

- Public Meeting -

Rezoning 11 Mill Drive

Speaker:

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David Klippenstein and Associates Ltd.,  
Planning and Development Consultants

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Taken at the St. Albert Curling Club, 3 Tache Street,  
St. Albert, Alberta, on the 15th day of June, A.D. 2016.

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1 (PRESENTATION COMMENCED AT 7:00 P.M.)

2 MR. KLIPPENSTEIN: Okay. It's 7 o'clock.

3 We've had a good pre-meeting. Now we'll have

4 the meeting. This has to do with the -- maybe

5 we can go to the next slide. It's a land use

6 bylaw amendment to go from R1 residential to

7 site-specific direct control. We early on

8 decided that we need to do something that's

9 tight, is a tight regulation, that doesn't open

10 the site up to a lot of things. So we hit on

11 the site specific direct control. But before I

12 go any further, I'd just like to mention I'd

13 like to welcome you to this meeting today.

14 This is a meeting before we put in an

15 application for the land use bylaw amendment.

16 Sometimes you hear the words "rezoning" or

17 "redistricting". Strictly speaking, it's a

18 land use bylaw amendment. Before we put that

19 application in, you've all received -- I

20 believe you've all received a notice in the

21 mail. You've seen the advertisement in the

22 paper. Thank you for coming out tonight. This

23 is a -- and thanks also to the curling club for

24 making this venue available.

25 This is a meeting that's

26 required by the City before an application is

27 made. So although we're putting it on, it's

1 something that the City requires. So I'll  
2 introduce who we were. My name is David  
3 Klippenstein. I'm a planning consultant. I  
4 live in St. Albert. I live just up the hill in  
5 Grandin. I have my own small planning  
6 business. I have for the last seven years, and  
7 before that I was involved in planning for many  
8 of the new areas of St. Albert. As a planning  
9 consultant, I'm representing the owners of both  
10 the business ASI and the owners of 11 Mill  
11 Drive.

12 Here tonight is Tom Hirst,  
13 Yvette Laviolette, and the office manager for  
14 ASI Alternative Solutions, Joan. From the City  
15 we have Lenore Mitchell, the senior planner  
16 with the planning department, Jessie Fry, and  
17 Jarryd --

18 MR. CSUTI: Csuti.

19 MR. KLIPPENSTEIN: Thank you.

20 Just on a couple of items  
21 of housekeeping, the washrooms are down that  
22 hall to the right. The exits are where you  
23 came in, and there's another emergency exit  
24 over there, in the event anything goes wrong.  
25 Okay. I have -- Lenore?

26 MS. MITCHELL: The court reporter.

27 MR. KLIPPENSTEIN: Oh, yes. Yes. The usual

1 custom is for these meetings is to make sure  
2 that everything that is said is recorded. We  
3 have the services of a court reporter, working  
4 magic with the machine that she has, and that  
5 will become a record of tonight's meeting. The  
6 meeting is formally started now, so from here  
7 on, that's the record. We'll get that, and  
8 that will be going in as part of the  
9 application for the land use bylaw amendment.

10 As you came in, you also  
11 picked up a copy of an information sheet which  
12 is similar to the one that was mailed out, but  
13 there's more information on it. There's also a  
14 comments sheet, and we welcome you to put and  
15 make your comments. Write them down after the  
16 meeting. There's a tray back there where  
17 Jessie's sitting where you can drop them off.  
18 It's a short comments sheet. I never respond  
19 well to lengthy questionnaires after a meeting,  
20 so it's a one-pager. Some of the information  
21 that's on that information sheet has been  
22 circulated before. Welcome; come on in. But  
23 there's some additional information as well.

24 I'll reintroduce myself for  
25 the benefit of the folks. My name is David  
26 Klippenstein. I'm a planning consultant  
27 working with the owners of ASI Alternative

1 Solutions Inc. and also the owners of 11 Mill  
2 Drive: Tom Hirst and Yvette Laviolette. Sir?

3 MR. HIRST: Can I expand a bit on that?

4 ASI is an --

5 MR. KLIPPENSTEIN: Yes.

6 MR. HIRST: -- independent insurance  
7 adjusting firm that's been -- that opened up in  
8 St. Albert, and we've been in operation in St.  
9 Albert for --

10 MS. LAVIOLETTE: Since 1999.

11 MR. HIRST: Since 1999. Our offices  
12 were mainly at the Business Development Centre  
13 for a lot of years, and now we're over at --  
14 just across the street here in --

15 MR. KLIPPENSTEIN: Grandin Tower.

16 MR. HIRST: -- Grandin Tower.

17 MR. KLIPPENSTEIN: Next slide, please.

18 MR. HIRST: And we've also lived here  
19 for --

20 MS. LAVIOLETTE: Since 1980.

21 MR. HIRST: 1980.

22 MR. KLIPPENSTEIN: I've got about 20 slides  
23 I'll go through. I'll show you some examples  
24 later on in this presentation of success of  
25 examples where residences have been converted  
26 to offices. So you can see for yourselves what  
27 they look like. But first, I'd just like to go

1 through what the proposal is very quickly. As  
2 Tom said, it's to relocate ASI's office from  
3 Grandin Tower to 11 Mill Drive. In other  
4 words, convert the residence to that business.  
5 There are three to four employees. The parking  
6 would be on site, and we'll come back to the  
7 picture later, but the parking can be accessed  
8 from the front only, if that's the -- if that's  
9 what we agree on. The nature of the insurance  
10 adjustment business is that there's no traffic,  
11 no external customer-client traffic. They go  
12 to the customer or to the client, and that  
13 there's no drop-in traffic.

14 SPEAKER 1: Back and forth throughout  
15 the day?

16 MR. KLIPPENSTEIN: Sorry?

17 SPEAKER 1: Back and forth throughout  
18 the day?

19 MR. KLIPPENSTEIN: None.

20 SPEAKER 1: Leave in the morning,  
21 that's it, they're gone? They're not there at  
22 all during the day?

23 MR. KLIPPENSTEIN: The employees come in in  
24 the morning; they're there during the day.  
25 Sometimes they work long hours, but they're  
26 gone.

27 SPEAKER 1: What I'm saying is they

1 meet clients during the day back and forth  
2 several times; is that correct?

3 MR. KLIPPENSTEIN: The clients don't come to  
4 the office.

5 SPEAKER 1: No, I know that.

6 MS. WETMORE: I understand your question.  
7 Myself, I'm in the office the entire day, but  
8 an adjuster might go out, but typically when  
9 they go out, they're -- when they go out, you  
10 know, they're taking photos of a damaged  
11 property or a total loss. They're typically  
12 gone for the day. They might return once, but  
13 typically when they're out taking statements  
14 and out on kind of a road adjuster that day,  
15 they might drive to Slave Lake or something, so  
16 you won't see them till the next day. There  
17 was an adjuster in the office today that left  
18 at noon, and there was another adjuster that  
19 was there all day today, but he won't be in at  
20 all tomorrow. He's out on the road taking  
21 statements. Did that answer it better for you?

22 SPEAKER 1: Yeah. I just wanted to  
23 know if they come in the morning and stay  
24 there, or they're back and forth during the  
25 day.

26 MS. WETMORE: Yeah. The staff -- like  
27 myself, I stay there. Do you understand?

1           Yeah. So there'd be one staff member that's  
2           there all day. Now, if an adjuster came in for  
3           the day, he might be there -- they might be  
4           there half the day, but typically once they  
5           leave, they don't come back.

6           MR. KLIPPENSTEIN: I recall when I had my  
7           business over at the business incubator in  
8           Campbell, I was across the street across the  
9           corridor from an insurance adjuster. They were  
10          on the phone a lot, but there wasn't a lot of  
11          -- there was nobody dropping in. There was a  
12          bit of coming and going now and then.

13          MS. LAVIOLETTE: But adjusters typically try  
14          to arrange their time efficiently, so when  
15          they're out on the road, they pick up their  
16          assignments, go out, and then the next day  
17          they'll be in the office all day doing  
18          paperwork. It's not a lot of coming and going,  
19          coming and going.

20          MR. KLIPPENSTEIN: So the final point here is  
21          there is to -- what is proposed is the building  
22          stays as it is with the exception of whatever  
23          upgrading -- painting, re-pointing of bricks --  
24          that it stays as it is.

25          SPEAKER 2:                Would there be any sign  
26          from the outside that it is an office of some  
27          kind?



1 MR. KLIPPENSTEIN: Well, that's a good point,  
2 and we'll see some examples later on where  
3 there are one freestanding sign; however, I  
4 believe -- and you can correct if I'm wrong,  
5 Lenore -- that signs out front -- freestanding  
6 signs are not allowed in the bylaw. You may  
7 have a sign of a certain size attached to the  
8 wall, but we'll have a look at some of them  
9 later. And we're in the midst -- we're in the  
10 process of creating the draft of this direct  
11 control zone. So if you have an opinion on --  
12 if you want to say, for example, We don't want  
13 to see any signs, we'll hear that, and we'll  
14 record that.

15 MR. HIRST: Our business doesn't  
16 require a sign. We don't try to attract the  
17 public.

18 SPEAKER 3: All right. Let's step back  
19 for a second. First question is, why? Why are  
20 you opening an office?

21 MR. HIRST: Because it's the best use  
22 for our property for us as the owners.

23 SPEAKER 3: The best use? The honest  
24 and best use or...

25 MR. HIRST: Pardon me?

26 SPEAKER 3: The honest and best use  
27 would be to convert residential property to

1 commercial?

2 MR. HIRST: Yes.

3 SPEAKER 3: Secondly -- hang on. The  
4 three to four employees, will that be  
5 restricted in the DC?

6 MR. KLIPPENSTEIN: It can be. And if you want  
7 to turn that question into a comment and say,  
8 We'd like to see it restricted --

9 SPEAKER 3: I'll turn the question back  
10 to Lenore. Is that something that typically  
11 you'd see in a DC?

12 MS. MITCHELL: It would be in their  
13 development permit actually. And each year  
14 they would have to renew or whatever time frame  
15 council said you had to come back in X years,  
16 and you could write it in the development  
17 permit.

18 SPEAKER 3: Okay. And then next, would  
19 there be any sort of limitation as to the  
20 number of employees that would be in the  
21 business?

22 MS. MITCHELL: That, again, you can write  
23 it into the redevelopment permit.

24 SPEAKER 3: Same question on on-site  
25 parking?

26 MR. KLIPPENSTEIN: Yes. Yes.

27 SPEAKER 3: And with respect to what

1 the gentleman was talking about before, is  
2 there some sort of site plan for what the  
3 parking would look like, what the drainage  
4 would be, and what the impact of that drainage  
5 onto the back lane or the front street for  
6 impervious ground on the property? Because  
7 that's the problem. You pave something;  
8 water's got to go somewhere, and in Mission,  
9 the water runs down the street.

