



## Report to Council

**To:** Mayor and Council File No: ZON00408  
**Date:** June 9, 2025  
**From:** Michelle Austin, Senior Planner  
**Subject:** Rezoning Conditions - 1600 15th Street (Bylaw 6029, 2025)

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### **Purpose:**

To update Council on the status and feasibility of completing the rezoning conditions for 1600 15th Street (Bylaw 6029, 2025).

### **Recommendation:**

THAT Council amend the original resolution of support from its Regular Meeting on December 9, 2024 for Zoning Application ZON00408 (1600 15th Street) by replacing condition 'c) Transfer of park land north of the red line shown in Attachment 9, to be at least 3 metres south of the top of the south bank to accommodate a pathway and fencing' with the following:

- c) Transfer of park land to the City of Vernon as shown cross-hatched and labelled PANS on Attachment 1 of the "Rezoning Conditions – 1600 15<sup>th</sup> Street (Bylaw 6029, 2025)" report dated June 9, 2025;

AND FURTHER, that all other conditions (a), (b), (d), and (e) of the original resolution remain unchanged.

### **Background/Rationale:**

1. The application is to rezone from AGRS to Multi-Unit Acreage Small Scale (MUA) and to Parks and Natural Spaces (PANS). The owner intends to build an 85-unit townhouse project. A copy of the original report titled "Zoning Amendment Application for 1600 15<sup>th</sup> Street", dated December 9, 2024, is available [\[here\]](#) for reference.
2. At its Regular Meeting on December 9, 2024, Council passed the following [resolution](#):

*THAT Council support Zoning Application ZON00408 to rezone Lot 1, Sec. 35, TWP 9, ODYD, Plan 7642, Except Plans 19920 and 31500 (1600 15th Street) from AGRS – Agricultural & Rural Small Block (Non-ALR) to MUA – Multi-Unit Acreage Small Scale and PANS – Parks and Natural Spaces;*

*AND FURTHER, that adoption of the zoning amendment bylaw is subject to the following conditions:*

- a. Consolidation of Lot 1, Sec. 35, TWP 9, ODYD, Plan 7642 (1600 15 Street) with the panhandle portion of Lot 1, Sec. 26 and 35, TWP 9, ODYD, Plan KAP58251 (1904 15 Street), shown in red on Attachment 7;*
  - b. Dedication of road along 15 Avenue and 15 Street, to the satisfaction of Administration;*
  - c. Transfer of park land north of the red line shown in Attachment 9, to be at least 3 metres south of the top of the south bank to accommodate a pathway and fencing;*
  - d. Transfer of a six (6) metre wide statutory right of way along the west property line to provide public access from 15 Avenue to the park land described in item c) above; and*
  - e. Construction of a multi-use path along 15 Street, secured through a no-build covenant registered on title, requiring the path's design and security to be provided, to the satisfaction of Administration.*
3. The applicant is making progress on these conditions. A revised plan (Attachment 1) has been submitted showing the proposed boundary between private and public land (condition c. above). The new line, confirmed by the applicant's biologist and surveyor, preserves the environmentally sensitive area while accommodating the proposed development within the required setbacks. For reference, the original boundary plan, that was labelled as Attachment 9 in the original report, has been included as Attachment 2.
4. During a recent site visit by Administration and the applicant's surveyor, it was determined that the pathway required under condition c. is not feasible due to steep slopes. However, the applicant has agreed to transfer approximately 2 hectares of land to the City, which is more than initially required. This transfer represents about 45% of the subject property (see Attachment 1).
5. If Council is satisfied with the updated information, they can pass the recommendation and the zoning amendment bylaw can proceed to initial readings.

**Relevant Policy/Bylaw/Resolutions/Legislative Authority:**

- OCP Bylaw 5470
- Zoning Bylaw 6000

**Council's Strategic Plan Alignment:**

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

**Committee Recommendations:**

N/A

**Financial Implications:**

There may be budget and resource implications if the proposed pathways and parkland are incorporated into the current OCP and Transportation Plan project or future parks planning initiatives.

**Alternatives & Implications:**

Should Council not support the proposed change, they could withhold readings of the Bylaw or pass a new resolution with modified conditions.

**Communication:**

N/A

**Attachments:**

Attachment 1 – Proposed Rezoning Plan

Attachment 2 – Parkland Boundary (Attachment 9 from original report)

Reviewed by: Lydia Korolchuk, Manager, Current Planning

Reviewed by: Roy Nuriel, General Manager, City Planning

Reviewed by: Terry Barton, Director, Planning & Community Services

Reviewed by: Kevin Poole, Director, Corporate Administration

Approved by: Peter Weeber, Chief Administrative Officer