

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF THE PUBLIC INPUT OF COUNCIL
HELD THURSDAY, MAY 9, 2005, IN COUNCIL CHAMBERS
3400 – 30TH STREET, VERNON, B.C.**

PRESENT: Mayor Sean Harvey

Councillors: B. Beardsell, J. MacGillivray, P. Nicol,
P. Cochrane, D. O’Keefe, D. Hall

Staff: M. Bailey, Acting Administrator
K. Lanktree, City Clerk
L. Holowachuk, Mgr. Planning, Dev. & Eng. Serv.
D. Rintoul, City Planner
P. Bridal, Deputy City Clerk

Others: Media and Members of the Public

Mayor Sean Harvey called the Public Input to order at 5:32 p.m.

**1. Proposed Strategy for the Redevelopment of the East Side of
27th Street Vehicle Access Via Rear Lanes and Flanking Roads**

Council wishes to provide all owners of properties along the section of 27 Street who are affected by the rear lane or flanking road, access criteria contained in the City’s Community Plan (Plan Vernon) to provide input. The City’s objective is to provide vehicle access to redeveloped property, via a rear lane or a flanking road rather than directly from 27 Street.

City Clerk Ms. Karla Lanktree advised that no submissions have been received prior to this public input.

Mayor Sean Harvey called a first time for representation from the Public in attendance.

NAME	COMMENTS
James Nicols 2801 – 27 Street	<ul style="list-style-type: none">▪ (lane in the 28 Avenue to 30 Avenue)▪ Concerned with the widening of the lane from 6.0m to 8.0m▪ Would like the laneways to be on-way rather than widening▪ Many buildings, garages, etc. along the alley which would have to be removed
Gary Dewhurst 2902 – 26 Street	<ul style="list-style-type: none">▪ Would like to see lane one-way▪ Removal of buildings would result from widening on both sides▪ East Hill has a heritage appeal and lanes should be narrower

NAME	COMMENTS
James Todd 3603 27 Street	<ul style="list-style-type: none"> ▪ Proposed lane north of 27 Avenue is not wanted ▪ Property values ▪ Concerned that new lane will generate theft and vandalism ▪ Wants to keep the area residential ▪ Questions why City is considering alley's in areas where there are no alley's
<p><i>Lorne Holowachuk, Mgr. Plan., Dev. & Eng. Serv., advised that because of the 27 Street commercial development, the City is looking at ways to access these properties via lanes, to eliminate access off of 27 Street.</i></p>	
Joyce Kitzman 3306 – 26 Street	<ul style="list-style-type: none"> ▪ Concerned that the lanes will likely be developed when rezoning approvals are granted ▪ Does not agree with expanding existing lanes and building new lanes ▪ Likes the idea of one-way lanes as it will not require land from other properties ▪ Suggests turning lanes off of 27 Street
Dr. Mathias Fellenz 3105 27 Street, 3104 – 26 Street	<ul style="list-style-type: none"> ▪ Lane north of Court House is about 18 feet in width which would already work for two-way movement ▪ Questions additional 2 metres and what it is required for ▪ Some owners will lose parking on their property ▪ Wants the City's bylaw to allow for directional signs at lane entrance for businesses along 27 Street
April Fox 3307 – 27 Street	<ul style="list-style-type: none"> ▪ Will loose their backyard and garage if new lane is constructed ▪ Safely maneuvers her travel trailerr in and out of the access off 27 Street ▪ Lives in the area because of its proximity to downtown
Patricia Blackmore 3505 - 27 Street	<ul style="list-style-type: none"> ▪ Shift new lanes north of 35 Avenue to the east so lanes are in line to the south. ▪ Suggests new lane to be within entire lot rather than splitting lots up
Rainer Hagemann 3304 – 26 Street	<ul style="list-style-type: none"> ▪ Suggests that only certain areas/blocks be rezoned for commercial uses ▪ Would loose 38% of his property to a lane
Joanne Georgeson 2505 – 39 Avenue	<ul style="list-style-type: none"> ▪ Only 8 to 10 properties don't have access off of 27 Street ▪ West side of 27 Street has access and questions why east side can't also have access? Is there more traffic on that side of highway? ▪ Suggests that 27 Street could be developed into 5 lanes with no parking along the roadway ▪ Suggests that a turnaround be constructed at the end of the lane north of 39 Avenue rather than being directed out onto 26 Street