10 MR. KLIPPENSTEIN: It does indeed.

11 SPEAKER 3: So that's it for the  
12 moment.

13 MR. KLIPPENSTEIN: Okay. And we can come back  
14 to the point about parking, but certainly, we  
15 are in the process of drafting this. We have a  
16 rough draft, and there are regulations that can  
17 be written into the direct control. For  
18 example, the Edmonton direct control has  
19 limitations on the number of employees at any  
20 one time.

21 SPEAKER 3: Okay. And I guess the next  
22 question back to Lenore would be, this concept  
23 of DC in residential area, is there a policy  
24 that's been drafted within planning that says  
25 something is to be encouraged, discouraged?

26 MS. MITCHELL: To be honest, we  
27 discourage sponsor. So there's a spot.

1 SPEAKER 3: Gothcha. Okay. Sorry.

2 MR. KLIPPENSTEIN: Okay. Hopefully, as we  
3 carry on, some of your other questions will be  
4 answered.

5 SPEAKER 3: Okay. Sure.

6 MR. KLIPPENSTEIN: Next, please. Okay. The  
7 proposed amendment: A site-specific direct  
8 control. Site-specific means it would apply  
9 only to that property. It doesn't apply to any  
10 more properties. It applies just to lot 15 or  
11 11 Mill Drive.

12 Now, what is direct  
13 control? It is -- this is the keyword here.  
14 It's a tailor-made land use district that suits  
15 the requirements of that particular site. It  
16 can write in a number of regulations that are  
17 particular to that site. Direct control is  
18 enabled under the *Municipal Government Act*. It  
19 is used when there is no typical standard land  
20 use district. In other words, it comes back to  
21 being tailor-made.

22 SPEAKER 3: But in this case -- sorry  
23 to interrupt again -- where we're discussing  
24 use when there's no standard land use district,  
25 this is an R1 property; it's a residential  
26 home?

27 MR. KLIPPENSTEIN: Yes.

1           SPEAKER 3:                   So we've sort of  
2           manufactured this issue about there's no  
3           standard land use district.

4           MS. WETMORE:                I think what's different  
5           with this particular home was it was built in  
6           1905. It's what all of Mission was derived  
7           from. So the actual house was a commercial  
8           farmhouse. So if you were to go inside the  
9           house and see structurally, there's actually a  
10          cistern still sitting in the basement.  
11          Upstairs there's six bedrooms. They're all  
12          small, tiny rooms. And so if you were to try  
13          to live in it as a family, it's not what your  
14          typical family wants. It doesn't bode well for  
15          residential use anymore in today's time.

16          SPEAKER 3:                I have to yield to these  
17          gentlemen. We're only in for the last ten  
18          years, so they would know the history of those  
19          homes a lot better.

20          MS. WETMORE:                I'm just explaining to you  
21          why we're saying that in terms of how to  
22          preserve that particular home and make it  
23          viable, it would be an office space.

24          SPEAKER 3:                Okay. And then jumping  
25          ahead, just --

26          MR. KLIPPENSTEIN:       Well, let's move to the  
27          next slide because I may have the answer there.

1 SPEAKER 3: No. Go back to that slide.

2 MR. KLIPPENSTEIN: Pardon me?

3 SPEAKER 3: Can you go back?

4 MR. KLIPPENSTEIN: Okay. Sorry. Oh, yeah. I

5 was going to make a point here, if you just

6 bear with me. Direct control zones can be --

7 or the direct control regulations can be very

8 complex, and in case in point is, across the

9 street the Amacon is a direct control. That's

10 a hefty document. It can also be very simple.

11 They don't have to be complex, especially when

12 it's a single site. And in the next slide,

13 we'll mention how we derived this particular

14 draft by direct control.

15 SPEAKER 3: Question for Lenore again.

16 Sorry. Would these fit -- would these DC sites

17 be available to us for the moment where these

18 sites are located?

19 MS. MITCHELL: Well, we have a land use

20 map that would show where the direct control --

21 SPEAKER 3: Is there no listing of DC

22 sites?

23 MS. MITCHELL: No, not really a listing.

24 But if you come to the office, we have a big

25 map.

26 SPEAKER 3: Sure. Okay.

27 MS. MITCHELL: And then I can show you

1 where they sit.

2 SPEAKER 3: Perfect. Okay. Thank you.

3 MR. KLIPPENSTEIN: Question?

4 SPEAKER 1: Could you speak up because  
5 I'm sure Damon can't hear you? He's sitting  
6 here with his hand to his ear. Come closer to  
7 us maybe.

8 SPEAKER 4: I do have a question for  
9 you.

10 MR. KLIPPENSTEIN: Will this help?

11 SPEAKER 1: And speak up, yeah, for  
12 him.

13 SPEAKER 4: This is a preliminary  
14 meeting, but have you talked to the City at  
15 all?

16 MR. KLIPPENSTEIN: Yes.

17 SPEAKER 4: The City's aware what  
18 you're planning to do?

19 MR. KLIPPENSTEIN: Yes.

20 SPEAKER 4: What was the answer?

21 MR. KLIPPENSTEIN: They are not in a position  
22 to say yes or no at this time. They want to  
23 see the application. They review it. They  
24 refer it around to other departments, then they  
25 make a recommendation to Council.

26 MS. MITCHELL: And to the residents.

27 MR. KLIPPENSTEIN: And -- yes. And you get

1 notified twice as to -- if I'm right.

2 MS. MITCHELL: So when they make  
3 application, then we would send a letter to the  
4 residents saying their application came in and  
5 what they are proposing. You know, maybe it's  
6 the same. And then when it goes to Council,  
7 another letter goes out saying it's going to  
8 Council, and then you can speak to Council  
9 also.

10 SPEAKER 4: We went through that  
11 before.

12 MS. MITCHELL: Sorry? Once more.

13 SPEAKER 3: Your recommendation would  
14 fall either (indiscernible)?

15 MS. MITCHELL: Yeah. Where we make our  
16 recommendation to Council is within the agenda  
17 report that goes to Council, and also in that  
18 report is what people or the referral comments  
19 have said are in there also. And this court  
20 report that Jamee's working on for us goes in  
21 it, so that Council can read for themselves  
22 also what the questions were like and --

23 SPEAKER 3: First reading? At first  
24 reading or in between or? When is this heard?  
25 Is it heard one, two, or three?

26 MS. MITCHELL: No. Well, they don't  
27 always make a decision the same night as a



1 public hearing. It depends on Council, if they  
2 wish, but -- sorry, David. Do you want to --  
3 MR. KLIPPENSTEIN: That's good. Let's move  
4 to -- any other questions on that slide? We'll  
5 move on to the next one. The way we are first  
6 and second draft -- the first draft of the  
7 direct control zone, we basically started with  
8 the R1 residential and then we added, under  
9 permitted uses, professional offices. So it is  
10 to all intents and purposes. If my client  
11 decided that they want to keep it residential,  
12 it could stay residential, but you have the  
13 option of going into a professional office. So  
14 we basically added that one land use class. In  
15 terms of drafting a bylaw, it's pretty simple.  
16 SPEAKER 3: Another question. Sorry.  
17 Is there a distinction between permitted and  
18 discretionary use?  
19 MR. KLIPPENSTEIN: Yes, there is.  
20 SPEAKER 3: And is there a reason it  
21 was permitted use instead of discretionary?  
22 MR. KLIPPENSTEIN: Well, as I get older -- and  
23 I've drafted quite a few land use bylaws --  
24 discretion can be -- permitted means you have a  
25 better idea as a landowner. You have a clear  
26 idea of what you can and cannot do, because  
27 discretionary, it's uncertain. And so in terms

1 of defining what is permitted or what rights do  
2 you have, it's the land use bylaw that gives  
3 you the rights in development.

4 SPEAKER 3: So I as a commercial  
5 property owner know that it's permitted. I can  
6 do it. If it's discretionary, I need to ask  
7 permission?

8 MR. KLIPPENSTEIN: You've got to ask  
9 permission, yeah.

10 In addition, writing and  
11 parking requirements -- writing in parking  
12 requirements. So many stalls, so many parking  
13 spaces for 485 square feet, which would be  
14 probably about requirements for four parking  
15 spots. And again, we can discuss whether  
16 they'd be at the front or the back. There is  
17 space to the side drive to come in at the front  
18 and push them into just behind the house, but  
19 there still is -- this is a deep lot. It's a  
20 150-foot deep lot, like I think the rest of  
21 your lots, and there's a lot of grass between  
22 the house and the lane. And here's a key  
23 point. As we work through this -- and your  
24 input is important here. As we work through  
25 this, we can refine and add to the regulations  
26 for this. And as you work through it with the  
27 neighbours and with the planning department,

1       there can be additional regulations written in,  
2       and you've mentioned some of them which have to  
3       do with the number of employees, possibly the  
4       number of visits, that people can have. I've  
5       seen that written into direct control as well.

6                       And just to refresh our  
7       memory, just my own memory about what  
8       professional office means, it's an office use.  
9       It does not include health or government  
10      services, but here's some examples of what it  
11      could be. Insurance is over there. That's the  
12      range of uses. Again, that's something that  
13      can -- that's a standard definition within the  
14      land use bylaw, and it's not to say that it  
15      couldn't be modified. The intent is an  
16      insurance adjustment business. That is the  
17      business that Tom and Yvette are in and that's  
18      the business that they intend to stay in for  
19      quite some time.

20                      Now, I'd like to talk a  
21      little bit, just a few slides, about why this  
22      is a special place. This is -- and the  
23      information in these next two slides is taken  
24      from the 2010 Heritage Inventory and done by  
25      David Murray Architect. This house was built  
26      in 1905. It is the fifth oldest residence in  
27      St. Albert. The oldest is the 78 on Madonna,

1 1884. It is a farmhouse. It was  
2 characterized. It's said it's a rare historic  
3 resource in St. Albert. There are not a lot of  
4 older houses, and there are very few, if any,  
5 that have this particular style. We'll come to  
6 that in a minute. It has a distinctive  
7 appearance, and it's a landmark. It stands  
8 out. It's on the brow of the hill. I recall  
9 when we first moved to St. Albert, I prowled  
10 around to become acquainted with the community  
11 I lived in. My eye was caught by this house.  
12 I can certainly imagine it as a farmhouse  
13 sitting on the veranda in a rocking chair,  
14 watching what's going on. It dates back to  
15 1905. So its continuing preservation as a  
16 heritage house is important to the community.

