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January 8, 2025

Michelle Austin
Planning and Community Services
City of Vernon
3001 32nd Avenue
Vernon, BC V1T 2L8

Dear Ms. Austin:

**RE: CHRISTIAN REFORMED CHURCH OF VERNON Ltd.
East Hill Community Church (3605 12th Street) Rezoning Application (ZON0425_SUB00862)
Our File: 3710.005-300**

Introduction

Kerr Wood Leidal Associates (KWL) has been retained by Christian Reformed Church of Vernon Ltd. (Owner) to assist with rezoning a portion of their East Hill Community Church (EHCC) property address 3605 12th Street, legal description Lot 1, Plan 76994, SEC 2, TP 8, ODYD. The following information is provided to support the submission of the attached rezoning application.

Background

The subject property has the East Hill Community Church building and a separate private residence for their pastor. North of the church building there is a large open field, east of the building there is a children's play area and the 11th Street road dedication over a paved and gravel parking area (see attached Rezoning Site Plan). The property has frontage on 12th Street between 35th and 39th Avenues and a connection to 11th Street in the southeast corner. It currently has split zoning of Community (CMTY) and Multi Unit: Small Scale (MUS) under the new Zoning Bylaw 6000. OCP land use plan is low density residential, and the property is within the Official Community Plan Neighbourhood Development District.

The following rights-of-way are registered on Lot 1, Plan 76994:

- City of Vernon Sanitary Sewer Right-of-Way KAP10493A along the south property line east of 11th Street;
- BC Hydro Statutory Right-of-Way 20753 overhead service to Lot 2, Plan 76994 (Address 3607 11th Street);
- Telus Statutory Right-of-Way 20754 overhead service to Lot 2, Plan 76994 (Address 3607 11th Street);
- RDNO Watermain Statutory Right-of-Way LB88612 from 11th Street to north property line; and
- City of Vernon public walkway Statutory Right-of-Way LB88617 from 11th Street to north property line.

Proposed Rezoning Rationale

The proposed rezoning of the portion of the subject property as shown on the Rezoning Site Plan is in preparation for subdivision (CoV Ref# SUB00862) of the subject property to create a new parcel of land east of the church building with frontage on 11th Street. The new parcel is to be immediately sold and combined with the address 3607 11th Street property (Lot 2 Plan KAP76994) through a boundary adjustment for the development of a multi-family seniors 55 plus strata. Remaining Lot 1, Plan 76994 area containing the church building and residence zoning would remain as it currently is.



The proposed 18 unit (9 duplex) multi-family development will be a 55 plus Strata. The development provides infill of a large vacant lot in the fully developed East Hill area and increased affordable housing options for seniors. It is within a 15-minute bike and 30-minute walk to the downtown area of Vernon making active transport a viable option for residents. The 35th Ave and 12th Street bus stop is located within a two-minute walk from the proposed development providing easy access to transit options for residents.

Access will be off the north end of 11th Street. Servicing will be connected to existing storm, sanitary, water, electrical, and communication utilities in 11th Street and 35th Avenue.

The 11th Street cul-de-sac road dedication as shown on plan KAP 76994 is to be modified north of the Lot 1, Plan 76994 south property line. The following rights-of-way would also need to be modified:

- RDNO Watermain Statutory Right-of-Way LB88612; and
- City of Vernon public walkway Statutory Right-of-Way LB88617.

Zoning Analysis

Upon completion of the address 3607 11th Street property (Lot 2 Plan KAP76994) boundary adjustment the new lot area will be approximately 1.29 acres. The following summarizes how the proposed development as shown on the attached Site Layout Plan meets the requirements of the MUS zoning bylaw:

Site Density:

- Revised Lot 2 Plan KAP76994 Area = 5220 m²/, 56,187.6 sq.ft. (1.29 acre)
- Density allowed under MUS zoning = 60 units / ha (24/acre) = 31 units
- Density proposed = 18 units (9 duplex buildings)
- Existing Zoning: Community (CMTY) and Multi-Unit: Small Scale (MUS)
- Future Zoning: MUS - Multi-Unit: Small Scale

Landscaping:

- Proposed Landscaping Area = 1706 m²
- Total Landscaping Coverage % = 32.7% (min 30%)

Parking:

- Vehicle Parking = 1 per unit (18) provided in garage
- Visitor Parking = 1 stall provided on-site and 1 per unit (18) in driveway
- Accessible Parking = 1 stall provided on-site
- Class 1 bicycle parking = 5 short term provided on-site and 1 long term per unit (18) provided in garage

It is worth noting that the development site grading conforms to the existing grade of the area well and should not require any retaining walls over 1.2 m high. The proposed elevations of the buildings will keep the height of their roof lines similar to the existing house and should not impose on the view of the existing houses to the east.



Closing

A copy of the rezoning application, title certificate, appointment of agent, Rezoning Site Plan and proposed Site Layout Plan are attached.

We trust this meet the needs of the of the City to review the rezoning application. If further information is needed, please contact Bruce Van Calsteren by email at bvancalsteren@kwl.ca or by phone: 250-308-6844.

Yours truly,

KERR WOOD LEIDAL ASSOCIATES LTD.

Bruce Van Calsteren, P.L.Eng., ASCT
Project Manager

BV/tdl

Encl. Rezoning Application
Title Certificate
Appointment of Agent Form
Rezoning Site Plan
Site Layout Plan