



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

**SUBMITTED BY:** Michelle Austin, Senior Planner

**COUNCIL MEETING:** REG  COW  I/C

**COUNCIL MEETING DATE:** January 27, 2025

**REPORT DATE:** January 15, 2025

**FILE:** 3360-20 (ZON00425)

**SUBJECT:** ZONING AMENDMENT APPLICATION FOR 3605 12 STREET

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## **PURPOSE:**

To present for Council's consideration a Zoning Amendment application for 3605 12 Street to facilitate a multi-family housing development.

## **RECOMMENDATION:**

THAT Council support Zoning Application ZON00425 to rezone the portion of Lot 1, Sec. 2, TP 8, ODYD, Plan KAP76994, Except Plan KAP84405 (3605 12 Street) located east of 11 Street from CMTY - Community to MUS - Multi-Unit Small Scale as outlined in the report titled "Zoning Amendment Application for 3605 12 Street" dated January 15, 2025 and respectfully submitted by the Senior Planner, Current Planning.

## **ALTERNATIVES & IMPLICATIONS:**

1. THAT Council not support Zoning Application ZON00425 to rezone the portion of Lot 1, Sec. 2, TP 8, ODYD, Plan KAP76994, Except Plan KAP84405 (3605 12 Street) located east of 11 Street from CMTY - Community to MUS - Multi-Unit Small Scale as outlined in the report titled "Zoning Amendment Application for 3605 12 Street" dated January 15, 2025 and respectfully submitted by the Senior Planner, Current Planning.

*Note: This alternative does not support rezoning and would prevent the proposed development from proceeding. Without this approval, only the north half of the property could be developed under the Multi-Unit Small Scale (MUS) zone. The south half, currently zoned as Community (CMTY), would not permit residential development, as it is intended for commercial and community uses.*

## **ANALYSIS:**

### **A. Committee Recommendations:**

At its meeting of January 14, 2025, the Advisory Planning Committee (APC) passed the following resolution:

*THAT the Advisory Planning Committee recommends that Council support Zoning Application ZON00425 to rezone the portion of Lot 1, Sec. 2, TP 8, ODYD, Plan KAP76994, Except Plan KAP84405 (3605 12 Street) located east of 11 Street from CMTY - Community to MUS - Multi-Unit Small Scale as outlined in the report titled "Zoning Amendment Application for 3605 12 Street" dated January 9, 2025 and respectfully submitted by the Senior Planner, Current Planning.*

### **B. Overview:**

1. The subject property, at 3605 12 Street, is located in an established neighbourhood of East Hill and home to the East Hill Community Church (Attachment 1). This hooked lot consists of two sections:
  - West Portion: Fronting both 11 Street and 12 Street, this area contains the church building, parking, and a pastor's residence.

- Southeast Portion: Separated from the west by the 11 Street cul-de-sac, this section is a grassed, undeveloped area (see Figures 1 and 2).

The entire lot is 1.01 hectares, with the east portion, approximately 0.3 hectares, proposed for rezoning (Attachment 2).

2. The application (Attachments 2 & 3) proposes rezoning the portion of the subject property (~ 0.3 ha) located east of 11th Street from [CMTY – Community](#) to [MUS – Multi-Unit Small Scale](#). The developer intends to consolidate the portion east of 11th Street with 3607 11th Street to the north, creating a new lot of approximately 0.5 hectares (1.3 acres). The new lot would be developed with nine semi-detached buildings, totaling 18 units, designed for residents aged 55 and older (Attachment 4). The remaining church lot would retain sufficient parking to meet its needs and comply with bylaw requirements.

