depressed market the proposed location for the men's shelter translates to increased financial losses for the residents in the surrounding area.
- It doesn't make sense to move it to a completely new location.
 - The location by Ford is accessible to all parts of the demographic of a men's shelter and was already deemed appropriate and safe for all individuals concerned.
 - Any impact that the shelter had was mitigated by its distance from vulnerable groups.
 - If the structure by Ford is unsalvageable, she recommend rebuilding on that site to keep the citizens, our children and the men's shelter tenants safe.
- Any benefit from relocating the men's shelter is far outweighed by the risks of that relocation.
- She urged Mayor and Council to vote no to the proposed location of the men's shelter.



Matthew Downey - 4818 51 Avenue

- Acknowledges the need for a men's shelter in our community but the facts cannot be avoided.
- He noted that Vancouver did a study and areas with shelters have seen crime increase within a 100m radius.
- Very concerning that he did not receive notice from the City.
 - B. Schultz advised that under the MGA municipalities are only obligated to post in the paper after a decision is made but the City's Land Use Bylaw takes it a step further and stated that adjacent properties were sent notices via mail.

Richard Jack - 5003 48 Street

- Has compassion and understands the need for a men's shelter but not at this location.
- All the potential problems have been touched on but in addition to its close proximity to a park and school there is a lot of pedestrian traffic in this area and the neighboring 4-plexes on 50 Avenue have lots of children.
- He asked if this was put in the paper.
 - B. Schultz advised that no the application was not advertised in the paper; decisions are posted in the paper so residents have an opportunity to appeal.
 - B. Schultz advised that letters were mailed to all adjacent property owners to advise them of the application and the opportunity to attend the MPC hearing and provide comments prior to a decision being made on the application.
- He asked if there is still a \$250 fee to appeal a decision.
 - B. Schultz advised that yes there is an appeal fee of \$250.
- He noted that the City of Cold Lake's bylaws define nuisance and offence or objectionable uses that adversely affect the amenities and that may interfere with normal enjoyment of a neighbourhood; putting a shelter at the proposed location will definitely affect and interfere with the normal enjoyment of the neighbourhood.
- If this location is approved with back alley access and the City is going to plow it then all alleys should be plowed.
- We have great bylaws for hotels, motels, etc. but zero bylaws/guidelines for temporary shelters.
- In Toronto they set out guidelines, policies and procedures for temporary shelters including:
 - hours of operation;
 - 24/7 certified staff;
 - training requirements;
 - screening requirements
- Does this shelter screen people when they enter and are their staff trained to do this.
 - A. Gendron advised that no drugs or alcohol are allowed in the shelter and noted they had success at the previous location.

Susan White, Executive Director – Dr. Margaret Savage Crisis Centre

- We desperately need a shelter; disappointed that it's only a men's shelter.
- Understands the problems we face with the homeless; struggles will not go away.
- Serious concerns with the location being only one block from the Crisis Centre and transitional housing. There have been several instances where women and children fleeing domestic violence were staying at the Crisis Centre, and their abusers were staying at Kokum's House.
- Another major concern, is the management, services offered and regulations required including policies, procedures, and reporting; not sure what, if anything is in place.
- Offered her support and time to help.

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Dan McMillan - 4807 51 Avenue

- Agrees with the concerns already covered.
- Inquired about the height and size of the building.
 - T. Benoit clarified.
- 15+ years ago the previous owner was refused to build a shop on the lot.
- Makes no sense with lane only access.
- What about fencing on all sides?

C. Copeland asked if it is possible to put a fence around the entire property.
T. Benoit advised that yes the entire property could be fenced if approved.

Terry Melnyk - 5217 38 Street

- Owns a condo adjacent to the proposed shelter location (the middle yellow building at 4911 51 Ave).
- The condos, like most properties in Cold Lake, are suffering from low market value and adding a shelter right next to them will bring the values down further.
- Understands the importance for this type of facility; however, this is not the proper location.

Terry Adams - 4917 51 Avenue

- Is aware of the problems and the need for a shelter but there are lots of children in this area.
- Having a shelter at this location will allow shelter users to observe the routines of children.
- Will there be additional policing?
- Not fair to the children of Cold Lake; we need to keep them protected.

Bob Adams - 4917 51 Avenue

- All aspects/concerns have been covered, children, park, school, etc.
- We have to look into our hearts and find a solution.
- We have to trust that Council will take into consideration all concerns raised and make the right decision.

Christy Matteden - 5012 48 Street

- Second what everyone else said.
- Not impressed that the school, crisis center, etc. did not receive notice of the proposed temporary shelter location.
- The last place was lost to fire so it is very concerning that the proposed location only has alley access.
- Hopes a more appropriate location is found.

Zane Thain – Cold Lake Native Friendship Centre

- Understands the concerns with this location.
- Has been running Kokum's House for the past 5 years; seen it all and is aware of the issues.
- The shelter is not only used by First Nations.
- Trying to establish a thrift store to support the facility.
- We just need land so Trevor can start work.
- Would like the City to find a location and rezone if necessary so Trevor and the Friendship Centre can build the much needed shelter.

T. Benoit - these are all valid concerns. If this location is refused we need to find an appropriate location and establish construction timelines asap.

A. Gendron - time is of the essence; we need a location now because November to January is hard for men.

C. Copeland thanked everyone in the gallery for their participation.



Discussion ensued regarding possible locations including 4312 50 Street (behind Boston Pizza). This location would require rezoning to allow for a Temporary Shelter.

C. Copeland asked if they considered rebuilding by Ford.

A. Gendron advised that they were renting the house by Ford. They cannot afford the rent increase after it is rebuilt and the owner wants \$700,000 to buy the property, which they also can't afford.

B. Buckle asked if the existing Friendship Center could be expanded.

T. Benoit advised that the Friendship Centre is zoned RMX. The building has a basement but the basement wouldn't support the needs of a shelter. The building can support a second story but may not meet parking requirements.

C. Copeland asked the Commission if they had any closing remarks.

D. Lay – I cannot support the development at the proposed location but I'm supportive of finding an appropriate location as soon as possible.

V. Lefebvre – I cannot support the proposed location. Thank you for what you are trying to accomplish, it is needed in our community. We will work with you to find a property.

C. Vining – I cannot support the alley facing development; you know emergency services will be required. Then there is the public safety piece with it being in close proximity to the Crisis Center, park, school, etc.

J. Grau - we need to find a location but not this property.

B. Buckle – it is cut and dry; this is not an appropriate location. This needs to be referred back to Council to find a location.

C. Copeland - you guys do an amazing job and everyone is supportive because there is a real need for a shelter. We are committed to working with you to find a location. We need to determine the next steps and take everything into consideration including servicing. We also need to understand the long term goals of the shelter.

MOTION

Moved by K. Soroka that the Municipal Planning Commission refuse Development Permit 220046.

Carried Unanimously

ADJOURNMENT

Moved by V. Lefebvre that the meeting be adjourned, at this time being 7:34p.m.

Carried Unanimously

**NEXT
MEETING**

May 19, 2020

CITY OF COLD LAKE

CHAIRPERSON

DESIGNATED OFFICER