



CITY OF *Lethbridge*

Office of the City Clerk

December 16, 2020

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the approval of a Development Permit by the Municipal Planning Commission to build a 3 storey supportive housing facility for 24 residents along with two commercial rental units located at 108 8 Street 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, January 14, 2021
TIME: 5:00 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.

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, January 14, 2021

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

TIME: 5:00 p.m.

AGENDA:

1. CALL TO ORDER

PRESENTATIONS:

- 2.1 5:00 p.m.
SDAB No. 2020-06
APPEAL OF GRANTING OF DEVELOPMENT PERMIT 12501

Appellants: Darrell Alexander, Bruce Plausteiner, Dean Plausteiner
and Brad Plausteiner

Address: 108 8 Street South

To build a 3 storey supportive housing facility for 24 residents along
with two commercial rental units

Land Use District: C-D

From: Darrell Alexander <darrell@mortgagedesigngroup.ca>
Sent: Wednesday, December 9, 2020 1:07 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Cc: Kevin Ronan <kdronan@petersonpurvislaw.ca>
Subject: [External] BULK:Appeal re 108 8 St S & 712 1 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.

Hi David

As discussed on the phone, I formally wish to appeal last night's MPC decision

Please advise accordingly

Cheers;

Darrell W. Alexander
Mortgage Broker



[CLICK HERE FOR A SECURE ONLINE MORTGAGE APPLICATION](#)

(888) 328-1176 toll free office

E: darrell@mortgagedesigngroup.ca

W: www.darrell-alexander.com



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.

CITY OF LETHBRIDGE
RECEIVED

(Date Received Stamp)

DEC 11 2020

OFFICE OF THE
CITY CLERK

Site Information		
Municipal Address of Appeal 108 - 8 Street South and 712 - 1 Avenue South, Lethbridge		
Legal Description of Site (must be completed for subdivision appeals) Please see attached		
Development Application Number or Subdivision Application Number DEV 12501		
Appellant Information		
Name Darrell Alexander, Bruce Plaustener, Dean Plaustener and Brad Plaustener		
Mailing Address c/o Peterson & Purvis LLP 537 - 7th Street South		
City Lethbridge		Province Alberta
Residence #		Business # 403-328-9667
Postal Code T1J 2G8		(Office use Only)
Email kdronan@petersonpurvislaw.ca		

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

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

(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 23(1) and the Municipal Government Act, Sections 678 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) 299-7829.

Signature of Appellant <i>[Signature]</i>		Date 2020 12 10
FOR OFFICE USE ONLY		
Final Date of Appeal YYYY MM DD	Appeal Number	Hearing Date YYYY MM DD
		Date Appellant Notified YYYY MM DD

LAND DESCRIPTION

108 - 8 Street South, Lethbridge

Plan 4353S

Block 8

Lot 19 AND THAT PORTION OF LOT 20 WHICH LIES TO THE EAST OF THE WEST
25 FEET THEREOF

712 - 1 Avenue South, Lethbridge

Plan 4353S

Block 8

THE WESTERLY TWENTY FIVE (25) FEET OF LOTS TWENTY (20), TWENTY
ONE (21) AND TWENTY TWO (22)

Re: Development Application No. DEV 12501

GROUNDS FOR APPEAL

The proposed development:

- 1) Unduly interferes with the amenities of the neighbourhood;
- 2) Materially interferes and affects the use, enjoyment and/or value of the neighbouring parcels of land; and
- 3) Does not conform with the vision and goals of redevelopment for Lethbridge, specifically but not limited to the Heart of the City Master Plan.

HEGGIE DEVELOPMENTS LTD.

317 5TH STREET SOUTH
LETHBRIDGE ALBERTA T1J 2B4

December 2, 2020

Municipal Planning Commission

Re: 108 8th Street Development

I would like to add my voice to those who have concerns regarding this project. Here are the concerns I would hope would be addressed by the developer.

1. It seems that this location has been chosen because it is already owned by the developer. There may be better locations for the building and that should be investigated before approval.

2. With the current building on 1st Ave, men are standing around the building smoking and catcalling patrons and employees of neighboring businesses. A good neighbor policy of some kind should be considered to prevent future problems. The Rooftop patio may also help with this if it will be used.

3. I have been a neighbor of Streets Alive Mission on 4th Street for 4 years. Although Mr. Kissick is a very nice person, with I believe good intentions, I have yet to see any regular communication from them as they claim. I have also not experienced the formal mechanism for resolving neighbor complaints which they speak of in their letter to neighbors.

I would ask that these concerns be considered.

Thank you for your consideration and your devotion to improving our great city.



Hunter Heggie
President
Heggie Developments Ltd.
317 5th St. S
Lethbridge
403-382-5954

DOWNTOWN

BUSINESS REVITALIZATION ZONE

309 – 6 Street South, Lethbridge, Alberta T1J 2C7

December 22, 2020

Darrell Alexander
Re: Streets Alive 8th Street Proposal

Dear Mr. Alexander,

On behalf of the Downtown Business Revitalization Zone (BRZ) Board of Directors and its more than 500 member businesses, I would like to thank you for taking the time to meet with us to discuss the proposed concept for the Streets Alive development on 8th Street in downtown Lethbridge.

The purpose of the BRZ board is to ensure the organization is supporting the commercial interests of membership through revitalization initiatives that include, but are not limited to, the improvement and beautification of downtown lands, buildings and structures.

The BRZ is supportive of the development of permanent and affordable housing in downtown Lethbridge. As this facility is to offer transitional housing that is not permanent, we are not able to support the proposed development of the Streets Alive 8th Street project.

Yours sincerely,



Hunter Heggie – Chair, Downtown BRZ

The VISION
Building a vibrant, safe, and economically viable downtown ...
a downtown that our community can take pride in.

I am the current owner of the immediately adjacent building to the south 110 8 St S, O/A Chrome Salon & Spa

I am writing in deep opposition to this project, with many concerns.

First of all a citizen, volunteer and big supporter of our downtown

In 2003 I was incoming President of the Rotary Club of Lethbridge. I was charged with the responsibility of developing a "Legacy Project", to celebrate Rotary & the Province of Alberta's 100th anniversary & the next year the City of Lethbridge's too.

Between 2003 & 2005 I worked in close consort with the City of Lethbridge to develop the Rotary Galt Gardens Water feature. We wanted to help take the downtown back from "problem" people.

I and our committee raised \$3.5Million to complete this project.

I was one of my proudest accomplishments.

Over the past few years I have seen our downtown slip tragically backward significantly.

I believe MPC should strongly consider the impact to our fragile downtown, prior to allowing developments, that could worsen our situation.

Just because Streets Alive owns this empty lot, does not mean that is the best place for this facility.

Currently, for years I have noted many negative of the presence of Streets Alive as a neighbor. The constant loitering, smoking, littering of butts, etc. I have taken many complaints from my tenants, who run a high end hair salon & spa, that their staff & clients are made to feel uncomfortable by these behaviors.

Perhaps the City of Lethbridge should look at purchasing back both Streets Alive locations and assisting them in locating to a far more advisable location. This would clean up the downtown immediately, and likely help Streets Alive with its long term goals.

We as citizens need to stand up and make GOOD decisions, to do everything possible to save our downtown, both for small businesses, & citizens wanting a safe downtown experience.

Darrell Alexander

City Development Service

City Planning Commission

City Council,

Thank you in advance for taking the time to read my submission regarding my concerns over the proposed development at 108 8th Street S.

My name is Dean Plaustein. I am the current owner and operator of Professional Optical located at 808 1st Ave S and the rental tenant of 103 8th Street S; both of which are located adjacent to the proposed project in question.

This letter is to express my five major concerns regarding the development at 108 8th Street S. To outline these concerns for your consideration, they are:

1. The Safety and Security concerns expressed by our staff and clients
2. Does this project contribute positively to the Downtown objectives and complement the Neighbourhood?
3. Does Downtown Lethbridge contribute positively to the objectives of this project?
4. The current and future relationship with Streets Alive and, in particular, Ken Kissick
5. The overall objective and strategy for the identity of Downtown Lethbridge

The Safety and Security concerns expressed by our staff and clients

Over the past 2 years there has been an obvious growing concern over the safety and well-being of our staff and clients. Our employees have, on numerous occasions, express their growing fear of working downtown. Currently, I do not offer any late hours due to our staff expressing their reluctance to be in Downtown Lethbridge after dark. They fear this project will only make things worse.

Everyone on staff has a story to tell about a recent encounter that waives their commitment to downtown and our business. These sentiments have been expressed as well by our clients time after time. As an employer and someone who has spent the past 25 years serving our clients in Downtown Lethbridge, I feel I need to state their reality to you and we both need to empathize with their feelings with action. I have reduced their risk by reducing my hours and not allowing anyone to work alone – this costly to our business but a sacrifice I am willing to make to ensure their safety and their comfort. We ask that you do not increase their perception and potential of risk by voting in favour of this project. Please help our staff and clients feel safe in Downtown Lethbridge by voting against the proposed development.

Does this project contribute positively to the Downtown objectives and complement the Neighbourhood?

Currently, we as business owners in Downtown Lethbridge, the BRZ and even city council are encouraging the community of Lethbridge to come Downtown to shop and even to now live. But, in reality, we need to give the community of Lethbridge a reason to change their current perception of downtown before they do. The past few years have been filled with reasons to stay away, be it: parking meters, SCS, COVID 19, panhandling, drug use, drug paraphernalia and even the tremendous amount of business closures and vacancies. We cannot give them another reason to stay away. We need to change the narrative of Downtown Lethbridge.

We all know that the construction of a 3-story building in the downtown core will create a lot of buzz around Lethbridge. What will that conversation be? Will it be positive? Will it invigorate people to come downtown? Or will it give them another reason to stay away?

When it comes to Downtown Lethbridge, I believe it is the job of the Development Office, the Planning Commission and City Council to make decisions that have a positive impact on the downtown perception, while giving tools and opportunity to its citizens to live, enjoy and succeed in downtown. This project does not benefit the downtown, it does not contribute to changing the narrative and does not have a positive impact on living or doing business in Downtown Lethbridge.

One may argue that the new facility will have office space on the ground level that will contribute to the Downtown community. I argue that these spaces are self-serving and will be used for the residence of the facility only, and therefore generates no positive direct impact to the surrounding businesses.

Currently, we have developed a complementary network of businesses long our street. Clients from our businesses usually support more than one business within the area, with a significant number coming off the adjacent highway from our rural communities to do so. It has taken years to achieve a level of confidence within our clients, however, this confidence has wavered with recent downtown events. This project may be exactly what deters them for good in the future. What our street needs are more service-based businesses that complement our existing businesses. This is why we took over the 103 8th Street S rental space in 2018. Our plan was to compliment The Port and others by offers a premium co-working space by bringing more like-minded businesses and people to our area. This plan is currently on hold and has been since the opening of the SCS. We are waiting to make a decision after the decision of this hearing. The proposed facility will definitely deter our plans for moving forward with our plans and the doors will remain boarded up for security.

When it comes to Downtown Lethbridge every business counts, every space is meaningful, every street has an impact – and they are all needed to make change. Please help us by instead choosing to add impactful businesses to our area that will complement our street and contributes to changing the current perception of Downtown Lethbridge.

Does Downtown Lethbridge contribute positively to the objectives of this project?

From my understanding, the facility's primary objective is to offer a sober living facility with no meal plan, that will encourage sobriety, reduce temptation, help their integration back in society, which includes finding a job. When you consider the location, it would seem that downtown actually has a negative impact on the objectives of the facility. Currently, Downtown Lethbridge does not even provide the basic necessary of a grocery store. It has very little entry level employment opportunities in the current climate, and with the current homeless population and drug use, it would seem temptation to relapse is everywhere.

We all know that members of our community who have invested into downtown living are struggling to sell or rent their condos – 601 Suites being the biggest example. This is because, at this stage, people do not find value in moving to Downtown Lethbridge due to its lack of certain amenities, certain conveniences and current perception. You need to be able to survive and work downtown before you want to move downtown. This begs the question, if it isn't good enough for people to choose to move downtown, why is it good enough for these individuals to be placed downtown? The answer is: that it is not. We need to give the individuals who need a facility like Streets Alive the best chance for recovery and a new beginning. Downtown Lethbridge is not it. They will struggle to find a job in the area, they will struggle to go get groceries in the area, and they will be tempted by drug and alcohol. This does not sound like a foundation for success. What is the motivation to be in Downtown Lethbridge? When considering what resources the individual will need for success, we are not making the best decision for that individual by building the facility in Downtown Lethbridge.

The current and future relationship with Streets Alive and, in particular, Ken Kissick

We have been in our current location since 1998. During that time, Street Alive has been located across the street for that entire time... I think. To be honest, I am not actually sure, as we have never met anyone from Street Alive, never mind ever meeting the director Ken Kissick himself. Over the years, we have never once been given the courtesy of an introduction or a contact phone number just in case something may need their immediate attention. I have never even seen Mr Kissick in the neighbourhood once to go over myself for introductions. This is concerning to me. I have met all my other business neighbours over the years. Why not Ken - especially now? Does he not value us as neighbours? Does he not want us we feel safe with his new facility? Does he understand what we are trying to build in Downtown Lethbridge?

With a bigger facility usually means bigger problems follow. If, and when, these issues come up, will someone be there to listen and, furthermore, will something be done about it? Speaking with other businesses in our same situation, such as Mocha Cabana, LA Home Solutions, and to members of the board of the BRZ, the answer seems to be "No". What we try to encourage in Downtown Lethbridge is unity, where businesspeople know and help each other, and we are all "neighbourly". It would seem from my own experience and others, that the reputation of Street Alive and Ken Kissick is not one of a friendly neighbour at all. By not supporting this project, you are deciding in favour of neighbourly conduct. You are supporting accountability within your community. And you are showing how important it is to listen, empathize and help everyone in our community, not just the few, but the many.

The overall objective and strategy for the identity of Downtown Lethbridge

There is no doubt that services like this one proposed for 108 is important in our community. Facilities like these recognize that sometimes we all may need some help along the way. Although, this is not an issue of if we need a facility like this in our city, it is a question of where. We all need to consider all the hard work and money that has gone into the current identity of the downtown by every business, every customer, the BRZ, and our community – in spite of the recent setbacks. We need to consider the struggle and sacrifices the small business owner has been going through for the past few years downtown. As our community migrates away from downtown to other parts of the city, we need to consider the value downtown provides to bring them back. It's time to give small business owner in Downtown Lethbridge some help along the way. By supporting this project, you are devaluing Downtown Lethbridge and all of the hard work and money that has gone into its identity.

In Conclusion

The situation in Downtown is dire. This decision is a critical juncture in our downtown narrative. I believe there is true character in our downtown that is trying to emerge. I believe we have leaders in our community in our downtown wanting to lead. I also believe Downtown is worth saving. We, as business owners, are ready for something to rally behind and to believe in again. A 3-story sober living facility is not on the roadmap to downtown success. Show you are in favour of small business, in favour of saving Downtown Lethbridge, in favour of community-minded thinking, in favour of giving the individuals who need a sober living facility the best chance to make it - by voting to not allow Street Alive to build at 103 8th Street S.

Thank your time and consideration.

Dean Plaustein
Professional Optical
Owner

Dear The Subdivision & Development Appeal Board,

I take great pride in being one of the original board members in the formation of the Downtown Business Revitalization Zone in 1987, whose mandate we are all familiar with. Since its' inception, we can all take pride in the progress and the changes that have occurred in our heart of the city over the past three plus decades.

Streetscapes, decorative streetlamps, cobblestone walks, store fronts and signages have all been wonderfully enhanced and beautified with the help of the tax levy contributions by all of the participating merchants, businesses and property owners.

But most importantly, it has changed attitudes and mind sets towards Lethbridge's most important asset, it's downtown, the heart of our city.

It has attracted more interest, more investment, and most importantly, a younger generation of entrepreneurs into the downtown business community.

I have willingly invested my time in downtown, have worked in downtown for well over 50 years, have invested in commercial buildings, and have owned and operated Professional Optical for 46 years. My two sons have also chosen to own and operate businesses in the heart of our downtown.

Stating these facts, it behooves me to respond to the evident erosion that has begun and is very evident and occurring in the heart of our downtown. Lack of consumer confidence to frequent downtown now is alarming. We are constantly reminded by customers that they are fearful to frequent and shop downtown.

A stigma has been created to our downtown. A perception of rampant pervasive crime and drug use has riddled our core. Where and how has this begun? Allowing the safe injection site to take root in the heart of our downtown, certainly severely exacerbated the negative perception of consumers to not visit downtown, due to enormous increased presence of individuals to be wary of in the downtown.

This perception is affecting businesses to heartbreaking levels. How can confidence for consumers to frequent downtown be recouped? How will the young entrepreneurs cope to run their businesses and pay the rent? How will future generations perceive our downtown, what will remain for them? How will landlords pay their taxes when their buildings are vacated? What will happen to these buildings when there is no revenue to pay the taxes. I am a building owner who has these serious concerns, so it is real, this is not perception. Property values are being severely eroded that hard working people have invested their life into.

When the Safe Injection Site was allowed to locate in the heart of downtown, we are all aware of the devastating effects and the stigma it created. This was introduced to the downtown at the expense of the thousands of people who work, own property, and make a living in downtown Lethbridge.

The proposed project at 108 8th Street by Mr. Kissick, for the expansion of a halfway house, adds another element and perception of “seediness” to our beautiful downtown. It should be noted that three members of The Development Board, voted against this proposal, they obviously felt this project was not suitable for that location, the BRZ Board on behalf of the downtown businesses as well, submitted a letter not agreeing with this project in the heart of our city. Mr. Kissick himself stated, when I met him for the first time in 22 years (after the Planning Commission hearing), that Streets Alive had been pursuing a different location for some time but ran out of time since government funds had to be applied for by Dec 31, 2020. That suggests even he felt a different location would be more suitable. This 2 block radius, conservatively employs 60-70 females, putting a 24 bed halfway house for men in the middle of this environment in itself makes no sense. The people, especially the females who work, walk and shop in this area have the right to do so without fear, intimidation, and feeling unsafe.

There are dire social needs of paramount importance in our society today that need our commitment but not at the expense of thousands of hard working people in the core of a business community. Surely we can come up with a better long range social plan for this urgent social need, not another disastrous band-aid solution.

When future plans and projects are being considered for the heart of our city, I hope and trust that the custodians for the future of our downtown and the tax paying hard working people of the downtown, who’s futures hang in the balance, will bring in projects that will enhance and support the business core.

The proposed project at 108 8th Street further erodes the confidence of consumers to visit downtown, a project that furthers the perception of a “seedy” downtown, it is certainly not suitable for a potential, vibrant, business core.

It should not be allowed to proceed.

Respectfully submitted;

Bruce Plaustainer RO RCLP

City of Lethbridge Subdivision & Development Appeal Board,

Thank you in advance for taking the time to read my submission for our concerns regarding the proposed development at 108 - 8 Street South.

I am writing on behalf of my two businesses LA Home Solutions and Riverpark Homes, which are located immediately next door to the proposed building at 104 – 8th Street South. We have been located here since 2013, but I have had a business in this building and a neighbor to Streets Alive for over 15 years now.

We have several concerns that I want to express. My biggest concern with this development is the affects to my wife who works at LA Home Solutions and Riverpark Homes with me, and our female staff, both of which are at times left to manage our retail store front on their own during the day. Organizations and places that house offenders make our female staff very nervous. They do not feel comfortable and safe in their own work environment. I think myself and men in general take for granted our comfort level as we walk the streets or sit in a storefront by ourselves. We never have the same feelings of angst as females do. I implore anyone to follow my wife and my staff out to their vehicles as they quickly shuffle, check corners, and verify nobody is coming when they just want to go for lunch, to an appointment or go home. I ask anyone to sit at our front desk watching to see who might be coming to the door, maybe having to run and lock doors before someone can get in. Is this what they deserve? As a male business owner I need to stand up for their concerns, as they are real and not always articulated by women. This also affects our ability to hire staff, especially younger female employees, who will not apply or stay at the job if they do not feel safe. Having an organization next to us with high or higher risk offenders is not suitable for our work and female friendly environment.

Another major concern is the potential for loitering and unwanted behavior in front of our building after the proposed building is in use. Tenants would now have access to the front of 8th Street South from their living quarters, substantially increasing the chance of unwanted behavior and an unfriendly uninviting store front for our business. The Streets Alive building in its current location has their entrance behind our storefront, and although we have to deal with the nuisance it creates as a staff, generally speaking our customers do not have to deal with it in front of our building to come in to our business. We are thankful for that. So as much as we don't like dealing with this as a staff in our back parking lot and back door, it is better than having to deal with it in the front of our store and having customers required to do the same. We can use Hamilton's Carpets as an example of a similar business who suffered severely after customers got uncomfortable with the environment around their building and just stopped going there because it's easier and safer to just go somewhere else.

Being next door to the Streets Alive organization for over 15 years has proven that it does not deal with our concerns and our issues as we have never met Ken or any of his people in person, and any issues that we have raised over the years in writing are completely ignored. The most recent issue is the disposal of smoking materials. Their tenants use our parking lot to stand in to smoke, which is a bit of an issue, but they just throw their discarded smoking material into our driveway and in front of our back door. We then track some of these cigarette butts unknowingly on our shoes into our store and into our office, and then we have to deal with it. This is unacceptable, and even more unacceptable when dealing with health concerns such as COVID-19. This is terrible. The simple courtesy of properly disposing their smoking materials cannot be accomplished even after being contacted, and it leaves us with a huge amount of doubt as to whether or not the same or bigger issues can be adequately dealt by Streets Alive in a bigger location, with more tenants, and having immediate access to our store front. The disrespect is immense. We do not need this same nuisance and health concern in the front of our building as we currently have to deal with in the back and there is no historical evidence from Streets Alive to prove this won't occur.

Over the years, our female staff have had issues with men blocking them from getting into their car (until they give them their phone number), being approached awkwardly and general harassment and the Streets Alive organization has never addresses our concerns when they have been expressed. The proof is in the pudding, and they have had 15 years to prove they can handle being a good neighbor and a bigger building with more beds, and they have failed miserably. So now when Streets Alive comes across some money to fund a multi-million dollar building they try and say all the right things to boards like you to get approval, but have never earned their stripes with us, the neighbors. So when they need us and need you, they play nice, but until now, and presumably after an approval, we will be right back to where we were, and probably even worse. I have 15 plus years of proof.

Finally, generally speaking, my question to the planning commission, the development department and city council is what are you doing and what have you done in the last 5 years or so to make our businesses in the downtown stronger, better and easier to do business or start a business in the downtown? I think we are all aware that the downtown is made up of mostly small, independent and local businesses. Pricing in other parts of the city for land or buildings to buy or in malls to rent is outrageous and much too difficult for local small businesses to make a go of it. Local businesses are generally resorted to the downtown. Yet it is the downtown that is lagging in development, revitalization, and opportunity relative to other parts of the city. The downtown is left dealing with parking meters, the ramifications of the SCS, homelessness, drug use, safety concerns and a bad reputation that other parts of the city (and big box store businesses) do not have to deal with. It is the people and businesses least equipped to deal with these issues that in fact are left to deal with them. This is unfair and an unreasonable expectation on local small businesses.

I ask what 25-year-old new entrepreneur wants to be in the downtown? Why would they invest in a building and/or business downtown with these facilities taking over the downtown area? What future would they see in the downtown? What building can they lease or buy that will properly represent the image they want in their business? A lot of buildings are all old and in need major renovation to appeal to a new business. What incentives are there in the downtown for their business being it financially or simple ambience? This person will see they have to deal with parking meters, homelessness, safety risks, break-ins and never want to be downtown. Why would they rent never mind buy a building downtown to pour their life savings into or take out loans to pay for? How well does that bode for the future of the downtown in general?

The downtown has developed a terrible reputation as being unsafe for the general public. A simple check of social media can verify such. People have simply determined that the downtown is far too unsafe to frequent and patronize the businesses down there. Our business is obviously in the downtown, and I can tell you that many of these concerns and not unfounded but have been exaggerated. The downtown is generally a safe place to be. But unfortunately for us, perception is reality and that is what we are left dealing with. City Council has done a terrible job of defuncting these perceptions. But the Planning Commission and Development Services also have a role in this by having a plan for a revamped downtown, for making people want to be downtown and support the businesses down here and providing a safe clean environment to flourish. This must be a top concern for the downtown moving forward and desperately needs to be addressed.

In as much as we recognize the need and the services provided by organizations such as Streets Alive, there must be a better location for these organizations. The downtown can not continue to be the location for all these services leaving the local small business owners to deal with the ramifications. The tenants do not frequent the businesses they are surrounded by so there is no need for them to be in the area. Other areas of the city would work just as well if not better. Why doesn't Costco have to neighbor such organizations? Why doesn't Wal-Mart? I could make the argument that the tenants of Streets Alive would be better served around grocery stores, restaurants and the like and not by flooring stores, optical shops, chiropractors, hair salons and dry-cleaning services. Grocery stores, restaurants, fast food establishments are also opportunity for the tenants to gain employment as they do not have the skills required to obtain jobs at chiropractors, optical shops, interior design studios in the surrounding area, nor do many of them have vehicles

to get them there. In essence, the downtown is not meeting the tenants needs for recovery and the tenants do not serve the needs of the downtown. Both the businesses and the tenants are better served with these facilities placed elsewhere. I believe this is very clear.

As a small business in Lethbridge, we are very limited to where we can put our retail locations for either cost reasons or traffic flow / accessibility reasons. The downtown is our best option. Organizations such as Streets Alive can go just about anywhere and it realistically does not affect their ability to serve their clients in a dramatic way. If they can get to a job from the downtown, they can get to the downtown just the same. The impact Streets Alive has on my business is *substantial*, way more than the impact my business has on them. Sad to say, for 15 years the impact has all been negative, as their clients do not frequent our store and yet they can turn my customers', my staff's and my own experience and livelihood bad in a hurry. What good is their organization if they are helping some people's lives, but destroying other people's lives as a cost of doing business? That is not a net gain to society. Our safety, our livelihood and our lives matter too.

So I ask, what is the future of the downtown? Is it not part of the job of the Planning Commission, Development Services, City Council and this Development Appeal Board to provide a plan for the revitalization and opportunity for the downtown, as this is where the residents of Lethbridge set up their businesses? Organizations such as Streets Alive have their place, and may even do great work, but they do not serve the downtown well and I argue the downtown does not serve them well either.

There must be a happy medium for organizations like Streets Alive. This compromise would work for the businesses and their owners and staff, the reputation of the downtown, the future of the downtown, the tenants of Streets Alive and the community at large. We do not believe that the location at 108 – 8th Street South checks all those boxes and should not be approved for development.

Thank you again for your time and consideration.

Brad Plaustainer
LA Home Solutions
Owner

From: Elizabeth Sutton <elizabeth@peakpt.ca>
Sent: Wednesday, December 23, 2020 11:15 AM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: letter of support

Hello,

It is my understanding that an appeal has been filed on the approval of the development permit for 108 8th Street South.

The appeal indicated that the proposed development would interfere with the amenities of the neighbourhood and would interfere with the value of the surrounding land.

I would respectfully disagree with this assertion. The current building and its parking lot are somewhat rundown. There is a boarded up building across the street from the proposed site. The proposed building would enhance the look of the neighbourhood rather than detract.

Having commercial rental space on the main floor does fit in with the current vision for the area as well.

Additionally, the proposed building will have a roof top patio. This should mean that the tenants who wish to smoke could do so out of the public eye rather than on the side walks as they do now.

We have had no issues with the tenants of the current facility and fully support the initiatives of the Streets alive Family Support Association.

I would encourage the review board to let the development proceed.

Respectfully submitted,

*Elizabeth Sutton
Owner/Physiotherapist
Peak Physical Therapy
Lethbridge AB*



Land Use Bylaw 6300 DEVELOPMENT PERMIT

PERMIT NO. DEV12501

Address: **108 8 ST S**
Legal: 4353S;8;19,20

District: C-D

Applicant: ALVIN REINHARD FRITZ ARCHITECT INC
Address: 10-90001 RANGE ROAD 212 LETHBRIDGE COUNTY AB T1J 5N9

Phone: 403-320-8100

Development Proposed A request to 3 storey supportive housing building with basement, to have main floor cru's, residential amenity space, 2 floors of residential occupancy with a total of 4 units, holding 24 beds for supportive housing

District C-D DOWNTOWN COMMERCIAL

Land Use OFFICE - PERMITTED
RETAIL STORE - PERMITTED
SUPPORTIVE HOUSING - DISCRETIONARY

CONDITIONS OF APPROVAL

1. Land Use:

"Supportive Housing" which is a discretionary use in the C-D District and is limited to housing a maximum of 24 persons at any one time. "Retail Store" and "Office" which are permitted uses in the C-D District.

2. Compliance with plans:

The development shall be in accordance with the plans submitted November 27, 2020. Any change to these plans requires the approval of the Development Officer.

3. Waivers:

- (i) A 7.56m (24'10") parcel width waiver be granted, thereby allowing a 15.24m (50'0") parcel width.
- (ii) A 164m² (1756 sq ft) parcel area waiver be granted, thereby allowing a 696m² (7492 sq ft) parcel area.

4. Parking:

Seven (7) off street parking spaces shall be provided and maintained for these uses.

5. Signs:

Prior to the installation of any exterior signs, a sign permit must be approved by the Development Officer.

6. Landscaping:

The landscaping as shown on drawing DD1.1 submitted November 27, 2020 is approved and shall be installed by June 30, 2022 and maintained thereafter. All landscaped areas shall be irrigated.

7. Neighbourhood Communication Plan:

The Neighbourhood Communication Plan as submitted must be adhered to by the owner/operator of the supportive housing facility. The Communication Plan log will be also shared with the Development Compliance Officer annually, who is also able to enforce the Communication Plan.

Decision Date

Dec 09, 2020

Valid Date

Jan 05, 2021

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.



**Land Use Bylaw 6300
DEVELOPMENT PERMIT**

**PERMIT NO.
DEV12501**

**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 6300 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. DEV12501

PROJECT DESCRIPTION :

- 1 STOREY RETAIL/ COMMERCIAL @ GRADE, 2 STOREY SUPPORTIVE HOUSING ABOVE

STREETS ALIVE SUPPORTIVE HOUSING

LETHBRIDGE, ALBERTA

LEGAL ADDRESS:
LOT 19.20 & LOT 2-22
BLOCK 8
PLAN 4353S

MUNICIPAL ADDRESS:
108 8TH ST. SOUTH & 712 1ST AVE. SOUTH
LETHBRIDGE, ALBERTA

KEYPLAN
LEGAL DESCRIPTION
LOT 19.20 & 20-22
BLOCK 8
PLAN 4353S
MUNICIPAL ADDRESS
108 8TH ST. SOUTH & 712 1ST AVE. SOUTH
LETHBRIDGE, ALBERTA

PROJECT DIRECTORY :

OWNER
STREETS ALIVE
KITI & JULIE KISSICK
E-MAIL: kiti@streetsalive.ca
PHONE: (403) 320-1159

PLANNING DEPARTMENT
CITY HALL, 910 - 4th AVENUE SOUTH
LETHBRIDGE, ALBERTA T1J 0P6
E-MAIL:
PHONE: (403) 320-3920
FAX: (403) 327-6571

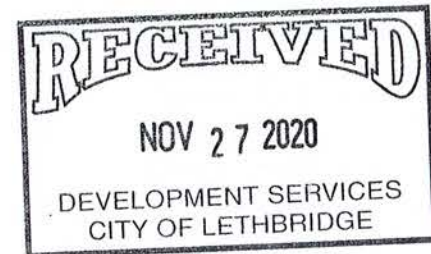
BUILDING SAFETY DEPARTMENT
CITY HALL, 910 - 4th AVENUE SOUTH
LETHBRIDGE, ALBERTA T1J 0P6
E-MAIL:
PHONE: (403) 320-3630
FAX: (403) 327-6571

ARCHITECT
ALVIN REINHARD FRITZ ARCHITECT INC.
ALVIN FRITZ/ LESHIA PARKER
#10 90001 RANGE RD 212
LETHBRIDGE COUNTY, ALBERTA T1J 5V9
E-MAIL: parker@alvinritzarchitect.com
PHONE: (403) 320-8100
FAX: (403) 327-3373

GENERAL NOTES :

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS & INSPECTIONS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE **NBC-2015-AS** (LAW, RULES, & REGULATIONS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS AS REQUIRED UNTIL NEW STRUCTURAL MEMBERS ARE PERMANENTLY INSTALLED. WHETHER INDICATED ON THE DRAWINGS OR NOT. IF THE CONTRACTOR IS UNSURE WHETHER OR NOT TO PROVIDE TEMPORARY SHORING AND BRACING, THE CONTRACTOR SHALL REQUEST INFORMATION FROM THE ARCHITECT OR STRUCTURAL ENGINEER, IN WRITING, PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CRITICAL DIMENSIONS PRIOR TO PROCEEDING WITH WORK. THIS VERIFICATION SHALL INCLUDE BUT IS NOT LIMITED TO LOCATION OF NEW FRAMING MEMBERS, LINES OF SUPPORT, LOCATIONS OF ANCHOR BOLTS, HOLD DOORING, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO ORDERING MATERIALS.
- CONTRACTOR TO VERIFY ALL FINISH REQUIREMENTS FOR ALL PROJECT COMPONENTS, WITH OWNER, PRIOR TO ORDERING MATERIALS. REPORT CONFLICTING INFORMATION TO OWNER PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION & CONSTRUCTION DEBRIS AS REQUIRED BY PROVINCIAL & MUNICIPAL REQUIREMENTS. CONSTRUCTION RELATED WASTE PRODUCT SHALL BE ALLOWED TO ENTER THE SANITARY SEWER OR THE STORM SEWER. GROUTS AND CEMENTITIOUS MATERIALS MUST BE DISPOSED IN LANDFILL.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, AS REQUIRED BY CODE, ARE TESTED BY INDEPENDENT LABORATORIES AND THAT RESULTS ARE FURNISHED TO LOCAL BUILDING AUTHORITIES, OWNER, AND THE PROJECT CONSULTANT IF REQUESTED. CONTRACTOR SHALL STRENGTHEN OR ALL RATED WALLS IN CONTAIERS AREAS THE FOLLOWING: "HALL AND SMOKE BARRELS, PROTECT ALL OPENINGS".
- BY THE USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT THEY HAVE REVIEWED AND APPROVED THE DRAWINGS AND THAT THE CONSTRUCTION DOCUMENTS MAKE UP THE PROJECT IS COMPLETE.
- CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER CONTRACTORS FURNISHING LABOR, MATERIALS, AND ALL WORK, SO THAT THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY TO THE OWNER AND THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY AND NEGLECT ACTS OR OMISSIONS BY THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS ON THE JOB.
- CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND CIVIL. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT PRIOR TO ANY WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THEMSELVES WITH THE DIMENSIONS OF ALL EQUIPMENT INCLUDED IN THE PROJECT SO THAT PREPARATIONS CAN BE MADE TO PROVIDE ENTRY INTO THE FACILITY WITH SUFFICIENT CLEARANCE, AND TO ENSURE THAT ADEQUATE FLOOR SPACE IS AVAILABLE.
- CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILING, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY SUCH DIMENSIONS MISSING FROM THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL AGREE TO THE DRAWINGS AND SPECIFICATIONS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR REGARDING THE TRUE MEANING AND/OR INTENT OF THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE ARCHITECT WHO WILL MAKE ANY NECESSARY CLARIFICATION, INTERPRETATION, OR REVISION AS REQUIRED.
- IF THE CONTRACTOR DISCOVERS AN ERROR OR INCONSISTENCY AND PROCEEDS WITH WORK WITHOUT NOTIFYING THE OWNER & ARCHITECT OF ANY SUCH DISCREPANCIES, THE CONTRACTOR SHALL ASSUME ALL CHARGES AND MAKE ANY CHANGES TO HIS WORK MADE NECESSARY BY THE CONTRACTORS FAILURE TO OBSERVE AND/OR REPORT THE CONDITION.
- IF THE INTENT OF THE DRAWINGS & SPECIFICATIONS ARE UNCLEAR, THE CONTRACTOR SHALL ASK THE ARCHITECT FOR CLARIFICATION, PRIOR TO PROCEEDING WITH WORK. IN THE FORM OF A WRITTEN R.F.I. (REQUEST FOR INFORMATION). THE ARCHITECT SHALL THEN RESPOND IN WRITING TO ALL APPROPRIATE PARTIES.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FINISHES, ETC. IN LEASED SPACE FROM LOSS, DAMAGE, THEFT, ETC.
- WHEREVER THE TERM "OR EQUAL" IS USED, IT SHALL MEAN EQUAL PRODUCT AS APPROVED IN WRITING BY ARCHITECT.
- IF THE CONTRACTOR PROPOSES A MATERIAL OR EQUIPMENT SUBSTITUTION, THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE DOCUMENTATION AND INFORMATION REQUIRED FOR THE ARCHITECT TO DETERMINE WHETHER OR NOT THE SUBSTITUTION IS EQUAL TO THE SPECIFICATION. ANY CHANGES TO THE DESIGN, AFTER ISSUANCE OF A BUILDING PERMIT, SHALL BE SUBMITTED TO THE PRESIDING BUILDING AGENCY FOR APPROVAL BY THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY IN-WALL FRAMING/BRACING REQUIRED TO CARRY SHELF, HANGING, AND VANCE LOADS, RAILING, ETC. AS PER PLANS.
- PROVIDE FINISHES READY AT ALL JOINTS AND INTERFACES OF ALL COUNTERTOPS, EQUIPMENT AND WALLS.
- PROJECT SHALL BE LEFT CLEAN, POLISHED, AND MOVE-IN READY AS PER EACH PRODUCT SPECIFICATION/RECOMMENDATIONS AFTER COMPLETION OF WORK.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL FOOD SERVICE EQUIPMENT AND COORDINATE LOCATION OF FLOOR SINKS, FLOOR DRAINS, SLOPPED GRABBERS AND RATED CURBS, ELECTRICAL AND PLUMBING SIZES/CUTS, AND ALL OTHER WORK UNDER THE SCOPE OF RESPONSIBILITY RELATED TO THIS EQUIPMENT. REFER TO OWNERS FOOD SERVICE EQUIPMENT SUPPLIER FOR SPECIFIC REQUIREMENTS & REFERENCES. EQUIPMENT DRAWINGS ARE INCLUDED FOR REFERENCE ONLY. ACTUAL SHOP DRAWINGS FOR THE SPECIFIC PROJECT MAY VARY. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE SUPPLIERS FOR THE MATERIALS REPRESENTED BY SHOP DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UNCRATING, INSTALLATION AND HOOKUP OF ALL FOOD SERVICE EQUIPMENT AND OTHER OWNER FURNISHED ITEMS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THESE DOCUMENTS, AS WELL AS SPECIFICATIONS, FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. CONTRACTOR SHALL VERIFY WITH OWNER, PRIOR TO ORDERING, WHICH ITEMS THE OWNER SHALL SUPPLY. ALL ITEMS NOT MARKED AS OWNER SUPPLIED ARE TO BE SUPPLIED BY THE CONTRACTOR. UNLESS NOTED OTHERWISE ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISHES SHALL CONFORM TO THE **NBC-2015-AS** AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- CONTRACTOR SHALL CONTACT THE LOCAL FIRE MARSHALL AND PROVIDE AND INSTALL FIRE EXTINGUISHERS PER THE FIRE MARSHALLS DIRECTION, INCLUDING THE QUANTITY AND LOCATION. AS A MINIMUM, CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS HAVING A RATING OF 2-A:10-B:1 FOR EVERY 3,000 S.F. OF FLOOR AREA AND TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET AS PER MECHANICAL REQUIREMENTS.
- FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURERS STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF WORK TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. NOTIFY ARCHITECT IMMEDIATELY IF CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION. PATCH, REPAIR, AND/OR REPAIR ALL ADVERSELY AFFECTED FINISHES AND/OR SURFACES AS REQ. UPON COMPLETION OF CONSTRUCTION, ALL PARKING AREA PAVEMENT AND NEW CONCRETE PADS SHALL TRANSITION SMOOTHLY.
- DOCUMENTS MARKED "NO DOCUMENTS" SHALL NOT BE USED FOR CONSTRUCTION.
- POST OCCUPANCY (OAS) SHALL BE USED IN SPECIFICATIONS PER AUTHORITIES HAVING JURISDICTION.
- INSTALL ADDRESS NUMBERS PER SPECIFICATIONS OR LOCAL GOVERNING AGENCY DIRECTIONS.
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT WHO SHALL REVIEW THEM AND PROVIDE A NOTATION INDICATING THAT THEY ARE DEFERRED.
- SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH DESIGN OF THE BUILDING. THESE SUBMITTAL ITEMS MUST THEN BE SUBMITTED TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE AS FOLLOWS:
A. TIE-BEAM DRAWINGS AND CALCULATIONS
B. EXHAUST HOOD AUTOMATIC FIRE EXTINGUISHING SYSTEM (AS REQUIRED)
C. ALARM MONITORING SYSTEM (AS REQUIRED)
- SUBMIT SAMPLES IN TRIPlicate FOR ALL FINISHES. LABEL SAMPLES WITH ORIGIN & INTENDED USE. A WRITTEN ENDORSEMENT WILL BE SUBMITTED BACK TO THE GENERAL CONTRACTOR IN ACCEPTANCE OF THE SAMPLE. COORDINATE WITH ARCHITECTURAL SPECIFICATIONS SECTION 01-33-00 SUBMITTAL PROCEDURES POINT # 1.8.
- ALL WALLS THAT HAVE AN STC RATING OF 50 OR MORE REQUIRE ACOUSTICAL CAULKING AROUND ELECTRICAL BOXES AND OTHER OPENINGS, AS WELL AS AT THE JUNCTION OF INTERSECTING WOOD FRAMING AND STEEL STUD WALL AND FLOORS.

Architectural Sheet List		Civil Sheet List		Structural Sheet List		Mechanical Sheet List		Electrical Sheet List	
Sheet Number	Sheet Name	Sheet Number	Sheet Name	Sheet Number	Sheet Name	Sheet Number	Sheet Name	Sheet Number	Sheet Name
DD0-1	Project Information								
DD1-1	Site Plan								
DD2-1	Basement Plan								
DD2-2	Main Floor Plan								
DD2-3	Second Floor Plan								
DD2-4	Third Floor Plan								
DD2-5	Roof Plan								
DD3-1	Elevations								
DD3-2	Elevations								
DD3-3	Site Details								
Grand total: 10									



CLIENT INFORMATION:

#	Description	Date
1	Revision Schedule	

CONSULTANT LOGO

NO.	BY	DESCRIPTION	DATE
2	LRP	ISSUE FOR REVISED DP	2020 11 27
1	LRP	ISSUE FOR DEVELOPMENT PERMIT	2020 11 06

ALVIN REINHARD FRITZ ARCHITECT INC.