NAME	COMMENTS
	<ul style="list-style-type: none"> ▪ Originally the commercial area along 27th Street was to be a buffer zone, now it is migrating back off of 27th Street into the residential neighborhoods.
Gary Bertrand 5106 – 26 Street	<ul style="list-style-type: none"> ▪ Concerned that lane widening will negatively impact their property - unfair ▪ Will only have 4.5 feet from their backdoor to the alley ▪ Safety issues ▪ Make the lanes one-way rather than two-way
Penny Bliss 2602 – 36 Avenue	<ul style="list-style-type: none"> ▪ Proposed new lane will be too close to their existing house ▪ No buffer
Colin Holtz 4201 – 27 Street	<ul style="list-style-type: none"> ▪ Would loose their pool in the back yard ▪ Would promote people to short cut through the lanes ▪ Does not agree with widening the rear lanes ▪ Favors the right-in and right-out off 27 Street
Karen Simpson 2601B 40 Avenue	<ul style="list-style-type: none"> ▪ Used to own duplex on 40 Avenue ▪ Alley was very narrow, and kids from the schools just hung out there – they had requested it to be closed
Eugene Pauk 2604 – 37 Avenue	<ul style="list-style-type: none"> ▪ Does not agree with lane plan ▪ Destroying his property ▪ Suggests that city remove second lots completely and create something usable
Sandra Shore 2503 – 42 Avenue	<ul style="list-style-type: none"> ▪ Does not want more traffic in the area ▪ Votes no on the lane expansion plan
<i>Mayor Sean Harvey called a second time for representation from the public.</i>	
Barb Hartley 3503 – 27 Street	<ul style="list-style-type: none"> ▪ Does not support lane plan ▪ They access their property off of 27 Street and don't have a problem ▪ Suggests the dead end lane comes from the east boundary of a single lot with the remainder sold to the new commercial lot along 27 Street ▪ Would loose garage and yard at back of property
Yuria Bos 3601 – 27 Street	<ul style="list-style-type: none"> ▪ Opposed to the lane proposal ▪ Does not support this form of expropriation ▪ Residential area
Linda Vandillian 3909 – 26 Street	<ul style="list-style-type: none"> ▪ Business's are moving out of the downtown core and this is where they should be locating ▪ Does not support lane strategy
Steve Jackson 3703 – 27 Street	<ul style="list-style-type: none"> ▪ According to the proposal he would have to obtain two properties according to B15 of Plan Vernon ▪ Understands that this is only a proposal in case further commercial development occurs. ▪ Suggests further commercial development be restricted
Scott Richardson 2804 – 26 Street	<ul style="list-style-type: none"> ▪ Traffic patterns have changed over the years ▪ Lane behind them does have commercial traffic

NAME	COMMENTS
	<ul style="list-style-type: none"> ▪ Concerned that 26 Street is becoming very busy as well as the adjacent lane ▪ Would like to see lane one-way with speed bumps to slow down traffic ▪ If widened, every building along the alleyway would have to be removed or relocated.
<p><i>Mayor Sean Harvey called a third time for representation from the public.</i></p>	
Larry Shore 2503 – 22 Street	<ul style="list-style-type: none"> ▪ Moved into a residential neighborhood ▪ Downtown core is very unique and should be further developed ▪ The other new apartment/commercial complex will generate more traffic
Olga Hause 2603 – 36 Avenue	<ul style="list-style-type: none"> ▪ Opposed to proposed new laneways and expanded lanes ▪ New lane at their property would impact their garage ▪ Takes away too much property
James Nicols 2801 – 27 Street	<ul style="list-style-type: none"> ▪ Proposal is for future developments ▪ Agrees that lane widening would only occur if the properties were to be rezoned for commercial purposes
Joanne Georgeson 2505 – 39 Avenue	<ul style="list-style-type: none"> ▪ The properties that are impacted by having no lanes should be accessed directly off of 27 Street ▪ Does not want to have a commercial parking lot/dumpsters/lighting, etc. facing 26 Street ▪ Make commercial development along 27 Street very minimal ▪ Residential properties shouldn't be destroyed to accommodate these developments – further encroaching into the residential areas

Mayor Sean Harvey called a final time for representation from the public. There being no further persons coming forward, Mayor Sean Harvey closed the Public Input for Proposed Strategy for the Redevelopment of the East Side of 27th Street Vehicle Access Via Rear Lanes and Flanking Roads

ADJOURNMENT:

The Public Input closed at 6:30 pm

CERTIFIED CORRECT:

Mayor:

City Clerk: