



CITY OF *Lethbridge*

Office of the City Clerk

June 12, 2020

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the issuance of a Development Permit by the Municipal Planning Commission to develop a new secondary suite located at 2919 13 Avenue South.

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:

DATE:	Thursday, June 25, 2020
TIME:	6:30 p.m.
LOCATION:	Council Chambers, Main Floor, City Hall 910 – 4 Avenue South

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, 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.

Due to COVID19, City Hall is currently closed. It is open for Council and Committee Meetings including SDAB. 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, June 25, 2020

PLACE: Council Chambers, 1st Floor
City Hall - 910 - 4th Avenue South

TIME: 6:30 p.m.

AGENDA:

1. CALL TO ORDER

PRESENTATIONS:

- 2.1 6:30 p.m.
SDAB No. 2020-02
APPEAL OF DEVELOPMENT PERMIT 12033

Appellant: Stacey Engleson

Address: 2919 13 Avenue South

To develop a new secondary suite

Land Use District: R-L

June 12, 2020

Good Afternoon David,

I am writing to appeal the approval for a secondary suite at the noted address: 2919 13 Ave S. I find it absurd that this was passed with the many letters of concern and disapproval by the neighborhood- addressing parking issues, safety, number of rentals already in the area, property values, single-family homes, not to mention parking to be designated in the front of the home and not the back, etc... I wish I could have attended the meeting, as it seems like being there showed more weight than the many letters presented before the council. I was under the impression that if there were any discrepancies that arose, it wouldn't be able to pass?

If there is an online form as well that I can submit, please direct me to a link.

Thanks,
Stacey Engleson
2914 13 Avenue South
Lethbridge, AB T1K 0T3
spud1roxy@hotmail.com

From: stacey engleson <spud1roxy@hotmail.com>
Sent: Sunday, June 21, 2020 9:05 AM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: Re: [External] Re: SDAB Appeal - 2919 13 Avenue South

Good Morning David,

As I won't be able to attend the hearing on June 25th, I will write in my concerns and frustrations for the presentation.

From reviewing the council agenda and meeting minutes, it seems like Council just solely focused on the parking issues, and not what seemed like most neighbors were concerned about which was property values and keeping the integrity of a quiet single-family home neighborhood. With this area being zoned R-L Low Density and the already legal or illegal suites on the street, I think we were all surprised that this was approved. This neighborhood has young families starting to move back in and has residents that have lived here most of their lives. Most homeowners that live on the street are house proud, appreciate their neighbors and quiet surroundings. All the letters that were written in were from property owners that are in direct proximity to the house and would be affected the most by this secondary suite. It was upsetting to see that with all these letters written in (6-1), that it still was approved, and the only thing that went into consideration was revising the parking.

Thanks,
Stacey

Wednesday, June 24, 2020

To Subdivision and Development Appeals Board

Concerning 2919 13 Avenue

This letter is to express my concern about the approval of a secondary suite at this location. I have already expressed this earlier concerning the safety of the parking pad . it is obvious even though there is appeal that the owners have gone ahead and put in a parking pad. In addition they just unloaded lumber which I assume is going to be used to construct this suite. It bothers me that the owners have assumed that they will be given permission to construct the suite .

I have lived in basement suites during my graduate studies. They are not an optimal situation as they are dark and have safety issues for the tenants I can certainly tell you that during my residence in those two suites, there were two incidences where my safety was a concern. The other issue is natural lighting. It looks to me like there may be a maximum of three small windows. This is not optimum for anybody living in an apartment and I would expect that there may be some restrictions that require them to have a certain amount of natural light. If not, then the city certainly should look into that.

The other issue that I think the owner should be concerned about is flooding. When I moved in here there was not a sump pump in my house. When we had the torrential rain and flooding my basement ended up with at least an inch of water due to seepage. This is not covered by insurance. I have since put in a sump pump and it has been running constantly all spring and summer I think the owners should understand that if they have a tenant and then we go through another torrential rainstorm they may be actually faced with a similar problem as they are directly across the street from me .

Several us have expressed our concerns. However, it looks from the fact that the parking pad has been put in and there is unloading of lumber that the owners are confident that they will win the appeal. I would ask you to consider our concerns and understand how we feel in a neighbourhood that we have lived in for many years. Some of us have lived here for more than 20 years and have enjoyed the quiet residential area.

With regards

Fran Leggett

2918 13th Ave

Subdivision and development Appeal Board

Attention: David Sarsfield

I am appealing the decision to allow a secondary suite at 2919-13 Ave. S.

The reason I am appealing is because when I purchased my home about 20 years ago it was in a nice quiet neighbourhood designated as a low density residential district. Allowing a secondary suite will change the character and dynamics of our family friendly neighbourhood.

Allowing a secondary suite will add to more traffic noise and congestion even if there is parking stalls provided, they still have to drive down our street to get there. There has been an increase of families with young children moving into our neighborhood because we are only 2 blocks from an elementary school and more traffic creates more dangerous situations for these kids walking to school.

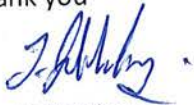
Adding a secondary suite will affect our property values as well. Just look what has happened in the Westminster area. They have had a huge increase in crime such as break-ins, property stolen and needles. We do not need our neighbourhood to become the same.

In the Lethbridge Herald article dated March 11/2020 city council was presented with options on how to allow secondary suites in new and existing neighbourhoods and still ensure those who bought properties in areas currently zoned for single-family housing receive some protection from any densification the secondary suites would bring. One proposal was that no 2 secondary suites in a given neighbourhood could be within 100 metres of each other. Since there are existing suites this property at 2919-13 Ave. S. would be within the 100 metres. Council deferred a decision on secondary suites until June 30/2020 to allow the City's Community Design Committee to work on proposals.

To be fair our appeal should be granted until a time when city council has had a chance to review and implement these new proposals.

I would hope that letters from six families in close proximity to this property who are opposing this proposal would carry more weight than one real estate agent whose only reason for this secondary suite is pure profit and has no interest in our neighbourhood.

Thank you



Tim Joblonkay

June 25 2020

Mr. David Sarsfield
Board Secretary
Subdivision and Development Appeal Board

APPEAL TO DEVELOPMENT OF A SECONDARY SUITE AT 2919 13 AVENUE SOUTH:

My husband and I still have concerns about the development of yet another suite in our neighbourhood. We understand why people might desire a suite to help with mortgage payments, etc. This is often necessary to allow people to buy a home. However, when it is a rental for profit I do not support any more development in our neighbourhood that has shown signs of once again developing as a family neighbourhood like it was when we moved here in the early 70's.

We trust that you have copies of the correspondence expressing the concerns of ourselves and other neighbours that was presented to the Municipal Planning Commission.

Besides adding to the density of this area there are other concerns. At the June meeting of the Municipal Planning Commission a member questioned density of the area but was told no one at the meeting had that info with them nor was any mention made that it should be checked before a decision was made. the number of rentals is a concern for all of the reasons mentioned in our letters of concern for not adding one more.

In the original information there was no indication the 3 parking spots would be on the front lawn. This was amended but I have since heard that perhaps only 1 or 2 were privilege to this info prior to the meeting.

Regardless of where the parking is - front or back it does increase the traffic in the area. The back alley is not suitable for traffic - the west end increasingly gets more and deeper potholes and at the east end where we are pot holes are developing and there is a deep dip in the centre which prevents proper drainage and in the winter creates ice -dangerous to driving. Our request to this is that no development be considered in this area unless appropriate repairs are made first..

Outside the back fence are what is called an obnoxious weed (commonly known as blue strife) growing that can only be removed by digging deeply to remove the entire root (cutting solves nothing). This needs to be done as it spreads and has invaded our garden area and at least one other home - removal of this needs to be a requirement as it invades totally the other plants.

On the map that was provided for the MPC meeting 27 residences including the property in question are shaded in full or partially. The Commission received at least 8 letters of objection with 4 sending a second letter. There were several common concerns repeated in those letters and yet only one was considered in the committees decision. Of those that did not respond at least 5 are rentals and there are probably more. 8 out of at least 22 contacted would be considered a high number to address in most surveys. It leaves one with a feeling that our points were not considered seriously.

If you are not going to reject this request for development I hope you would seriously consider your standards and requirements before accepting any further proposals from citizens. Perhaps some areas are more compatible for multiple developments. Also we have many looking for "starter" homes of which we often hear that there are few available - could this be because there are too many properties that are allowed to be sold to only be used as rentals. Just something to consider.

Sincerely and without prejudice,
Ann Morgan



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV12033**

Address: **2919 13 AVE S**
Legal: 7814HS;2;11

District: R-L

Applicant: BROWN, KRISTEN
Address: PO BOX 2132 STN MAIN LETHBRIDGE AB T1J 4K6

Phone: (403) 795-8969

Development Proposed DEMO EXISTING UTILITY ROOM, BATHROOM AND LAUNDRY ROOM IN THE BASEMENT. DEVELOP A NEW SECONDARY SUITE IN BASEMENT. 3 OFF STREET PARKING STALL IN THE FRONT.

District R-L LOW DENSITY RESIDENTIAL

Land Use SECONDARY SUITE, NEW - DISCRETIONARY

CONDITIONS OF APPROVAL

1. The secondary suite is approved and shall be developed in accordance with the plans submitted April 20, 2020, with the exception that the front driveway be limited to a maximum of two stalls.
2. A minimum of three off-street parking spaces (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.

Decision Date

Jun 09, 2020

Valid Date

Jul 07, 2020

Development Commencement

Provided this decision is not appealed, development shall commence:

- on or after the valid date, and
- within one year of the valid date.

Development may commence before the valid date only if the applicant has signed the "Voluntary Waiver of Claims" and is in receipt of this signed permit.

Development Authority

MAUREEN GAEHRING, SECRETARY TO MPC

STATUTORY PLANS

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

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.

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.

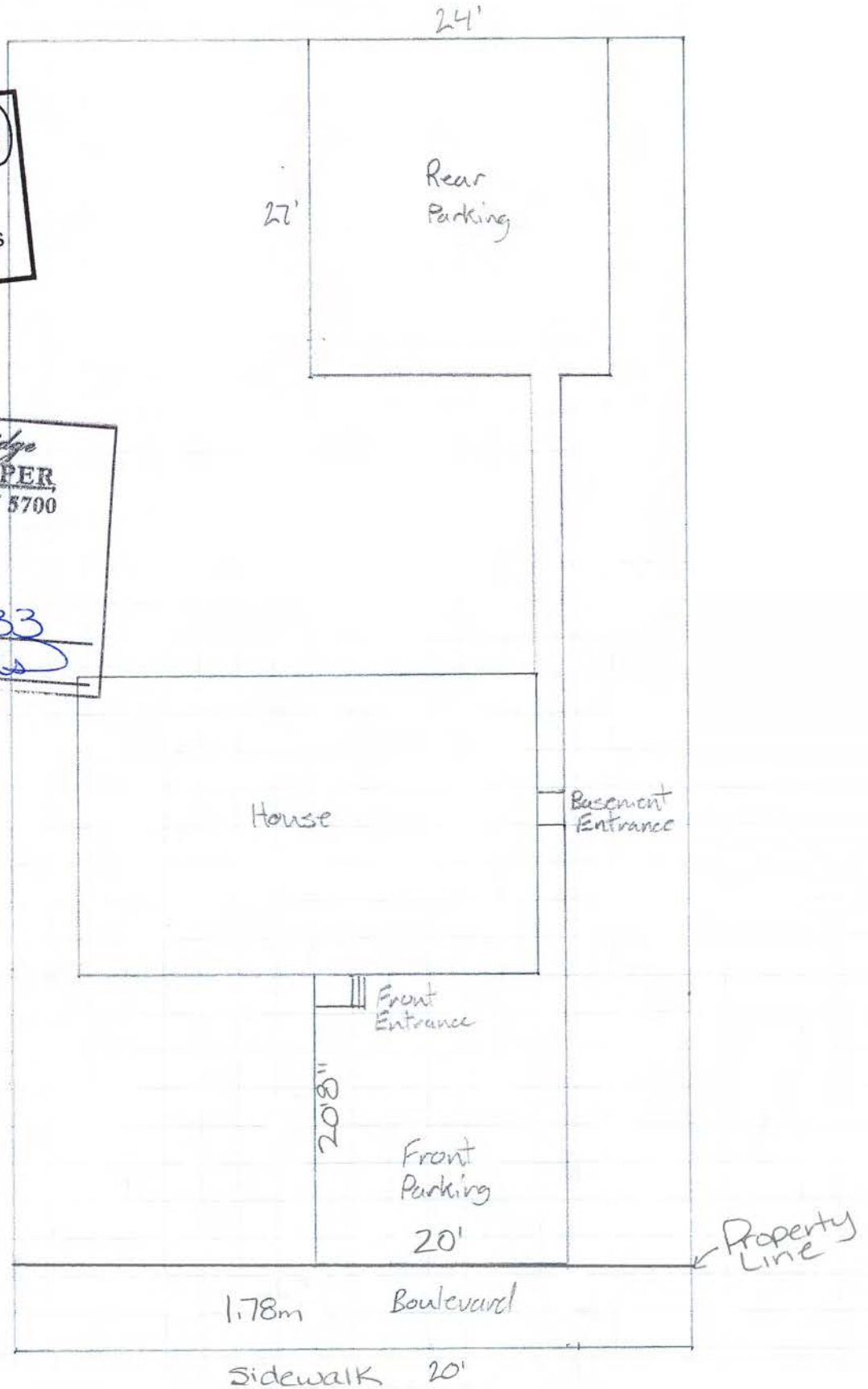
If you have questions about the collection or use of the personal information provided, please contact Information Management at 910 4 Ave S Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329, or email developmentsservices@lethbridge.ca.

Permit No. DEV12033

2919 13 Ave S Site Plan

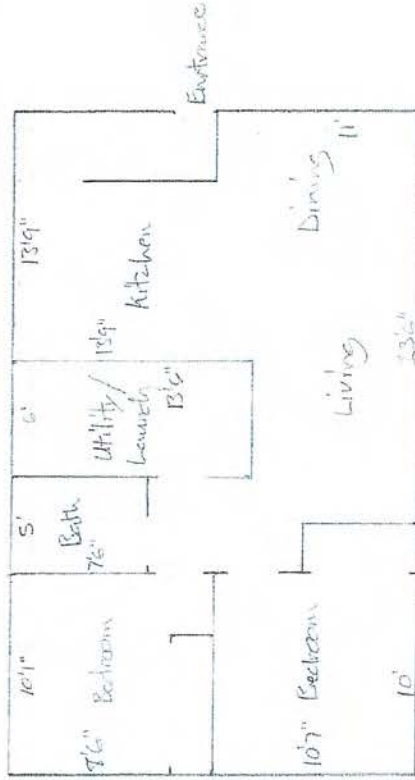
RECEIVED
JUN 12 2020
DEVELOPMENT SERVICES
CITY OF LETHBRIDGE

CITY OF *Lethbridge*
APPROVED AS PER
LAND USE BYLAW 5700
JUN 12 2020
PERMIT #: DEV 12033
SIGNATURE: Angela Os



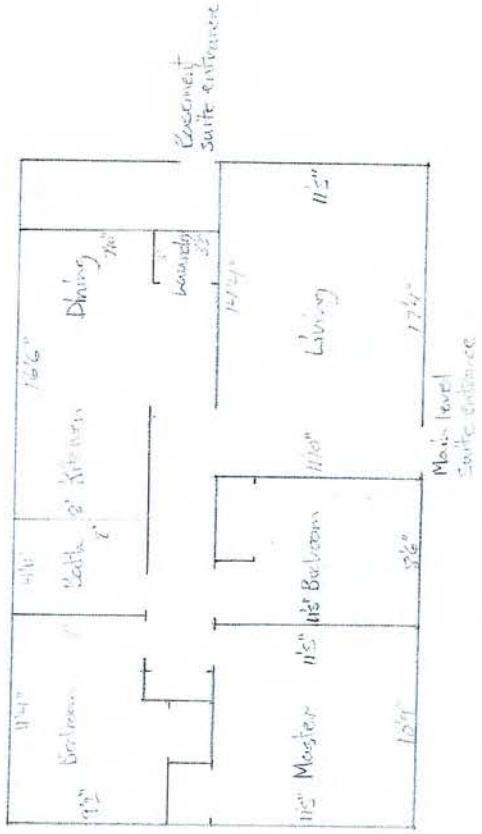
CITY OF *Lehighridge*
 APPROVED AS PER
 LAND USE BYLAW 5700
 JUN - 9 2020
 PERMIT #: *DEV12033*
 SIGNATURE: *Carole Dus*

Basement Suite



25117 B Ave S Burien Main level

917 sqft



RECEIVED

APR 20 2023

DEVELOPMENT SERVICES
CITY OF BURIEEN

City of Lethbridge

**Planning and
Development
Services**

910 - 4th Avenue South
Lethbridge, AB
T1J 0P6

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

Development Permit Application

LAND USE BYLAW 5700 - FORM A

BP _____
DEV 12033

Project Address: _____

Unit / Bay # _____ Civic Address 2919 13 Ave South

Date: March 23 2020 Access Code: _____

Property Owner

Name: Kristen Brown Applicant
Paid
Address: _____
Phone: 403-795-8969 Fax: _____
Signature: Kristen Brown

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

Applicant

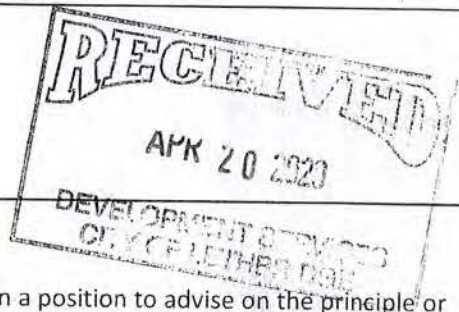
Name: Kristen Brown Applicant
Paid
Address: 2919 13 Ave South
Lethbridge, AB
Phone: 403-795-8969 Fax: _____
Signature: Kristen Brown
Email: Kristen@advantageteam.ca

Details of Proposed Development

Demo existing utility room, bathroom + laundry room in the basement. Develop a legalized suite in the basement.

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

B/L #: _____



Be Advised

Lot 536.04m2

Although the Development Officers of the City of Lethbridge are in a position to advise on the principle or details of proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that the applicant shall not proceed with the development based on comments made by the Development Officers prior to the issuing of a development permit.

Confirmation

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

Signature: Kristen Brown

Date: March 23 2020

Version Date: December 27, 2017

City of Lethbridge**Planning and
Development
Services**910 - 4th Avenue South
Lethbridge, AB
T1J 0P6General #: 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 _____

Project Address: _____

Unit/Bay # _____

Civic Address 2919 13 Ave SouthDate: March 23 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) Kristen BrownSignature: Date: March 23 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) 320-7329.

From: Michelle B. [mailto:mich_80@hotmail.com]
Sent: Thursday, June 18, 2020 11:44 AM
To: Angie Olsen <Angie.Olsen@lethbridge.ca>
Cc: Kristen@advantagetteam.ca
Subject: [External] Development permit 12033 -2919 13 Ave. S.

hi Angie, my name is Michelle Balderson, I am the owner/occupant at 2914 12 Ave. South Lethbridge.

I have received a 3rd letter regarding the application to suite the property to the back of me @ 2919 13 Ave. South Lethbridge. I see it has been disputed and I would like to counter that action. There for I am writing this letter in support of the home owners and their investment opportunity. I absolutely support the off street parking as who wants the street clogged up with parked cars? It is actually, in my opinion, a favor to the neighborhood that they have considered this and are building off street parking to accommodate the suites.

I sincerely hope they are approved by the city for their application(s) and wish them the best of luck in their business endeavors.

Thank you, Michelle Balderson
403-331-5142

APPLICATION NO.
DEV12033

LAND USE DISTRICT
R-L Low Density
Residential District

LOCATION
2919 13 Avenue South

APPELLANT
Stacey Engleson

LANDOWNER
Kristen Brown

PROPOSED DEVELOPMENT

To construct a secondary suite in the basement of the existing single detached dwelling. The three required off-street parking stalls will be provided.

Appendix A: Drawings

CURRENT DEVELOPMENT

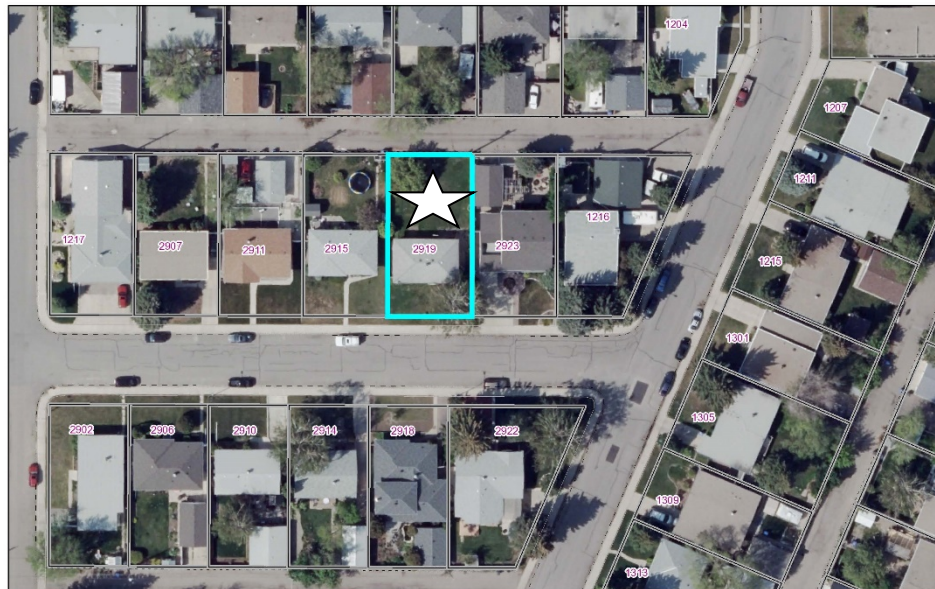
Single Detached Dwelling

ADJACENT DEVELOPMENT

North	Single Detached Dwelling
South	Single Detached Dwelling
East	Single Detached Dwelling
West	Single Detached Dwelling

CONTEXT MAP

2919 13 Ave S



June 18, 2020
Building Numbers --- Edge of Pavement Parcels
Sidewalk --- Lip of Gutter
 --- Back of Curb --- Sidewalk

1:1,128
 0 0.0075 0.015 0.03 mi
 0 0.015 0.03 0.06 km
Source: Esri, Mapbox, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Copyright 2019, City of Lehigh

NOTIFICATION SUMMARY

Appendix B: Notification Letter, Map & Responses

Neighbourhood Assoc.	N/A
Neighbourhood	<p>29 Neighbourhood Notification Letters were sent to residents within a 60m radius of the subject parcel on April 28, 2020.</p> <p>29 letters were sent to residents within 60m radius of the subject parcel on May 26, 2020 informing residents that the proposed secondary suite would be heard by the Municipal Planning Commission on June 9, 2020. 12 letters of objection were received from residents (although some residents did send more than one letter).</p>

EVALUATION

Background	<ul style="list-style-type: none"> • An application to construct a secondary suite in the basement of the existing single detached dwelling was received on April 20, 2020. • This application was reviewed for compliance with Land Use Bylaw 5700. • As the application complied with the Land Use Bylaw, Neighbourhood Notification Letters were sent out on April 28, 2020. • May 26, 2020 – letters were sent notifying residents that the application would be heard at the Municipal Planning Commission meeting on June 9, 2020. • The meeting was advertised in the Lethbridge Herald on May 30, 2020 advising the application would be brought before the Municipal Planning Commission. • We received 12 letters in objection to this application, however, there were more than one letter submitted by a few of the neighbours. • Municipal Planning Commission approved the application and had one minor amendment to their plans. They could not have more than two off street parking stalls in the front. The applicant amended their site plan to show two off street parking stalls in the front and two in the rear of the property. • There are no other approved secondary suites within 100m radius of this property.
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LAND USE BYLAW SUMMARY

Use: Secondary Suite, New

Discretionary

	Requirement	Provided	Waiver Requested
Parking	3 off-street stalls	4 off-street stalls	N/A
Number of Suites Allowed	1	1	N/A
Access To Suite	Separate Access from Exterior or Separate Entrance through Common Landing	Separate Access from Exterior	N/A
Parcel Subdivision	Shall Not Be Subject to Separation from Principal Dwelling through Condo Conversion	Will not be subdivided from Single Detached Dwelling	N/A

Context	<p>This application is before the Subdivision and Development Appeal Board because:</p> <ul style="list-style-type: none"> • It has been appealed by a neighbour.
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Considerations**Compliance with Land Use Bylaw 5700**

- One additional off-street parking stall must be provided for the secondary suite.
 - 2 off-street parking stalls will be provided in the front driveway
 - 2 off-street parking stalls will be provided in the rear of the property for a total of four stalls.
- One secondary suite is allowed per parcel:
 - A secondary Suite, New means a second self-contained dwelling unit on a parcel in which the principal use is a single detached dwelling. Secondary Suite, New may include development within the single detached dwelling or within or above a detached garage.
- The secondary suite must have a separate access either through entryway from the exterior of the dwelling or through a separate entrance within a common landing.
 - This secondary suite has a separate side access from the exterior.

Zoning

- Parcel is zoned R-L Low Density Residential District
 - Purpose: Primarily for the development of single detached dwellings and compatible uses. Secondary suites are considered to be a compatible use.
 - Secondary Suites, New are discretionary uses in the R-L Low Density Residential District. Secondary Suites are a low density use.

Safe Living Accommodations

- Alberta Safety Code Requirements – all construction (including the secondary suite) must meet Alberta Safety Code requirements which include Building, Electrical, Fire, Gas, Heating and Plumbing. This will be a safe, legal suite.

Owner Occupied

- The City of Lethbridge does allow for residents to have secondary suites solely for the purpose of receiving income.