Norland Coach House
#10 90001 Range Road 212,
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PROFESSIONAL SEAL

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DRAWING TITLE
Project Information

DRAWN BY: LRP	CHECKED BY: AF
SCALE: 12" = 1'-0"	
PROJECT: 20237 LSMH	
ISSUE FOR:	
ISSUE FOR REVISED DP	
ISSUE DATE:	2020 11 27
REV. NO.	SHEET NO.
	DD0.1

PROJECT: Streets Alive Housing
LOCATION: 108 8th St. South, 712 1 Ave South

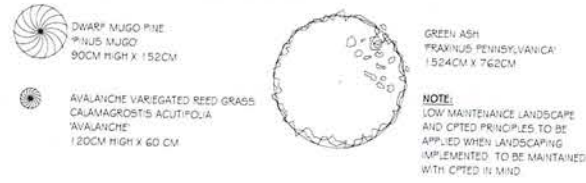
NET FLOOR AREAS (ROOMS)

Room Name	Area
C - Office	9.30 m ²
C - Office	9.40 m ²
C - Office 2	16.70 m ²
C - Suite	116.83 m ²
C - Suite	169.35 m ²
C - Suite	169.35 m ²
C - Suite	116.83 m ²
C - Suite 4	572.36 m ²
C-Rec Space	109.54 m ²
C-Rec Space 1	109.54 m ²
DE - CRU	74.74 m ²
DE - CRU	72.03 m ²
DE - CRU 2	146.77 m ²
net area 9	847.37 m ²

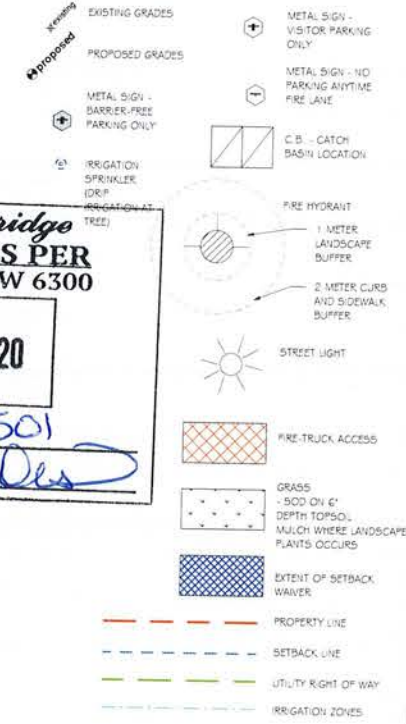
Area Schedule (Schedules) METRIC

Level	Name	Area
T/O Basement Slab		
T/O Basement Slab	Basement	306.90 m ²
T/O Basement Slab 2		306.90 m ²
O1 - Base Main Floor		
O1 - Base Main Floor	Commercial	170.25 m ²
O1 - Base Main Floor	Residential	246.26 m ²
O1 - Base Main Floor 2		416.53 m ²
O2 - Base Second Floor		
O2 - Base Second Floor	Residential	409.20 m ²
O2 - Base Second Floor	Residential Amenity	50.37 m ²
O2 - Base Second Floor 3		499.57 m ²
O3 - Base Third Floor		
O3 - Base Third Floor	Residential	409.20 m ²
O3 - Base Third Floor 2		409.20 m ²
Grand total 9		1592.20 m ²

LANDSCAPE LEGEND:



SITE LEGEND:



CITY OF Lethbridge
APPROVED AS PER
LAND USE BYLAW 6300
DEC -9 2020
 PERMIT #: DEV12501
 SIGNATURE: Angela Oles

KEYPLAN

LEGAL DESCRIPTION
 LOT 19-20 & 20-22
 BLOCK 8
 PLAN 43535

MUNICIPAL ADDRESS
 108 8TH ST. SOUTH & 712 1ST AVE SOUTH
 LETHBRIDGE, ALBERTA

CLIENT INFORMATION

Description	Date
Revision Schedule	
2 LRP	ISSUE FOR REVISED DP 2020 11 27
1 LRP	ISSUE FOR DEVELOPMENT PERMIT 2020 11 06

CONSULTANT LOGO

ALVIN REINHARD FRITZ ARCHITECT INC

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 Fax (403) 327-3373
 general@alvinfrizarchitect.com

PROFESSIONAL SEAL

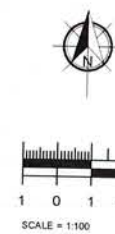
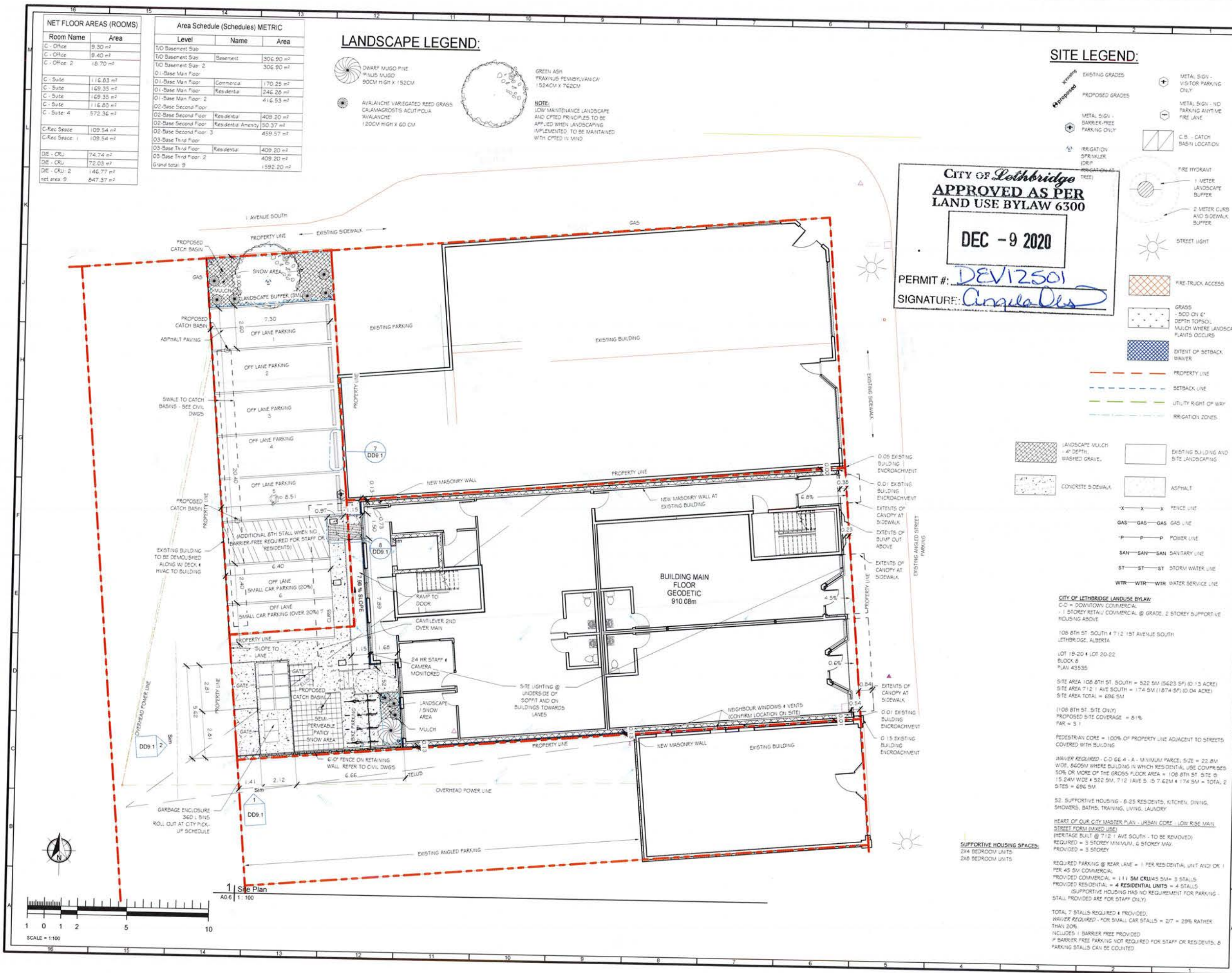
Streets Alive Housing

108 8th St. South, 712 1 Ave South

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DRAWING TITLE
 Site Plan

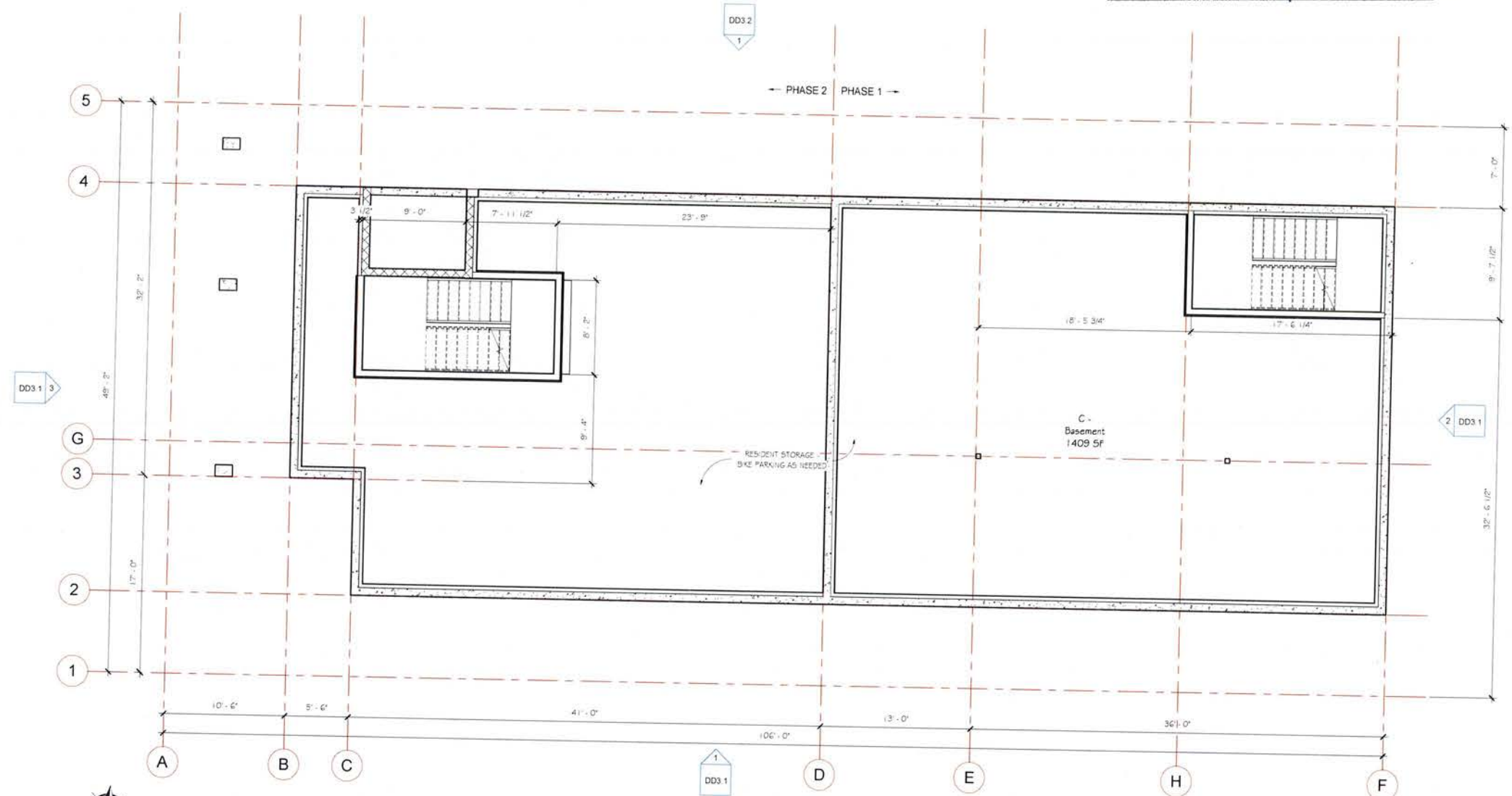
DRAWN BY LRP	CHECKED BY AF
SCALE 1:100	PROJECT 20237 LSMH
ISSUE FOR ISSUE FOR REVISED DP	ISSUE DATE 2020 11 27
REV. NO. DD1.1	SHEET NO. DD1.1



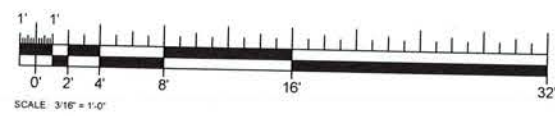
CITY OF *Lethbridge*
APPROVED AS PER
LAND USE BYLAW 6300

DEC -9 2020

PERMIT #: *DEVI2501*
 SIGNATURE: *Angela Des*



1 DP00-T/O Basement Slab
 A06 3/16" = 1'-0"



KEYPLAN

LEGAL DESCRIPTION
 LOT 19 20 & 20-22
 BLOCK 8
 PLAN 43535

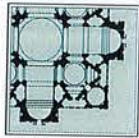
MUNICIPAL ADDRESS
 108 8TH ST. SOUTH & 712 1ST AVE SOUTH
 LETHBRIDGE, ALBERTA

CLIENT INFORMATION

#	Description	Date
Revision Schedule		

CONSULTANT LOGO

NO.	BY	DESCRIPTION	DATE
2	LRP	ISSUE FOR REVISED DP	2020 11 27
1	LRP	ISSUE FOR DEVELOPMENT PERMIT	2020 11 06


 Norland Coach House
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 Lethbridge County, Alberta
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 Fax (403) 327-3373
 general@alvinfrizarchitect.com

ALVIN REINHARD FRITZ
ARCHITECT
 INC.

PROFESSIONAL SEAL

PROJECT: **Streets Alive Housing**

LOCATION: **108 8th St. South, 712 1 Ave South**

DRAWING TITLE: **Basement Plan**

DRAWN BY: LRP	CHECKED BY: AF
SCALE: 3/16" = 1'-0"	
PROJECT: 20237 LSMH	
ISSUE FOR: ISSUE FOR REVISED DP	
ISSUE DATE: 2020 11 27	
REV. NO. DD2.1	

Do not scale this drawing. All dimensions, data and levels shall be verified prior to construction and all errors or omissions shall be reported to the architect immediately.

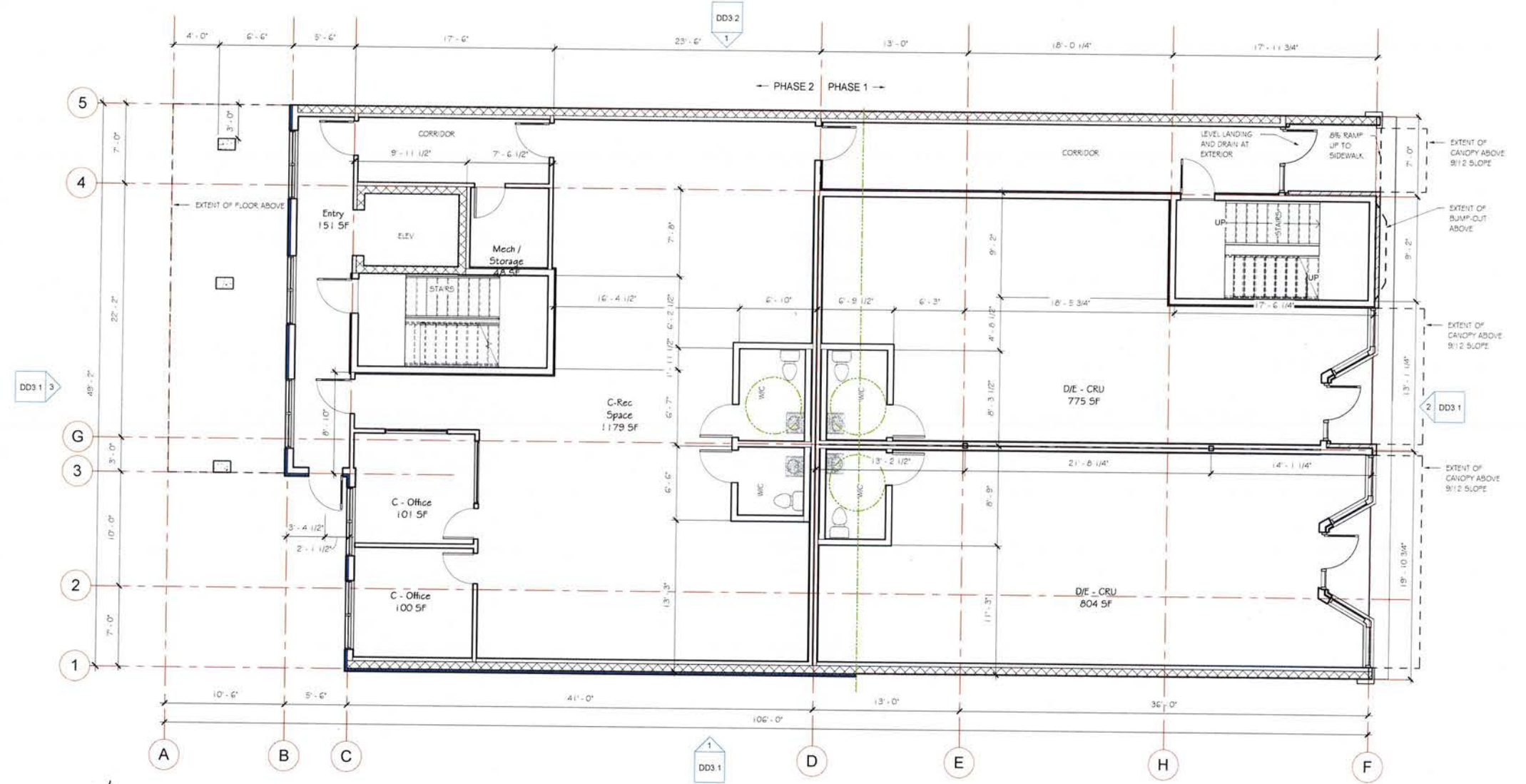
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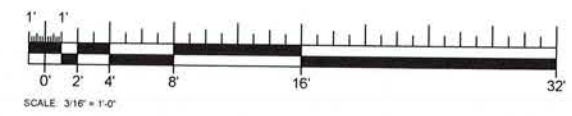
CITY OF Lethbridge
**APPROVED AS PER
 LAND USE BYLAW 6300**

DEC -9 2020

PERMIT #: DEV 12501
 SIGNATURE: Angela Ows



1 | DP01-Base Main Floor
 A0.6 | 3/16" = 1'-0"



KEY PLAN:
 LEGAL DESCRIPTION:
 LOT 16.33 & 20.22
 BLOCK 8
 PLAN 4353S

MUNICIPAL ADDRESS:
 108 8TH ST. SOUTH & 712 1ST AVE SOUTH
 LETHBRIDGE, ALBERTA

CLIENT INFORMATION

#	Description	Date	
Revision Schedule			
CONSULTANT LOGO			
2	LRP	ISSUE FOR REVISED DP 2020 11 27	
1	LRP	ISSUE FOR DEVELOPMENT PERMIT 2020 11 06	
NO.	BY	DESCRIPTION	DATE

Norland Coach House
 #10 90001 Range Road 212,
 Lethbridge County, Alberta
 T1J 5N9
 alvinfrizarchitect.com

ph. (403) 320-8106
 Fax (403) 327-3373
 general@alvinfrizarchitect.com

**ALVIN REINHARD FRITZ
 ARCHITECT
 INC.**

PROFESSIONAL SEAL

PROJECT: Streets Alive Housing
LOCATION: 108 8th St. South, 712 1st Ave South

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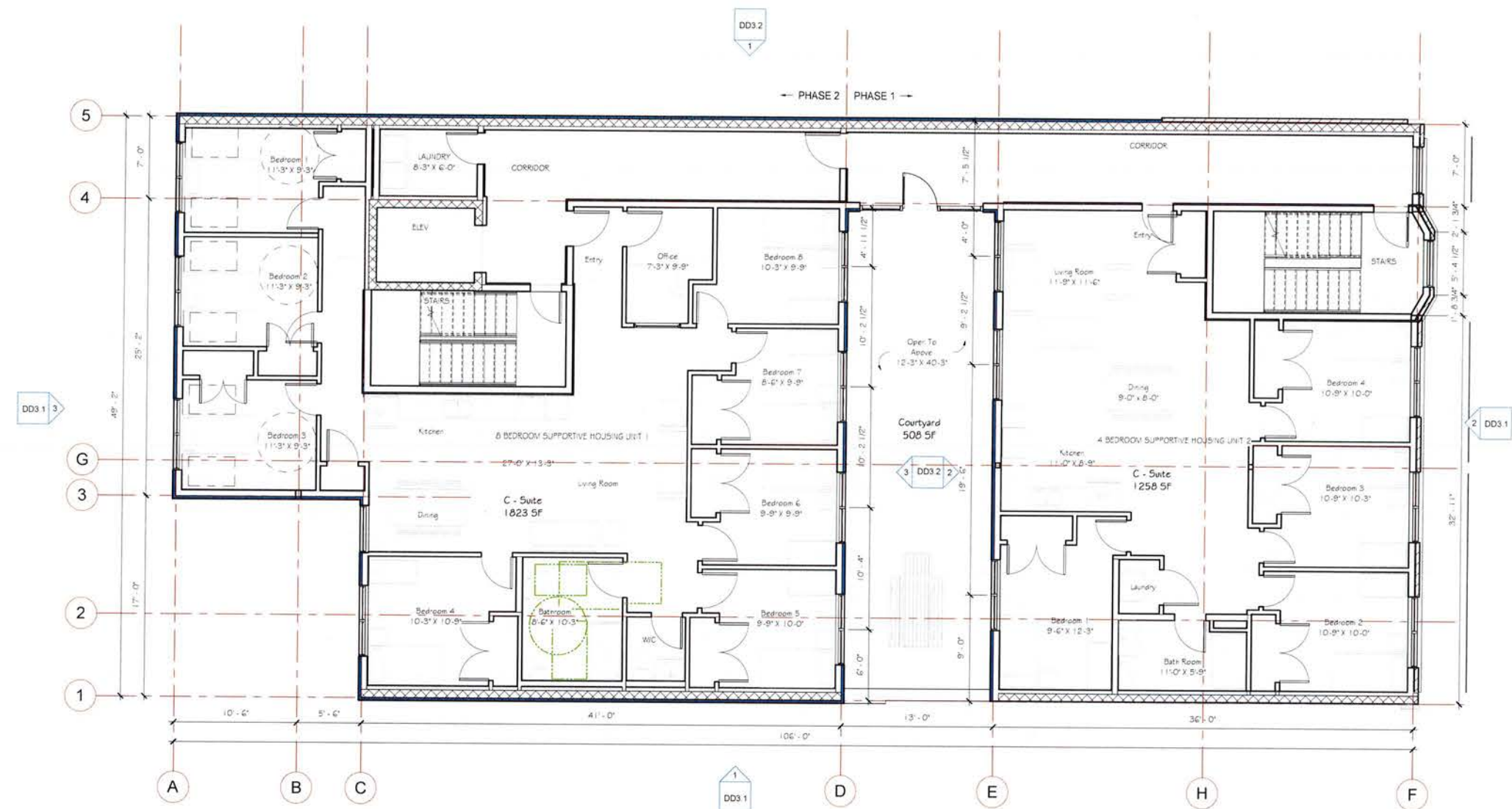
DRAWING TITLE:
 Main Floor Plan

