

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL  
HELD MONDAY, DECEMBER 12, 2011 COUNCIL CHAMBERS  
3400 – 30 STREET, VERNON, B.C.**

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PRESENT: Mayor R. Sawatzky

Councillors: J. Cunningham, M. O’Keefe, C. Lord,  
B. Spiers, B. Quiring, P. Nicol

Staff: L. Gous, CAO  
P. Bridal, Manager, Corporate Services  
S. Blakely, Deputy Corporate Officer  
K. Bertles, Manager, Finance  
E. Stranks, Manager, Engineering Development  
D. Rintoul, Planner  
D. Strachan, Planning Asst.  
B. Marshall, Environmental Planning Asst.  
K. Flick, Manager, Planning & Building Services

Others: Members of the Public

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Mayor Sawatzky called the Public Hearing to order at 5:30 p.m.

Mayor Sawatzky outlined the procedures to be followed, and read the Public Hearing Statement.

Corporate Officer, Patti Bridal advised that Notice of the Public Hearing was published in the **Sunday, December 4<sup>th</sup> and Wednesday, December 7<sup>th</sup>, 2011** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

**(a) "3412 28<sup>th</sup> Avenue Rezoning Amendment Bylaw Number 5345, 2011" AND Public Input for Development Variance Permit 00245**

Applicant: 501114 B.C. Ltd.

Legal Description: Lot 8, Plan 327, Block 80, District Lot 72, ODYD

Civic Address: 3412 28<sup>th</sup> Avenue

Purpose: A Bylaw to rezone the subject property from ‘C8 – Central Business District’ to ‘RH3 – High Rise Apartment Residential’ AND to vary the number of required vehicle parking stalls from seven to one and to vary the west side yard setback from 4.5m to 0.73m in order to sanction the siting of the existing building. The applicant is proposing to convert an existing single family dwelling into a seven unit apartment building.

Prior to Public Hearing, no written submissions were received.

Dean Strachan, Planning Assistant, reviewed the application.

Mayor Sawatzky called a first time for representation from the public in attendance.

NAME	COMMENTS
<p><b>Mahmoud Abdel-Kader</b> <b>3410 28 Avenue</b></p>	<ul style="list-style-type: none"> <li>• Owns property beside subject property</li> <li>• Concern related to parking in area – 28<sup>th</sup> converted to one way and parking restricted to one side</li> <li>• Very limited parking</li> <li>• Vacant lot opposite to the applicant - between 13 and 42 cars parked during the day</li> <li>• If that lot is built upon, there will be a major parking shortage</li> <li>• 7 units proposed and only one parking spot</li> <li>• Visitor parking will not be available</li> <li>• Concerned about City changing residential area to a commercial area, and now into multi use residential</li> <li>• Colleagues have also expressed concerns, and he is speaking on behalf of</li> </ul>

Mayor Sawatzky called a second, third and final time for representation from the public. There being none, Mayor Sawatzky closed the Public Hearing for "3412 28<sup>th</sup> Avenue Rezoning Amendment Bylaw Number 5345, 2011" AND Public Input for Development Variance Permit 00245.

**(b) "3100 16<sup>th</sup> Avenue Rezoning Amendment Bylaw Number 5346, 2011" AND Public Input for Development Variance Permit 00244"**

Applicant: Mark Piorecky and John Davies

Legal Description: Lot 6, Plan 7135, Section 34, Township 9, ODYD

Civic Address: 3100 16<sup>th</sup> Avenue

Purpose: A Bylaw to rezone the subject property from 'RH1 – Low Rise Apartment Residential' to 'C3 – Mixed Use Commercial' and to vary the minimum required landscape buffer adjacent to the west property line from 2.0 m to 0.85 m. The applicants are proposed to convert an existing single family dwelling to a commercial office.

Prior to Public Hearing, no written submissions were received.

Dean Strachan, Asst. Planner provided an overview of the application.

Mayor Sawatzky called a first time for representation from the public in attendance.