3. The Official Community Plan (OCP) designates the property as Residential Low Density (RLD) (Attachment 5). The zoning is split:

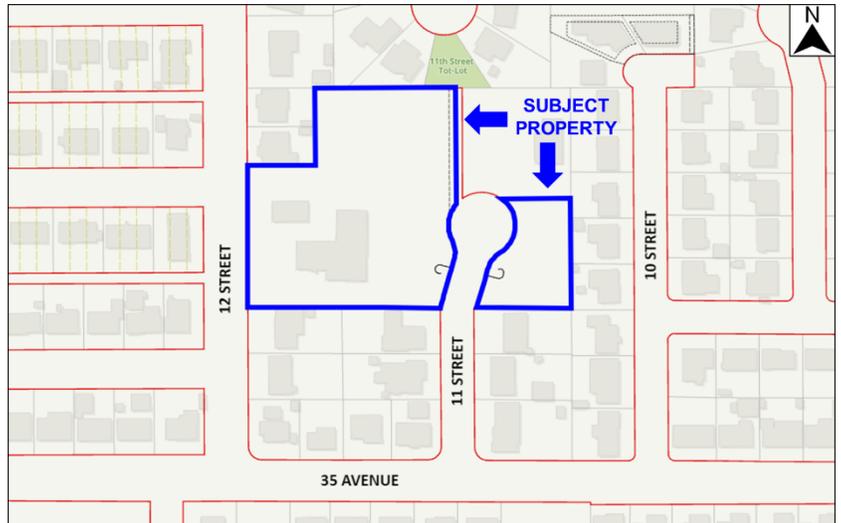
- North Portion: Zoned [Multi-Unit Small Scale \(MUS\)](#)
- South Portion: Zoned [Community \(CMTY\)](#) (Attachment 6 – Zoning Map).

4. A public hearing is prohibited for the proposed zoning bylaw as:

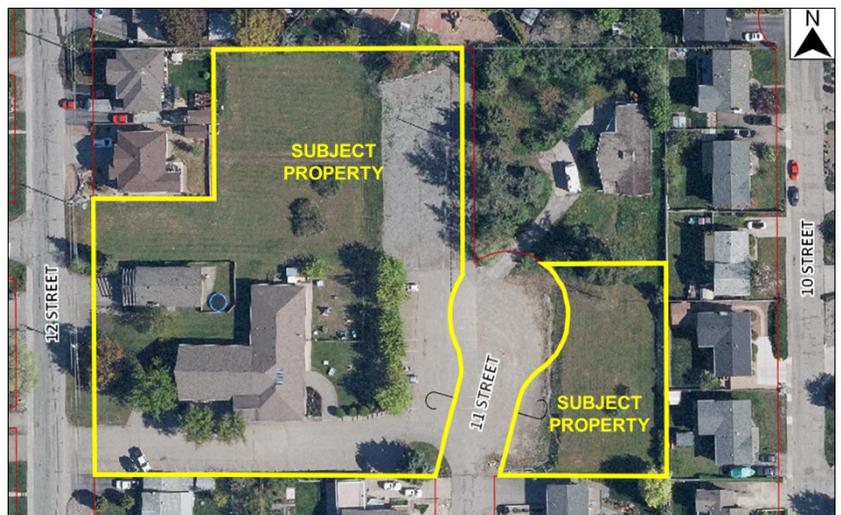
- The area is governed by an OCP;
- The bylaw aligns with the OCP;
- The bylaw would permit development exclusively for residential uses; and
- Residential uses would make up at least 50% of the proposed gross floor area.

### C. Project Details:

5. The preliminary site plan (Attachment 4) shows units arranged along a central drive aisle accessed from the end of 11th Street. The layout features four semi-detached buildings on the west side of the drive aisle and five on the east side. Each two-storey building includes second-storey decks for private amenity space. Parking is provided with a single-car garage and a driveway space for each unit. The units are 1,700 square feet, each containing three bedrooms and two bathrooms.



**Figure 1: Property Location Map**



**Figure 2: Aerial View of Property**

6. An existing pathway connects 11 Street (south cul-de-sac) to Hillcrest Park, a neighborhood playground located at 3800 11 Street (north cul-de-sac) (Attachment 1). Through the subdivision and development processes, the pathway would be relocated a few metres west (to align with the new lot line), dedicated to the City, and built by the developer.
7. The City's Real Estate Department is preparing a road closure bylaw for the 11 Street south cul-de-sac to accommodate the development. This would be brought to Council for consideration at a future date.
8. The preliminary site plan (Attachment 4) confirms compliance with the proposed [MUS](#) zoning and parking requirements. Further refinements would occur during the development permit stage, when full architectural drawings are required. These would include a final site plan, floor plans, elevations, renderings (Attachment 7), exterior finishes, and a landscaping plan with a cost estimate and bonding.