DRAWN BY: LRP	CHECKED BY: AF
SCALE: 3/16" = 1'-0"	
PROJECT: 20237 LSMH	
ISSUE FOR: ISSUE FOR REVISED DP	
ISSUE DATE: 2020 11 27	
REV. NO.	SHEET NO.
	DD2.2

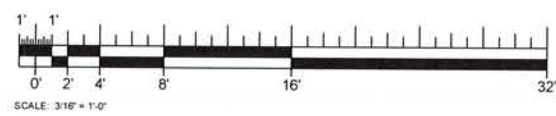
CITY OF *Lethbridge*
APPROVED AS PER
LAND USE BYLAW 6300

DEC -9 2020

PERMIT #: *DEV12501*
 SIGNATURE: *Angela Ous*



1 | DP02-Base Second Floor
 A0.6 | 3/16" = 1'-0"



KEYPLAN

LEGAL DESCRIPTION
 LOT 19.20 & 20-22
 BLOCK 8
 PLAN 43535

MUNICIPAL ADDRESS
 108 8TH ST SOUTH & 712 1ST AVE SOUTH
 LETHBRIDGE, ALBERTA

CLIENT INFORMATION

#	Description	Date
Revision Schedule		
2	LRP	ISSUE FOR REVISED DP 2020 11 27
1	LRP	ISSUE FOR DEVELOPMENT PERMIT 2020 11 06

CONSULTANT LOGO

ALVIN REINHARD FRITZ ARCHITECT INC.
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 ph. (403) 320-8100
 Fax (403) 327-3373
 general@alvinfrizarchitect.com

PROFESSIONAL SEAL

Streets Alive Housing
 LOCATION: 108 8th St. South, 712 1 Ave South

DRAWING TITLE:
Second Floor Plan

DRAWN BY: LRP	CHECKED BY: AF
SCALE: 3/16" = 1'-0"	PROJECT: 20237 LSMH
ISSUE FOR: ISSUE FOR REVISED DP	ISSUE DATE: 2020 11 27
REV. NO.	SHEET NO. DD2.3

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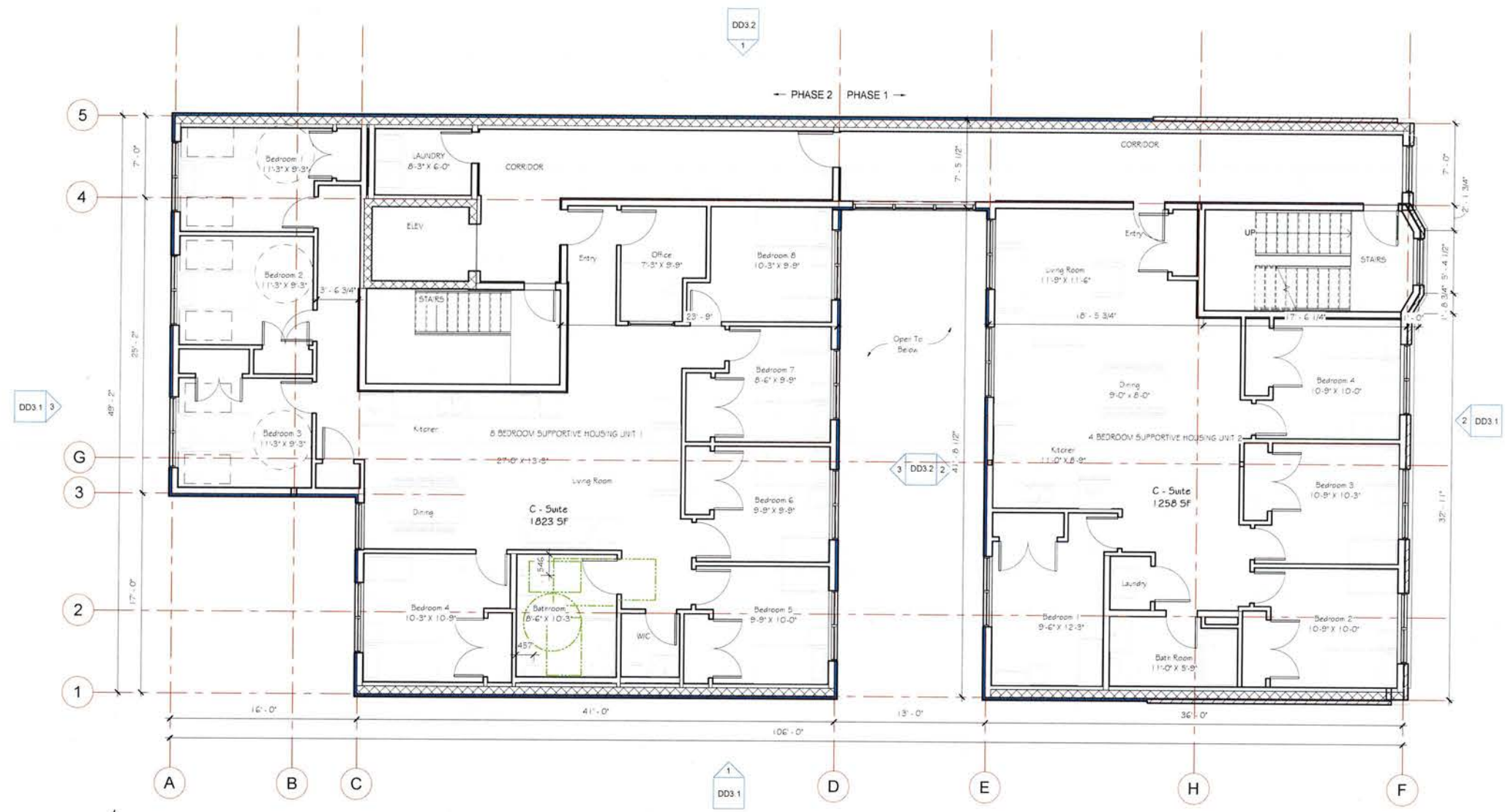
Do not scale this drawing. All dimensions data and levels shall be verified prior to construction and all errors or omissions shall be reported to the architect immediately.

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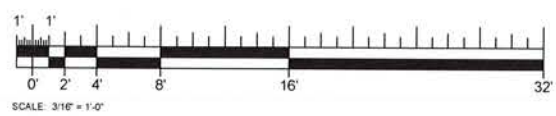
CITY OF *Lethbridge*
APPROVED AS PER
LAND USE BYLAW 6300

DEC -9 2020

PERMIT #: *DEV12501*
 SIGNATURE: *Angela Ols*



1 | DP03-Base Third Floor
 A0.6 | 3/16" = 1'-0"



KEYPLAN
 LEGAL DESCRIPTION
 LOT 19, 20 & 20-22
 BLOCK 6
 PLAN 4353S
 MUNICIPAL ADDRESS
 108 8TH ST. SOUTH & 712 1ST AVE SOUTH
 LETHBRIDGE, ALBERTA

CLIENT INFORMATION

#	Description	Date
Revision Schedule		

CONSULTANT LOGO

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2	LRP	ISSUE FOR REVISED DP	2020 11 27
1	LRP	ISSUE FOR DEVELOPMENT PERMIT	2020 11 06

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 general@alvinfrizarchitect.com

ALVIN REINHARD FRITZ
ARCHITECT
 INC.

PROFESSIONAL SEAL

PROJECT
Streets Alive Housing

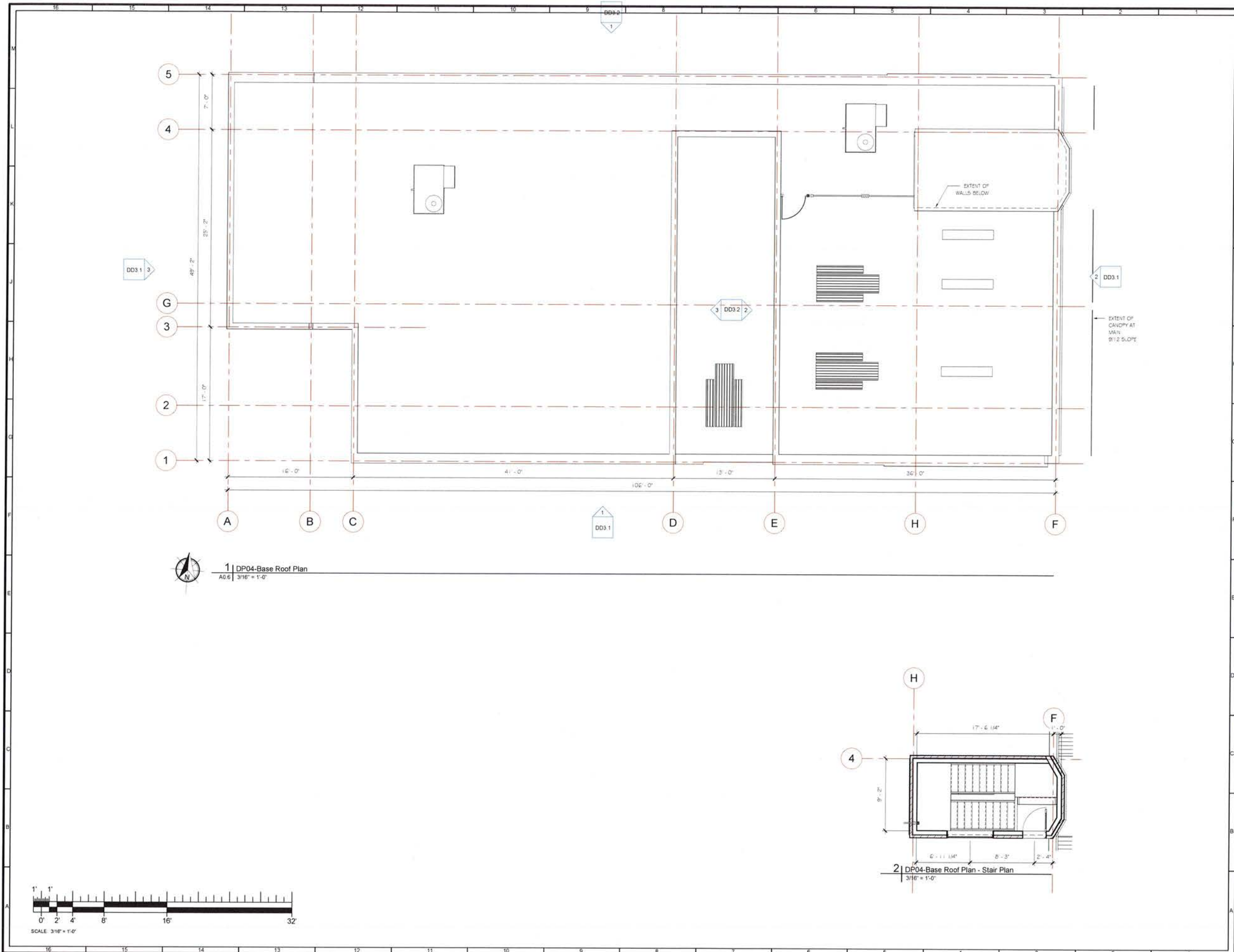
LOCATION
108 8th St. South, 712 1 Ave South

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DRAWING TITLE
Third Floor Plan

DRAWN BY LRP	CHECKED BY AF
SCALE: 3/16" = 1'-0"	
PROJECT: 20237 LSMH	
ISSUE FOR: ISSUE FOR REVISED DP	
ISSUE DATE: 2020 11 27	
REV. NO.	SHEET NO.
	DD2.4



1 | DP04-Base Roof Plan
A06 | 3/16" = 1'-0"

2 | DP04-Base Roof Plan - Stair Plan
3/16" = 1'-0"

KEYPLAN

LEGAL DESCRIPTION:
LOT 19, 20 & 20-22
BLOCK 8
PLAN 43535

MUNICIPAL ADDRESS:
108 8TH ST. SOUTH & 712 1ST AVE SOUTH
LETHBRIDGE, ALBERTA

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

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2	LRP	ISSUE FOR REVISED DP	2020 11 27
1	LRP	ISSUE FOR DEVELOPMENT PERMIT	2020 11 06

CONSULTANT LOGO:

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ALVIN REINHARD FRITZ
ARCHITECT
INC.

PROFESSIONAL SEAL:

PROJECT: Streets Alive Housing
LOCATION: 108 8th St. South, 712 1 Ave South

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DRAWING TITLE:
Roof Plan

DRAWN BY: LRP	CHECKED BY: AF
SCALE: 3/16" = 1'-0"	
PROJECT: 20237 LSMH	
ISSUE FOR: ISSUE FOR REVISED DP	
ISSUE DATE: 2020 11 27	
REV NO.	SHEET NO.
	DD2.5

EXTERIOR FINISH LEGEND:

- BR-1 BRICK VENEER - COLONIAL GRAY (RED) - GENERAL SHALE
2 1/4" X 3 5/8" X 7 5/8"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION.
- SU-1 ACRYLIC STUCCO - GULL GRAY - DRIVIT #131
SANDPEBBLE FINE
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION.
- ST-1 CROWN TRIM - BUILDOUT - SANDSTONE
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION.
- ST-2 SILLHEAD TRIM - SANDSTONE
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION.
- ALR-1 PRE-FINISHED ALUMINUM RAILING 'CHARCOAL'
- PRG-1 PARGING MOUNTAIN FOG - DRIVIT #132
- PA-2 PRE-FINISHED ALUMINUM 'CHARCOAL'

NOTE:
1. WINDOW AND DOOR MATERIALS, FINISHES AND PAINTED SURFACES ARE NOT TAGGED ON EXTERIOR ELEVATIONS. REFER TO WINDOW AND DOOR SCHEDULE IN CONJUNCTION WITH MATERIALS SPECIFICATIONS.
2. REFER TO CIVIL FOR FINISHED GRADES.

CITY OF Lethbridge
APPROVED AS PER
LAND USE BYLAW 6300

DEC -9 2020

PERMIT #: *DEV12501*
 SIGNATURE: *Angela Ols*

KEYPLAN:
 LEGAL DESCRIPTION
 LOT 19, 20 & 20-22
 BLOCK 6
 PLAN 4353B

MUNICIPAL ADDRESS
 108 8TH ST SOUTH & 712 1ST AVE SOUTH
 LETHBRIDGE, ALBERTA

CLIENT INFORMATION

#	Description	Date
Revision Schedule		

CONSULTANT LOGO

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2	LRP	ISSUE FOR REVISED DP	2020 11 27
1	LRP	ISSUE FOR DEVELOPMENT PERMIT	2020 11 06

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 Lethbridge County, Alberta
 T1J 5N9
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 general@alvinfrizarchitect.com

ALVIN REINHARD FRITZ
ARCHITECT
 INC.

PROFESSIONAL SEAL

Streets Alive Housing

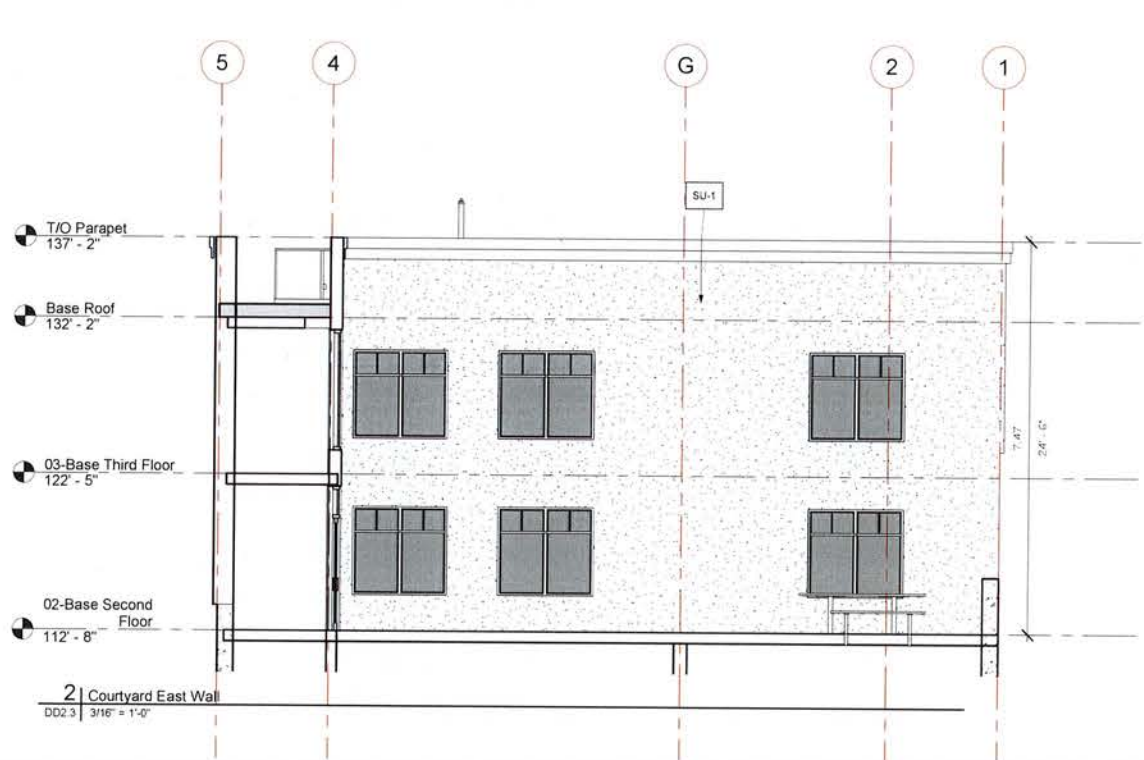
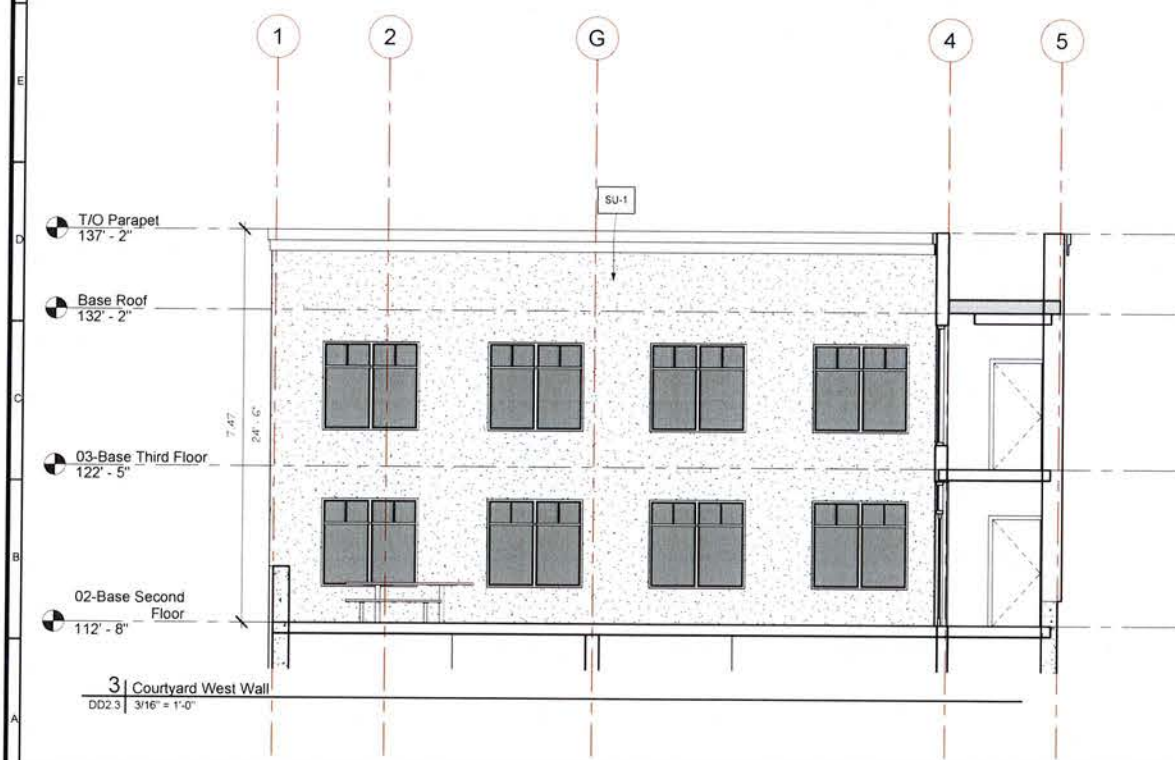
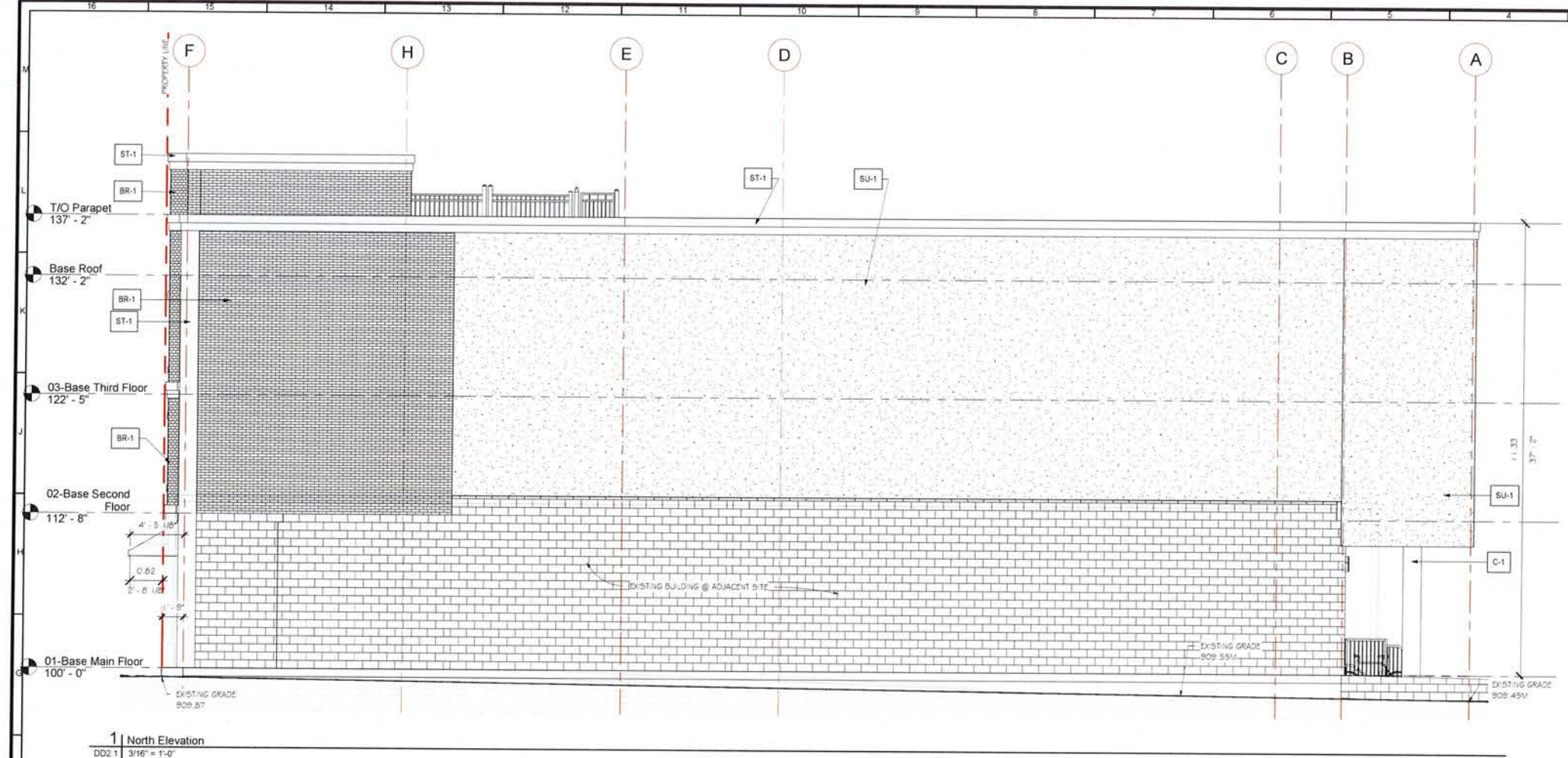
LOCATION
108 8th St. South, 712 1 Ave South

