



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE

ADVISORY PLANNING COMMITTEE MEETING

HELD TUESDAY, MAY 9, 2023

OKANAGAN LAKE ROOM (COUNCIL CHAMBER) CITY HALL

PRESENT: Kyla Gaudreau
Monique Hubbs-Michiel
Craig Neville
Scott Chatterton
Mayor Cumming
Jordan Hart
Margo Lupien
Jessica Kirkham
Harpreet Nahal
Claire Ishoy

ABSENT: Margo Jarman
Kennedy Mund

STAFF: Jennifer Pounder, Committee Clerk
Roy Nuriel, Acting Manager, Planning
Michelle Austin, Current Planner
Michael Olubiyi, Current Planner
Danielle DeVries, Transportation Planner

ORDER

The meeting was called to order at 4:00 p.m.

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 **S. Chatterton**, seconded by **C. Neville**:

THAT the agenda of the May 9, 2023 meeting for Advisory Planning Committee be adopted:

CARRIED

H. Nahal joined the meeting at 4:03 p.m.

ADOPTION OF THE MINUTES

Moved by **S. Chatterton**, seconded by **M. Lupien**:

THAT the minutes for the April 25, 2023 meeting of Advisory Planning Committee be adopted.

CARRIED

NEW BUSINESS:

ZON00377 (7616 OKANAGAN LANDING ROAD)

Michael Olubiyi, Current Planner, provided an overview of the application as follows:

- The application before the Committee is to rezone the property from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential in order to construct a 56-unit building.
- The subject site is part of a broader four lot, 1.56ha (3.8ac) land assembly. The lots have been consolidated and subsequently subdivided into two separate lots.
- Construction of a 29-unit townhome development is underway for Lot 2 towards the south property boundary.
- The land is designated as Residential Medium Density (RMD) within the Official Community Plan. The proposed rezoning to RH1 complies with the RMD designation.
- The proposed multi-family development would contribute to the city's supply of dwelling units and maximize the use of existing infrastructure within neighbourhood districts and promote infill development as a sustainable land use strategy.

The following questions / comments were posed by the Committee:

- Staff confirmed that any retaining wall or parking recommendations will be addressed during the development phase.
- The Committee inquired as to the future plans for this area. Staff confirmed this property is near the waterfront neighbourhood center and this area is designated to be a city center. Additionally, there are a number of lots along

Okanagan Landing Road that are zoned for commercial use for future development.

- Staff confirmed the requirement for stories has recently been removed from all Bylaws in residential zones.
- The Committee commented that because this property is located between two low density lots, a public hearing is recommended.
- Staff confirmed that the Official Community Plan (OCP) is being updated. Current land-use designations will be reviewed, keeping in mind the current affordable housing challenges and sustainable land use.
- Staff confirmed the easement on the east side of the lot is being required to use as a pedestrian path to connect Okanagan Landing Road and Klinger Road.

Moved by **S. Chatterton**, seconded by **C. Neville**:

THAT the Advisory Planning Committee recommends that Council support rezoning application 00377 (ZON00377) to rezone Lot 1, Block Plan EPP123530, Sec 19, Twp 9, ODYD from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential as outlined in the report titled "Rezoning Application for 7616 Okanagan Landing Road" dated May 4, 2023 and respectfully submitted by the Current Planner;

AND FURTHER, that the Advisory Planning Committee recommends that Council's support of ZON00377 be subject to the following:

That prior to final adoption of the zoning amendment bylaw, the Development Permit be ready for issuance and that any required variance for the proposed development be evaluated by Council and approved if appropriate;

AND FURTHER, that the Advisory Planning Committee recommends that Council hold a public hearing, pursuant to 464(2) of *the Local Government Act*, on a proposed bylaw to rezone Lot 1, Block Plan EPP123530, Sec 19, Twp 9, ODYD (7616 Okanagan Landing Road) from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential.

CARRIED

INFORMATION ITEMS:

M. Austin provided an update of recent Council decisions on bylaws and applications previously considered by the Advisory Planning Committee.

NEXT MEETING

The next meeting for the Advisory Planning Committee is set for May 24, 2023 at 4:00 p.m.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:38 p.m. by call of the Chair.

CERTIFIED CORRECT:


Chair