



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD ON TUESDAY, AUGUST 16, 2022 COUNCIL CHAMBERS (OKANAGAN ROOM) CITY HALL

PRESENT: VOTING:

Claire Ishoy
Doug Neden
Jamie Paterson
Harpreet Nahal
Mark Longworth (Chair)
Mayor Cumming
Monique Hubbs-Michiel
Phyllis Kereliuk

GUESTS:

Ed Stranks

ABSENT: Don Schuster
Joshua Lunn
Lisa Briggs
Margaret Jarman

STAFF: Craig Broderick, Manager, Current Planning/Approving Officer
Jennifer Pounder, Committee Clerk
Michelle Austin, Current Planner
Roy Nuriel, Planner, Economic Development

ORDER

The meeting was called to order at **4:01PM**

LAND

ACKNOWLEDGEMENT

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.

**ADOPTION OF THE
AGENDA**

Moved by **D. Neden**, seconded by **M. Hubbs-Michiel**:

THAT the agenda of the August 16, 2022 meeting for Advisory Planning Committee be adopted:

CARRIED

**ADOPTION OF THE
MINUTES**

Moved by M. Hubbs-Michiel, seconded by P. Kereliuk:

THAT the minutes for the ADVISORY PLANNING COMMITTEE meeting of July 16, 2022 be adopted:

CARRIED

NEW BUSINESS:

**ZON00386 / DVP00571
(1608 43 AVENUE and
4211 17 STREET)**

M. Austin, Planner, provided an overview of ZON00386 / DVP00571 (1608 43 Avenue/4211 17 Street), an application for rezoning and development variance permits in anticipation of subdivision.

- The applications before the Committee are to:
 - Rezone Lot A from R5 – Four-plex Residential to R4 – Small Lot Residential;
 - Varying Section 9.5.5, minimum rear yard, from 6m to 2.54m for the existing house on proposed Lot 1; and
 - Varying Section 9.5.5, minimum rear yard, from 6m to 4.82m for the existing house on proposed Lot 2.
- Staff supports the requested rezoning and variances.

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

- In response to a question, Staff confirmed it is part of the recommendation that the access from 43rd Avenue be relocated to 17th Street.
- The Committee inquired regarding any future building plans. Staff confirmed there are no current redevelopment plans.
- The Committee inquired as to how many owners this property has. Staff confirmed there is currently one owner.

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

THAT Council support Rezoning 00386 (ZON00386) to rezone Lot A, Sec. 2, TP 8, ODYD, Plan 32561 (1608 43 Avenue/4211 17 Street) from R5 – Four-plex Residential to R4 – Small Lot Residential,

AND FURTHER, that Council's support of ZON00386 is subject to the following:

- a) That the two existing sheds on proposed Lot 2 (4211 17 Street) shown on the site plan be removed prior to final bylaw adoption; and
- b) That the existing driveway on proposed Lot 1 (1608 43 Avenue) be relocated to 17 Street prior to final bylaw adoption;

AND FURTHER, that Council support Development Variance Permit 00571 (DVP00571) to vary Zoning Bylaw 5000 for Lot A, Sec. 2, TP 8, ODYD, Plan 32561 (1608 43 Avenue/4211 17 Street) by:

- a) Varying Section 9.5.5, minimum rear yard, from 6m to 2.54m for the existing house on proposed Lot 1; and
- b) Varying Section 9.5.5, minimum rear yard, from 6m to 4.82m for the existing house on proposed Lot 2.

AND FURTHER, that Council's support of DVP00571 is subject to the following:

- a) That the site plan (Attachment 3) to be attached to and form part of DVP00571.

CARRIED

**OCP00096 / ZON00388
(3903 30TH STREET)**

R. Nuriel, Planner, Economic Development, provided an overview of OCP00096 / ZON00388 (3903 30TH Street), an application to amend the Official Community Plan land use designation at 3903 30th Street, and to rezone the property from 'R2 - Large Lot Residential' to 'RH1 - Low-Rise Apartment Residential' in order to develop a new multi-family housing development.