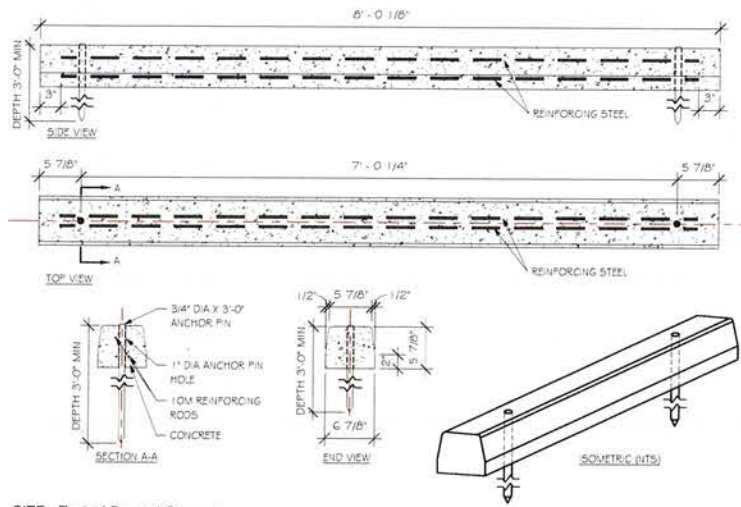
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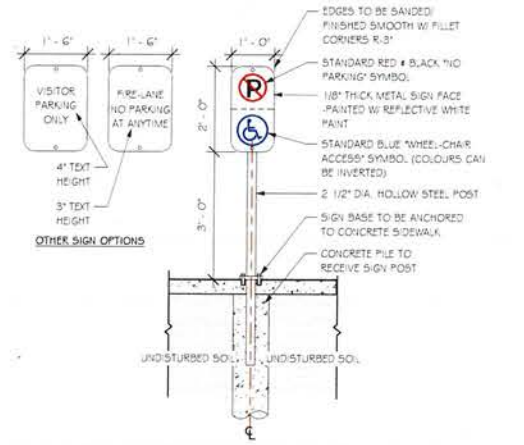
DRAWING TITLE:
Elevations

DRAWN BY: LRP	CHECKED BY: AF
SCALE: As indicated	
PROJECT: 20237 LSMH	
ISSUE FOR: ISSUE FOR REVISED DP	
ISSUE DATE: 2020 11 27	
REV. NO.	SHEET NO.
	DD3.2

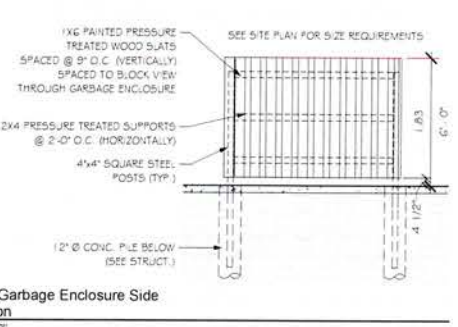




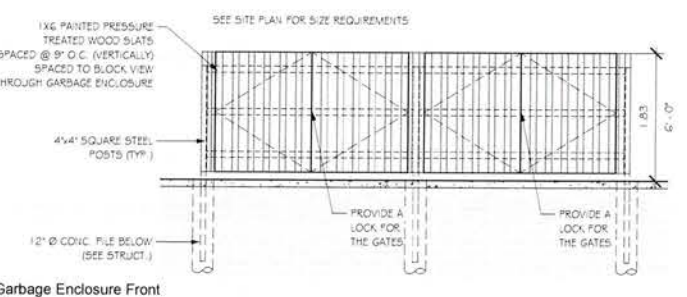
7 SITE - Typical Precast Concrete Wheel Stop Detail
DD1.1 1" = 1'-0"



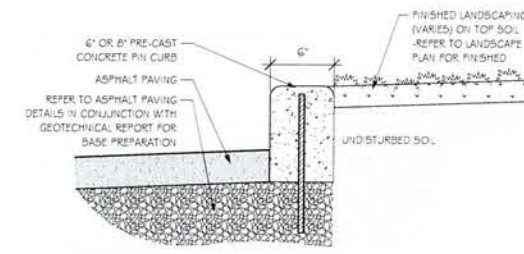
4 SITE - Typical Metal Sign Detail
1/2" = 1'-0"



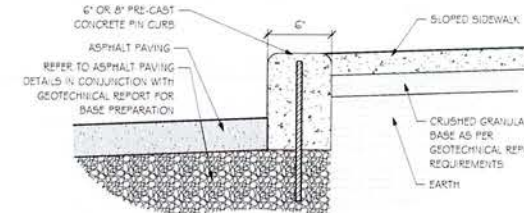
1 SITE - Garbage Enclosure Side Elevation
DD1.1 1/4" = 1'-0"



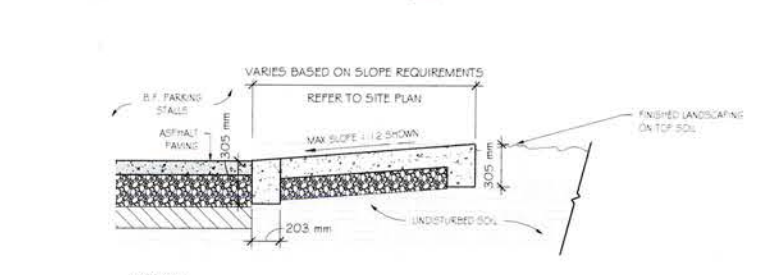
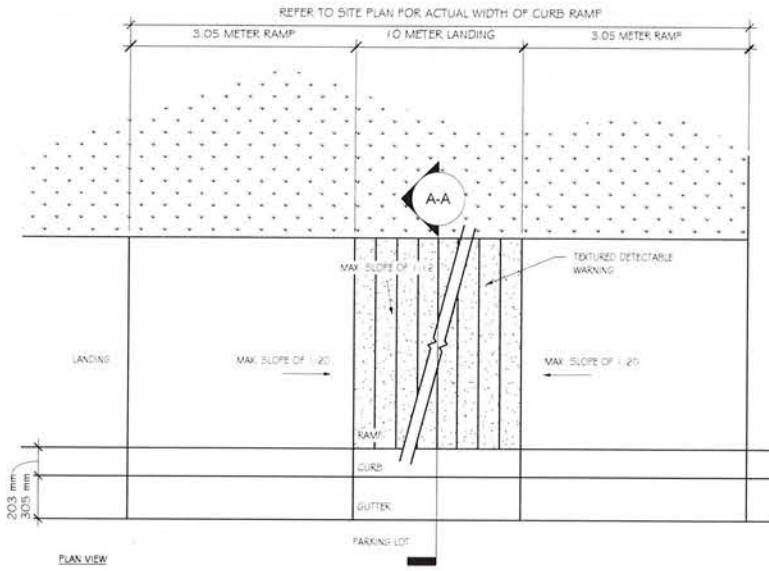
2 SITE - Garbage Enclosure Front Elevation
DD1.1 1/4" = 1'-0"



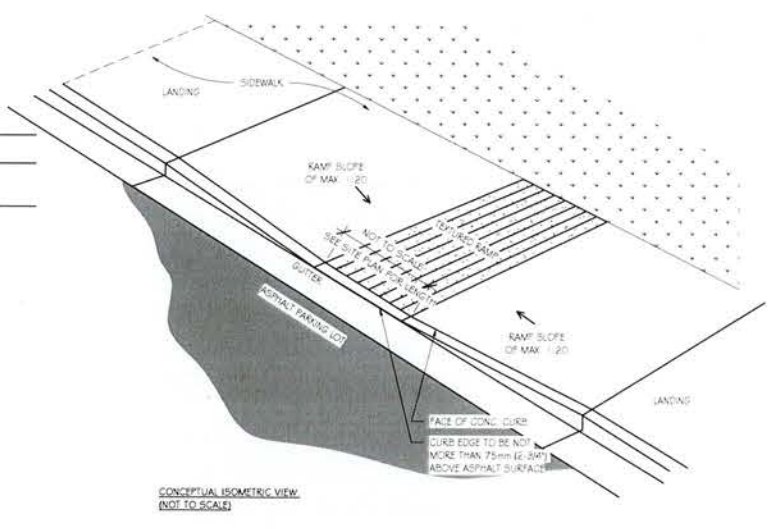
5 SITE - Curb Detail
1 1/2" = 1'-0"



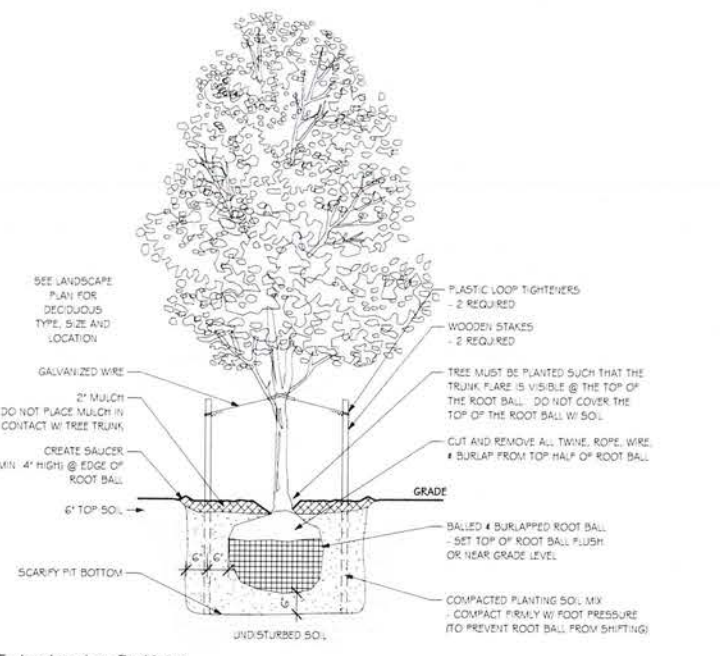
6 SITE - Curb Detail w/ Sidewalk
1 1/2" = 1'-0"



8 Site - B.F. Curb Ramp Details
DD1.1 1/2" = 1'-0"



CONCEPTUAL ISOMETRIC VIEW (NOT TO SCALE)



3 SITE - Landscaping - Deciduous Planting Detail
1/2" = 1'-0"

KEYPLAN

LEGAL DESCRIPTION
LOT 19, 20 & 20-22
BLOCK 8
PLAN 43535

MUNICIPAL ADDRESS
108 8TH ST. SOUTH & 712 1ST AVE SOUTH
LETHBRIDGE, ALBERTA

CLIENT INFORMATION

#	Description	Date
Revision Schedule		

CONSULTANT LOGO

NO.	BY	DESCRIPTION	DATE
2	LRP	ISSUE FOR REVISED DP	2020 11 27
1	LRP	ISSUE FOR DEVELOPMENT PERMIT	2020 11 06

ARCHITECT
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Fax (403) 327-3373
general@alvinfritzarchitect.com

PROFESSIONAL SEAL

PROJECT
Streets Alive Housing

LOCATION
108 8th St. South, 712 1 Ave South

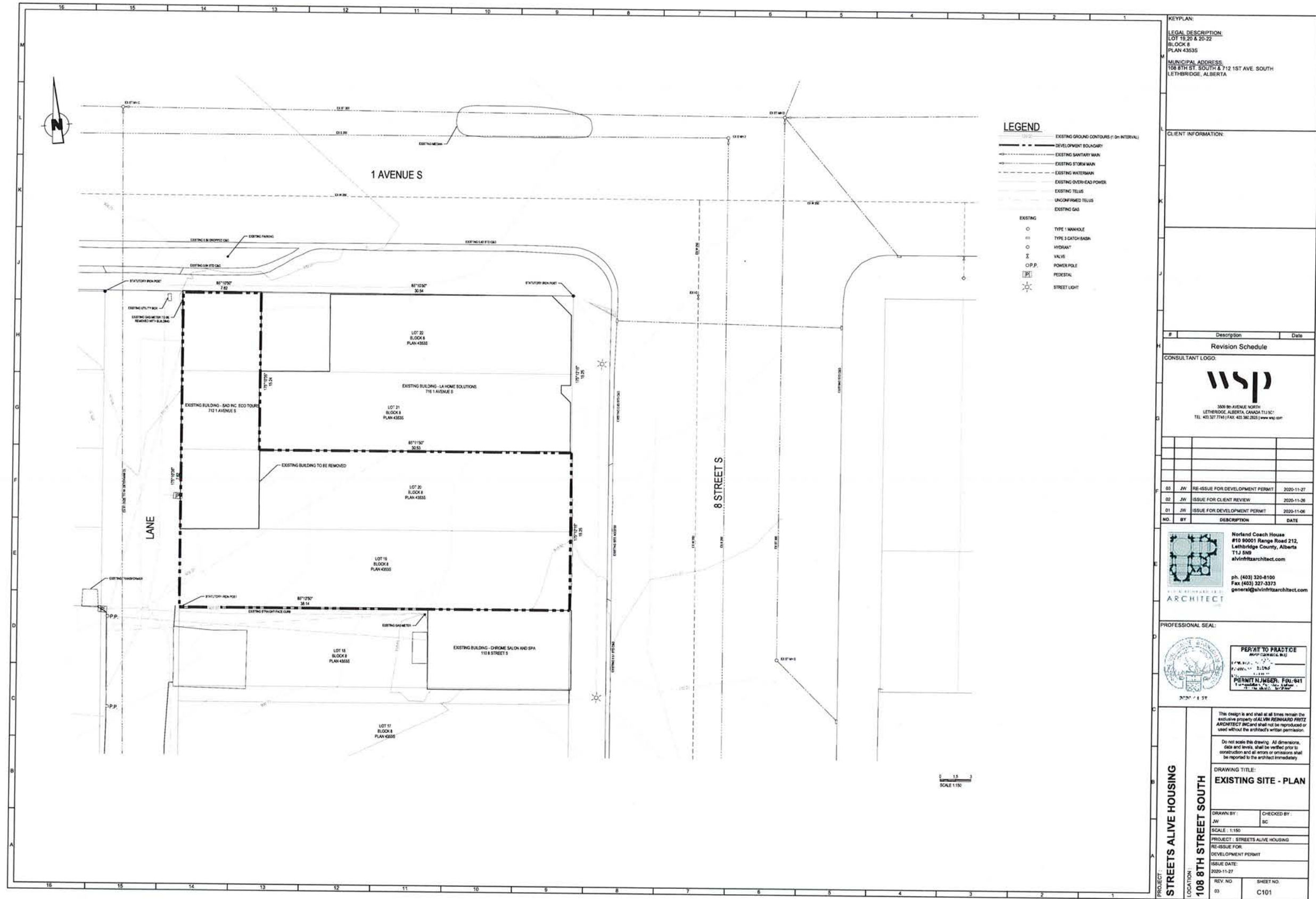
DRAWING TITLE
Site Details

DRAWN BY LRP	CHECKED BY AF
SCALE As indicated	
PROJECT 20237 LSMH	
ISSUE FOR ISSUE FOR REVISED DP	
ISSUE DATE 2020 11 27	
REV. NO.	SHEET NO. DD9.1

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KEYPLAN:
 LEGAL DESCRIPTION:
 LOT 18, 20 & 20-22
 BLOCK 8
 PLAN 4353S
 MUNICIPAL ADDRESS:
 108 8TH ST. SOUTH & 712 1ST AVE. SOUTH
 LETHBRIDGE, ALBERTA

CLIENT INFORMATION:

LEGEND

- EXISTING GROUND CONTOURS (1m INTERVAL)
- - - - - DEVELOPMENT BOUNDARY
- - - - - EXISTING SANITARY MAN
- - - - - EXISTING STORM MAN
- - - - - EXISTING WATERMAN
- - - - - EXISTING OVERHEAD POWER
- - - - - EXISTING TELUS
- - - - - UNCONFIRMED TELUS
- - - - - EXISTING GAS

EXISTING

- TYPE 1 MANHOLE
- TYPE 3 CATCH BASIN
- HYDRANT
- VALVE
- P.P.P. POWER POLE
- PEDESTAL
- ☼ STREET LIGHT

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:



300 80 AVENUE NORTH
 LETHBRIDGE, ALBERTA, CANADA T1J 1J1
 TEL: 403.327.7741 FAX: 403.346.2523 www.wsp.ca

NO.	BY	DESCRIPTION	DATE
03	JW	RE-ISSUE FOR DEVELOPMENT PERMIT	2020-11-27
02	JW	ISSUE FOR CLIENT REVIEW	2020-11-26
01	JW	ISSUE FOR DEVELOPMENT PERMIT	2020-11-06

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 ph: (403) 320-8100
 Fax: (403) 327-3373
 general@alvinfrantzarchitect.com

ALVINFRANTZ ARCHITECT

PROFESSIONAL SEAL:



PERMIT TO PRACTICE
 ALVIN FRANTZ ARCHITECT
 PERMIT NUMBER: FOU-641
 11/27/2020

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PROJECT: STREETS ALIVE HOUSING
 LOCATION: 108 8TH STREET SOUTH

DRAWING TITLE: EXISTING SITE - PLAN

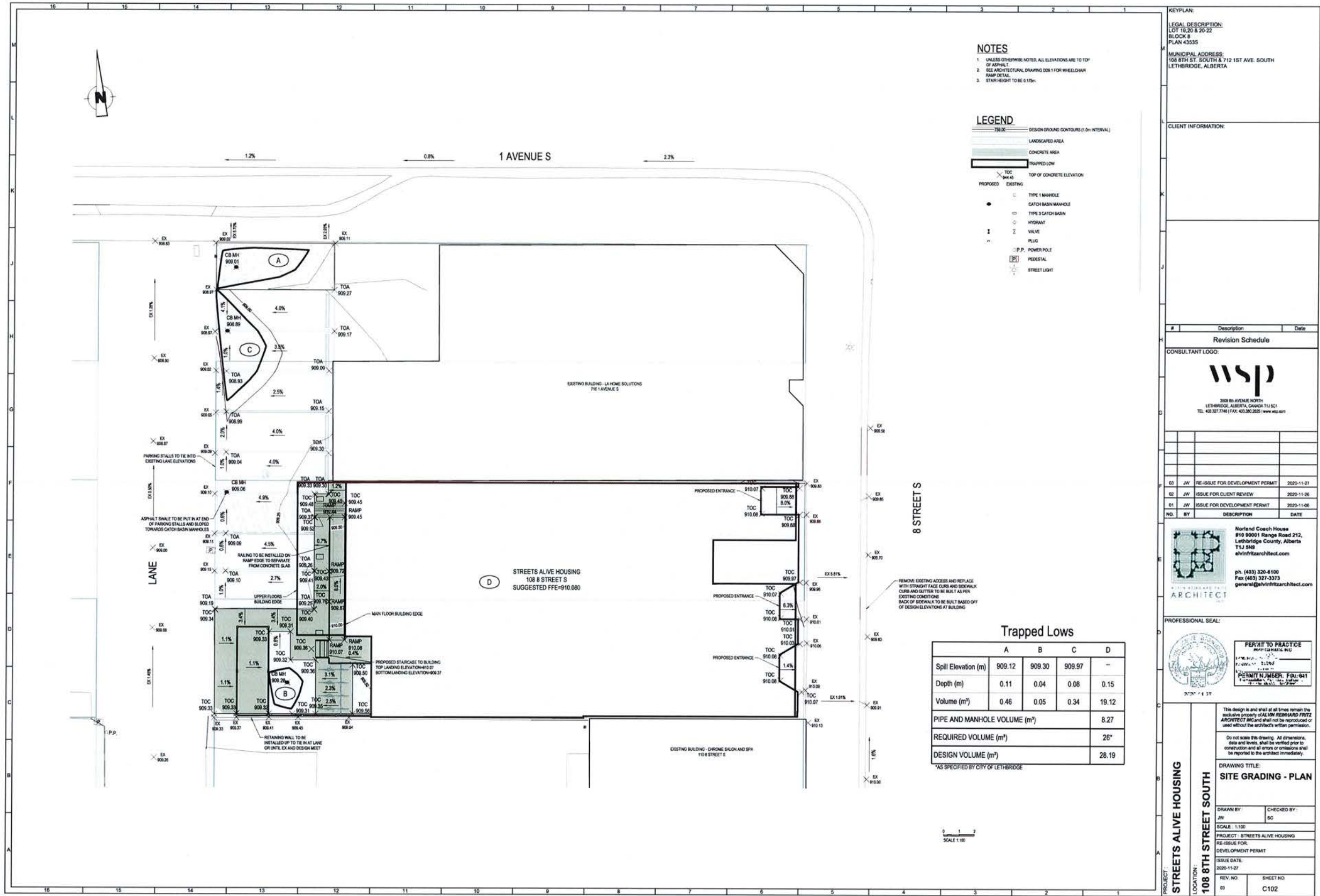
DRAWN BY: JW
 CHECKED BY: SC

SCALE: 1:100

PROJECT: STREETS ALIVE HOUSING
 RE-ISSUE FOR DEVELOPMENT PERMIT

ISSUE DATE: 2020-11-27

REV. NO: 03 SHEET NO: C101



- NOTES**
- UNLESS OTHERWISE NOTED, ALL ELEVATIONS ARE TO TOP OF ASPHALT.
 - SEE ARCHITECTURAL DRAWING 001 FOR WHEELCHAIR RAMP DETAIL.
 - STAIR HEIGHT TO BE 0.175m.