	<p>Options</p> <ul style="list-style-type: none"> • A secondary suite can be applied for above grade either as: <ul style="list-style-type: none"> ○ A suite on the main or second floors of the existing single detached dwelling, or ○ A suite within or above the existing detached garage
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<p>Legislation & Policy</p>	<p>Land Use Bylaw 5700</p> <ul style="list-style-type: none"> • Section 1.4.3, Definitions <ul style="list-style-type: none"> ○ Secondary Suite, New • Section 9.22, Parking and Loading Requirements • Section 14.5, R-L Low Density Residential District <p>Integrated Community Sustainability Plan/Municipal Development Plan:</p> <ul style="list-style-type: none"> • “6.2.1 – Lethbridge Has a Range of Housing that Meets Everyone’s Needs <p>The intent of these policies is that everyone has safe and accessible housing in our City.</p> <ol style="list-style-type: none"> 2) Integrate a range of housing types throughout the City. 3) Encourage and facilitate the adequate supply of housing for all income groups. 4) Develop accessible housing units in areas where ancillary neighborhood facilities are currently available (e.g. schools, parks, transit routes, groceries) or will be developed in the future.” <ul style="list-style-type: none"> • “6.2.2 – Lethbridge is a Welcoming and Diverse City <p>The intent of these policies is to foster an environment of inclusivity and provide a welcoming community for all residents and visitors.”</p> <ul style="list-style-type: none"> • “6.4.1 – Lethbridge is a Compact City <p>The intent of these policies is to minimize the urban footprint of Lethbridge by using land more effectively.”</p>
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	<p>South Saskatchewan Regional Plan 2014-2024</p> <p>5. Efficient Use of Land</p> <p>Objective:</p> <ul style="list-style-type: none">• The amount of land that is required for development of the built environment is minimized over time. <p>Strategies:</p> <p>5.1 All land-use planners and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principles in land-use planning and decision-making.</p> <p>Principles:</p> <ol style="list-style-type: none">2. Utilize the minimum amount of land necessary for new development and build at a higher density than current practice.3. Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.4. Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.
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CONCLUSION

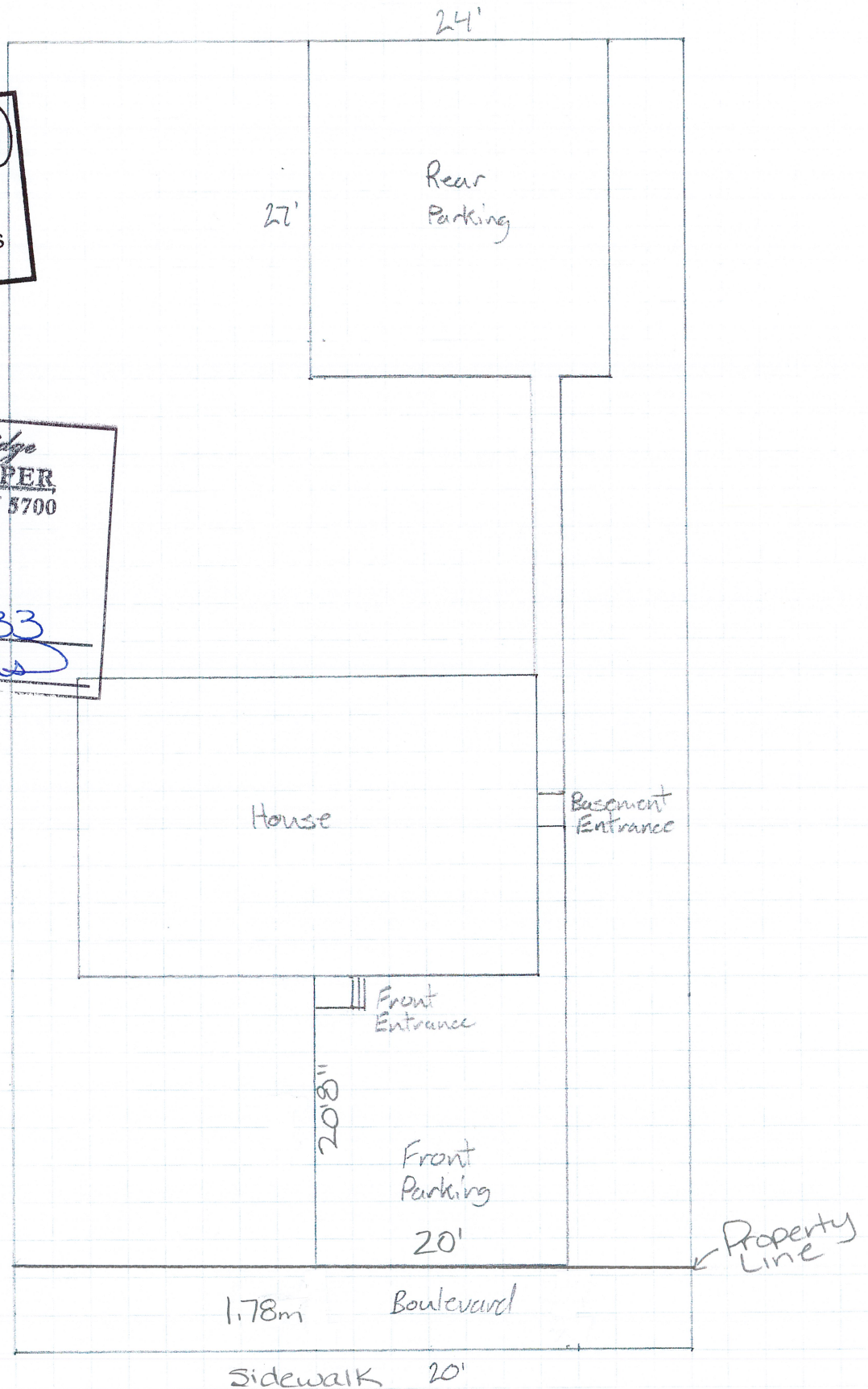
The application was approved with the following conditions:

1. The secondary suite is approved and shall be developed in accordance with the plans submitted April 20, 2020, with the exception that the front driveway be limited to a maximum of 2 stalls.
2. A minimum of three off-street parking stalls (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.

2919 13 Ave S Site Plan

RECEIVED
JUN 12 2020
DEVELOPMENT SERVICES
CITY OF LETHBRIDGE

CITY OF *Lethbridge*
APPROVED AS PER
LAND USE BYLAW 5700
JUN 12 2020
PERMIT #: DEV12033
SIGNATURE: Angela Os

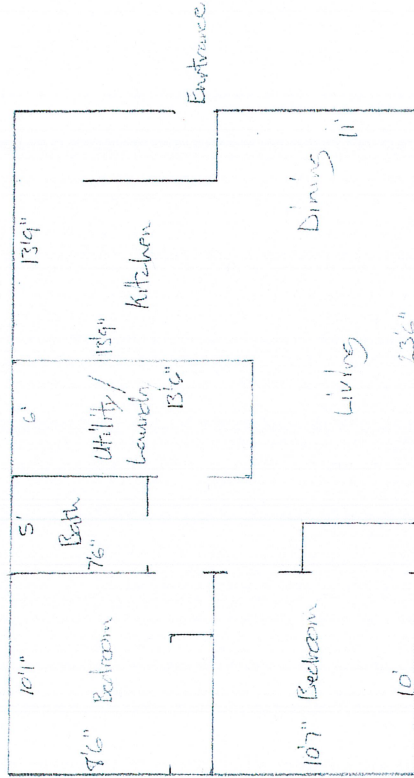


CITY OF *Leithridge*
 APPROVED AS PER
 LAND USE BYLAW 5700

JUN - 9 2020

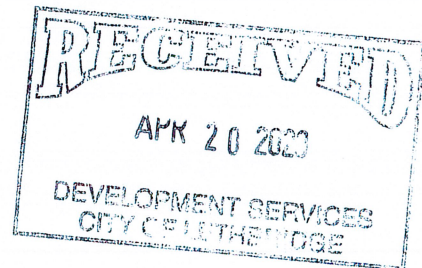
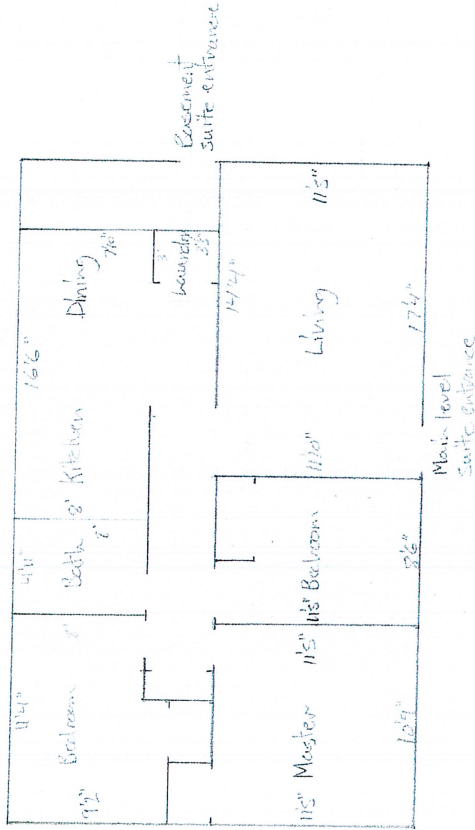
PERMIT #: *DEV12033*
 SIGNATURE: *Cirque Dus*

2919 B Ave E
Basement Suite



25119 B Ave S Bangor Main level

917 sqft



May 26, 2020

NOTICE TO NEIGHBOURS
This letter is being sent to property owners
within a 60m radius of:

2919 13 AVE S

You were previously informed that an application had been received to develop a secondary suite in an existing single detached dwelling, at the above noted address. The three required parking stalls will be provided.

No decision on this application has been made. This application will be considered by the ***Municipal Planning Commission on JUNE 9, 2020 at 3:00 p.m. in Council Chambers***, Main Floor of City Hall.