17 Part of what makes St.  
18 Albert a distinct community is our history. We  
19 have more history than many other communities  
20 in the Capital Region. And these are the  
21 elements that the architect flagged as being  
22 important. It's the form of the residence, one  
23 and a half storeys. For me, the two charming  
24 elements of this house are the wraparound porch  
25 and the brick finish. We don't see a lot of  
26 brick finish houses in St. Albert at all,  
27 especially of that vintage, of that time. And

1 the wood-hung windows as well, and this is all  
2 taken from the Heritage Inventory. Now, the  
3 Heritage Inventory started with well over a  
4 hundred historic places and sites and buildings  
5 and narrowed them down them to 62 for further  
6 investigation. Narrowed that down, applied  
7 some criteria, and came up with 20 key heritage  
8 sites. They're not designated, but there's an  
9 inventory. 14 of them are in -- 14 of them are  
10 residences, and two of them are at Mission. So  
11 this is quite a special place. Next slide,  
12 please. And just to illustrate the point, if  
13 you go through the plans and policies and  
14 documents from the City of St. Albert, there is  
15 so many references and so much importance given  
16 to the history of our community. Our goal is  
17 to preserve St. Albert's heritage resources, to  
18 identify, evaluate, manage, and commemorate  
19 significant historic resources. That comes out  
20 of the Heritage Management Plan. And in the  
21 community vision statement, we celebrate and  
22 honor our origin by preserving our local  
23 landmarks. This is definitely a local landmark  
24 which has been recognized, and it's the feeling  
25 that the best way to maintain it and continue  
26 it, and there have been some numbers crunched  
27 that show as a business, I would say it would

1 encourage this building to remain.

2 Now, we're going to go  
3 through -- just the next slide, please. I  
4 couldn't help myself being a planner -- this is  
5 the plan for Mission dating back to 1957, the  
6 year that St. Albert became a new town, and you  
7 could identify your lots in there. There's  
8 typical 50 by 150 feet, but I find these sorts  
9 of older maps and older plans fascinating. I  
10 just thought I'd put that in for interest.

11 Now, we're going to take a  
12 bit of a trip to look at examples of  
13 residential office conversion. We don't have  
14 any in St. Albert, and that's why I can  
15 understand that there's a little bit of  
16 hesitancy about it, but let's look down the  
17 road at what they look like and how they work  
18 in another place in Edmonton. There are many  
19 examples in Edmonton. We'll just go through a  
20 few. And they're clustered. They're mostly  
21 found in and around Oliver neighbourhood, north  
22 of Jasper and south of Jasper as well. This is  
23 probably a 1920's house. I believe there's  
24 been a bit of an addition there. It's a house;  
25 it's a residence, but you see the sign here.  
26 You asked about signs previously. It's a  
27 lawyer's office. The parking is all in the

1 back. It's a level lot.

2 Just moving to the next  
3 slide, it's the same house. It's pretty well  
4 as it was built. As I say, my guess is it's a  
5 1920's house. It could be 1940s. I don't  
6 know. It does have a sign out front. And I  
7 don't believe that we'd allow this sort of a  
8 sign in St. Albert, but I'm not sure. That's  
9 something we'd have to think about. That's one  
10 example. Let's move to another example. If I  
11 asked you, What do those look like? Those look  
12 like residences, and they are residences. Each  
13 of these has a business in them. A small  
14 business in them. Again, a sign out front. If  
15 it weren't for the sign, I wouldn't have any  
16 idea that there was a business there. My  
17 clients here have said they don't need a sign.  
18 The address is all they need. They know where  
19 they're going to work. Again, there's a  
20 variety of businesses in there. Creative  
21 practices. I'm not sure what that is. This is  
22 Sunday when I took the photo, and I haven't  
23 checked on the website as to what that might  
24 be, but the major point is that this looks like  
25 a residence, but as far as I can tell, it's an  
26 office, and there's nobody living in it, but it  
27 is an office. So that's a second example, and





1 Again, it's educational services. It looks  
2 like a residence. And then one more final  
3 example. This is again a lawyer's office, and  
4 that's a curious one. That's a jeweler's  
5 office, and I'm not sure how that operates, but  
6 there are three in a row here on 100th Avenue.  
7 They're higher traffic areas. Again, all the  
8 parking is in the backyard. It's accessed by a  
9 lane. Again, the lots here are not nearly as  
10 deep as they are in Mission. I doubt that  
11 they're 120 feet deep, whereas the lots that  
12 you have, I think, are all 150 feet deep, which  
13 gives you a lot of space. Next one.

14 SPEAKER 3: Can you just hold onto --

15 MR. KLIPPENSTEIN: Sure.

16 SPEAKER 3: -- those slides? Lenore,  
17 this is more for you. I know that area quite  
18 well. One of the differences between Mission  
19 and that area is that's an older area that fell  
20 into somewhat disrepair. There's lots of  
21 high-rises, there's lots of office buildings,  
22 there's lots of walk-ups. Mission is Mission.  
23 It's single-family homes, and that's why we're  
24 very, very protective.

25 MR. KLIPPENSTEIN: Yes.

26 SPEAKER 3: What you show is beautiful.  
27 I know the traffic patterns there. There is

1 traffic there, but what we're all concerned  
2 with is not so much these poor people. They  
3 just happen to be the people that made the  
4 application, but we're concerned about this one  
5 coming and then another one coming, and it's  
6 very difficult to say no to the next people.  
7 You know, sooner or later, people -- we have  
8 the problem with the condo right on the corner.

9 MR. KLIPPENSTEIN: Yes.

10 SPEAKER 3: And it took us a lot of  
11 work -- my wife and a lot of others -- trying  
12 to keep that out. We're concerned. We have a  
13 traffic problem. We have a drainage problem.  
14 We have all sorts of issues here. We're just  
15 concerned about more happening in this  
16 neighbourhood than what we think needs to  
17 happen.

18 MR. KLIPPENSTEIN: I understand that. I'll  
19 come to you in a minute, sir. I just want to  
20 go through the slides.

21 SPEAKER 4: Did you talk to any of the  
22 neighbours or people on the streets around  
23 these houses?

24 MR. KLIPPENSTEIN: No, I didn't. It was a  
25 sudden --

26 SPEAKER 4: So how do you know that  
27 people like it or didn't?

1 MR. KLIPPENSTEIN: I'm going by the  
2 appearance. I'm showing these to show that it  
3 looks like a residential street.

4 SPEAKER 4: Well, looks can be  
5 deceiving.

6 MR. KLIPPENSTEIN: Pardon me?

7 SPEAKER 4: Well, looks can be  
8 deceiving.

9 MR. KLIPPENSTEIN: The -- we'll make some  
10 points here. First of all, in all cases,  
11 there's been very little, if any, change to the  
12 exterior, if that's what you're concerned  
13 about, which is a very legitimate concern. You  
14 don't want something inappropriate popping up.  
15 Secondly, all those were in older  
16 neighbourhoods. 1920's or 1940's  
17 neighbourhoods. You're absolutely right. It's  
18 undergoing a lot of change. They're  
19 high-rises, but the City actually adopted a  
20 policy to encourage conversions rather than the  
21 houses being taken out, as has happened in many  
22 cases, and being replaced by apartment blocks  
23 or high-rises. They've encouraged it by policy.  
24 All of them are regulated by direct control.  
25 All of them are regulated by direct control.  
26 Some of them are on a corner. Some are  
27 mid-block. Some are isolated. Some are three

1 in a row. There are two examples of three in a  
2 row. Some of them are at high traffic like  
3 100th Avenue; some of them are relatively low  
4 traffic. 123rd, 122nd, and 121st is a bit  
5 higher traffic because it's got a boulevard  
6 down the median. They're regulated by direct  
7 control. The different locations. Some are  
8 isolated; others are clustered, and they all  
9 have rear parking off lanes and that is because  
10 the lots are relatively shallow, and the lanes  
11 are paved in that instance, but as I've said a  
12 number of times, the lots in Mission are deep.  
13 In the newer old areas or the older new areas,  
14 we have deeper lots. In Grandin, we have 130  
15 feet deep. In Mission, you have 150, from what  
16 I can tell from the outlines. Joan?

17 MS. WETMORE: I was just wondering. This  
18 gentleman brought up a good point about it,  
19 saying, you know, they're concerned about it  
20 becoming a problem where other people want to  
21 do the same thing. So did you want to address  
22 that or...

23 MR. KLIPPENSTEIN: Yeah. The slippery slope  
24 argument -- what makes this distinct. That's  
25 why we talked about -- emphasized the fact that  
26 this is a heritage house. This is a historic  
27 resource. That's what separates this from

1 others. If that house is to be maintained and  
2 upgraded, the case for doing that is better  
3 with a business than as a residence with -- as  
4 a rental property. This -- the chances are --  
5 the chances of this house being maintained are  
6 improved. I'm not saying a guarantee, but  
7 improved with the business in it, which, as  
8 we've seen, is not going to -- is not going to  
9 change the appearance whatsoever. It's going  
10 to be the same appearance. Hopefully, it would  
11 be a better appearance.

12 MS. LAVIOLETTE: And if I can say something.  
13 It's very difficult to rent that house out and  
14 get good tenants. It's quirky. The bathroom  
15 is off the kitchen because that was obviously  
16 added when plumbing came into effect. That  
17 sort of thing. And people are looking for  
18 newer, modern things to rent out as far as  
19 being able to rent it out and having control  
20 over tenants and that sort of thing. It's much  
21 easier to make sure it stays preserved and  
22 well-maintained with a quiet little business  
23 that I would go to every day than it is renting  
24 it out to various tenants who may not maintain  
25 it. I've heard concerns about weeds. We do  
26 our best, but as a landlord, we have very  
27 little control. We can't go in without giving

1 notice. The tenants are supposed to maintain  
2 the weeds, that sort of stuff. And my thinking  
3 is to preserve it to make sure it stays in good  
4 condition. I'd like to be there. It's not  
5 a -- my family cannot fit in there. To move my  
6 family there -- the concern about parking -- I  
7 have six children. You'd have far more -- all  
8 driving. You'd have far more cars on the  
9 street than you would with my office being  
10 there, and I have a concern as well. If I sell  
11 that, someone might tear it down and make it an  
12 infill or something, whereas if I am able to  
13 have direct control from the City, it will  
14 remain as that beautiful heritage structure  
15 that it is. That's important.

16 SPEAKER 5: When you bought it, did you  
17 buy it as a rental property?

18 MS. LAVIOLETTE: Yes, I did.

19 SPEAKER 5: So you've had many  
20 residents or many tenants in --

21 MS. LAVIOLETTE: Have had many tenants.  
22 Some good, some bad, some very bad.

23 MR. KLIPPENSTEIN: Yes, sir?

24 SPEAKER 6: When a buyer purchases a  
25 building -- whatever you want to call it, house  
26 building -- it's your responsibility to figure  
27 out if it's feasible for you to purchase it.