- LEGEND**
- 788.00 DESIGN GROUND CONTOURS (1.0m INTERVAL)
 - LANDSCAPED AREA
 - CONCRETE AREA
 - TRAPPED LOW
 - TOC 944.45 TOP OF CONCRETE ELEVATION
 - PROPOSED EXISTING
 - TYPE 1 MANHOLE
 - CATCH BASIN MANHOLE
 - TYPE 3 CATCH BASIN
 - HYDRANT
 - VALVE
 - PLUG
 - P.P. POWER POLE
 - PEDESTAL
 - STREET LIGHT

8 STREET S

REMOVE EXISTING ACCESS AND REPLACE WITH STRAIGHT FACE CURB AND SIDEWALK CURBS AND GUTTERS TO BE BUILT AS PER EXISTING CONDITIONS BACK OF SIDEWALK TO BE BUILT BASED OFF OF DESIGN ELEVATIONS AT BUILDING

Trapped Lows

	A	B	C	D
Spill Elevation (m)	909.12	909.30	909.97	-
Depth (m)	0.11	0.04	0.08	0.15
Volume (m ³)	0.46	0.05	0.34	19.12
PIPE AND MANHOLE VOLUME (m ³)	8.27			
REQUIRED VOLUME (m ³)	26*			
DESIGN VOLUME (m ³)	28.19			



*AS SPECIFIED BY CITY OF LETHBRIDGE

KEYPLAN:

LEGAL DESCRIPTION:
LOT 19, 20 & 20-22
BLOCK 8
PLAN 43535

MUNICIPAL ADDRESS:
108 8TH ST. SOUTH & 712 1ST AVE. SOUTH
LETHBRIDGE, ALBERTA

CLIENT INFORMATION:

#	Description	Date																
Revision Schedule																		
CONSULTANT LOGO:																		
 wsp 3008 86 AVENUE NORTH LETHBRIDGE, ALBERTA, CANADA T1J 3C1 TEL: 403.327.7744 FAX: 403.326.2005 www.wsp.ca																		
<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>03</td> <td>JW</td> <td>RE-ISSUE FOR DEVELOPMENT PERMIT</td> <td>2020-11-27</td> </tr> <tr> <td>02</td> <td>JW</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>2020-11-26</td> </tr> <tr> <td>01</td> <td>JW</td> <td>ISSUE FOR DEVELOPMENT PERMIT</td> <td>2020-11-06</td> </tr> </tbody> </table>			NO.	BY	DESCRIPTION	DATE	03	JW	RE-ISSUE FOR DEVELOPMENT PERMIT	2020-11-27	02	JW	ISSUE FOR CLIENT REVIEW	2020-11-26	01	JW	ISSUE FOR DEVELOPMENT PERMIT	2020-11-06
NO.	BY	DESCRIPTION	DATE															
03	JW	RE-ISSUE FOR DEVELOPMENT PERMIT	2020-11-27															
02	JW	ISSUE FOR CLIENT REVIEW	2020-11-26															
01	JW	ISSUE FOR DEVELOPMENT PERMIT	2020-11-06															
<p>Northland Coach House #10 90001 Range Road 212, Lethbridge County, Alberta T1J 2M8 al@nfrtarchitect.com ph: (403) 320-6100 fax: (403) 327-3373 general@nfrtarchitect.com</p> <p>ARCHITECT</p>																		
<p>PROFESSIONAL SEAL:</p>  <p>PERMIT TO PRACTICE MATHIAS MICHAEL BIRD P.E. No. 912, P.L. No. 1234 PERMIT NUMBER: F001-841 11-11-2019</p>																		
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Development Permit Application


Multi-Family, Commercial, Industrial, and Public Use Developments

All of the following information is necessary to facilitate a thorough and timely evaluation and decision of your application. All materials submitted must be clear, legible and precise. Only applications that are complete will be accepted. PLEASE NOTE: this application is ONLY for a development permit. If a building permit is also required, you must apply for it separately.

Project Address
 108 8TH ST. SOUTH, 712 1ST AVE. SOUTH

Access Code

Applicant
 Name Alvin Reinhard Fritz Architect Inc.
 Address 10-90001 Range Road 212
 City Lethbridge County Postal Code T1J 5N9
 Phone (403) 320-8100
 E-mail bhanzel@alvinfritzarchitect.com
 Signature 

Property Owner
 Name Streets Alive Family Support Association
 Address 323 - 4 Street South
 City Lethbridge Postal Code T1J 1Z9
 Phone (403) 320-1159 B/L # _____
 E-mail ken@streetsalive.ca
 Signature 

Providing an email means you consent to receiving documents or communications related to this application, including but not limited to development permit decisions, acknowledgments confirming an application is complete, an any notices identifying any outstanding documents and information, by email.

As the applicant I affirm:

- I am the registered owner of the above noted property
- I have entered into a binding agreement to purchase the above noted property with the registered owner(s)
- I have permission of the registered owner(s) of the above noted property to make the attached application for a Development Permit

Description of Work: (Check all applicable)

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> New Commercial, Industrial, or Public Use | <input checked="" type="checkbox"/> New Multi-Residential Building | <input type="checkbox"/> Site & Civil Amendments |
| <input type="checkbox"/> Addition to Existing | <input type="checkbox"/> Exterior Alteration | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> WECS | <input type="checkbox"/> Solar Energy System |

Detailed Description of Work:

A 3 STOREY SUPPORTIVE HOUSING BUILDING WITH BASEMENT. TO HAVE MAIN FLOOR CRU'S, RESIDENTIAL AMENITY SPACE, 2 FLOORS OF RESIDENTIAL OCCUPANCY WITH A TOTAL OF 4 UNITS, HOLDING 24 BEDS FOR SUPPORTIVE HOUSING

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Development Permit Application

Multi-Family, Commercial, Industrial, and Public Use Developments

All Buildings, Alterations, and/or Additions to Existing Buildings

Occupant / Use D/E/C # of off-street parking stalls 7+1 Total Site Area (M²) 522+175=697 SM

Total Gross Floor Area (m²) including all floors and mezzanine for each separate use

Use 1 C-1367.49 Use 2 D/E-171.96 Use 3 _____ Use 4 _____ Use 5 _____

Total Net Floor Area (m²) for C-D (Downtown Commercial), DT-1 (Downtown 1), and DT-2 (Downtown 2)

Use 1 C-705.99 Use 2 D/E-148.63 Use 3 _____ Use 4 _____ Use 5 _____

Alterations / Additions to Commercial / Industrial / Public Buildings

Existing Floor Area (m²) _____ # of off-street parking stalls _____ Proposed New Floor Area (m²) _____

Multi-Unit Residential Development

of studio / bachelor units _____ # of 1 bedroom units _____ # of 2 bedroom units _____

of ≥3 bedroom units 4 Total # of dwelling units proposed 4 # of off-street parking stalls 7+1

Change of Use within a specific building

Previous tenant / occupant _____

Total area of space occupied by this use (m²) _____ Number of off-street parking stalls provided _____

Will you be sharing this space with another tenant _____ Adjacent tenant(s) _____

Will you be doing any construction or modification of the space (e.g. adding a mezzanine, second story, adding or removing walls, washrooms, etc)?
If so, explain (other permits may be required) _____

Will there be any combustible, flammable or explosive materials stored, used or produced at this business? _____

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? _____

Office Use Only

Permit Required Yes No Overlay _____

Zoning _____ Development Permit # _____

Allowable Use Permitted Discretionary Building Permit # _____

Development Fees to be charged

Permit Fee _____

Advertising Fee _____

Total _____

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Development Commencement

Land Use Bylaw 6300

Development Permit Number

DEV125-01

Building Permit Number

Project Address

108-8th Street South, Lethbridge, AB

"VOLUNTARY WAIVER OF CLAIMS" (Optional)

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"

Signature

Date

12/9/20

Name (Print)

Ken Kissick

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Streets Alive Family Support Association
Exodus Supportive Recovery Housing
108-8th Street S Lethbridge, AB**

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 - a) Combine the titles of 712-1st Ave S and 108-8th Street S into one title for 108-8th Street S.
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- The facility will have staff on 24 hours a day.

Who are we?

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- Streets Alive Family Support Association is local nonprofit charity that was established in 1990 as a Christian Humanitarian Organization dedicated to providing for the physical, social, emotional and spiritual wants of those people lacking hope or in need in the Lethbridge area to empower them to change their lives through the Gospel of Jesus Christ.
- To accomplish our mandate our operations include in addition to the men's supportive recovery housing program: A women's supportive recovery housing unit, men's and women's recovery programs, mobile outreach; clothing, furniture and food distribution center, counseling and referral services; trustee services and a fellowship service. The main office of the Mission is located at 323-4th Street S., Lethbridge Alberta. Streets Alive Family Support Association conducts a yearly review of its operations – neighbor relations are one of the areas examined. We review the Neighborhood Communication Log and we review and up-date the Neighborhood Communication Plan.
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- Streets Alive Family Support Association is committed to keeping communication lines with the neighborhood open. Annually senior administration staff of the Association will deliver a current Neighborhood Communication Plan relative to the Exodus Supportive Recovery Housing to all the businesses, or apartment building managers within a two-block radius of 108-8th Street S.
- Should some significant aspect of the Exodus Supportive Recovery Housing operation change in the course of an upcoming year (particularly, the contact names and numbers), neighbors who have received this Neighborhood Communication Plan will be notified of the changes by letter.
- Interested neighbors are welcome to contact Exodus Supportive Recovery Housing staff to arrange for a tour of the facilities and an explanation of the program and protocols.
- Please note the letter accompanying this plan. It asks if you have experienced any concerns with the Exodus Supportive Recovery Housing in the past year. If you have, please read the 'Responding to Complaints and Concerns' section below.

Responding to Complaints and Concerns

- If you experience a problem with the operation of the Exodus Supportive Recovery Housing located at 108-8th Street S. you may do any of the following:
 - a) Contact Exodus Supportive Recovery Housing staff at 403-320-1103 or attend the facility in person
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Resolving Disputes

- Please allow the management team adequate time to derive a solution. If, after 4 weeks from the time of your original complaint, that appears to be impossible, you may take your concern to the Board of Directors of Streets Alive Family Support Association. The Board will work to resolve the situation within 60 days. The Board contact is Chuck Leblanc, Chairman who can be reached at 403-715-1712 or chuck@streetsalive.ca
- Should you be dissatisfied with the outcome of the Board decision you may contact:

Pastor Craig Webber, President
 Lethbridge Evangelical Ministerial Association
 82002 Range Road 215
 Lethbridge, County, AB
 (403) 328-8915

APPLICATION NO.

DEV12501

LAND USE DISTRICT

C-D Downtown
Commercial District

LOCATION

108 – 8 Street South & 712 – 1 Avenue South

APPELLANT

Darrell Alexander & Bruce, Dean and Brad
Plausteiner

LANDOWNER

Streets Alive Family Support Association

PROPOSED DEVELOPMENT

To construct a new three storey building to be located at 108 8 St S for the purpose of a supportive housing facility for 24 residents on the second and third floors. The main floor will be used for some programming space for the residents and two commercial rental units. A request for a 7.56m (24'10") parcel width waiver and a 164m² (1765 sq ft) parcel area waiver.

CURRENT DEVELOPMENT

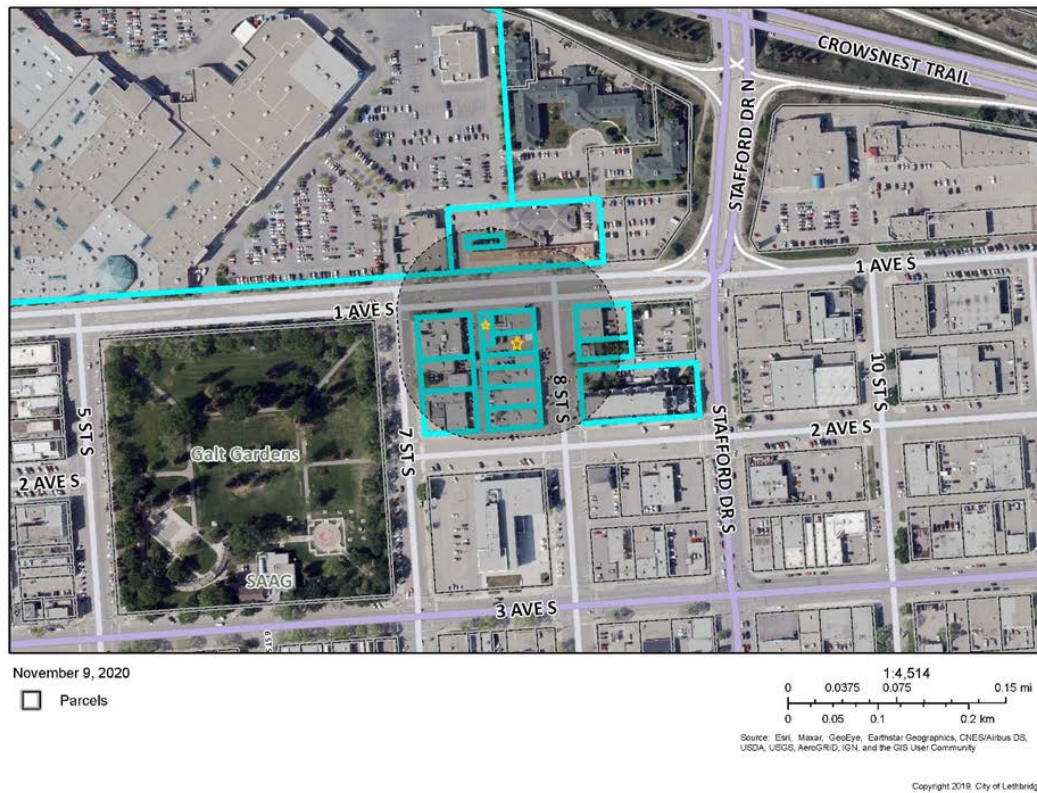
108 8 Street South is a vacant parcel and 712 1 Avenue South was approved as a rooming house, which would align with the boarding house definition in the current Land Use Bylaw.

ADJACENT DEVELOPMENT

North	Commercial
South	Commercial
East	Commercial
West	Commercial

CONTEXT MAP

60m radius 108 8 St & 712 1 Ave S

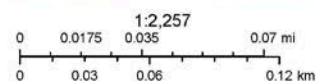


108 8 St S



January 12, 2021

□ Parcels



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

Copyright 2019, City of Lethbridge

NOTIFICATION SUMMARY

<p>Neighbourhood Assoc.</p>	<p>N/A</p>
<p>Neighbourhood</p>	<p>17 letters were sent (twice) to landowners within a 60m radius of the subject parcel, and Downtown BRZ on November 10, 2020 notifying them of the proposed development and that the application would be brought before the Municipal Planning Commission on December 8, 2020. There was an advertisement in the Lethbridge Herald's November 28, 2020 edition for the MPC meeting. There were eight letters received on the proposal.</p>

EVALUATION

<p>Background</p>	<p>An application to construct a three storey supportive housing facility with two commercial retail units was received on November 9, 2020. The main floor would be occupied by two commercial retail/office units that would have frontage onto the street, the rear portion would be for the programming for the supportive housing residents. The second and third floors consist of two dwelling units per floor. One dwelling unit comprises of eight residents and the other will house four residents on each floor, 12 resident per floor for a total of 24 residents. The basement is an open concept for storage and bicycle parking.</p> <p>In 2008, there was an application that was received and approved by the Municipal Planning Commission but later denied by the Subdivision and Development Appeal Board for a similar development. The appeal board had denied the proposal based on “the extent of the waiver for parking would unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of the neighbouring parcels of land”. However, with the new proposal they are not asking for a parking waiver.</p> <p>The two waivers that are being requested are only required because they have a housing component with this development. Section 66(4)(a) states that: building in which a residential use comprises 50% or more of the gross floor area the parcel width requirement is 22.8m and 860m² parcel area required. The request is for a 7.56m parcel width waiver and a 164m² parcel area waiver. If this was a three story retail/office building, these waivers would not be required. The requirement in the Land Use Bylaw for all other uses states a minimum of 4.6m in width for the parcel and 140m² area for the parcel. So there is no impact to neighbouring properties to the granting of these waivers.</p> <p>This is in the pedestrian core area of the downtown, which states “development in the pedestrian core area must have 100% of the property line adjacent to streets covered with building, or alternatively, a pedestrian oriented environment must be provided.”</p> <p>The building that occupies 712 – 1 Avenue South currently houses 18 of the individuals that would be residing in the new building. With the 24 residents that are being requested this would be a six person increase into the neighborhood.</p> <p>“Supportive Housing” means development providing accommodation for 8 to 25 residents and associated support programs meant to foster self-sufficiency. This use may include common kitchen and dining facilities, showers and bathrooms, training rooms, relaxation areas and laundry facilities as well as offices and accommodation for staff.</p>
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LAND USE BYLAW SUMMARY

Use: Supportive Housing
Office
Retail

Discretionary
Permitted
Permitted

	Standard	Proposed	Waiver Requested
Residents	8 to 25	24	✓
Parking: (HOCMP)	1/Dwelling Unit for supportive housing and 1/45m ² (NFA) for retail (if we based the parking requirements on the LUB, they would only require 4 spaces for the commercial component, Supportive Housing has a zero parking requirement)	7	✓
Visitor Parking:	0	0	✓
Parcel Width	22.8m	15.24m	7.56m
Parcel Area	860m ²	696m ²	164m ²
Submission of a Neighbourhood Communication Plan	Submitted	Submitted and attached	✓

Context	<p>This application is before the Subdivision and Development Appeal Board because:</p> <ul style="list-style-type: none"> ○ The decision of the Municipal Planning Commission has been appealed by some neighbouring land owners.
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Legislation & Policy	<p>Land Use Bylaw 5700</p> <ul style="list-style-type: none"> • Section 1.4.3 Definitions <ul style="list-style-type: none"> ○ Supportive Housing ○ Retail Store ○ Office • Section 66 – C-D 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> <ul style="list-style-type: none"> • 6.4.7 – Lethbridge has a Strong and Vibrant Downtown <p>The intent of these policies is to create a strong and vibrant Downtown.”</p>
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DOWNTON AREA REDEVELOPMENT PLAN:

- **5.1 – Land Use Goals and Policies**
- **5.2 – Urban Design Goals and Policies**
- **5.5 – Livability Goals and Policies**
- **5.7 – Circulation and Mobility Goals and Policies**

Heart of our City Master Plan

- **Part 4 – The Guiding Framework**
 - Urban Core and Heritage Blocks
- **Part 5 – Development Design Guidelines for Urban Core Summary Table**
- **Part 5 – Central District Built Form Design Guidelines 3.1 to 3.8**
- **Part 5 – 4.1 Residential & Mixed-Use Types Low Rise Main Street Form**

South Saskatchewan Regional Plan 2014-2024**5. Efficient Use of Land****Objective:**

- The amount of land that is required for development of the built environment is minimized over time.

