

Date: August 8<sup>th</sup> / 2021

To: Mayor Harrison  
Members of Council

Subject: OCP4000-46/Bylaw No.4449 and ZON-1203/ Bylaw No.4450  
Single Family Residential to Medium Density Residential

From: Little Mountain Bible Chapel 3481 10<sup>th</sup> Ave. S.E.

On behalf of the Leadership of Little Mountain Bible Chapel, we wish to express our approval of the development of this adjacent land parcel. We trust that City staff has the expertise to advise you of the most needed / required housing needs within our community, and what best suits this land parcel..

If this includes the need for multi-family housing (Duplexes) as the application suggests, we have only two concerns.

Potential Green space for kids to play, and the number of rental units within the strata.

A number of years ago several of our members attempted to develop this parcel of land for a residential care home, and or 5 single family lots. Sewer connection was not easily accessed at that time, and so the project was abandoned. Being aware of the lot confines, and access, we are concerned that if this parcel is fully developed with only duplex residences, the building footprints will eliminate any potential for recreational space in the form of ( a yard to play in) for each family within the strata. Our suggestion is that perhaps three of the units could be duplexes with the remaining being single family homes.

This also relates to our second concern, that the number of rental units within this strata, be limited as well, if at all possible. Please allow us to explain.

Over the years we have worked closely with our Insurance underwriter to minimize our risk potential to those individuals who use our grounds outside the parameters of our Chapel functions. From kids digging and sliding in our snow removal piles, occasional hockey games in our parking lot, and neighbourhood soccer games on our lawn. This has been ok as long as we can control those that utilize our grounds irresponsibly, and or for illegal purposes.

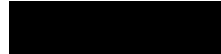
In most cases we have been able to communicate and express any adverse issues and or concerns, with our neighbours directly, and fear that this same level of co-operation will not come from neighbours whom do not have a direct investment in their surrounding community. Maybe not spoken politically correctly, or well articulated, but a direct concern from previous experiences.

With this proposed density change we are simply attempting to anticipate the potential for neighbouring properties (children) utilizing our grounds that appear open, and are in fact, often vacant. We are not totally opposed to this use but want to ensure that it is done safely, and in a spirit of co-operation, with no liability issues solely resting on our members. We ask that you consider these potential issues on our behalf as you make your decisions regarding this properties development.

In conclusion, we wish to express our willingness to work with the developer to ensure the success of this project as it relates to our property.

On Behalf of Little Mountain Bible Chapel :

Paul Mundy    Trustee / Treasurer



Ken Spohr     Trustee / Director