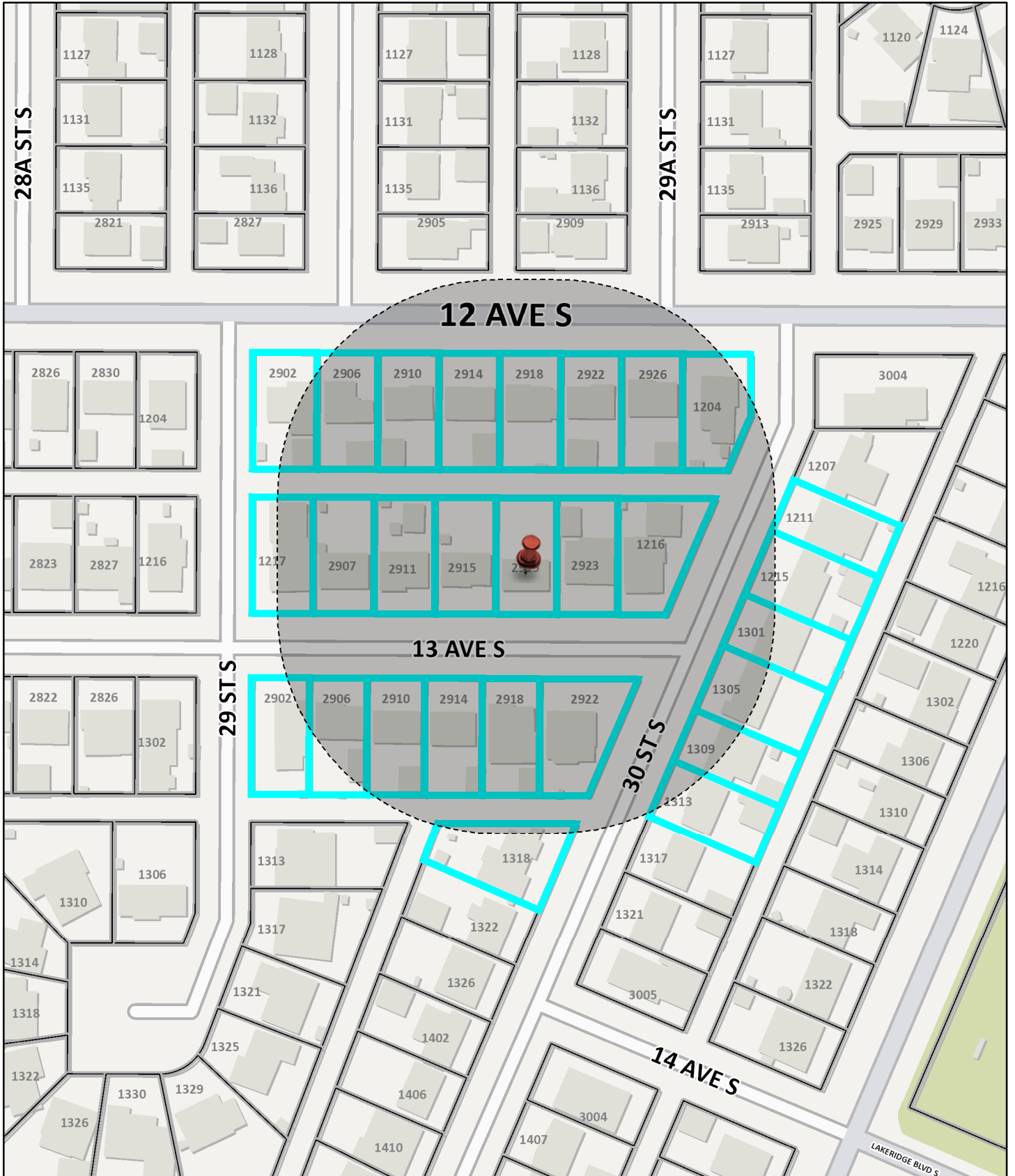
If you feel you will be impacted by this development, please explain how and why in writing and it will be submitted to the Commission. You may mail, email, or deliver it to the Development Services Department for receipt not later than **4:30 p.m., on June 8, 2020**. You may speak to the Commission at the meeting either by telephone or in person. If you wish to speak via telephone, please email cityclerk@lethbridge.ca by noon on Tuesday, **June 9, 2020** and provide your name, phone number, and email. You will then be contacted and arrangements will be made for your remote participation.

All written material previously submitted to this office will be presented to the Commission. Please note that all information you provide will be made public.



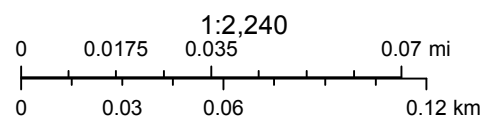
Joshua Bourelle
Development Officer

cc: Applicant



May 26, 2020

Parcels



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
 City of Lethbridge, Alberta, Canada

April 28, 2020

NOTICE TO NEIGHBOURS
This letter is being sent to property owners
within a 60m radius of:

2919 13 AVE S

An application has been received to develop a secondary suite in an existing single detached dwelling. The three required parking stalls will be provided.

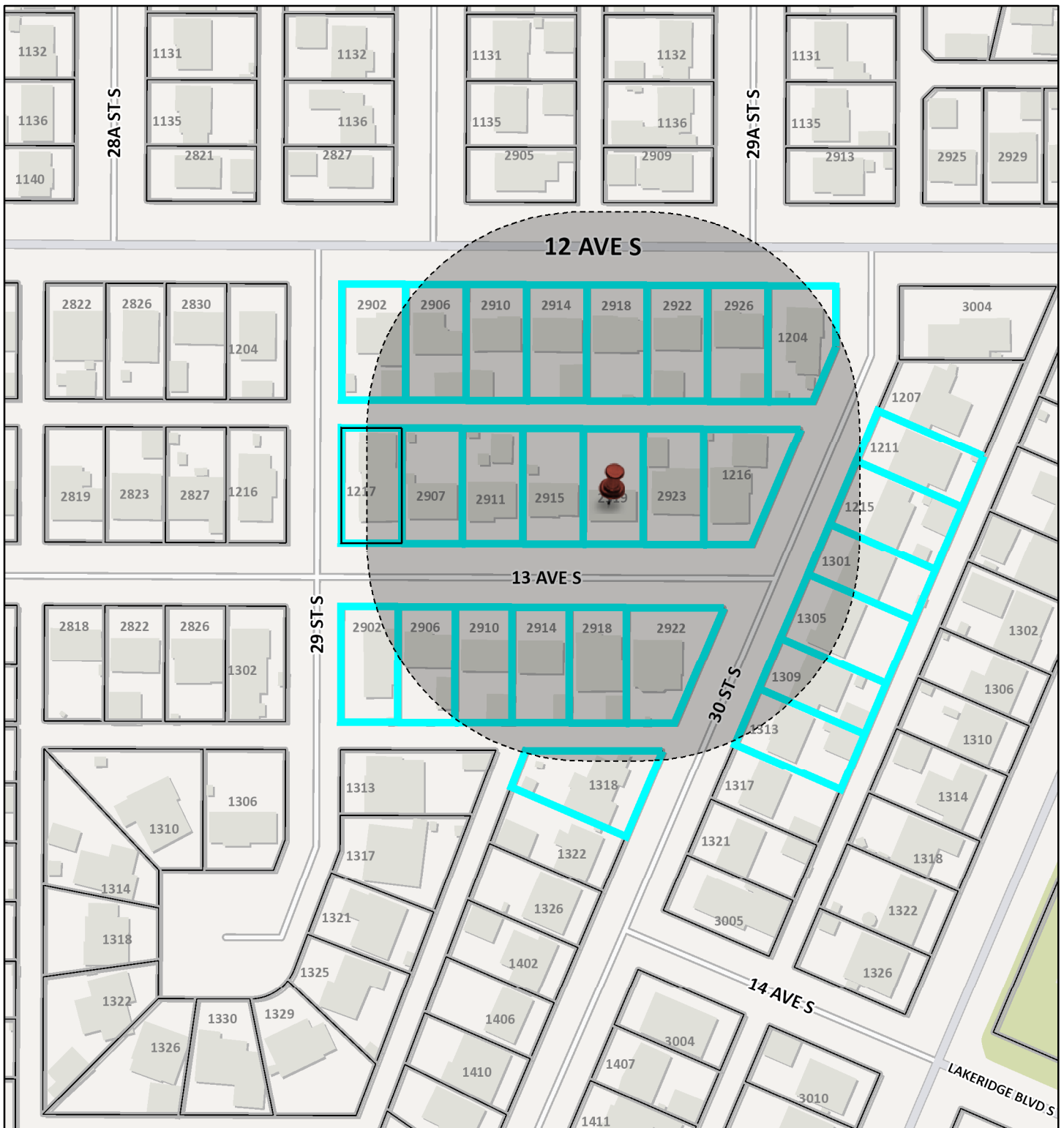
If you require any further information about this development application please contact Development Services at 403-320-3920, by May 8, 2020.

