



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD ON TUESDAY, JUNE 28, 2022, at 4:00 PM COUNCIL CHAMBERS (OKANAGAN LAKE ROOM)

PRESENT Claire Ishoy
Doug Neden (Acting Chair)
Harpreet Singh Nahal
Jamie Paterson
Margo Jarman
Mayor Cumming
Monique Hubbs-Michiel

ABSENT Don Schuster
Joshua Lunn
Lisa Briggs
Mark Longworth (Chair)
Phyllis Kereliuk

STAFF Craig Broderick, Manager, Current Planning
Matt Faucher, Current Planner
Tracy Mueller, Committee Clerk

ORDER

The Chair called the meeting to order at **4:00 PM**.

LAND ACKNOWLEDGMENT

As Chair of the City of Vernon's Advisory Planning Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.

ROUND TABLE INTRODUCTIONS

The Chair and Committee welcomed newly appointed member Margo Jarman to the group.

ADOPTION OF AGENDA

Moved by **J. Paterson**, seconded by **M. Hubbs-Michiel**:

THAT the Advisory Planning Committee agenda of Wednesday, June 28, 2022, be adopted.

CARRIED

ADOPTION OF MINUTES

Moved by **H. Singh Nahal**, and seconded **M. Jarman**:

THAT the minutes of the Advisory Planning Committee meeting of **May 31, 2022**, be adopted.

CARRIED

NEW BUSINESS:

**DVP00544
(7163 APEX DRIVE)**

M. Faucher, Planner, provided an overview of **DVP00544 (7163 APEX DRIVE)**; an application to vary Section 5.5.5 of Zoning Bylaw 5000 to increase the maximum net floor area of a secondary suite from 90 m² to 100 m² at 7163 Apex Drive.

- The applicant is requesting an increase in the size of the secondary suite.
- The property is located in a developing area; some site preparation was done previously; the new owner is seeking a building permit to construct a single detached dwelling with a secondary suite.

The following comments / questions were posed by members of the Committee:

- In response to a question from the Committee, staff clarified that the subject building is a two-storey structure, and the owner is seeking to include a secondary suite.
- The Committee asked if there were other rental suites in the neighbourhood. Staff noted there were suites in the area and that they are permitted within the zone.

Moved by **M. Hubbs-Michiel**, seconded by **H. Singh Nahal**:

THAT Council support Development Variance Permit Application 00544 (DVP00544) to vary Zoning Bylaw 5000 on LT 30, SEC 13, TWP 8, ODYD, PLAN EPP72337 (7163 Apex Drive) as follows:

- a) Section 5.5.5 to increase the maximum net floor area of a secondary suite from 90 m² to 100 m².

AND FURTHER, that Council's support of DVP00544 is subject to the following:

- a) That the site plan, building elevations and floor plans, intended to illustrate the increased suite size (Attachment 1) in the report titled “Development Variance Permit Application for 7163 Apex Drive” dated June 21, 2022 and respectfully submitted by the Current Planner, be attached to and form part of DVP00544 as Schedule ‘A’.

CARRIED

**DVP00516
(3202 16 AVENUE)**

C. Broderick, Manager, Current Planning, provided an overview of **DVP00516 (3202 16 AVENUE)** an application to vary minimum unit width for the construction of three-plex housing and a housing agreement to provide rental units.

- The recommendation is for Council to enter into a housing agreement to preserve the units as rentals for 20 years (going from 2 - 3 units). The applicant has been working with the city on this project and they have provided road dedication for future expansion of HWY 97.

The following comments / questions were posed by members of the Committee:

- The Committee noted that the “Rationale” (Page 22 of the agenda package) requires clarification regarding the placement of the lane.
- A question was posed regarding the placement of the Radon Exhaust and Vent on Attachment 3 (Page 31 of the agenda package).

Moved by **J. Paterson**, seconded by **M. Hubbs-Michiel**:

THAT Council approve Development Variance Permit 00516 (DVP00516) to vary Zoning Bylaw 5000 for Lot 1, DL 73, ODYD, Plan EPP41416 (3202 16th Avenue) as outlined in the report titled “Development Variance Permit Application for 3202 16th Avenue” dated June 22, 2022 and respectfully submitted by the Current Planner, by decreasing;

- a) Section 9.11.6 minimum unit width from 6.5m to 5.5m for proposed Units 1 and 2;

AND FURTHER, that Council's approval of DVP00516 is subject to the following;

- i. That the proposed development generally complies with the site plans (Attachment 1), by Russell Shortt Land Surveyors, dated February 7, 2022, and by 925R Design, dated February 2, 2022, to be attached to and form part of DVP00516;
- ii. That the proposed development generally complies with building elevations (Attachment 2), by 925R Design, dated February 2, 2022, to be attached to and form part of DVP00516;
- iii. That the proposed development generally complies with the landscape plan (Attachment 8), by Swan Lake Nurseryland, dated July 27, 2016, to be attached to and form part of DVP00516; and

That required landscape areas and installations meet Zoning Bylaw 5000 and Landscape Standards Bylaw 5015;

AND FURTHER, that Council enter into a housing agreement (Attachment 7) with the owner, prohibiting subdivision under the *Land Title Act* and the *Strata Property Act* for a period of 20 years.

CARRIED

INFORMATION ITEMS

Staff provided a brief overview of projects discussed at Council on **Monday, June 27, 2022**, as follows:

- **DVP00557 (3204A 16 Street)** – Request for an over height fence for part of a backyard for East Hill. Council approved the variance.
- **DVP00559 (9169 Smith Road)** - The applicant wanted to build a single family detached home with a retaining wall to be constructed on slopes greater than 30%. Council approved the request.

- **Klinger Road / Okanagan Road** - Variance for slopes and height, down below Seasons on Okanagan Landing Road. That variance was for the townhomes. Another part of that file will come to APC re: rezoning on Okanagan Landing Road.
- **PORT OKANAGAN (2525 LAKESHORE & 7295 OKANAGAN LANDING ROAD)** - The Public Hearing was held for Port Okanagan. The following concerns were expressed: potential traffic impact; and that the building renderings appear blocked and look square. Staff clarified that blocked buildings are not representative of the design scheme and that the applicant will provide updated renderings that will be more reflective of the proposed building façade.

NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday, July 19, 2022, at 4:00 PM.**

ADJOURNMENT

The Advisory Planning Committee meeting of June 28, 2022, adjourned, at the call of the Chair, at **4:25 PM.**

CERTIFIED CORRECT:



Chairperson