1 If it's not feasible for you to purchase it, to  
2 rent it out to family, then why do you bother  
3 purchasing it?

4 MS. LAVIOLETTE: Well, certainly --

5 SPEAKER 6: Purchasing it, then after  
6 coming back and looking back at the photos that  
7 youse (sic) had here, that was not an R1  
8 residential area. There were skyscrapers.  
9 There were apartment buildings next door. This  
10 is a different story. This is an R1  
11 single-family residential area. For you to  
12 now -- after purchasing it, you've got to --  
13 you probably had this in mind before that this  
14 is what you're probably going to do with it,  
15 but that's fine. But needless to say, don't  
16 come asking now for us to change the bylaw in  
17 order for you to be able to put in four  
18 offices. You had a list of all but could  
19 actually take place. I think there's  
20 approximately 15 or 20 different things you  
21 could have in there. It's not just what you're  
22 saying it's going to be. There's a broad area  
23 here.

24 MR. KLIPPENSTEIN: That definition could be  
25 changed, though.

26 MS. LAVIOLETTE: David can speak to that.  
27 The City will have direct control.

1           SPEAKER 5:                   But once you've got that,  
2           then a year from now it could change. We don't  
3           know what it's going to be. You never know.

4           MS. WETMORE:               Anybody that owns a  
5           property -- everyone that owns a property --

6           SPEAKER 5:                You know what, after a  
7           while, pot is legalized, it could end up being  
8           a pot office.

9           MS. LAVIOLETTE:           Well --

10          MS. MITCHELL:             No.

11          SPEAKER 5:                I went to extreme, but you  
12          see how it goes?

13          MS. WETMORE:               I understand. But you have  
14          to understand any property -- everybody deals  
15          with that as an owner. My neighbour could  
16          build a garage pad from a gravel driveway. I  
17          mean, you can't prevent that, whether it was a  
18          small business or a residence. You know, as  
19          you said, somebody bought the property; it's  
20          their property.

21          MS. LAVIOLETTE:           And my thinking truly is  
22          that as a landlord -- and certainly I did not  
23          anticipate -- I've not owned a rental property  
24          before -- that I would have the problems with  
25          some of the tenants I have had. I've had  
26          complaints about the tenants. The property has  
27          sat vacant for long periods of time because



1           it's very difficult to rent out. When it comes  
2           up for rent, I have tenants coming and saying,  
3           Oh, look at that, and I've got to go from the  
4           kitchen to the bathroom. I've had whatever.  
5           They'll say, I'd rather rent a newer home.  
6           It's very difficult. I mean, it would be  
7           easier if I tore it down and put in some fancy  
8           new infill that the City would allow me to do,  
9           that's permitted. It would be much easier to  
10          rent out and have a steady flow of tenants, but  
11          I really believe in heritage, and I really  
12          believe in this. And, you know, it was  
13          initially my husband and my plan to move into  
14          that eventually, but, I mean, we have six  
15          children; they're not leaving like we could.  
16          The house is too small, and that's just not  
17          going to work out, and I would like to preserve  
18          it, if I could, keep it quiet, keep it clean,  
19          respect the neighbours, and not have a variety  
20          of unknown tenants come and go that aren't,  
21          frankly, respecting it in the way that I like  
22          to respect it and keep its character intact and  
23          keep it nice, and it's not going to work out  
24          for us to move into it. I didn't have some  
25          ulterior motivation purchasing it that, Oh,  
26          I'll wait eight, nine years and then I'll apply  
27          for it to be an office because this is my plan

1 all along. Certainly not. But things have not  
2 gone the way I anticipated. I thought I could  
3 have nice tenants. I thought they'd respect  
4 it, but as every landlord, anybody who's ever  
5 had a revenue property probably knows. I've  
6 had people there wrecking the place. I've had  
7 people whatever. I would like to preserve this  
8 home to be a heritage property that adds to the  
9 landscape of the city of St. Albert, and I  
10 don't see how I can do that without me being  
11 there myself, which I plan to do if this goes  
12 through, and I'll be there every day to make  
13 sure things are well-maintained, to make sure  
14 it's quiet, to make sure that there's nothing  
15 disrupting the neighbourhood. I'll have more  
16 control.

17 SPEAKER 5: Well, that's fine. It's  
18 easy to say, but two years from now you may  
19 just change your mind and sell it.

20 MR. KLIPPENSTEIN: I'd like to speak to that.  
21 Because in the bylaw -- the crafting of the  
22 bylaw, the way it's written, there was a list  
23 of uses there. It excluded clinics. It  
24 excluded government offices. They wouldn't  
25 fit. That list of uses could be changed, can  
26 be limited, but more importantly, I think  
27 what's more important is that the number of

1 employees there, that can be written into the  
2 bylaw. So that's constant. So that you're not  
3 dealing with -- you can write into the bylaw  
4 the kinds of offices. That's a standard  
5 definition. That can be modified. You could  
6 write into the bylaw the number of employees.  
7 Could also write into the bylaw the number of  
8 trips. I've seen that written into one bylaw.  
9 The number of trips that can be taken by  
10 clients or customers. So the concerns that you  
11 have about this growing, it may change, but if  
12 you limit -- the number of employees is a  
13 critical factor that drives the number of  
14 parking spots you need, and that can be --  
15 that'll be managed.

16 SPEAKER 3: And again, just to be clear  
17 about the DC zoning, to change it, it's being  
18 contemplated, is attached to ASI. When ASI  
19 leaves, that DC zoning drops off?

20 MS. MITCHELL: No. It's attached to the  
21 property.

22 MR. KLIPPENSTEIN: It stays.

23 SPEAKER 3: Let me give a follow-up  
24 question. These good people decide in two or  
25 three years, hence, to sell the property.  
26 They're moving on to do other things. We're  
27 still left with a piece of property that has a

1 DC zoning, and the people that buy it may not  
2 be these people. They may be people who are a  
3 little bit more problematic. That's one of the  
4 difficulties we have, and you can't look into  
5 the future with certainty and know that we're  
6 always going to have that type of person own  
7 the house. There may be somebody far worse.  
8 Then what do we would do? Because it's already  
9 there. I don't think you can --

10 MS. LAVIOLETTE: Can I speak to that?

11 SPEAKER 3: Again, it's not you. What  
12 I'm saying is --

13 MS. LAVIOLETTE: But it's also the same with  
14 any residential property as well, is it not?

15 MS. MITCHELL: So we do have other direct  
16 control, and one that recently went to Council,  
17 for an example, was 23 Bellerose, where  
18 Standard General is, and it was direct control  
19 that only allowed industrial uses. Another  
20 person had bought the property, and they're  
21 fixing it up, but they had a business of water.  
22 Water is not industrial use. They had to go to  
23 Council and say, We want also this use now.  
24 Our industrial use for Ram Mechanical, which  
25 they fell under, but the water use didn't. So  
26 every time you want to do something different,  
27 you have to go to Council in a public hearing

1 and they have to hold another meeting like  
2 this. So anytime they change a use than what  
3 they've been granted, they have to vote.

4 SPEAKER 3: So you've got a fence built  
5 around this DC, so if something were to be  
6 changed in the future, it's something that only  
7 would be changed in going back to Council?

8 MS. MITCHELL: Yes. So --

9 SPEAKER 3: Would the same process  
10 follow?

11 MS. MITCHELL: Yeah.

12 SPEAKER 3: A public hearing?

13 MS. MITCHELL: Let's say they sold the  
14 business. So the insurance business stays.  
15 Let's say we reduced it down to only insurance  
16 business could go in there. Now they want to  
17 -- someone else bought it and they now want to  
18 -- what was another use there? An architect's  
19 office. They would have to come and ask if we  
20 limited it right down to one type of office.  
21 They would have to come back and go through  
22 this whole thing again. So that's what David  
23 is trying to say. You can restrict it  
24 severely, or you could be more flexible and  
25 think about what could you live with and give a  
26 bit more flexibility.

27 SPEAKER 3: Okay. That's a fair

1 answer. That's a fair answer.

2 SPEAKER 7: But what is happening is it  
3 is becoming a business, and that will stay a  
4 business. Because once you pave out the back  
5 for people to park and once you make this  
6 business, really, going forward, if they want  
7 to sell their business to somebody, they're  
8 going to be selling the business, and that's  
9 what it's going to be.

10 MS. LAVIOLETTE: And I can speak to that  
11 too. It is definitely not our plan to pave the  
12 backyard. Part of me wanting to run my  
13 business out there is that -- you know,  
14 insurance claims is pretty stressful. It would  
15 be a nice oasis for people to sit in the  
16 backyard. I only have three employees. I'm  
17 not planning to expand it. I like my nice  
18 little business. I've been in St. Albert,  
19 running this business, since 1999, and the only  
20 thing I would do -- and even if I was going to  
21 live in that house, which was my original plan,  
22 I was going to put a garage in the back anyway,  
23 like there is next door. I could do the same  
24 thing. It would not change the character of  
25 it. I'm not planning to pave over that whole  
26 backyard. That'd be the last thing I want to  
27 do. I want to preserve the heritage, character

1 of it. And quite frankly, I want to preserve  
2 the heritage, character of that home in  
3 perpetuity, which will not be if it doesn't get  
4 designated something, someone could go there  
5 and tear it down, or I could even tear it down.

6 SPEAKER 3: Does the City have any sort  
7 of perspective on this home being a historical  
8 site? Is there any impact? Is there any  
9 influence? Is there anything from the City's  
10 side that may direct what might happen to this  
11 property, either now or in the future?

12 MS. MITCHELL: Just what David has  
13 referenced, it is on the significant list.  
14 They have actually printed it out, what is on  
15 the web page.

16 SPEAKER 3: Right.

17 MS. MITCHELL: But the City, though, can't  
18 say you must keep it. We don't have -- we've  
19 not created it as a historical.

20 SPEAKER 3: Okay. Got you.

21 MS. MITCHELL: That's why when individuals  
22 take an interest and go to the cultural cent --  
23 or, like, Anne, and ask, Hey, I think I have  
24 something of value, and then they make a  
25 determination.

26 SPEAKER 3: Does the City support that  
27 financially at all?

1 MS. MITCHELL: No. There's no money. And  
2 that's a good question because, you know, the  
3 City owned the ones -- like Juneau house and  
4 that, we've invested to rehabilitate them, but  
5 individuals, there's no funding to support them  
6 in fixing them up.

7 SPEAKER 3: Okay.

8 MR. KLIPPENSTEIN: There has been interest  
9 expressed from the Arts and Heritage Foundation  
10 that this building be listed as a municipal  
11 historic resource, which would -- and there are  
12 seven or eight municipal historic resources.  
13 Whether or not that happens is up to the  
14 landowner. But that would trigger access to  
15 some funding for upgrading. That's something  
16 that hasn't -- that's still open for  
17 discussion.