If you feel that you will be impacted by this development, please explain how and why in writing or by email on or before the above date. Please note that all information you provide can be made public.



Joshua Bourelle
Development Officer

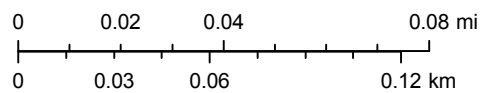
cc: Applicant



April 28, 2020

1:2,370

□ Parcels



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
 City of Lethbridge, Alberta, Canada

From: [stacey engleson](#)
To: [City of Lethbridge Development Services; Joshua Bourelle](#)
Subject: [External] 2919 13 Ave S Secondary Suite
Date: Sunday, May 3, 2020 12:24:53 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

As a neighbour within close proximity, I am writing in objection to the application for a secondary suite at 2919 13 Ave S.

Past renters of this property had no regard for maintenance or respect to the rental &/or surrounding area. They were loud, dirty & messy. The current Homeowners/Landlords did not enforce or look after their property. The cops often showed up at the property and there was enough excitement and problems from one family of renters, that to have another suite at the property would not be ideal, and after seeing the lack of commitment and complete disregard from the property owners for their rental, I object that this should have a secondary suite.

When the last renters left, the condition of the property was so neglected and trashed that it was uninhabitable and a complete renovation needed to be done. Infested with bed bugs and needed to be exterminated 2x, junk piled high all over the front & back yard, broken down vehicles on the street & front lawn (causing parking issues), etc... There was many complaints made by the surrounding neighbours/community as well, loud domestic fights, parties, drinking, drugs, etc...

This is a neighbourhood of single family homes and the amount of illegal secondary suites has already caused problems with parking and safety.

Thank you,

A concerned neighbour

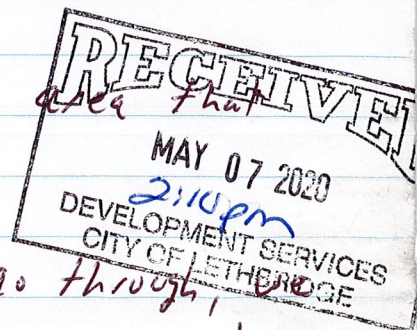
City of Lethbridge - Planning + Development Services
Attention: Joshua Bourelle

RE: Application to develop secondary suite at 2919-13 AVE.S.

I am against any such development for the following reasons. I purchased my home about 20 years because it was a nice quiet neighborhood with single families living in their homes that they owned. The house at #2919 has been a rental property for all this time with a "single" family living there. The last 5 years at this address has been terrible with loud music, kids skateboarding at 2 in the morning, the yard not being kept up, sidewalks not shovelled and a few police visits. We don't need to add to this.

My main concerns are the increase in traffic. There are already some rental houses with 4 or more vehicles at any one time. As you stated in your letter they are providing 3 parking stalls which means at least 3 cars with others parking on the street. The neighborhood has seen an increase with young families now moving in, this is what the neighborhood should be and was meant to be.

We have enough rental properties in the area that are a mess.



In conclusion do not allow this application to go through, do not need more traffic, noise and I don't need my property value to go down as well. This area was meant for single family dwellings.

Thank you

Tim Jablonkay

From: [Jennifer Watt](#)
To: [Joshua Bouelle](#)
Subject: FW: [External] concerning 2919 13 ave S
Date: Thursday, May 7, 2020 2:29:24 PM

From: Fran Leggett [mailto:fdragonleth@gmail.com]
Sent: Thursday, May 7, 2020 2:14 PM
To: City of Lethbridge Development Services
Subject: [External] concerning 2919 13 ave S

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It has come to my attention that the stalls listed in this notice are in the front. I am very disturbed that the complete facts were not relayed to us, I assumed they were in the back. This is not acceptable. This has always been a quiet family street and this presents for one a safety concern. I am a senior but this street is used by parents with their young children to travel to the nearby School and playground. The City allowing parking on the property not only changes the value of the area but also the safe nature of the street for the families who live on it and nearby.

Fran Leggett PhD
retired scientist.

From: [Kari Gugala](#)
To: [Joshua Bourelle](#)
Subject: FW: [External] Notice regarding 2919 13 Ave S
Date: Monday, May 4, 2020 8:38:35 AM
Attachments: [image003.png](#)
[image009.png](#)
[image011.png](#)
[image012.png](#)
[image002.png](#)

Kari Gugala

Permit Technician I

Customer Service & Business Support

Planning & Development Services | City of Lethbridge



403-320-3057

[website](#) | [eApply](#) | [MyCity](#) | [Online Payments](#)

From: Jennifer Vadnais <jvadnais@onside.ca>
Sent: Monday, May 4, 2020 7:54 AM
To: City of Lethbridge Development Services <developmentsservices@lethbridge.ca>
Cc: 'jaylie23@live.ca' <jaylie23@live.ca>
Subject: [External] Notice regarding 2919 13 Ave S

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I would like to take the opportunity to discuss my issue with the application for developing a secondary suite at the above residence. My husband and I reside across the street at 2922 13 Ave S. I don't have an issue with developing a secondary suite as long as the renters are respectful. We've had previous neighbors renting that house that were less than desirable. However, my main concern with this development is with regards to the three parking stalls. I assumed they would have been created in the back. But after speaking to my neighbors, who spoke with the owners of the house, I've learned that the parking stalls will most likely be placed in the front of the house. From my understanding, they will be removing the gorgeous weeping birch and paving the front yard to allow for the 3 parking spots. I do not want to look out my front window and see a "parking lot". I do not understand why anyone would want to do this and I'm will be very upset if this happens as there is all kinds of room in the back to allow for all of these parking spots. This is a quiet family friendly neighborhood. Parking in the front of the house will be dangerous for the kids next door, the numerous dog walkers in the area and for any pedestrians walking in our neighborhood, which usually includes an older blind gentleman. On top of that, what will a "parking lot" do to the property values on the street? I really hope that this is not the case and the additional parking can be added to the back of the property. If you need anything further from me, you can contact me at either email address or on my cell phone 587-220-6585. I speak for both my husband and myself. Thank you for your time

Jennifer Vadnais

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| 410 26th Street N, Lethbridge, Alberta T1H 3W2
| t. 403-394-2980 | d. 587-800-5017 | c. 587-220-4556 | w. www.onside.ca
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From: [Kari Gugala](#)
To: [Joshua Bourelle](#)
Subject: FW: [External] Regarding 2919 13 Avenue South
Date: Friday, May 8, 2020 10:52:20 AM

Kari Gugala

Permit Technician I

Customer Service & Business Support
Planning & Development Services | City of Lethbridge



403-320-3057

[website](#) | [eApply](#) | [MyCity](#) | [Online Payments](#)

From: Marcus Trotz <mjtrotz@hotmail.com>
Sent: Friday, May 8, 2020 10:25 AM
To: City of Lethbridge Development Services <developmentservices@lethbridge.ca>
Subject: [External] Regarding 2919 13 Avenue South

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

We reside at 2923 13 Avenue South and we have been notified that the house next door is being suited to become rental property. There will be tenants up and down as they have split the bungalow for dual income purposes.

While we are not thrilled that the house next door will be used for renting, we realize that regardless of whether it is a renter or a home owner, you can rarely choose who your neighbors are.

Our concern however, stems from the fact that the new property owners want to change their front lawn into a 3 car parking pad.

We feel that having a 3 car parking lot in front of the home is both aesthetically and functionally unappealing:

- a) Curb appeal - There is an old and beautiful tree in the front yard that all ourselves and our neighbors would rather see than a concrete/gravel pad in front of the home next to or across the street from our little community.
- b) Property value – the lack of curb appeal would impact not only the current residents' desire to reside on a street that has been opened up to a rental property with no yard and just a parking slab, but it could also impact those who do not wish to reside near this type of

property and wish to sell their property.

- c) Safety - We also feel that the increase in street traffic would be unsafe for the children who live on 13 Avenue South.

There is a young family that lives directly next door to 2919 and the kids are constantly outside playing.

- d) Street noise – constant coming and going of the residents and/or visitors will be more apparent if the parking was situated in the front.

We do not understand why the new property owners could not utilize the huge backyard that they have as their parking area. Almost all the homes on our street have their parking via the back alley, and those that do have front driveways still have and continue to maintain beautiful lawns, trees, bushes, and flowers in order to make our street beautiful and appealing to those who live nearby.

In conclusion, we feel that by not allowing this parking lot to be built in the front of the home, you are setting a precedence for others who are willing to affect the safety, beauty, and value of all the properties in our area, by choosing profit over beauty. Our family has worked very hard to own the “home of our dreams” after years and years of hard work it sickens us to think that our peace, equity and way of life for our little street is going to be jeopardized because of greed. The new owner told us it is cheaper to “cut the tree down” and make the front yard a parking lot than develop the back yard space which is empty. This simply cannot be acceptable to anyone , especially the City Of Lethbridge.