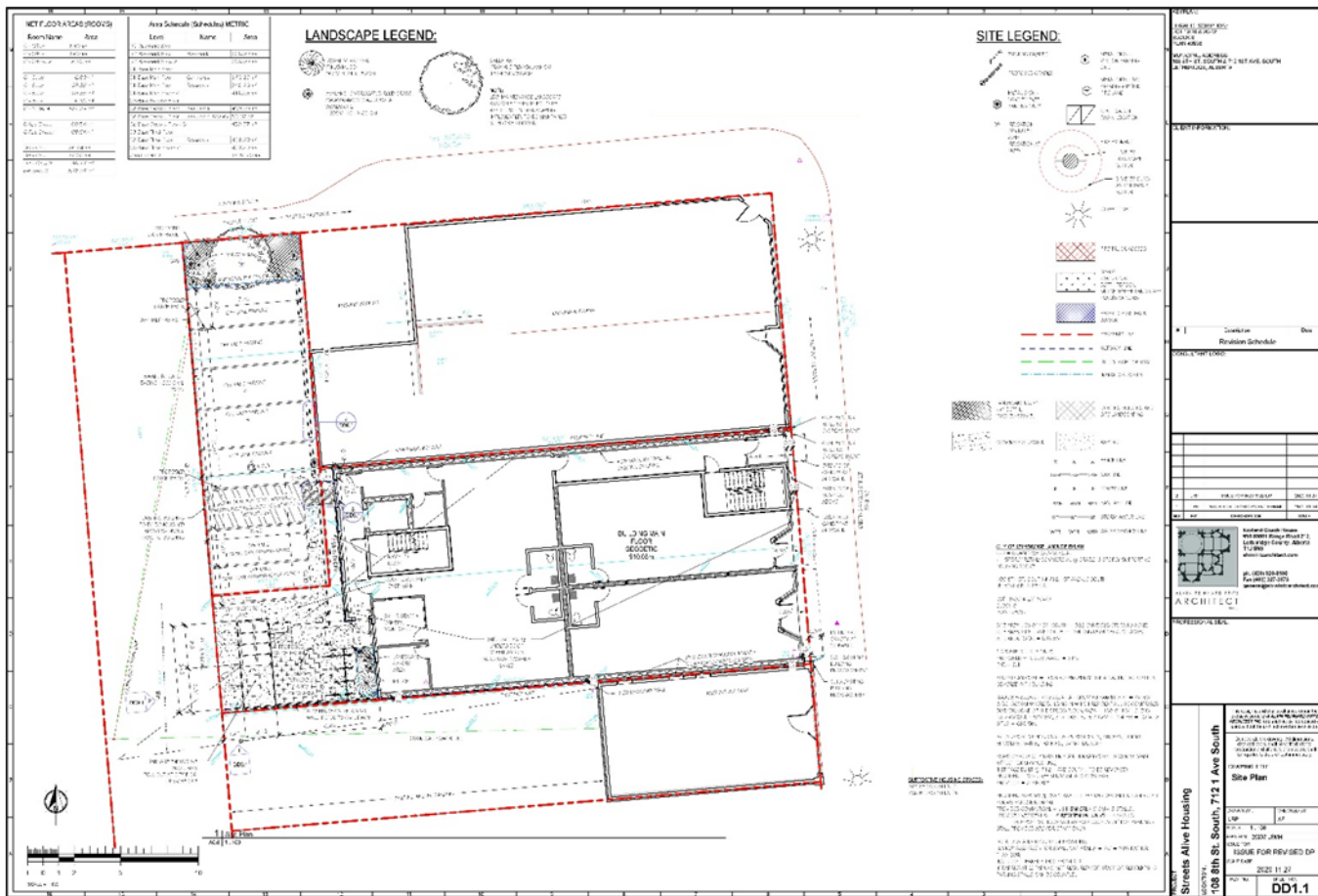
Strategies:

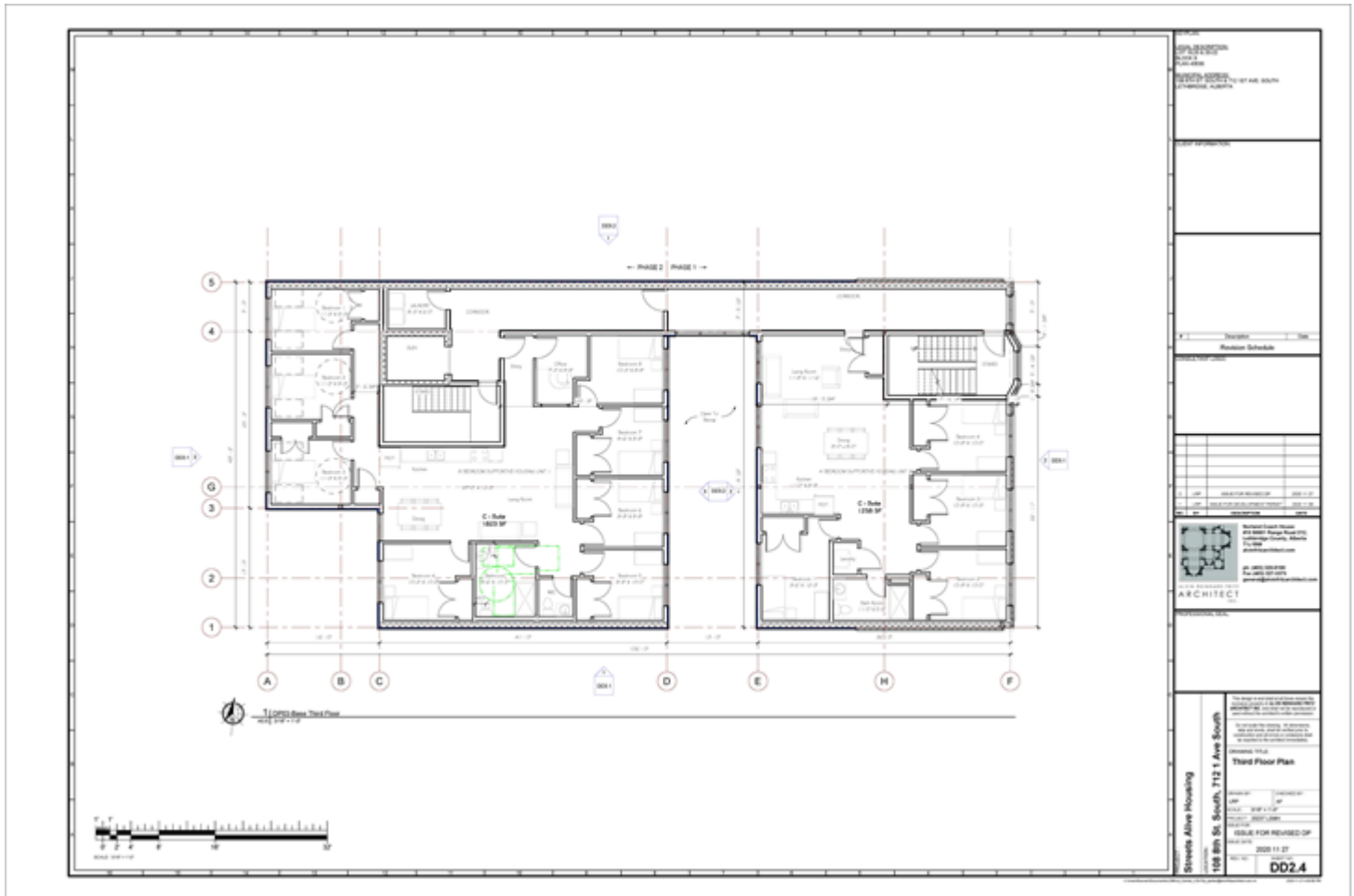
- 5.1 All land-use planners and decision-makers responsible for land-use decisions are encouraged to **consider the efficient use of land principles** in land-use planning and decision-making.

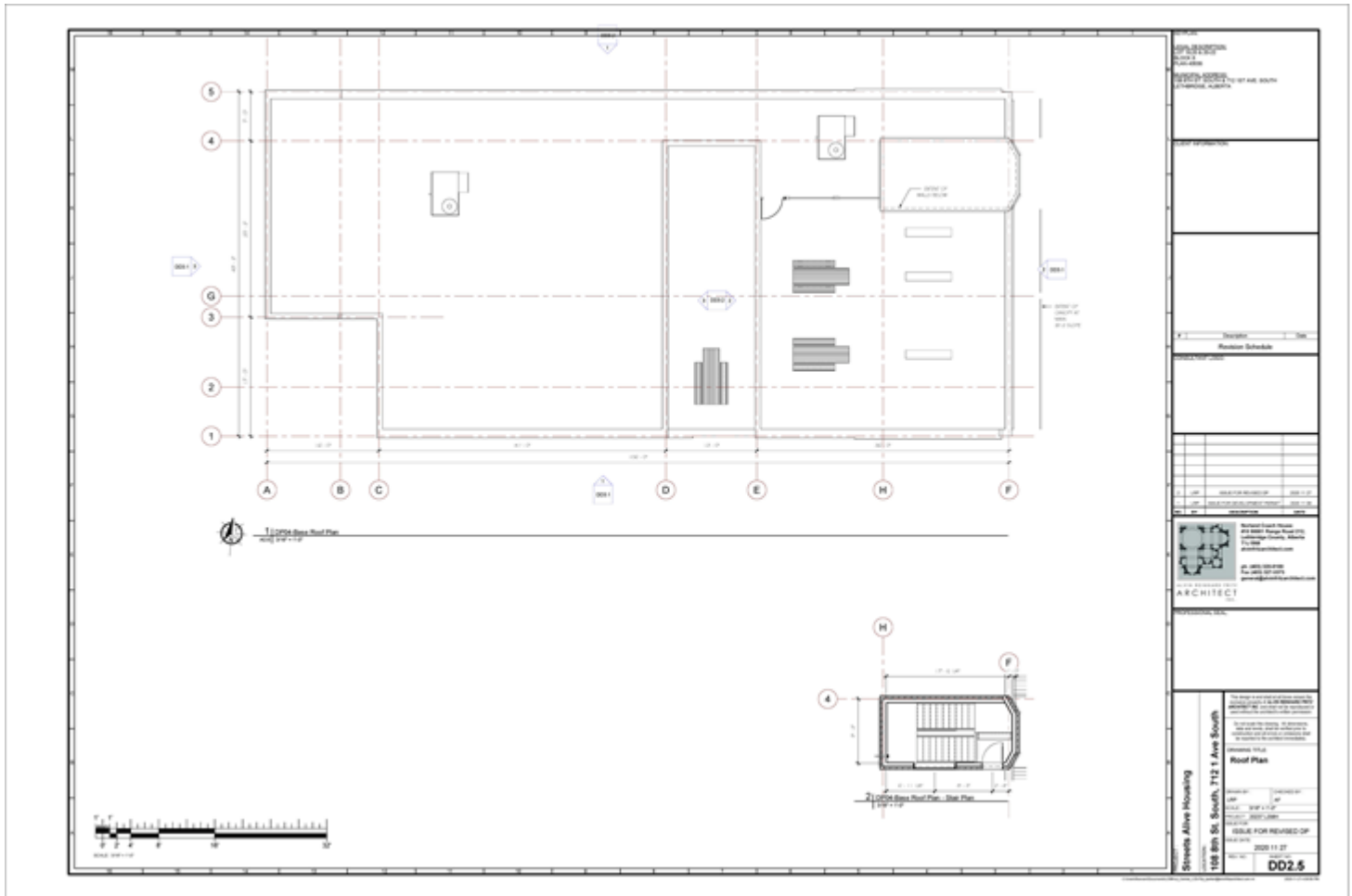
	<p>Principles:</p> <ol style="list-style-type: none">2. Utilize the minimum amount of land necessary for new development and build at a higher density than current practice.3. Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, 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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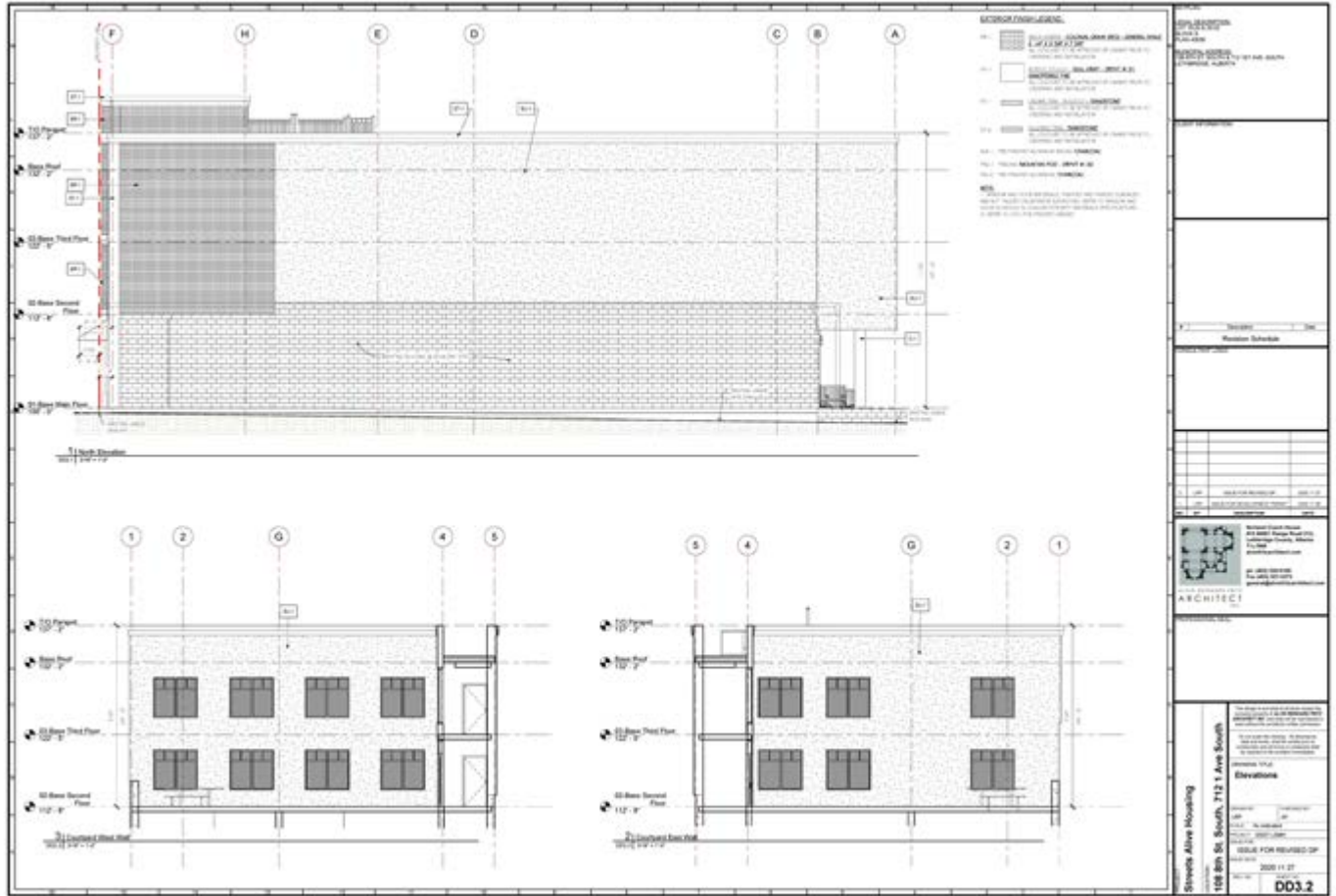
CONCLUSION

- Allowable use downtown, even though it's discretionary the presumption is that is appropriate somewhere.
- No evidence that it is not appropriate on this block.
- They have carefully designed a purpose built facility that blends into the fabric of the existing neighbourhood.
- They are using quality construction materials.
- The building fills the gap in the current streetscape in just the way revitalization plans want.
- The waivers that are required are only because they have a housing component and the Land Use Bylaw is vehicle orientated, so it requires larger parcels for residential components to be constructed, however, Supportive Housing residents typically don't drive, so these waivers will not have any negative impacts on the surrounding property owners.
- They've submitted a Neighbourhood Communication Plan, which must be adhered to.
- With the removal of the current building on 1st Avenue South this allows for some landscaping along the street, which is a benefit to the neighbourhood.
- The new building meets or exceeds the requirements in the Land Use Bylaw, the Downtown Area Redevelopment Plan and the Heart of our City Master Plan. All of these documents speak to the livability of the downtown.









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Streets Alive Family Support Association
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SUPPORTIVE HOUSING, RETAIL/OFFICE BUILDING DEV12501