*Councillor Quiring declared a conflict of interest in the following matter, as he has been employed on the proposed project, and left the meeting at 5:40 pm*

NAME	COMMENTS
<b>Bob Mcelroy</b> <b>1601 31 Street</b>	<ul style="list-style-type: none"> <li>• Who will go into the unit?</li> <li>• What are the hours of operation?</li> <li>• What is Mixed Commercial?</li> <li>• <b>A.</b> Indication is that the office is for an Environmental Consulting Firm, but no restriction as to use, so future use cannot be determined. New use may require development permits if significant changes</li> <li>• 3 spots designated onsite for parking</li> <li>• 31<sup>st</sup> Street is busy parking area</li> <li>• Parking on both sides – should be only parking on west side to open up lane</li> <li>• If driveway grade is changed – may be drainage issues</li> </ul>

*Councillor Quiring returned to the meeting at 5:45 pm.*

Mayor Sawatzky called a second, third and final time for representation from the public. There being none, Mayor Sawatzky closed the Public Hearing for “3100 16<sup>th</sup> Avenue Rezoning Amendment Bylaw Number 5346, 2011” AND Public Input for Development Variance Permit 00244.

**(c) “3210 Centennial Drive and 3505 30<sup>th</sup> Avenue Plan Vernon Amendment Bylaw Number 5342, 2011”**

Applicant: Schubert Centre Society

Legal Description: Part of Lot A, DL 71, KAP66411, ODYD, and Part of Lot 2 DL 71 and 72, Plan 38037, ODYD

Civic Address: 3505 30<sup>th</sup> Avenue and 3210 Centennial Drive

Purpose: A Bylaw to redesignate a portion of the City owned property at 3210 Centennial Drive from ‘Parks and Open Space’ to ‘Residential – High Density’, and to redesignate a portion of the Schubert Centre Society owned property at 3505 – 30<sup>th</sup> Avenue from ‘Public and Institutional’ to ‘Residential – High Density’ in order to support a rezoning of the redesignated area.

**TOGETHER WITH:**

(d) “3210 Centennial Drive and 3505 30<sup>th</sup> Avenue Rezoning Amendment Bylaw Number 5343, 2011”

Applicant: Schubert Centre Society

Legal Description: Part of Lot A, DL 71, KAP66411, ODYD, and Part of Lot 2 DL 71 and 72, Plan 38037, ODYD

Civic Address: 3505 30<sup>th</sup> Avenue and 3210 Centennial Drive

Purpose: A Bylaw to rezone a portion of the City owned property at 3210 Centennial Drive from ‘P1 – Parks and Open Space’ to ‘RH3 – High Rise Apartment Residential’, and to rezone a portion of the Schubert Centre Society owned property at 3505 30<sup>th</sup> Avenue from ‘P3 – Private Institutional’ to ‘RH3 – High Rise Apartment Residential’ in order to support the construction of an apartment building on the rezoned area.

Prior to Public Hearing, 266 written submissions were received, as follows:

Date Received	Name	Comments
Nov 22, 2011	Ms. Ruth Hoyte, President, Downtown Vernon Association	<ul style="list-style-type: none"> <li>• In Support</li> </ul>
Dec 1, 2011	Mr. Terry Pakenham, Spokesperson for Applicant  <u>Letters In Support</u> <ol style="list-style-type: none"> <li>1. Simply Delicious</li> <li>2. Miriam Lodge #20</li> <li>3. The Great Escape Salon</li> <li>4. Canada Safeway Limited</li> <li>5. Canadian Hearing Care</li> <li>6. Discovery Plaza Holdings Ltd</li> <li>7. Shoppers Drug Mart Downtown</li> </ol>	<ul style="list-style-type: none"> <li>• 7 Letters of Support</li> <li>• 257 Signature Petition, in Support</li> </ul>

<b>Date Received</b>	<b>Name</b>	<b>Comments</b>
Dec 7, 2011	Ms. Linda Peterat 3211 Centennial Drive	<ul style="list-style-type: none"> <li>• Opposed to removal of park land from the area</li> </ul>
Dec 12, 2011	Ehor Shklanka 4007 24 <sup>th</sup> Street	<ul style="list-style-type: none"> <li>• Opposed to removal of park land</li> </ul>
Dec 12, 2011	Mr. George Duffy, General Manager, Greater Vernon Chamber of Commerce	<ul style="list-style-type: none"> <li>• In Support</li> </ul>
Dec 12, 2011	Debra L. Faris-Gernat, President, Okanagan Commemorative Pioneer Cultural Society, Columbus Court Seniors & Supportive Housing	<ul style="list-style-type: none"> <li>• Concerns expressed regarding affordability, rock blasting during construction, and traffic impacts</li> </ul>

Dale Rintoul, Planner provided an overview of the application.

Mayor Sawatzky called a first time for representation from the public in attendance.