Respectfully,

Lynn and Marcus Trotz

Re: Notice to Neighbours dated April 28, 2020 from Joshua Bourelle

Regarding property at 2919 13 Avenue South

As a neighbour at 1216 30th Street South who shares the same alley I have concerns about another rental on our block. I am not sure how many we have at this time but over the past years we have had many. My concerns are as follows:

- The increase of traffic in our alley, especially if the “required parking stalls” are to be in the alley. This will probably mean no fencing on that property and gravel in the parking spot that will dribble on to the alley and eventually make its way east to our property and other properties at the east end.
- The condition of the alley is not fit for traffic – there are severe pot holes at the west end and they are developing at our east end.
- Also, a dip in the centre of the alley outside our garage and that of the neighbour across is increasing in severity every year to a point where the water puddles, takes a long time to evaporate and we get stuck on the winter ice.
- At one point my husband questioned someone in the city office about this and he was pretty much shrugged off with as much as to say alleys are not important – true enough many of our streets are hazardous to drive on because of the pot holes – but residents still have to drive in the alley.
- Adding more people adds unnecessarily to the density. Observation suggests that neither owners of rented properties nor their tenants seem to care much about the upkeep which includes being responsible for the junk they pile in the alley, the overgrown bushes and trees that spill over the fences and the garbage bins that are seldom and mostly never returned to their property. Avoiding branches and pot holes while driving is more than annoying not to mention the tipped bins that blow into the alley in the wind.
- Observation suggests that renters are not informed about keeping their refuse bins on their own property nor do they seem to be informed of other responsibilities. Please find a way to do this.
- That property also has an obnoxious weed growing along the outside of the fence. The previous owners did cut it down a few times but when it was for sale it was not touched until I phoned the appropriate city department and eventually it was cut down. However that is insufficient. This weed goes to seed and blows all over. 2 years ago I had to dig my whole flower bed up to try and get rid of it. When I asked the city person to see that it was dug out of the 2919 property and/or the alley she said that they were not able to ask to have this done. I would have to contact the province. Invasive Blue Strife is very difficult to remove as the roots go very deep and it spreads quickly.
- The majority of owners who reside in the residence are generally more interested in keeping the area and property in good shape. The owner should have to reside in the residence if there is to be a suite. Anything less should be unacceptable.
- Another concern about rentals that concerns us is the affect rentals and unkept properties have on other property values/taxes. A response to this would be very much appreciated.
- I do want to thank you for making us aware of this proposal. As best as I can recall this is the first in our 46 years of residency here and as I have indicated above we appear to have several if not many rentals on these blocks.
- These concerns are without prejudice – I have used rentals in earlier days – everyone deserves a place to live – however those of us who want single house dwellings deserve some rights.

Sincerely

[REDACTED]

Name not to be published without being informed and consent given– that would create a privacy issue and a concern about repercussions)

From: [Ashley Jones](#)
To: [Joshua Bourelle](#)
Subject: FW: [External] Fw: 2919 13 Ave S Secondary Suite
Date: Wednesday, June 3, 2020 11:22:40 AM

Ashley Jones

Permit Technician II

Customer Service & Business Support
Planning & Development Services | City of Lethbridge



Phone: 403-320-3181

[website](#) | [eApply](#) | [MyCity](#) | [Online Payments](#)

From: stacey engleson <spud1roxy@hotmail.com>
Sent: Wednesday, June 3, 2020 11:20 AM
To: Joshua Bourelle <Joshua.Bourelle@lethbridge.ca>; City of Lethbridge Development Services <developmentsservices@lethbridge.ca>; 120 City Clerk Mailbox <cityclerk@lethbridge.ca>
Subject: [External] Fw: 2919 13 Ave S Secondary Suite

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I received another letter of notice in the mail and as previously stated below are my concerns and objection to legally suiting this property. I am not sure if my initial email was received as I did not hear a response or confirmation that it was. Please reply and confirm that my email has been received stating the impact of suiting this property and will be discussed at the meeting. I will not be able to attend or call in as I will be at work on the date of the meeting.

This will affect the property values of the surrounding homes and as stated before "This is a neighbourhood of single family homes and the amount of illegal secondary suites has already caused problems with parking and safety."

Thank you,

A concerned neighbor

From: stacey engleson

Sent: May 2, 2020 10:37 AM

To: developmentsservices@lethbridge.ca <developmentsservices@lethbridge.ca>;
Joshua.Bourelle@lethbridge.ca <Joshua.Bourelle@lethbridge.ca>

Subject: 2919 13 Ave S Secondary Suite

Good Morning,

As a neighbour within close proximity, I am writing in objection to the application for a secondary suite at 2919 13 Ave S.

Past renters of this property had no regard for maintenance or respect to the rental &/or surrounding area. They were loud, dirty & messy. The current Homeowners/Landlords did not enforce or look after their property. The cops often showed up at the property and there was enough excitement and problems from one family of renters, that to have another suite at the property would not be ideal, and after seeing the lack of commitment and complete disregard from the property owners for their rental, I object that this should have a secondary suite. When the last renters left, the condition of the property was so neglected and trashed that it was uninhabitable and a complete renovation needed to be done. Infested with bed bugs and needed to be exterminated 2x, junk piled high all over the front & back yard, broken down vehicles on the street & front lawn (causing parking issues), etc... There was many complaints made by the surrounding neighbours/community as well, loud domestic fights, parties, drinking, drugs, etc...

This is a neighbourhood of single family homes and the amount of illegal secondary suites has already caused problems with parking and safety.

Thank you,

A concerned neighbor

From: [Jennifer Watt](#)
To: [Joshua Bourrelle](#)
Subject: FW: [External] Fw: Notice regarding 2919 13 Ave S
Date: Wednesday, June 3, 2020 9:16:13 AM
Attachments: [image003.png](#)
[image011.png](#)
[image012.png](#)
[image002.png](#)

From: Jennifer Vадnais [mailto:jaylie23@live.ca]
Sent: Wednesday, June 3, 2020 9:11 AM
To: City of Lethbridge Development Services
Subject: [External] Fw: Notice regarding 2919 13 Ave S

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I just wanted to take another opportunity to voice my displeasure of the notice we received dated May 26. I understand 2919 13 Ave S property owners wish to legally suite this property. I do not have issues with that barring the fact they get decent tenants in there. In the past, there have been some shady characters coming and going from that property. The matter I have issues with is the parking stalls being put in front of the property. The owners have already taken down the gorgeous weeping birch that was in the front yard. Quite a disappointment but I can live with that. I do not want to look out my front window and see a "cement yard" just so they can provide parking for their tenants. Again, I've seen the back yard of this property. There is plenty of room there for parking. There is also plenty of room in the front to add a single vehicle pad for parking. Plus there is street parking for additional vehicles. I see their proposed "parking lot" as a total distraction and a safety concern for all neighbors on the street. Please see my previous email for my initial thoughts.

I do hope that this commission takes this seriously. Think of how you would feel if there was a cement yard across the street from your house. How this would affect you and your neighbors and apply this to our neighborhood. Thank you for your time

Joseph & Jennifer Vадnais
2922 13 Ave S

From: Jennifer Vадnais <jvадnais@onside.ca>
Sent: June 3, 2020 8:56 AM
To: 'jaylie23@live.ca' <jaylie23@live.ca>
Subject: FW: Notice regarding 2919 13 Ave S



Jennifer Vадnais | Project Assistant to Alan Jones; Dean Duff
| 410 26th Street N, Lethbridge, Alberta T1H 3W2
| t. 403-394-2980 | d. 587-800-5017 | c. 587-220-4556 | w. www.onside.ca



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From: Jennifer Vадnais
Sent: Monday, May 4, 2020 7:54 AM
To: developmentsservices@lethbridge.ca
Cc: 'jaylie23@live.ca' <jaylie23@live.ca>
Subject: Notice regarding 2919 13 Ave S



Good Morning,

I would like to take the opportunity to discuss my issue with the application for developing a secondary suite at the above residence. My husband and I reside across the street at 2922 13 Ave S. I don't have an issue with developing a secondary suite as long as the renters are respectful. We've had previous neighbors renting that house that were less than desirable. However, my main concern with this

development is with regards to the three parking stalls. I assumed they would have been created in the back. But after speaking to my neighbors, who spoke with the owners of the house, I've learned that the parking stalls will most likely be placed in the front of the house. From my understanding, they will be removing the gorgeous weeping birch and paving the front yard to allow for the 3 parking spots. I do not want to look out my front window and see a "parking lot". I do not understand why anyone would want to do this and I'm will be very upset if this happens as there is all kinds of room in the back to allow for all of these parking spots. This is a quiet family friendly neighborhood. Parking in the front of the house will be dangerous for the kids next door, the numerous dog walkers in the area and for any pedestrians walking in our neighborhood, which usually includes an older blind gentleman. On top of that, what will a "parking lot" do to the property values on the street? I really hope that this is not the case and the additional parking can be added to the back of the property. If you need anything further from me, you can contact me at either email address or on my cell phone 587-220-6585. I speak for both my husband and myself. Thank you for your time

Jennifer Vadnais



ON SIDE RESTORATION | Jennifer Vadnais | Project Assistant to Alan Jones; Dean Duff
| 410 26th Street N, Lethbridge, Alberta T1H 3W2
| t. 403-394-2980 | d. 587-800-5017 | c. 587-220-4556 | w. www.onside.ca
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From: Lynn <lreichert88@hotmail.com>
Sent: Monday, June 8, 2020 4:07 PM
To: 120 City Clerk Mailbox <cityclerk@lethbridge.ca>
Cc: marcus trotz <mjtrotz@hotmail.com>
Subject: [External] 2919 13th Ave South

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, my name is Lynn Trotz, my husband , Marcus Trotz and our daughter live at 2923 13th Ave South. We are right next door to the above mentioned property that is yet again being turned into a rental property.