- The applicant is requesting to amend the Official Community Plan land use designation of Lot A, Plan KAP50281, Sec 3,

Twp 8, ODYD (3903 30th Street) from 'Mixed Use - Medium Density Commercial and Residential' to 'Residential Medium Density'; and

- that Council support, in principle, the application to rezone Lot A, Plan KAP50281, Sec 3, Twp 8, ODYD (3903 30th Street) from 'R2 – Large Lot Residential' to 'RH1 - Low-Rise Apartment Residential', in order to develop a new multi-family housing development.

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

- The Committee inquired as to a housing deficiency in the downtown area. Staff revealed there are deficiencies all over the city..
- Staff confirmed they in the process of figuring out the access to the frontage of the property.
- The Committee inquired if the units are going to be rentals. Staff are still confirming with the applicant.
- The Committee inquired if the upgrading of 30th street will be done before people move in. Staff is unsure as to when the street upgrading will be complete, however, there will be upgrades required to the property access points, and these would be as development conditions.
- The Committee strongly suggests inputting a condition that a fence be built between the development and the railroad tracks. Staff confirmed the need for a fence is in the safety report and will be a required condition.
- The Committee inquired as to how many units there will be. Staff confirmed they are proposing more than 30 units, and they are working with the applicant to finalize the number.
- The Committee inquired about the address. Staff confirmed this is a detail that still has to be reviewed with staff in later date.
- The Committee inquired regarding rental units versus individually owned. Staff confirmed that from the City of Vernon's standpoint there is no control unless we enter into a housing agreement.

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

THAT Council support, in principle, the application to amend the Official Community Plan land use designation of Lot A, Plan KAP50281, Sec 3, Twp 8, ODYD (3903 30th Street) from 'Mixed Use - Medium Density Commercial and Residential' to 'Residential Medium Density';

AND FURTHER, that Council support presenting the proposed Official Community Plan Amendment application at a public open house in order to seek public input prior to the Public Hearing;

AND FURTHER, that Council support, in principle, the application to rezone Lot A, Plan KAP50281, Sec 3, Twp 8, ODYD (3903 30th Street) from 'R2 – Large Lot Residential' to 'RH1 - Low-Rise Apartment Residential', in order to develop a new multi-family housing development.

CARRIED

R. Nuriel, Planner, Economic Development, provided an overview of DVP00545 (6092 OKANAGAN LANDING ROAD), an application for a four story, 80 unit seniors supportive housing building.

DVP00545 (6092 OKANAGAN LANDING ROAD)

- The application before the Committee is for a Development Variance Permit to vary Zoning Bylaw #5000.
- The site was amended for land use a few years ago.
- They are also requesting to reduce the amount of parking spaces for residents.
- Staff supports the requested Development Variance Permit.

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

- The Committee inquired as to the reason why they increased scooter spaces from 16 to 88. Staff confirmed the applicant has experience with these facilities and they have a high scooter need.

- The Committee inquired if the 58 parking spaces include handicap parking. Staff confirmed they do.
- The Committee inquired if the scooter parking area is locked-up. Staff confirmed it is a locked-up area. There are other scooter parking spaces within the unit so residents can use their scooter on the elevator to get to their unit.
- The Committee inquired if there are any commercial spaces in the building. Staff confirmed some of the space could be used for personal services.
- The Committee inquired that if a unit like this requires that much less parking, should we be looking into changing the bylaws. Staff confirmed this is something that should be looked into as parking bylaws are outdated.
- The Committee inquired regarding the number of staff parking spaces as there is a potential for health care workers coming in and there are only 3 spaces which does not sound sufficient. Staff confirmed that the bylaw only requires 3 spaces.
- The Committee commented regarding the pictures of the landscape. There are trees in parking lot in the landscape plan, however they are not in drawing. The Climate Action plan says it needs to be shaded and they request exploring more trees in the parking area.