18 We have two more slides, I  
19 believe. Again, how does these examples from  
20 Edmonton, how do they relate to what we've got  
21 here? What we're proposing for a DC land use  
22 district is much, much more restrictive than  
23 what you see in Edmonton. If you know 116th  
24 Street and 102nd Avenue, the direct control  
25 allows conversion for restaurants, and  
26 curiously enough, this is an example I did not  
27 show. There's another tattoo parlour, which is



1 a beautiful old brick building. Maybe a 1920's  
2 building. It's not a good example. It's in a  
3 high-traffic area.

4 SPEAKER 3: Good choice.

5 MR. KLIPPENSTEIN: This is much more -- what  
6 we're proposing here is much more restrictive  
7 than what they have there. Again, this is  
8 site-specific. This is site-specific. If  
9 somebody else wants to do this -- first of all,  
10 the argument for this is to encourage a  
11 heritage property to survive and thrive. There  
12 are not many properties like this, if you use  
13 the same logic, in Mission. There are a few  
14 others, but this is probably the only one in  
15 Mission West, west of the hill.

16 Again, this is a much  
17 larger site, so you have the option of -- and  
18 you have a curb cut at the front. You have the  
19 option of taking all your parking, whatever's  
20 required, from the front rather than the back  
21 and not disturbing the back. It's at least 30  
22 feet deep or deeper. And again, to reiterate  
23 the point, the Hébert residence has recognized  
24 heritage significance more so than any of the  
25 other examples we've shown. It is in a  
26 different league in terms of heritage. It is  
27 one of -- it's rare to have a house of that

1 vintage in St. Albert. You know, even though  
2 we are over 150 years old as a community, there  
3 are not a lot of residences from that pre-World  
4 War I era still around. And so it seems to me  
5 that there's a lot of interest in somehow  
6 working out an arrangement in everybody's  
7 interest to keep that place, that special  
8 residence, going for another 111 years, if I  
9 may, for a long time, because it certainly  
10 speaks to a certain era of a history of our  
11 community.

12 And finally, I'd like to  
13 just wrap up here with the next slide. The  
14 next steps. We're receiving feedback in this  
15 meeting; it's being recorded. You have this  
16 comment sheet, which you can leave in the tray  
17 over there. We've heard your comments that  
18 have been made. As I said, they've been  
19 recorded. We'll then review that and submit  
20 the application, assuming that we proceed. The  
21 application will include the report of the  
22 documentation of what was said. It will  
23 include the advertisements. It will include  
24 the comment sheets. It will include a summary  
25 of what was said. So I encourage you to make  
26 your comments in that comments sheet. There's  
27 then a period of a minimum of 30 days in which

1 the administration circulates this internally  
2 for review and comments. There may be some  
3 back and forth in going, working with the  
4 planning department to get the wording of the  
5 direct control to fit to be -- to get the right  
6 wording. The last time I worked through a  
7 direct control with the administration, it took  
8 a bit of going back and forth. Then it is  
9 forwarded with comments to Council. There is a  
10 public hearing, a formal public hearing, at  
11 City Hall after the public notice is posted in  
12 the Gazette, and you are notified as  
13 neighbours, and then Council makes a decision.  
14 If they go ahead, it's three meetings. They  
15 make a decision and that's a -- that's the  
16 final bylaw decision. So that is the -- that  
17 is the process. Any questions about that? I  
18 think we've covered that. Lenore's answered  
19 some of the questions. And now we get to the  
20 question and comment part of our meeting, which  
21 we've covered pretty thoroughly. So if we can  
22 just have the wrap-up slide.

23 So again, I'll make the  
24 point. Here is the side drive. There are two  
25 cars. There's room for two cars parking. That  
26 could continue on into this -- through the side  
27 yard and into right in behind the house. There

1 is no need to touch the -- to change the fence.  
2 The chain link fence at the back. Do some  
3 grading changing there.

4 MS. LAVIOLETTE: Yeah, there's no need to do  
5 that.

6 MR. KLIPPENSTEIN: That is something that  
7 could be done, and I haven't -- it's a good  
8 thing you mentioned that point, that you are  
9 very conscious of what happens in that lane.  
10 Obviously, that's the back of your place. That  
11 could be something that could be written into  
12 the bylaw.

13 SPEAKER 1: I'm right downhill from  
14 that, so any water, it's coming into my place.

15 MR. KLIPPENSTEIN: It doesn't get deflected  
16 and go down the lane. It just goes --

17 MS. LAVIOLETTE: Well, wait. There's no  
18 need to change the grade. We would not be  
19 changing the grade of --

20 SPEAKER 1: If you access it -- if you  
21 drive in from the back, there's about a --

22 MS. LAVIOLETTE: But we could drive it  
23 through the front.

24 MR. KLIPPENSTEIN: That's right. There's a  
25 chain link fence, and then there's quite a bit  
26 of a grade.

27 SPEAKER 6: The land already slopes to

1 the east. So he's definitely -- any runoff  
2 from the back will be going definitely into his  
3 yard, and then I'm kitty-corner to that lot.  
4 So there's -- it's going to come right across  
5 mine too.

6 MR. KLIPPENSTEIN: Well, I'm very glad that  
7 you mentioned that. That's important. That's  
8 important. Water leaving a property and going  
9 into somebody else's property is one of the  
10 toughest things to deal with. Anything we can  
11 do to --

12 MS. LAVIOLETTE: Certainly, if there's a  
13 grading problem, I'm prepared to invest to make  
14 sure that that does not happen. My biggest  
15 interest is to be a good neighbour, and my  
16 concern with renting it out to random people  
17 who seem nice when you apply is I don't have  
18 that control. I do not have that control. And  
19 I know I've had some bad tenants. And if  
20 anybody's been a landlord, it's really  
21 difficult to evict people who aren't good  
22 tenants. I would like to have control and have  
23 this property preserved and not wrecked, but  
24 it's very, very difficult to rent out. As I  
25 said, it's quirky. There's little bedrooms;  
26 there's bathrooms off the kitchen. It seems to  
27 me the best way to preserve it and have control

1 is to have a quiet, little office there, not  
2 disturbing the neighbourhood.

3 MR. KLIPPENSTEIN: I'd just like to make one  
4 comment and then I'll take your question, sir.

5 SPEAKER 4: The lady keeps bringing up  
6 renovation and all this. I'm a bricklayer  
7 since I was 16 years old. Retired now. I know  
8 about that house. I've seen it many times.

9 MR. KLIPPENSTEIN: Yes.

10 SPEAKER 4: Renovations on an old house  
11 is endless. I can tell you that because I'm  
12 from Copenhagen, and we have buildings that's a  
13 thousand years old. It never ends.

14 MS. LAVIOLETTE: Certainly.

15 SPEAKER 4: Unless you have a hell of a  
16 lot of money to invest, it never quits.

17 MR. KLIPPENSTEIN: That's why --

18 SPEAKER 4: And especially with our  
19 climate here. It's masonry and frost. Those  
20 two things don't work together.

21 MS. WETMORE: So your gentlemen's concern  
22 would be the back parking, right? And I think  
23 what we could do --

24 SPEAKER 4: No. The lady brought up  
25 renovation of the house, and that's what I'm  
26 doing.

27 MS. WETMORE: She's not -- there's no --

1 MR. KLIPPENSTEIN: Let me just make a point  
2 here. I believe that the business can be --  
3 yes. You're absolutely right. Houses, as they  
4 get older, have to be upgraded and renovated  
5 from time to time. The likelihood of that  
6 happening -- the chance of that happening is  
7 likely better as a business than as a  
8 residence. It has to do with the way we crunch  
9 the numbers, and that's really -- there's a  
10 business case to be made here. I think it  
11 would be a dreadful shame if that house came  
12 down, quite frankly, but there is certainly a  
13 cost. You have a house that's 54 years old,  
14 and you get to a choice. Do you renovate, or  
15 do you look at something else? You know, it  
16 doesn't have the energy efficiency. Back in  
17 the 60s, it doesn't have the energy, the  
18 efficiency, that you would today. I want to  
19 come back, though, to your point of -- the  
20 downstream neighbours. Right now, is there a  
21 problem now? There's about 50 feet, at least,  
22 in behind the house of a slope. It's grassed.  
23 There's nice lilacs growing over on that side.  
24 Is there a problem now? Is your concern  
25 primarily that we muck --  
26 SPEAKER 6: There's no water coming out  
27 of the -- coming off of that lot at the present

1 time.

2 MR. KLIPPENSTEIN: At the present time.

3 SPEAKER 6: Because it's grassed?

4 MR. KLIPPENSTEIN: Right. Sloped.

5 SPEAKER 6: Well, I don't want to  
6 comment on the grass, but, you know, it absorbs  
7 all the moisture. But like what I said, if  
8 they were to slope that backyard to make a  
9 driveway or a parking lot, that's fine, but  
10 first of all is, they're going to have to talk  
11 to the City to change the grade in the alley  
12 because it's sloping to the east.

13 MR. KLIPPENSTEIN: Yes.

14 SPEAKER 3: And everything will come  
15 off -- you -- I mean, there's probably 16 to 18  
16 inches elevation in height from the back lane  
17 to the top of their yard.

18 MR. KLIPPENSTEIN: Yes. Yes.

19 SPEAKER 6: So therefore, they have to  
20 slope it. And there's only one way. Water  
21 doesn't flow uphill.

22 MS. WETMORE: Right. We're making no  
23 application to change the grading in the back  
24 or do anything in the back. Parking would be  
25 in the front.

26 SPEAKER 6: No. But if you -- it's  
27 stated in the letter that I got -- I have it



1           here in my pocket -- that there could be  
2           parking extended in the backyard.

3           MR. HIRST:                If parking was a concern.

4           SPEAKER 6:               And the minute -- I see  
5           that. And I know what it would look like.

6           MS. WETMORE:            Originally when we stated  
7           that, I thought that that would be better for  
8           people, but obviously hearing the feedback  
9           that, you know, that would be a really bad  
10          idea. It's good feedback you've given us, and  
11          we're listening. And what we're saying is we  
12          can even put in the direct control that the  
13          parking will be in the front and not in the  
14          back. We'll make an arrangement. So, you  
15          know, we didn't realize that there was an  
16          issue, but now that you've brought it to our  
17          attention, we wish to address it.

18          MR. KLIPPENSTEIN:       I appreciate you bringing  
19          that up. You're absolutely right.

20          MS. WETMORE:            We didn't realize that it  
21          was a bad idea. We thought that it would be  
22          more helpful if people were upset about parking  
23          on the street to say, Okay, we'll park in the  
24          back.

25          MR. KLIPPENSTEIN:       As far as drainage goes --

26          SPEAKER 6:               Maybe in the next few days,  
27          if youse (sic) don't mind, just take the drive

1 down the lane.

