



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE
ADVISORY PLANNING COMMITTEE MEETING
HELD MARCH 12, 2024 AT 4:00 PM
OKANAGAN LAKE ROOM (COUNCIL CHAMBERS)**

PRESENT: Mayor Cumming
Scott Chatterton
Kyla Gaudreau
Craig Neville
Jordan Hart
Margo Jarman
Claire Ishoy, *Acting Chair*
Kennedy Mund

ABSENT: Jessica Kirkland
Margo Lupien
Monique Hubbs-Michiel

STAFF: Michelle Austin, Current Planner
Jennifer Pounder, Records/Committee Clerk

ORDER

The meeting was called to order at 4:03 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 M. Jarman, seconded by C. Neville:

THAT the agenda of the March 12, 2024 Advisory Planning Committee meeting be adopted.

CARRIED

**ADOPTION OF THE
MINUTES**

Moved by C. Ishoy, seconded by J. Hart:

THAT the minutes of the January 23, 2024 Advisory Planning Committee meeting be adopted.

CARRIED

NEW BUSINESS:

ANNUAL ORIENTATION

M. Austin provided the Committee with their annual orientation which included the following:

- Purpose of the Committee
- Membership and terms
- Agenda preparation
- Meeting schedule
- Role of the Chair and Vice Chair

ELECTION OF CHAIR AND VICE CHAIR

Chair

There was a call for nominations. M. Hubbs-Michiel self nominated via absentee ballot. No other nominations were put forward. M. Hubbs-Michiel is appointed Chair for 2024.

Vice Chair

There was a call for nominations. C. Ishoy self nominated for Vice Chair. No other nominations were put forward. C. Ishoy is appointed Vice Chair for 2024

**DVP00623
(3106 16 AVENUE)**

M. Austin, Current Planner, provided an overview of the application as follows:

- The property was previously developed with semi-detached housing that was demolished in October, 2023 in preparation for redevelopment.
- The owner plans to redevelop the property with a three-storey four-plex. In order to do this, they are requesting the following variances:
 1. Decrease the minimum side yard (east) from 4.5m to 1.7m;
 2. Not be required to fence along the side yard paralleling 31A Street and along the rear yard paralleling 15 Avenue; and
 3. Decrease the minimum number of residential parking spaces from eight(8) to six(6).

The following questions/comments were received:

- Clarification regarding the fence requirement was requested.
 - Staff explained that the City's landscaping and screening regulations are undergoing revisions as they are dated and inflexible.
 - Rationale for supporting the application relates to sightlines and eyes on the street.

- Concerns were expressed regarding parking and the amount of hospital-related on street parking occurring on streets in the area.
 - Staff noted that there is on-street parking available on the south side of 15th Avenue, adjacent to the subject property.
- It was suggested to plant shade trees on the west side of the property in response to climate change.
 - Staff noted that this would be implemented through the development permit process.

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

THAT the Advisory Planning Committee recommends Council support Development Variance Permit Application 00623 (DVP00623) to vary Zoning Bylaw 5000 for Lot 3, Sec. 34, Twp. 9, ODYD, Plan 7135 (3106 16th Avenue) for construction of a four-plex development as outlined in the report titled "Development Variance Permit Application for 3106 16th Avenue" dated March 6, 2024 and respectfully submitted by the Planner, as follows:

- a) Section 9.12.5(b), minimum side yard (east) from 4.5m to 1.7m;
- b) Table 6.1, Minimum Landscape Buffer Schedule, RH1 Zone Level 2 Landscape Buffer for the west side yard and rear yard from "a minimum 1.5m vegetative landscape buffer combined with a fence" to "a minimum 1.5m vegetative landscape buffer"; and
- c) Table 7.1 - Parking Schedule from eight (8) to six (6) parking spaces for a four-plex with three or more bedrooms in each unit;

AND FURTHER, that Council's support of DVP00623 is subject to the following:

- a) That the development generally complies with the Site Plan & Zoning, prepared by CM Designs, dated August 14, 2023 (Attachment 3) to be attached to and form part of DVP00623;

b) That the maximum building height does not exceed 11.4m; and

c) That the gravel spaces fronting 15th Avenue shown on the Site Plan & Zoning, prepared by CM Designs, dated August 14, 2023 (Attachment 3) be vegetated to discourage parking.

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 March 26, 2024 at 4:00 p.m.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:45 p.m. by call of the Chair.

CERTIFIED CORRECT:



Chair