While we understand that this is out of our control we need the City to know how upset and worried we are for our little, quiet street and the values of our property, and others in the area.

We cannot imagine having their front lawn turned into a parking pad, it would ruin the look of our street and we would be listening to tenants come and go at all hours. There is a huge, empty backyard at this home and we cannot understand why parking in this location wouldn't be the responsible choice for our neighbourhood?

We are also worried about this property being separately suited as again, the noise, traffic and again integrity of our neighbourhood will be diminished as this is a very small home and the tenants will likely be students / transient population base.

My family has worked very hard to finally be able to purchase our dream , forever home and it is very sad to realize that our investment, and quiet , close knit community will be compromised.

While we understand we cannot stop this process we are looking to voice our worries and advocate that this home is not separated into 2 rental suites and that the new owners cannot turn their front yard into a parking pad.

Thankyou in advance for your consideration and for taking the time to allow us to share our worries and concerns over this matter.

Respectfully, Lynn and Marcus Trotz.

From: Fran Leggett <fdragonleth@gmail.com>
Sent: Monday, June 8, 2020 1:28 PM
To: City of Lethbridge Development Services <developmentsservices@lethbridge.ca>
Subject: [External] Re: concerning 2919 13 ave S

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Application from 2919 13 Ave S for parking stalls
It has come to my attention that the stalls listed in this notice are in the front. I am very disturbed that the complete facts were not relayed to us, I assumed they were in the back. This is not acceptable. This has always been a quiet family street and this presents for one a safety concern. I am a senior but this street is used by parents with their young children to travel to the nearby School and playground. The City allowing parking on the property jeopardises the safe nature of the street for the families who live on it and nearby. I have attached an image of the hedge that runs between the two houses that runs to the sidewalk further blocking the view of the drivers. The other day a mother and her two children who were on scooters and were well ahead of her on that side. It would be very easy for a driver to back out and not see these children in time. There is a large back yard that opens to the alley where three spots would be easily and safely put.
Fran Leggett

On Thu, May 7, 2020 at 2:13 PM Fran Leggett <fdragonleth@gmail.com> wrote:
It has come to my attention that the stalls listed in this notice are in the front. I am very disturbed that the complete facts were not relayed to us, I assumed they were in the back. This is not acceptable. This has always been a quiet family street and this presents for one a safety concern. I am a senior but this street is used by parents with their young children to travel to the nearby School and playground. The City allowing parking on the property not only changes the value of the area but also the safe nature of the street for the families who live on it and nearby.
Fran Leggett PhD
retired scientist.



From: stacey engleson [<mailto:spud1roxy@hotmail.com>]
Sent: Wednesday, June 3, 2020 11:20 AM
To: Joshua Bourelle <Joshua.Bourelle@lethbridge.ca>; City of Lethbridge Development Services <developmentsservices@lethbridge.ca>; 120 City Clerk Mailbox <cityclerk@lethbridge.ca>
Subject: [External] Fw: 2919 13 Ave S Secondary Suite

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

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This will affect the property values of the surrounding homes and as stated before "This is a neighbourhood of single family homes and the amount of illegal secondary suites has already caused problems with parking and safety."

Thank you,

A concerned neighbor

From: stacey engleson
Sent: May 2, 2020 10:37 AM
To: developmentsservices@lethbridge.ca <developmentsservices@lethbridge.ca>; Joshua.Bourelle@lethbridge.ca <Joshua.Bourelle@lethbridge.ca>
Subject: 2919 13 Ave S Secondary Suite

Good Morning,

As a neighbour within close proximity, I am writing in objection to the application for a secondary suite at 2919 13 Ave S.

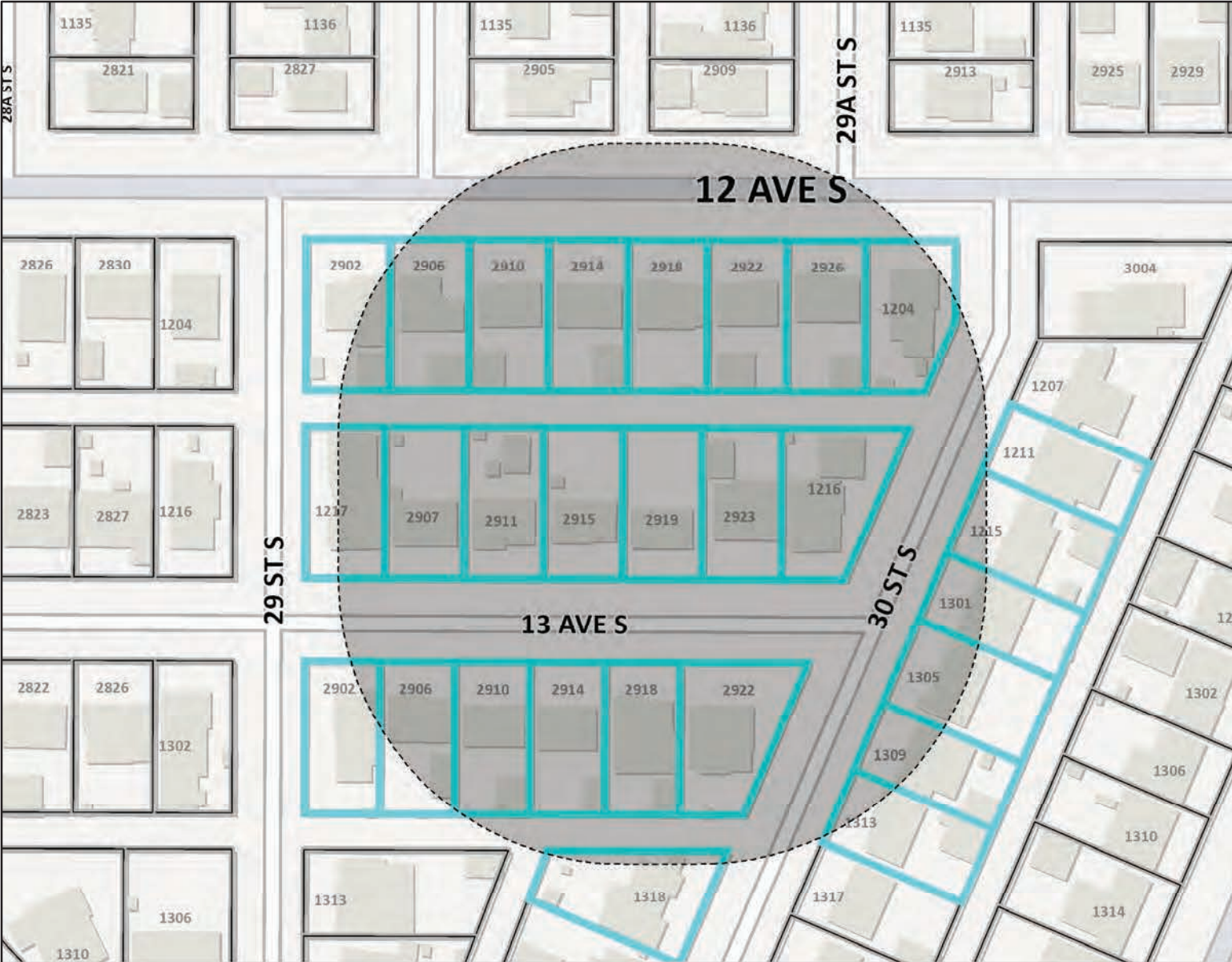
Past renters of this property had no regard for maintenance or respect to the rental &/or surrounding area. They were loud, dirty & messy. The current Homeowners/Landlords did not enforce or look after their property. The cops often showed up at the property and there was enough excitement and problems from one family of renters, that to have another suite at the property would not be ideal, and after seeing the lack of commitment and complete disregard from the property owners for their rental, I object that this should have a secondary suite. When the last renters left, the condition of the property was so neglected and trashed that it was uninhabitable and a complete renovation needed to be done. Infested with bed bugs and needed to be exterminated 2x, junk piled high all over the front & back yard, broken down

vehicles on the street & front lawn (causing parking issues), etc... There was many complaints made by the surrounding neighbours/community as well, loud domestic fights, parties, drinking, drugs, etc...

This is a neighbourhood of single family homes and the amount of illegal secondary suites has already caused problems with parking and safety.

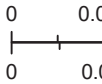
Thank you,

A concerned neighbor



June 12, 2020

□ Parcels



Sources: Esri, HERE, Ga, FAO, NPS, NRCAN, Geo