**D. Policy Analysis / Rationale:**

9. The current [CMTY](#) zone is intended for commercial and community uses and does not permit residential development. The proposed [MUS](#) zone permits small-scale housing up to three storeys, including single-detached, duplex, semi-detached, and townhomes. This aligns with the RLD OCP designation, which supports low-density housing such as single-detached, semi-detached, duplex, and row housing.
10. The proposed [MUS](#) zone allows for up to 31 units on the new lot; however, the developer is proposing a modest 18 units to respect the character of the established neighborhood. Building heights would be kept under 8 meters, below the maximum allowable height of 11 meters, to ensure the development integrates well with the surrounding area.
11. Table 1 below indicates the surrounding zoning and land uses.

	<b>Zoning</b>	<b>Actual Use</b>
<b>North</b>	MUS – Multi-Unit Small Scale PANS – Parks and Natural Spaces	Single detached housing Neighbourhood playground/park
<b>East</b>	MUS – Multi-Unit Small Scale	Single detached housing
<b>South</b>	MUS – Multi-Unit Small Scale	Single detached housing
<b>West</b>	MUS – Multi-Unit Small Scale	Single detached housing

**Table 1: Surrounding Properties – Zoning & Actual Use**

12. As highlighted in the City's [Housing Needs Report](#) (November 2024), a comprehensive housing network provides diverse housing types, styles, and forms across neighborhoods, ensuring households can access appropriate housing as their needs evolve. Introducing more semi-detached housing in the East Hill area would help diversify the housing stock, which is currently dominated by single-detached homes.
13. Administration supports the zoning amendment application for the following reasons:
  - Diversifying and expanding the housing stock in the East Hill neighborhood;
  - Complementing and respecting the character of the established East Hill neighborhood; and
  - Improving pathway connections to an existing neighborhood park.

**E. Attachments:**

- Attachment 1 – Photos
- Attachment 2 – Rezoning Plan
- Attachment 3 – Project Rationale Letter
- Attachment 4 – Site Plan
- Attachment 5 – OCP Map
- Attachment 6 – Zoning Map
- Attachment 7 – Renderings

**F. Council's Strategic Plan Alignment:**

- |   |  |
|---|--|
| <input type="checkbox"/> Governance & Organizational Excellence       | <input checked="" type="checkbox"/> Livability |
| <input checked="" type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy              |
| <input type="checkbox"/> Environmental Leadership                     | <input type="checkbox"/> Not Applicable        |

**G. Relevant Policy/Bylaws/Resolutions:**

- OCP Bylaw 5470
- Zoning Bylaw 6000

**BUDGET/RESOURCE IMPLICATIONS:**

N/A

**FINANCIAL IMPLICATIONS:**

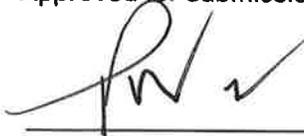
- None       Budget Previously Approved       New Budget Request  
(Finance Review Required)

Prepared by:

Approved for submission to Council:



Michelle Austin  
Senior Planner



Peter Weeber, CAO

Date: \_\_\_\_\_

X 

Terry Barton, Director  
Planning & Community Services

**REVIEWED WITH**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Corporate Services          | <input type="checkbox"/> Operations           | <input checked="" type="checkbox"/> Current Planning                 |
| <input type="checkbox"/> Bylaw Compliance                       | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability        |
| <input checked="" type="checkbox"/> Real Estate                 | <input type="checkbox"/> Facilities           | <input type="checkbox"/> Building & Licensing                        |
| <input type="checkbox"/> RCMP                                   | <input type="checkbox"/> Utilities            | <input checked="" type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services                 | <input type="checkbox"/> Recreation Services  | <input type="checkbox"/> Infrastructure Management                   |
| <input type="checkbox"/> Human Resources                        | <input type="checkbox"/> Parks                | <input checked="" type="checkbox"/> Transportation                   |
| <input type="checkbox"/> Financial Services                     |   | <input type="checkbox"/> Economic Development & Tourism              |
| <input checked="" type="checkbox"/> COMMITTEE: APC (Jan. 14-25) |   |  |
| <input type="checkbox"/> OTHER:                                 |   |  |