



THE CORPORATION OF THE CITY OF VERNON

**MEMORANDUM**

**TO:** Will Pearce, CAO **FILE:** 8215-10-01  
**PC:** Doug Ross, Director, Recreation Services **DATE:** August 9, 2022  
**FROM:** Stan Mitchell, Manager, Recreation Facilities  
**SUBJECT: AQUATICS – LAP POOL PAINTING**

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This memorandum is to inform Council on the need to paint the Aquatics Centre lap pool. Administration is recommending this painting in 2022 to protect the asset and associated filtration equipment.

Following a recent assessment, Administration has determined that the need to paint the lap pool has surpassed other approved projects in order of priority. The lap pool painting project can be completed successfully during the Aquatics Centre shutdown August 22 - September 25, 2022.

The cost to sandblast and paint the lap pool is estimated to be \$130,000. Administration is recommending that two Aquatics projects approved in the 2022 Major Maintenance budget: Aquatics – Fire Suppression Upgrade for \$50,750 and Aquatics – Leisure Pool Duct Painting for \$15,000, be deferred until 2023 and that the funds budgeted for these projects be used for the lap pool painting.

Administration has also successfully completed a number of projects this year and has achieved savings of \$118,257 to date. Administration is recommending that up to \$60,000 of these savings be used to pay for the remainder of the cost to paint the lap pool.

**RECOMMENDATION:**

THAT Council receive the memorandum titled “Aquatics – Lap Pool Painting”, dated August 9, 2022 and respectfully submitted by the Manager, Recreation Facilities;

AND FURTHER, that Council approve the request to reallocate funding from the Aquatics – Fire Suppression Upgrade for \$50,750 and Aquatics – Leisure Pool Duct Painting for \$15,000 to fund the Lap pool sandblasting and painting;

AND FURTHER, that Council approve up to \$60,000 in unspent savings from completed 2022 Recreation projects to fund the balance of the lap pool sandblasting and painting and have an additional contingency should any challenges arise during the project.

Respectfully Submitted:

  
Stan Mitchell  
Manager, Recreation Facilities

7. Although the proposed retaining wall is high (3.6m/11.7ft), views of it from surrounding properties should be minimal for a couple of reasons: main views face southeast toward the lake as opposed to northeast toward the wall and several of the surrounding properties are still vacant.
8. Administration supports a modified variance to retaining wall height for the following reasons:
  - a) It attempts to balance the owner's desire to maximize views, construct a level driveway and a three storey walk out, with maintaining the natural character of the residential neighbourhood.
  - b) Although retaining walls are common in hilly areas, it is preferred planning practice to work with the natural slope of the land, avoiding excessive fill and high retaining walls that can impact the neighbours and the residential character of the neighbourhood.
  - c) Fill has already been placed on the property, raising the elevation of the building platform. There are potential alternatives to a ~12ft high retaining wall including a sloped driveway accessing the main floor of a house at a lower elevation than what is proposed or an engineered slope.

**C. Attachments:**

Attachment 1: Photos  
Attachment 2: Elevations  
Attachment 3: Site Plan  
Attachment 4: Retaining Wall Regulations  
Attachment 5: Cross Sections

**D. Council's Strategic Plan 2019 – 2022 Goals/Action Items:**

The subject application involves the following goals/action items in Council's Strategic Plan 2019 – 2022:

➤ N/A

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

1. Zoning Bylaw 5000, 6.5 Fencing and Retaining Walls

6.5.1 Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chainlink fences and hedges in all Residential zones:

- i) 1.2m (4.0ft) if situated along the lot lines within front yard setbacks;
- ii) 2.0m (6.4ft) if situated behind the front yard setback;
- iii) 2.0m (6.4ft) if situated along the interior and exterior and/or rear yard.

**BUDGET/RESOURCE IMPLICATIONS:**

N/A

**C. Attachments:**

- Attachment 1: Site Plans
- Attachment 2: Building Elevations
- Attachment 3: Floor Plans
- Attachment 4: RM2 Zoning
- Attachment 5: Lot Consolidation/Highway Dedication Plan
- Attachment 6: Section 4.9 Housing Agreements
- Attachment 7: Proposed Housing Agreement Bylaw
- Attachment 8: Landscape Plan

**D. Council's Strategic Plan 2019 – 2022 Goals/Action Items:**

The subject application involves the following goals/action items in Council's Strategic Plan 2019 – 2022:

- To increase rental vacancy rates.

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

1. At its Regular Meeting of September 14, 2020, Council endorsed the following resolution:

“THAT Council support the rezoning application (ZON00357) to rezone Blk 10, PI 225, DL 73, ODYD (1800 32<sup>nd</sup> Street) from R2: Large Lot Residential to RM2: Multiple Housing Residential to develop four residential rental units at 1800 32<sup>nd</sup> Street;

AND FURTHER, that Council support the development variance permit (DVP00493) to reduce the minimum unit width from 6.5m to 4.72m;

AND FURTHER, that Council direct Administration to bring forward a zoning text amendment bylaw to address unit width restrictions in Zoning Bylaw 5000.”

2. Zoning Bylaw 5000, Section 4.9 Housing Agreements (Attachment 6).
3. Zoning Bylaw 5000, RM2 Zone, Section 9.11.6: with a housing agreement pursuant to Section 4.9, the maximum density shall be 60 units per gross hectare (Attachment 4).
4. Zoning Bylaw 5000, RM2 Zone, Section 9.11.6: maximum six dwelling units located in a building, with each unit having a minimum width of 6.5m.
5. Zoning Bylaw 5000, RM2 Zone, Section 9.11.6: maximum density is 60 units per gross hectare.

**BUDGET/RESOURCE IMPLICATIONS:**

N/A