



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Matt Faucher, Acting Manager
Long Range Planning & Sustainability

COUNCIL MEETING: REG ☒ COW ☐ I/C ☐
COUNCIL MEETING DATE: January 27, 2025
REPORT DATE: January 14, 2025
FILE: 6450 – ZB6000 Phase 2 Review

SUBJECT: ZONING BYLAW 6000 MAP AMENDMENTS – PHASE 2 REVIEW

PURPOSE:

Update the zoning map to address anomalies identified since adoption of Zoning Bylaw 6000 on June 24, 2024, to meet the Province's deadline for implementation of Small Scale Multi Unit Housing.

RECOMMENDATION:

1. THAT Council receive for information the report titled "Zoning Bylaw 6000 Map Amendments – Phase 2 Review" dated January 14, 2025 and respectfully submitted by the Acting Manager, Long Range Planning & Sustainability.
2. THAT Bylaw 6031, "Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025", a bylaw to amend Zoning Bylaw 6000, be read a 1st and 2nd time;

AND FURTHER, that a public hearing be scheduled for Bylaw 6031 on February 24, 2025, at 5:30pm in Council Chambers.

ALTERNATIVES & IMPLICATIONS:

N/A

ANALYSIS:

A. Committee Recommendations:

N/A

B. Rationale:

1. Zoning Bylaw 6000 was adopted by Council on June 24, 2024, marking the conclusion of Phase 1 of the zoning bylaw review process that was triggered by the changes in Provincial legislation to establish Small Scale Multi Unit Housing (SSMUH) and Transit Oriented Development Areas (TODAs).
2. Given the short timeframe allotted by the Province to enact zoning regulations for SSMUH and TODAs, Administration recommended implementing a three phased approach to updating the City's zoning bylaw:

- 1) **Design:** Create Zoning Bylaw 6000, incorporating the new Provincial housing legislation. **(Completed June 24, 2024)**
 - 2) **Refine:** Update sections not covered by the Provincial housing legislation, review feedback from the community, correct potential errors or unintended outcomes created by the changes. **(Current Phase)**
 - 3) **Align:** Update Zoning Bylaw 6000 to reflect the Official Community Plan (OCP), Transportation Plan (TP) and Housing Needs Report to ensure zoning supports the City's growth over the next 20 years. **(Fall 2025)**
3. Since adoption, Administration has created a record of properties identified through internal processes, as well as feed back from the community where the new zoning assigned may need to be reconsidered. Administration has prepared two bylaws for Council's consideration to address anomalies identified in the zoning map.
- i. Housing Zone Map Amendment Bylaw 6010, 2025 (Attachment 1); and
 - ii. Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025 (Attachment 2).
4. Bylaw 6010 addresses zoning designations on 36 properties in housing zones. In accordance with Section 464(3) of the *Local Government Act*, the City is prohibited from holding a public hearing for these zoning amendments. The proposed changes are to address the individual circumstances for each lot and rationale for each is provided in Attachment 3. This Bylaw will be presented to Council for consideration following public notice.
5. Bylaw 6031 addresses zoning designations on two properties operating a commercial business in a housing zone and proposes to reassign the zoning designation to CMUN – Commercial Mixed Use: Neighbourhood to align with the uses occurring on the site. Additionally, the bylaw proposes downzoning two properties in housing zones from medium density to low density. The proposed changes are to address the individual circumstances for each lot and rationale for each is provided in Attachment 4.

C. Attachments:

1. Housing Zone Map Amendment Bylaw 6010, 2025
2. Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025
3. Bylaw 6010: Property listing and rationale
4. Bylaw 6031: Property listing and rationale

D. Council's Strategic Plan Alignment:

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

E. Relevant Policy/Bylaws/Resolutions:

1. Zoning Bylaw 6000

BUDGET/RESOURCE IMPLICATIONS:

N/A


FINANCIAL IMPLICATIONS:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Budget Previously Approved | <input type="checkbox"/> New Budget Request
(Finance Review Required) |
|--|---|--|

Prepared by:

Approved for submission to Council:

X


Matt Faucher, Acting Manager
Long Range Planning & Sustainability


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 checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input 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 type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: | | |
| <input type="checkbox"/> OTHER: | | |