2 MS. WETMORE: Sure.

3 MR. KLIPPENSTEIN: Yes.

4 SPEAKER 6: And you'll see where we're  
5 coming from.

6 MR. KLIPPENSTEIN: Mm-hmm. I understand.

7 SPEAKER 6: It's easier if you see it  
8 than some of us trying to explain it. We may  
9 not be explaining it in a very good way, but --

10 MR. KLIPPENSTEIN: We understand it quite  
11 well.

12 MS. WETMORE: Yeah, we understand what  
13 you're saying. And, in fact, you've corrected  
14 us on what we -- on what we -- you know, we  
15 understand what you're saying. And from the  
16 feedback we're getting, it would be better if  
17 we arranged the parking in the front. So --

18 SPEAKER 7: Can I ask you gentlemen  
19 here, is this your only issue is the drainage  
20 going out the back?

21 SPEAKER 6: It's the first one that  
22 comes to mind for me.

23 SPEAKER 7: So for you guys, it's all  
24 about the drainage and --

25 SPEAKER 6: This is my main issue.  
26 Also, they said, Well, they can park two cars  
27 in the front driveway. Well, that's easier

1           said than done. The minute the first car is in  
2           there and they want to get out, they've got to  
3           ask somebody, Do you mind moving your car  
4           because I have to get out? So you see, it's  
5           not feasible. It sounds good, but it's not  
6           practical. So there's no way you're going to  
7           put two cars in the driveway. You'll end up  
8           putting one on the street. And, hey, that's  
9           fine because you can put two cars on the street  
10          in front of that facility, you know, in front  
11          of that house. That's not a problem. And one  
12          in the driveway. That's three. But in the  
13          future, if the business really gets up and  
14          going well, they may have more offices in  
15          there. The more people, the more cars. And  
16          then they've got to expand a parking lot in the  
17          back. All that's fine.

18       MS. WETMORE:           This business has been  
19       going for 20 years.

20       SPEAKER 6:            It doesn't cause problems.

21       MS. WETMORE:           I understand what you're  
22       saying. But this business has been going for  
23       20 years. It's not like we're in the expansion  
24       stages. We are where we are. You know, built  
25       into the direct control, we can say the number  
26       of employees. We're saying four or five.

27       MR. KLIPPENSTEIN:    We can cap that, yes. That

1 can be written in. That's what's important,  
2 that when this gets re-crafted, you have access  
3 to have a look at it to see just what we're  
4 saying. These critical points.

5 MS. LAVIOLETTE: We've had the business  
6 since 1999. I like having a small business. I  
7 don't want to have a big business. I would  
8 never put a big business in there. It doesn't  
9 even make sense. There wouldn't be room.

10 MR. KLIPPENSTEIN: The simple answer is that  
11 the direct control can put a cap on the number  
12 of employees and, therefore, the number of  
13 parking spots. And I know what it's like to  
14 have -- to jog your cars back and forth. We  
15 have four people living in our house and there  
16 are more cars than people, and we're constantly  
17 doing that. In a residential area, you're  
18 constantly, you know, Could you move your car,  
19 please? I mean, that can be managed, whether  
20 it's residential or whether it's commercial.  
21 It's just the case of being thoughtful and  
22 respectful.

23 MS. LAVIOLETTE: As I said, I have six  
24 children. They all have cars; they all drive.  
25 If I move my family into there, you'd have more  
26 of a problem with parking. And further, not to  
27 pull rank, but I'm the boss. If someone

1 objects to moving the car, I'm going to say,  
2 "Move the car." There's not going to be a  
3 problem. It'll be feasible and it'll work.

4 MR. KLIPPENSTEIN: But the key message that  
5 we're getting here has to do -- the first key  
6 message that, as I understand, is to not do  
7 anything that makes the drainage -- to worsen  
8 the drainage situation and bring water on to  
9 your place. That's understood. I think that  
10 if everything is left as it is at the back,  
11 there is a lot of that slope that's well  
12 grassed. Very well grassed. That should, I  
13 hope, take care of that.

14 MS. LAVIOLETTE: And I actually appreciate  
15 this. I had no idea there was a drainage  
16 concern, and this is why these public meetings  
17 are very important, so we understand, because I  
18 don't live there. I'll have more ability to  
19 being there every day to address concerns and  
20 ameliorate whatever needs to be ameliorated  
21 with the neighbours being there as opposed to  
22 having it as a rental property.

23 SPEAKER 4: Maybe that is the problem.  
24 You don't live where we live.

25 MS. LAVIOLETTE: Right. But I will be there  
26 every day if this goes through.

27 SPEAKER 7: You're there during the

1 day, I'm assuming like a business, and then you  
2 close at night?

3 MS. LAVIOLETTE: Well, our business is  
4 really quirky. Not quirky, but as an  
5 independent insurance adjuster, where we are on  
6 call, if someone's house floods, if it's very  
7 busy times like it is right now with fires in  
8 Fort McMurray, but I'm getting all the overflow  
9 work here. If you drive by my office in  
10 Grandin Towers, you'll see lights on at all  
11 times of the day and night because sometimes I  
12 have to work late hours. It's not going to be  
13 closed at 4 and be vacant.

14 SPEAKER 7: No. But typically at  
15 night, if there's somebody there working late  
16 or there's nobody there, really, right?

17 MS. LAVIOLETTE: Yeah.

18 MS. WETMORE: Typically, yeah. There  
19 might be --

20 MR. HIRST: I would have to preface  
21 that, that it's not everybody working late  
22 either. There would be one or two.

23 MS. LAVIOLETTE: He complains that I'm not  
24 -- that's his personal -- bringing it up at a  
25 public hearing that I work too late, and I'm  
26 not home enough. But anyway, that's the way  
27 that business is. So it's going to be well --

1           SPEAKER 7:                   Because if I was a  
2           neighbour that was living in close proximity to  
3           the house -- because I don't live in as close  
4           proximity as these gentlemen do -- I would be  
5           more turned off by all the bad tenants, and I'd  
6           be happier to have a business in there and it  
7           be much quieter and more regulated and the fact  
8           that you're accessible.

9           MS. LAVIOLETTE:           We're not noisy.

10          SPEAKER 7:                The owner is accessible.  
11          Because the biggest issue to me for rented  
12          property is the owner is never accessible. You  
13          can never get a hold of the owner, and there's  
14          things that go on and the owner isn't there.

15          MS. LAVIOLETTE:          And the landlord/tenant  
16          legislation gives the landlord limited control.  
17          And, as I said, that property is very difficult  
18          to rent out because of the quirkiness of it.  
19          Small rooms, bathroom off the kitchen. I  
20          thought it would be lovely and people would  
21          love it and respect it, and instead I've had  
22          tenants wreck it; I've had tenants have  
23          parties. I've had whatever. And I'm getting  
24          calls and it's like, What can I do? I have to  
25          -- the landlord/tenant act restricts my  
26          ability. I can't get tenants to say, I won't  
27          have a party, I won't whatever. They're

1           supposed to respect and do it, but they don't,  
2           and I would like to have control and keep it  
3           quiet, keep it nice, and preserve it the way it  
4           is because it's an important property, but it's  
5           really just not feasible.

6           SPEAKER 6:               Excuse me. You said you  
7           bought the property four years ago?

8           MS. LAVIOLETTE:        No. I bought it in 2006.

9           SPEAKER 6:               2006?

10          MS. LAVIOLETTE:        Mm-hmm.

11          SPEAKER 6:               So you might remember J.P.  
12          Roy who lived next door?

13          MS. LAVIOLETTE:        I do.

14          SPEAKER 6:               And you must remember some  
15          of the problems he's had.

16          MS. LAVIOLETTE:        I do. And my son is  
17          friends with his grandson. You know, I knew  
18          him. Yeah. Absolutely. Really strong French  
19          Canadian fellow, and got good feedback from  
20          him, and a lot of my discussions with him were,  
21          I do my best here, but these are tenants. I'm  
22          not allowed to park in front and tell them, Be  
23          quiet, cut the grass, whatever. This is part  
24          of why I think this is important that I can be  
25          there and make sure things are quiet, the  
26          property's well maintained, the weeds are cut  
27          down, the grass is mowed.



1           SPEAKER 7:                   This is all very true,  
2           because we had a neighbour next door that owned  
3           the house next door to us, and she was renting  
4           out the basement. She had a terrible tenant  
5           down there that she couldn't control. It was  
6           actually quite frightening.

7           MS. LAVIOLETTE:           Oh, I had a frightening  
8           tenant. They vandalized the place.

9           SPEAKER 7:                   She actually had to lock  
10          herself in her house and call the police at one  
11          point. So I know how out of control that can  
12          get.

13          MS. LAVIOLETTE:           Yes.

14          SPEAKER 7:                   And how powerless the owner  
15          can be. I saw it firsthand.

16          MS. LAVIOLETTE:           And if I'm there every day,  
17          I have control over what goes over, and it will  
18          be nice, it will be quiet. There won't be any  
19          wild tenants because I'll be the person  
20          occupying it during the -- and it will be  
21          quiet, nice. And to me as far as the  
22          neighbours go, you won't notice a difference.  
23          You really won't.

24          SPEAKER 4:                   What I got against it is  
25          changing the zoning. That I'm dead set  
26          against. And if it comes to a vote, I'll be at  
27          City Council voting no because we went through

1           that once before and we won.

2           MR. HIRST:               Can you maybe explain the  
3           direct control?

4           MR. KLIPPENSTEIN:    Well, I'm not in a position  
5           to argue about that. But I do believe, if my  
6           memory serves me well, and it doesn't always,  
7           but the scale of what was being proposed was  
8           way different.

9           SPEAKER 7:            Way different. It was a  
10          huge condo complex.

11          MR. KLIPPENSTEIN:    This is to keep the house  
12          the way it is. Changing --

13          SPEAKER 4:            But you're still changing  
14          the zoning.

15          MR. KLIPPENSTEIN:    And the only way to do that  
16          is to go through this. It's a pretty  
17          restrictive zone. It's not totally wide open.  
18          So that's -- you know, you're welcome to come  
19          to the public hearing. This is what this is  
20          all about is to express yourself.

21          SPEAKER 4:            As the young fellow in the  
22          yellow shirt there said, it's a slippery slope.  
23          You do one, then there'd be a hairdresser.

24          MS. LAVIOLETTE:       I don't think he said that.

25          MS. WETMORE:          First of all, he's not a  
26          young guy, man. He's old, right? And secondly

27          --

1           SPEAKER 3:                   At my age, anybody under 70  
2           is young.

3           MS. LAVIOLETTE:           But the other point is -- I  
4           think his point was misunderstood because what  
5           he was saying is that can't happen. If the use  
6           of the business can be very restrictive under  
7           direct control, and if it changes, they have to  
8           do another public hearing; they have to  
9           whatever. It's not like because it's now  
10          rezoned commercial, all of a sudden, you know,  
11          I'll move out and a dog kennel can move in or,  
12          you know, some business that attracts a lot of  
13          parking or customers. That cannot happen if  
14          the City has direct control.