108 – 8 STREET SOUTH
&
712 – 1 AVENUE SOUTH

1

AERIAL VIEW OF THE TWO PROPERTIES

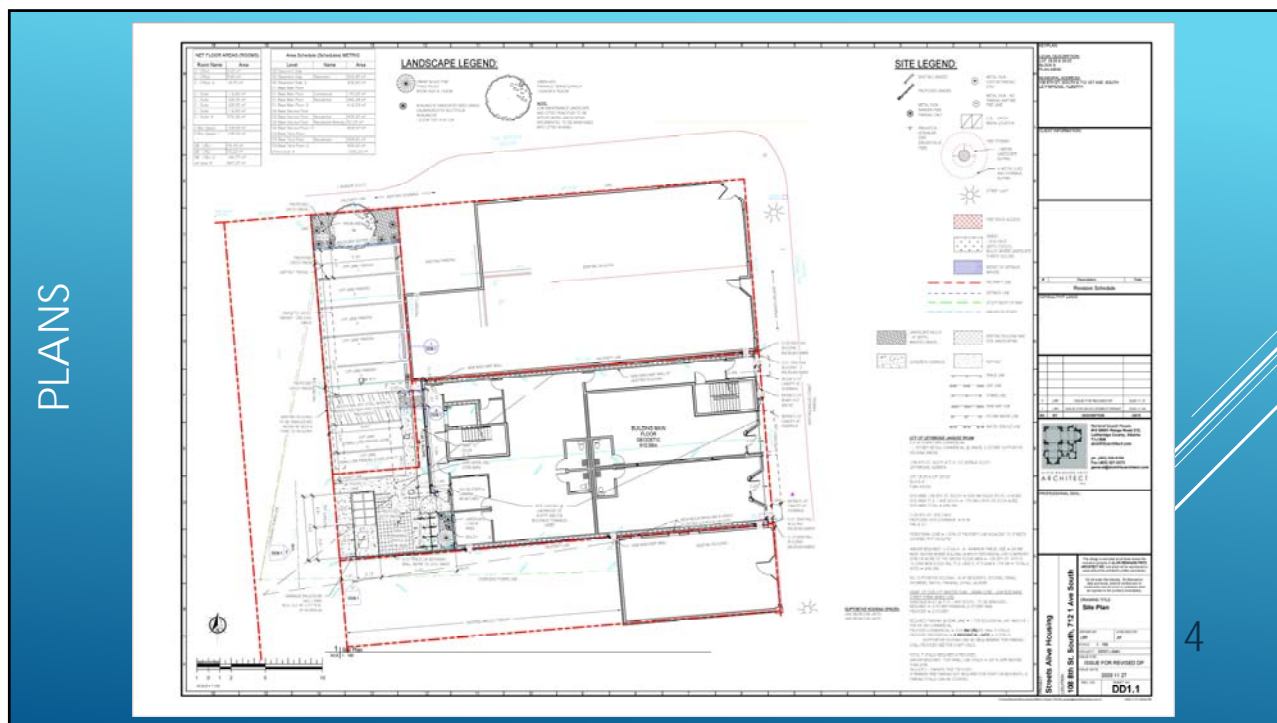


2

SUPPORTIVE HOUSING - DISCRETIONARY USE IN C-D DISTRICT, RETAIL STORE AND OFFICE USE – PERMITTED USE

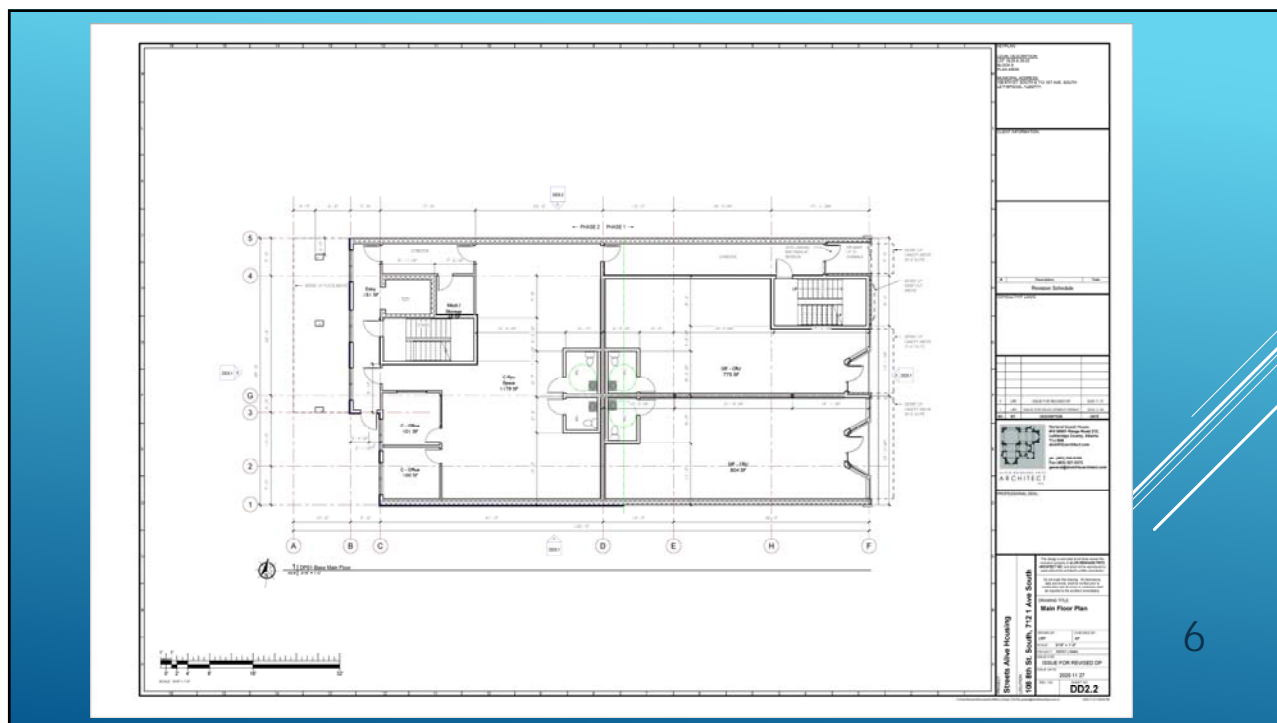
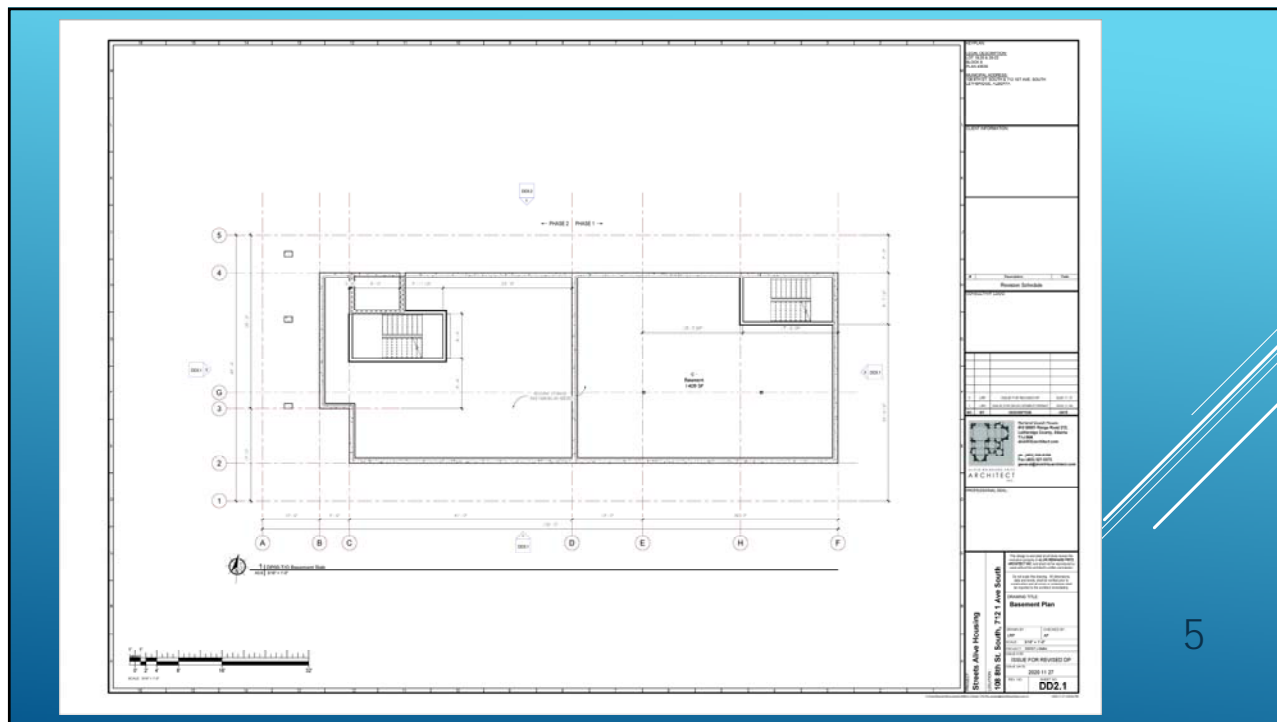
- ▶ Land Use Bylaw Standards:
- ▶ 8 to a maximum of 25 residents
- ▶ Parking based on Heart of our City Master Plan
 - ▶ One space per dwelling unit and One space per 45m² of Net Floor Area for retail component.
 - ▶ Visitor spaces – no requirement

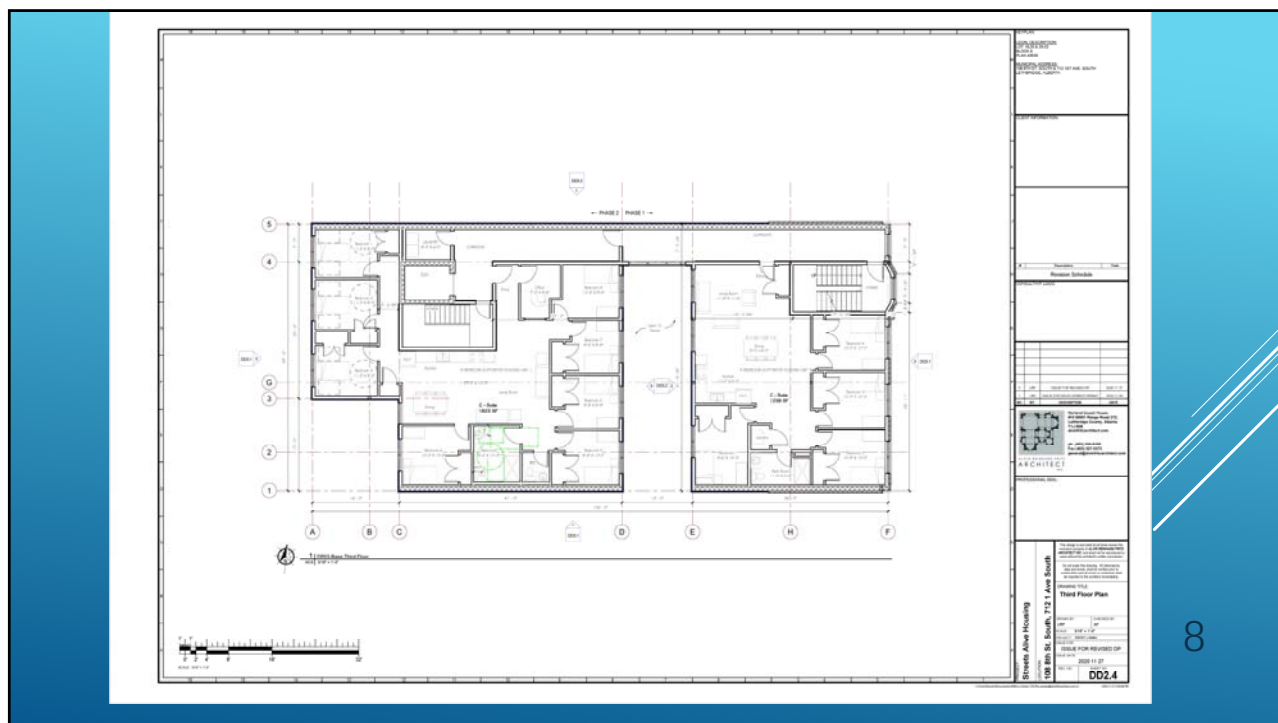
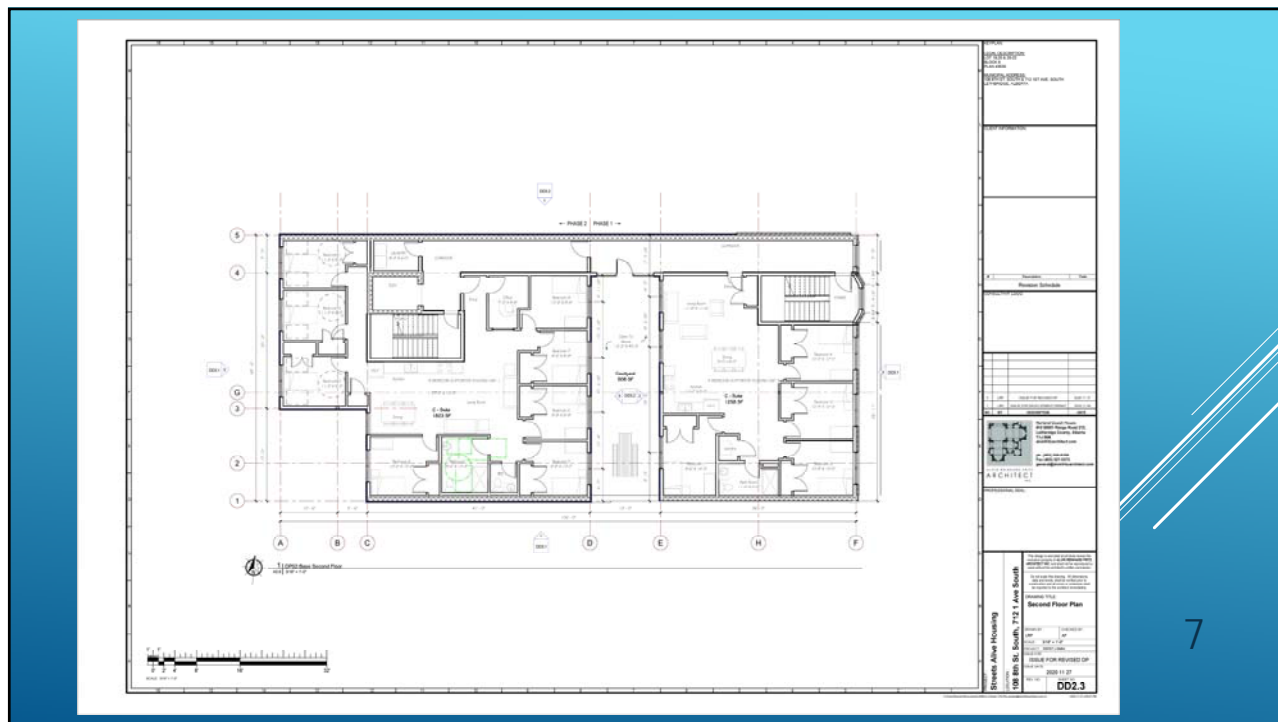
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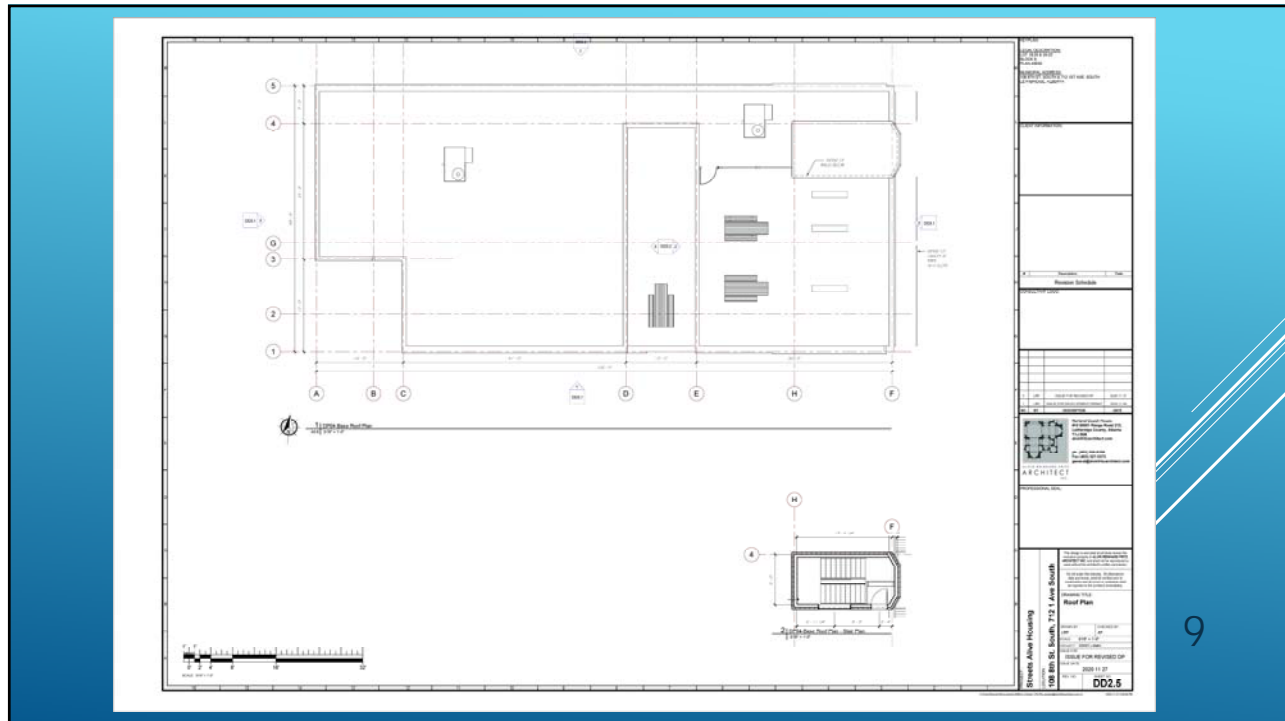


PLANS

4



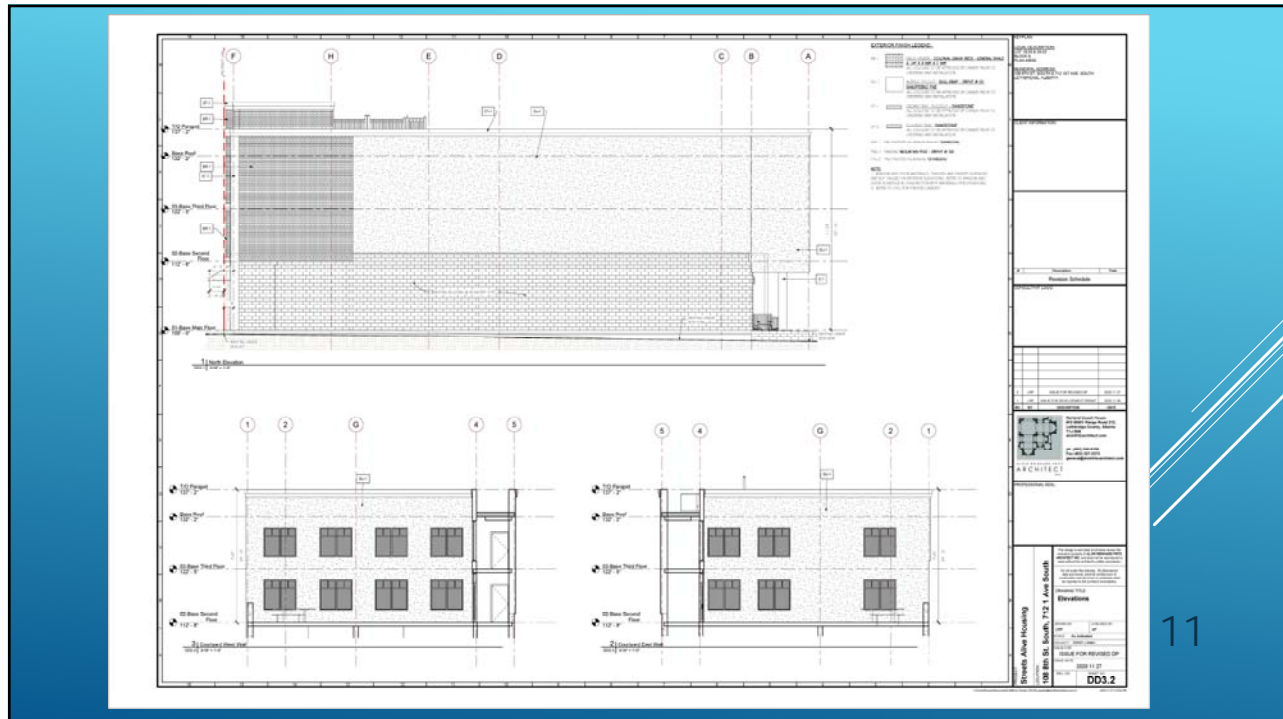




9



10



11

HEART OF OUR CITY MASTER PLAN AND LAND USE BYLAW RULES

- ▶ HOCMP
 - ▶ Design – good example of appropriate built form
 - ▶ Land Use – meets requirements (retail/office ground floor, residential above)
 - ▶ Parking: Seven spaces
- ▶ LUB
 - ▶ Design: meets all requirements
 - ▶ Land Use: meets requirements “Supportive Housing”, Discretionary Use “Retail and Office”, Permitted Use.
 - ▶ Parking: Four Spaces

12

LAND USE IMPACTS

Parking:

- Supportive Housing residents don't typically own cars
- Seven spaces should provide adequate parking for staff, if more parking stalls are required, there is sufficient on street parking spaces.

Waivers:

- The two waiver that are requested for parcel width and area would not cause any undue or material impacts to adjacent properties.

Supportive Housing:

- Neighbourhood Communication Plan required and must be adhered too.

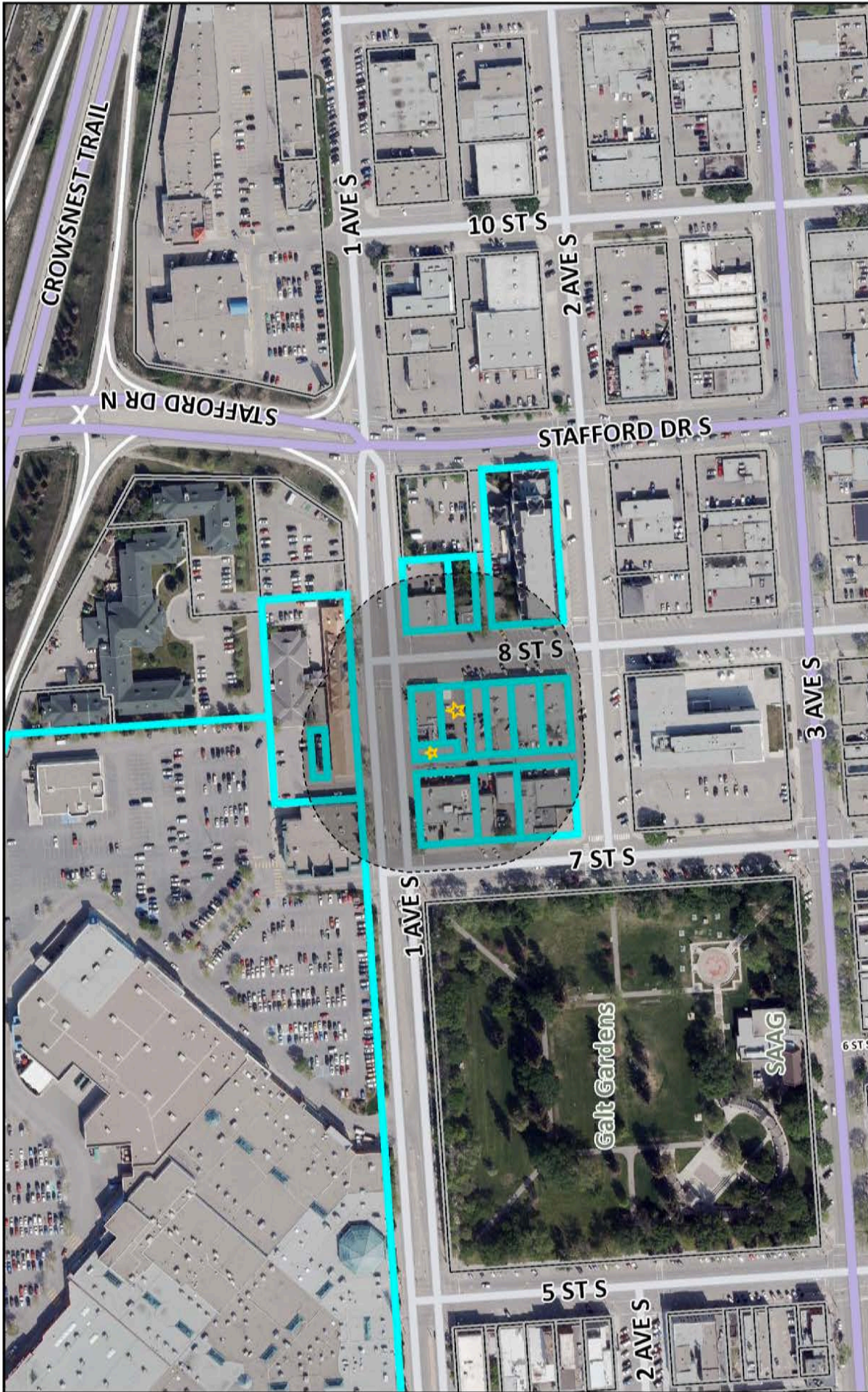
13

CONCLUSION:

- ▶ Allowable use downtown, even though it's discretionary the presumption is that is appropriate somewhere.
- ▶ No evidence that it is not appropriate on this block.
- ▶ They have carefully designed a purpose built facility that blends into the fabric of the existing neighbourhood.
- ▶ They are using quality construction materials.
- ▶ The building fills the gap in the current streetscape in just the way revitalization plans want.
- ▶ The waivers that are required are only because they have a housing component and the Land Use Bylaw is vehicle orientated, so it requires larger parcels for residential components to be constructed, however, Supportive Housing residents typically don't drive, so these waivers will not have any negative impacts on the surrounding property owners.
- ▶ They've submitted a Neighbourhood Communication Plan, which must be adhered too.
- ▶ With the removal of the current building on 1st Avenue South this allows for some landscaping along the street, which is a benefit to the neighbourhood.
- ▶ The new building meets or exceeds the requirements in the Land Use Bylaw, the Downtown Area Redevelopment Plan and the Heart of our City Master Plan. All of these documents speak to the livability of the downtown.

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60m radius 108 8 St & 712 1 Ave S



November 9, 2020

Parcels

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

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