Moved by **D. Neden**, seconded by **J. Paterson**:

THAT Council support Development Variance Permit Application (DVP00545) to vary the following sections of Zoning Bylaw #5000 to allow for a four storey, 80 unit seniors supportive housing building to be constructed on Lot 1, Plan KAP92604, DL 66, ODYD (6092 Okanagan Landing Road):

- a) to vary the minimum number of required off-street parking spaces for residents from 94 spaces to 58 spaces (Section 7.1.2, Table 7.1);
- b) to vary the maximum number of small car parking space from 40% to 45% (Section 7.1.11);

AND FURTHER, that Council support of DVP00545 is subject to the following:

- a) the site plan, floor plans, elevations, landscaping plan and traffic impact assessment generally noted as Attachments 2-6 contained in the report titled "Development Variance Permit for 6092 Okanagan Landing Road" dated August 8, 2022 and respectfully submitted by the Economic Development Planner be attached to and form part of DVP00545 as Schedule 'A'.

CARRIED

INFORMATION ITEMS:

- a) Craig Broderick, Manager, Current Planning/Approving Officer, provided a brief overview regarding some of the projects discussed at Council on August 15, 2022, as follows:
 - **DVP00516 (3202 16 AVENUE)**
The application is a DVP to alter the minimum unit width from 6.5m to 5.5m for proposed Units 1 and 2 and that Council support entering into proposed Housing Agreement Bylaw 5919 for a period of 20 years.
 - **DVP00521 (9353 EASTSIDE ROAD)**
The application is a DVP to allow construction of a building, structure or swimming pool on slopes 30% or greater.
 - **DVP00540 (7333 TRONSON ROAD)**
The application is a DVP to allow construction of buildings, structures and swimming pools on slopes greater than 30% and to increase the maximum height of a retaining wall from 1.2m to 1.83m.
 - **DVP00544 (7163 APEX DRIVE)**
The application is a DVP to increase the maximum net floor area of a secondary suite from 90 m2 to 100 m2.
 - **DVP00552 (3351 ALEXIS PARK DRIVE)**
The application is a DVP to allow the construction of buildings, structures and swimming pools on slopes greater than 30%, to decrease the quantity of required parking spaces from 143 stalls to 117 stalls, permit an access to an arterial road and that a restrictive covenant be registered on title to ensure that the recommendations of the geo-technical report are implemented at the building permit stage.

- **DVP00558 (8841 ADVENTURE BAY ROAD)**
The application is a DVP to increase the height of a retaining wall, from 1.2m (4.0ft) to 1.5m (5.0ft), and also increase the height of another retaining wall from 2.0m (6.4ft) to 2.5m (8.3ft).
- **DVP00577 / LUC00023 (9233 KOKANEE ROAD)**
The application is to discharge the Land Use Contract Registration P2461 from title, allow construction on a slope $\geq 30\%$, increase maximum footprint from 90m² to 1041m² for a secondary suite, increase maximum footprint from 90m² to 180.7m² for a secondary suite, and increase maximum height from 6.0m to 6.6m of the sloped roof for a secondary suite.
- **SHORT TERM RENTAL REGULATION RECOMMENDATIONS**
Gave a brief update on B. Everdene and R. Nuriel's presentation to Council.
- **BYLAW 5912**
Received final approval.
- **BYLAW 5913**
Received final approval.
- **BYLAW 5919**
This bylaw is going back to council in early September.

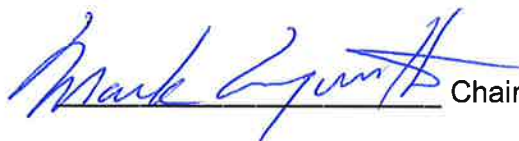
NEXT MEETING

The next meeting for the Advisory Planning Committee is set for **WEDNESDAY, SEPTEMBER 7, 2022 at 4:00 PM.**

ADJOURNMENT

The meeting of the ADVISORY PLANNING COMMITTEE was adjourned by call of the Chair at **5:02 PM.**

CERTIFIED CORRECT:

 Chair