15          MR. HIRST:                 We can define the business.

16          MS. LAVIOLETTE:           Yeah. We can define --

17          SPEAKER 4:                 Would you like to live in  
18          the house?

19          MR. HIRST:                 She would love to live in  
20          the house. As a matter of fact, that's why she  
21          wants --

22          MS. LAVIOLETTE:           I would love to live in the  
23          house, but I can't.

24          MS. WETMORE:               The old fellow won't do it.

25          MS. LAVIOLETTE:           My children --

26          SPEAKER 4:                 We would be happy to have  
27          you as neighbours.

1 MS. LAVIOLETTE: And I would be a great  
2 neighbour, but here's the deal. I can't move  
3 in there.

4 MS. WETMORE: But she is going to be your  
5 neighbour if --

6 MS. LAVIOLETTE: I will be your neighbour,  
7 if I get this, and I'll be there every day.  
8 And I can't. My family has got six children.  
9 That house will not accommodate six children,  
10 and I just can't. I have to stay in my  
11 seven-bedroom house in Grandin and, you know,  
12 life doesn't always turn out the way you think  
13 it will. Like you said, I probably had this  
14 planned to buy it and make it commercial. It  
15 wasn't. But it doesn't and there we are.  
16 The children come, they go, they leave, they  
17 come back.

18 MR. KLIPPENSTEIN: What have we missed? Is  
19 there anything else that we should be thinking  
20 about?

21 SPEAKER 3: Here's my problem.

22 MR. KLIPPENSTEIN: Yes.

23 SPEAKER 3: And this really has more to  
24 do not with the applicant. This has to do  
25 with, again, the slippery slope. Public  
26 hearings are fine. If they make a change down  
27 the road, there's another public hearing and

1 another public hearing, and if somebody sees it  
2 and says, Well, they'll put a business in, no  
3 offence to these people. I don't want to be  
4 coming to these public meetings all the time  
5 for people who are trying to shoehorn  
6 businesses into a residential. That is -- and  
7 it's not so much you. It's more an overriding  
8 concern.

9 MS. WETMORE: If I could just speak to  
10 the cost. You will find a lot of people doing  
11 it.

12 MR. KLIPPENSTEIN: Could you -- yeah.

13 SPEAKER 3: Let her speak. That's  
14 fine.

15 MR. KLIPPENSTEIN: The slippery slope argument  
16 is an interesting one. The case that's being  
17 made here -- the case that's being made is that  
18 because this property, this house, this  
19 structure, has value, it separates it from  
20 pretty well everybody else, that in order to --  
21 in order for this house to -- this historic  
22 heritage residence to have a chance of  
23 survival, putting a business, converting it to  
24 a business increases the odds that it will be  
25 maintained. So that's the distinction. Whether  
26 that's --

27 SPEAKER 3: I have absolutely no issue

1 with that. And quite frankly, I understand the  
2 argument, and it makes sense from a business  
3 perspective. I'd probably do the same thing.  
4 My point is, what about the next application?

5 MR. KLIPPENSTEIN: Understood.

6 SPEAKER 3: And the next application?  
7 We see a lot of people trying to do things in  
8 Mission that shouldn't be done. It's a  
9 single-family neighbourhood, and we're trying  
10 to keep it that way.

11 MR. KLIPPENSTEIN: Understood.

12 SPEAKER 3: So again, the comment is  
13 not so much directed at the applicant as it is  
14 you and Lenore.

15 MS. WETMORE: Direct control is not a  
16 regular process. It's actually quite costly.  
17 It's not like it's a common --

18 SPEAKER 3: I'm pretty familiar with  
19 it. But again, sometimes people will do things  
20 regardless of cost, or they don't understand  
21 the cost. And once they're into it, they're  
22 going, We've got to finish it now because we've  
23 already started. Again, we saw the guy -- what  
24 was it? Ten years ago? That wanted to build a  
25 condo? We've got duplexes. We've got things  
26 happening here.

27 MS. LAVIOLETTE: Yeah. And certainly -- I

1 mean, this could be torn down and it could be  
2 an infill if it's not preserved well.

3 SPEAKER 8: It could well be. I mean,  
4 that's your decision. That's certainly up to  
5 you.

6 MS. LAVIOLETTE: Or it could be something  
7 that I could sell it and somebody else could do  
8 that. It would be preferable to preserve it.

9 SPEAKER 8: Absolutely. And the choice  
10 is yours as the property owner. You can do  
11 what you wish. You can certainly make this  
12 application if you wish. And you know what,  
13 there's a lot of merit in your application. A  
14 lot of merit. But there are some issues that  
15 it is incumbent on us to bring forward.

16 MS. LAVIOLETTE: Absolutely. As I said, we  
17 weren't aware of a drainage issue, and the  
18 direct control can incorporate all of your  
19 concerns in order to make sure that your  
20 concerns are met.

21 MR. KLIPPENSTEIN: I understand that.

22 SPEAKER 8: With that, my wife's going  
23 to get mad, so I'm not saying any more.

24 MR. KLIPPENSTEIN: Well, the purpose of the  
25 meeting was to do exactly what we've done here,  
26 is to have the neighbours flag what is of  
27 concern to them. We've identified precedent,

1 the slippery slope, the character of the  
2 neighbourhood, the drainage. We've talked  
3 about parking. We've talked about -- well, the  
4 drainage, the back.

5 MS. LAVIOLETTE: The weeds.

6 MR. KLIPPENSTEIN: The backyard and the weeds.  
7 Is there anything else that we have that needs  
8 to be -- that we've missed? That we haven't  
9 heard? We've accomplished what -- in my mind,  
10 we've accomplished what we meant to accomplish,  
11 which is to get a sounding board from the  
12 neighbours. It's been very helpful, and I  
13 appreciate that. If you wish to express  
14 yourself in writing on the comment sheets, that  
15 would be good. If you want -- it will probably  
16 be a while before we put in the application.  
17 So if you want to have -- something occurs to  
18 you after the meeting that you'd like to  
19 express, on the comment sheet is the phone  
20 number for Joan and Yvette.

21 MS. LAVIOLETTE: Me.

22 MR. KLIPPENSTEIN: So you can contact them.

23 MS. LAVIOLETTE: And they can contact you as  
24 well, can they not, David?

25 MR. KLIPPENSTEIN: My card's up at the front.

26 You can contact me, certainly. David

27 Klippenstein. And we don't want to trouble the



1 City planning department.

2 MS. MITCHELL: I'd love to hear from you  
3 too, so my card's up here.

4 SPEAKER 7: As these things go, would  
5 you say this is quite a small turnout, is it  
6 not, Lenore?

7 MS. MITCHELL: I'm happy there is a  
8 turnout. Compared to the other two we've had  
9 in Mission, yeah, it's the smallest so far.

10 SPEAKER 7: Which other two?

11 MS. MITCHELL: 2A St. Vital had about 65  
12 out and 21 in -- 23 in Mission had about 35  
13 out. That was a condo. Two houses, and 2A St.  
14 Vital, it was to do a three-plex.

15 SPEAKER 7: 2A St. Vital?

16 MS. MITCHELL: Yeah. That was 2005.

17 SPEAKER 7: So if you have generally a  
18 small turnout like this, there must not be a  
19 lot of concern in the neighbourhood.

20 MS. MITCHELL: Well, no. I think it's  
21 still important. People may now go back and  
22 talk to their neighbours and say what they've  
23 heard and that.

24 SPEAKER 7: Right.

25 MS. MITCHELL: So I think --

26 MS. LAVIOLETTE: And I think the most  
27 important is, as David said, to flag the issues

1           that we aren't aware of because we're not  
2           there. And certainly, we do our -- we'll do  
3           our utmost to make sure that those concerns are  
4           met and relieved so that you no longer have  
5           those.

6           MS. MITCHELL:           And I know some of you  
7           actually haven't spoken tonight. So if that's  
8           not your comfort level to speak out, certainly,  
9           you know, phone or say it on a one-on-one.

10          MS. LAVIOLETTE:        On the comments sheet.

11          MS. MITCHELL:        Because that's an option  
12          too, right? So...

13          SPEAKER 4:           What's wrong with the place  
14          where you are now?

15          MS. LAVIOLETTE:        The place I am is great  
16          because it's got seven bedrooms, and I have six  
17          children.

18          MS. WETMORE:           Do you mean the office?

19          MS. LAVIOLETTE:        Oh, the office?

20          SPEAKER 4:           Yes.

21          MS. WETMORE:           Oh, Grandin Tower is --  
22          they're going under renovation. That's where  
23          they're building the new condominiums. It's  
24          the old St. Albert Mall. Like, you know where  
25          the bingo hall used to be? And everything got  
26          torn down around it. So the tower's standing,  
27          but they're not renewing leases; they're

1 renovating each floor as they go. So come next  
2 year, there won't be tenants in that tower.

3 SPEAKER 7: So they've shut all the  
4 leases down because they're renovating it?

5 MS. LAVIOLETTE: Yeah. And, you know, I've  
6 got to tell you, I moved -- my husband says I  
7 should run for councillor, or something,  
8 because I love St. Albert. I've lived here  
9 since 1980. I've raised my children here. I  
10 think it's a great community, and this is why I  
11 opened my business here. It's something I  
12 love. I had my business here. That was part  
13 of my plan. I can get far better deals and far  
14 cheaper office space and everything in  
15 Edmonton. Absolutely I can. And I get calls  
16 -- how many calls do we get a day, saying --  
17 because it's a renter's market right now. This  
18 is not a -- I mean, as far as a business owner,  
19 you probably -- if you crunch the numbers, it  
20 would be cheaper for me to move into Edmonton,  
21 sell this place, let someone knock it down, do  
22 whatever, but I believe in St. Albert. I  
23 believe in the heritage of St. Albert. It's  
24 why I moved here in 1980, and I have owned  
25 homes in St. Albert because I think it's the  
26 best place in Alberta to live in, and I believe  
27 in heritage properties too, which I'd like to

1 preserve. But, you know, I'm not a -- it's  
2 something that I believe in, and this is why  
3 we're making this application so this property  
4 can be properly preserved and the neighbourhood  
5 character can be preserved.

6 MR. KLIPPENSTEIN: Okay. I'd like to -- I was  
7 going to say that I'd like to bring the formal  
8 part of the meeting to a close, but this has  
9 been a pretty informal meeting. I appreciate  
10 that. Unless there's something else that  
11 somebody wants to state, and concerns you want  
12 to raise, I think we have a pretty good handle  
13 on what your concern are, and I appreciate you  
14 expressing them. There's some information  
15 that's come forward that we were not aware of,  
16 and that's been very helpful. And I trust that  
17 when we put an application in, that that will  
18 be reflected in the application we put in. So  
19 I think I'd like to close down the formal part  
20 of the meeting. Having said that, please feel  
21 free to linger and chat with any of us.

22 MS. LAVIOLETTE: And there are the comment  
23 sheets.

24 SPEAKER 1: I just want to mention one  
25 thing.

26 MR. KLIPPENSTEIN: Yes.

27 SPEAKER 1: Any access from the back is

1 going to result in water coming into the alley.

2 MR. KLIPPENSTEIN: Yes.

3 SPEAKER 1: So any access from the  
4 back. Once you pave that grade, take that  
5 differential out, it's going to come down.

6 MR. KLIPPENSTEIN: Your message is --

7 SPEAKER 1: And you're thinking the  
8 City's going to change the back alley so I  
9 don't get wet, and him? I doubt it.

10 SPEAKER 4: I don't think so.

11 MR. KLIPPENSTEIN: Your message is -- it's  
12 loud and clear. Don't touch the backyard. Am  
13 I reading that correctly?

14 SPEAKER 1: And in the future, you  
15 can't decide in three years --

16 MR. KLIPPENSTEIN: Make it stick.

17 MR. HIRST: Those are issues that you  
18 run into when you apply for a permit to build  
19 an out building or something like that or --

20 MS. LAVIOLETTE: And it's no different if it  
21 was a residential property. If someone wanted  
22 to put a garage pad in the back or put a garage  
23 in, or whatever, you'd have the same issues.  
24 That is not an issue that's unique to if it  
25 changes zoning to allow me to put my office in  
26 there or if I wanted to do that and move in.  
27 That would be the same issue.

1           SPEAKER 2:           See, we never had a choice.  
2           When they decided to reconstruct the back lane,  
3           they never asked anybody.

4           MS. LAVIOLETTE:       Right.

5           SPEAKER 2:           I mean, like I said, my  
6           driveway was four inches above the back lane,  
7           and we're going on holidays, and we got back  
8           and it's now four inches above my driveway.

9           MS. LAVIOLETTE:       I'd be concerned about  
10          drainage too. And as I said --

11          SPEAKER 2:           Pardon me. But if I go  
12          complaining to them, they just tell you to get  
13          lost.

14          MS. LAVIOLETTE:       But to me, that's not an  
15          issue particular to whether it's residential or  
16          commercial. That's my point there with that  
17          issue.

18          MR. KLIPPENSTEIN:    Yvette made a good point  
19          there that even if this fails, if this doesn't  
20          go through, we have -- I don't know if there's  
21          any other way. I think this is an opportunity,  
22          actually, to get some assurance that it won't  
23          happen because a property owner or a resident  
24          could go in there right now, I believe, and  
25          regrade it. I don't know if you can stop it.  
26          So in a sense, this is a -- this gives you some  
27          leeway if I can put it that way.

1 MS. LAVIOLETTE: Because you control.  
2 Because the City can put controls in in a way  
3 that they can't if it's just a residential  
4 property.

5 MR. KLIPPENSTEIN: So again, I'll repeat  
6 myself here, but I appreciate you bringing  
7 these concerns to the attention of the  
8 landowners, to myself, and to the City.

9 SPEAKER 4: Well, it could be worse.  
10 It could be a dog groomer that moved in.

11 MS. LAVIOLETTE: You know what, I've got to  
12 say something. You know, when we put out the  
13 things to the neighbourhoods -- I mean, as far  
14 as feedback goes, I had someone call me and  
15 say, you know, I don't know why you're going  
16 through all of this. I know lots and lots of  
17 businesses in St. Albert that run in St. Albert  
18 and don't bother with this. It might have been  
19 better for you to be quiet and just move your  
20 business in there. And I said no. You know  
21 what, I'm somebody who believes in doing things  
22 right. I don't believe in doing things  
23 underhanded, sneaky, whatever. That's not me.  
24 I want to do things properly. I want to make  
25 sure the neighbours understand what I plan to  
26 do and that any concerns they have I can meet.  
27 I would never do that type of thing. That's

1           who we are. And with the direct control, all  
2           of the concerns can be met because the City  
3           will put that restriction on it. Not just for  
4           me but anybody who may take over that property  
5           in a way that you wouldn't have if it remained  
6           a residential property, quite frankly.

7           MR. KLIPPENSTEIN:     So we investigated whether  
8           it would be feasible to do this as a home  
9           occupation, and it doesn't meet the definition  
10          of a home occupation because for a home  
11          occupation, you've got to have a resident  
12          there, and you limit the number of employees,  
13          but the key thing is you've got to have  
14          somebody living there. It's like the business  
15          I have. I live there. It's my principal  
16          residence, but a little cubby-hole in the  
17          basement I run my business. That's legit, but  
18          I have to live there. And this is not -- this  
19          is different. So we could have perhaps snuck  
20          it in under that, but that would not be --

21          MS. LAVIOLETTE:       Sure. And pretend that  
22          somebody lives there. I would never do that.  
23          I want to do it right.

24          MR. KLIPPENSTEIN:     That would not be the right  
25          thing to do.

26          SPEAKER 4:            One thing you should take  
27          into consideration: we're old. You're going to



1 start a business. I can understand that.

2 MS. LAVIOLETTE: Oh, no. I've had this  
3 business since 1999, and I might be older than  
4 you might think.

5 SPEAKER 4: I've lived there for 52  
6 years in the same house. Even my daughters say  
7 I'm old-fashioned. I hate to see changes.

8 MS. LAVIOLETTE: Yeah. And I would hate to  
9 see somebody buy -- not have the City to be  
10 able to control it and someone rip that down  
11 and put --

12 SPEAKER 4: You've got to think about  
13 that, too, why we're saying what we are saying.

14 MS. LAVIOLETTE: I understand that.

15 MR. KLIPPENSTEIN: It's under --

16 MS. LAVIOLETTE: Ask my office manager. She  
17 put in a new computer system, and she says, How  
18 do you like it? I don't like change. I see  
19 exactly where you're coming from. I was born  
20 in the '50s. I understand that. And this to  
21 me is an opportunity for it not to change  
22 rather than for it to change more. Someone  
23 could buy that. If it's not feasible for me to  
24 continue to own it as a revenue property,  
25 someone could buy it and tear it down.  
26 Wouldn't that be a shame? That would be a big  
27 change. Nobody would have control. The City

1           would have no control. Of course, me selling  
2           it would have no control, and there would be no  
3           control, and I see this in Edmonton all the  
4           time. All these characters -- these  
5           neighbourhoods are destroyed because they're  
6           putting up these fancy schmancy modern places  
7           that don't fit the character of the  
8           neighbourhood. This would be nice to preserve  
9           the character of the neighbourhood.

10          MR. KLIPPENSTEIN:     And just on that line, this  
11          house was the first one in this area for quite  
12          some time, and the next house was across the  
13          street at Number 8, I think. The Roberge home.  
14          The Roberge residence. That white house with  
15          the veranda out front. Well, I think that was  
16          built in 1918, if I'm right. So the two of  
17          them were -- at lot 36 for quite a long time,  
18          and then there's another small bungalow two  
19          houses south of 11 that dates back into about  
20          the same time. It's a very unassuming, modest  
21          place. And aside from that, there was a house  
22          dating back to 1918 on Mural at the far end of  
23          Mural. That's been replaced. That's gone. So  
24          this is the oldest in Mission, the western part  
25          of Mission. This is by far -- this is the  
26          oldest place next to Roberge. So its special  
27          circumstances and special treatment because of

1           its heritage value. So again, I'd like to  
2           thank you for bringing these things to our  
3           attention. That was helpful. It was very  
4           helpful. If you have other things you'd like  
5           to mention, please do.

6           SPEAKER 4:               Come around and see us. I  
7           have a beer if you need one. I'm at Number 12.

8           MR. KLIPPENSTEIN:        You're 12?

9           SPEAKER 4:               Just come around.

10          MR. KLIPPENSTEIN:       I have walked down the back  
11          way. I have walked down the back way.

12          SPEAKER 4:               Well, come to the front and  
13          use the front door.

14          MR. KLIPPENSTEIN:       I'll do that. I'll do that  
15          next time, but I wanted to see what --

16          SPEAKER 4:               Absolutely.

17          MR. KLIPPENSTEIN:       And that's why -- I know  
18          it. I know what you're referring to when you  
19          talk about that. And I may not be quite as old  
20          as you, but I try to get out. I walk over to  
21          that place from my home in Grandin just to --

22          SPEAKER 4:               I sometimes do think what  
23          it was when I moved in here. There were less  
24          than 5,000 --

25          MR. KLIPPENSTEIN:       Yes.

26          SPEAKER 4:               -- in town. One place  
27          would bring beer, and we met everybody.

1 MS. WETMORE: Isn't that the only spot  
2 where women could drink with men?

3 MS. LAVIOLETTE: The Bruin Inn. Yeah. The  
4 only spot women could drink with men.

5 SPEAKER 4: But it changes.

6 MR. KLIPPENSTEIN: I'd kind of like to imagine  
7 what it would be like in 1905 and 1910 to sit  
8 on the porch there and have a beer and what it  
9 had looked like at the time, what was going on.  
10 I don't know where this Mill was.

11 SPEAKER 4: You know, there's a lot of  
12 history on Mill Drive and Mount Royal Drive.

13 MR. KLIPPENSTEIN: Yes.

14 SPEAKER 4: Lots of history. I'll tell  
15 you one thing. When I moved in, my wife and I,  
16 Mount Royal Drive was 95 percent French  
17 Canadians. My wife and I are from Denmark. We  
18 had the nicest neighbours you could ever have  
19 in your life. Nobody locked the doors or  
20 anything. Kids were playing all over. That's  
21 the way it was. We know changes happen. Now  
22 it's changing maybe.

23 MR. KLIPPENSTEIN: And certainly in this  
24 community, it started growing quickly in the  
25 '50s. Certainly, things have changed here too.

26 SPEAKER 4: Well, maybe we don't have  
27 too many years left.

1 MR. KLIPPENSTEIN: Well, I hope we'll all be  
2 around for quite a while.

3 SPEAKER 4: You never know.

4 MR. KLIPPENSTEIN: Thanks again. Thanks very  
5 much.

6 MR. HIRST: Thank you.

7 MS. LAVIOLETTE: Thank you.

8

9 (PROCEEDINGS CONCLUDED AT 8:25 P.M.)

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13 I, Jamee L. Cherniwchan, Court Reporter,  
14 hereby certify that the foregoing pages are a complete  
15 and accurate transcript of the proceedings taken down by  
16 me in shorthand and transcribed to the best of my skill  
17 and ability.

18 Dated at the City of Edmonton, in the  
19 Province of Alberta, this 4th day of July, A.D. 2016.

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23 \_\_\_\_\_  
24 J. L. Cherniwchan, CSR(A)  
25 Court Reporter.

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