<b>NAME</b>	<b>COMMENTS</b>
<b>Terry Pakenham, Representing the Schubert Centre Society</b>	<ul style="list-style-type: none"> <li>• Schubert Centre has a long history in the City of Vernon with 1200 members enjoying various services</li> <li>• Present economy has had a significant impact on the Schubert Centre's financial viability thus creating the need to move forward on this project</li> <li>• Research indicates need for affordable and attainable seniors housing in Vernon</li> <li>• 20% increase in senior population in the next 5 years projected</li> <li>• Estimated 1750 senior independent housing units in Vernon</li> <li>• Waiting lists for all facilities</li> <li>• Attainable (can afford on limited income), and Affordable (subsidized) – both are necessary as 89% seniors income in BC is less than \$40,000 per year</li> <li>• Cannot say what the per unit cost will be - projected at \$260,000</li> <li>• Also proposing a 'life lease' program where the purchaser pays a lump sum entrance fee, then monthly payments to cover maintenance and operating expenses.</li> <li>• Will cap entrance fee to 40% of the relative increase of the Okanagan Real Estate Mainline Index to maintain attainability</li> </ul>

NAME	COMMENTS
	<ul style="list-style-type: none"> <li>• Present land secured – they are sensitive regarding the use of parkland, but note the limited use available on land due to topography</li> <li>• Monies can go toward more accessible parkland in the area</li> <li>• Will also commit to improving access to the existing park land</li> <li>• When determining the final cost of the park land and the DCC's ask that Council please keep in mind that the Schubert Centre Society is dedicating a minimum of 3 of the 54 units to affordable housing and that the Schubert Centre Society is a non-profit</li> <li>• <b>Q.</b> Lord – Definition of Life Lease?</li> </ul>
<b>Kate Mancer</b> <b>Lumina Services - Life Lease</b>	<ul style="list-style-type: none"> <li>• In business over decade with life lease housing</li> <li>• 'Life Lease' is a cross between owning and renting</li> <li>• Owned and operated by non-profit societies for the most part</li> <li>• People buy their units, but the Society actually owns the unit</li> <li>• Over time the life unit becomes more affordable as compared to condominiums</li> <li>• Created to provide a way for non profits to build and operate good quality seniors housing</li> <li>• Cost of building is too high to offer affordable rentals</li> <li>• No other option if affordability is desired</li> <li>• No capital gain realized, but people like life lease as sense of community is prevalent</li> <li>• Schubert Centre location is peerless for access to services</li> </ul>
<b>Jim Bodkin</b> <b>5935 Roche Point Dr</b>	<ul style="list-style-type: none"> <li>• Fully supports</li> <li>• Noted micro park across street and exposed creek waters</li> <li>• Ground Water runoff will need attention</li> <li>• Green roof or permeable parking area, etc. worthwhile considering</li> <li>• Not suggesting additional expense, as grants may be available</li> <li>• DCC charges could be relaxed to accommodate</li> <li>• This proposal is in one of the most densely populated areas</li> <li>• With improved access, the existing park will be better used</li> <li>• Suggest working with Regional District to improve facilities for better use of the parkland</li> <li>• Look not only at the application, but some of the other amenities surrounding the project</li> </ul>
<b>Aram Schneider</b> <b>101 3221 Centennial Drive</b>	<ul style="list-style-type: none"> <li>• Concerns regarding a through pathway being preserved</li> <li>• Concerns as to whether the whole area is going to be</li> </ul>

NAME	COMMENTS
	<p>removed from park</p> <ul style="list-style-type: none"> <li>• Blasting damage concerns – will there be recourse if damage caused to existing structures</li> <li>• <b>A.</b> Rintoul – Would be an issue between the Property Owner and the blasting company if damage occurs</li> <li>• <b>A.</b> Stranks – requirement for pre-blasting permit to be provided to the City so if people want to view they can come to the City for easy reference.</li> </ul>

Mayor Sawatzky called a second, third and final time for representation from the public. There being none, Mayor Sawatzky closed the Public Hearing for “3210 Centennial Drive and 3505 30<sup>th</sup> Avenue Plan Vernon Amendment Bylaw Number 5342, 2011” **AND** “3210 Centennial Drive and 3505 30<sup>th</sup> Avenue Rezoning Amendment Bylaw Number 5343, 2011”.

**CLOSE:**

The Public Hearing closed at 6:13 pm.

**CERTIFIED CORRECT:**

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Rob Sawatzky  
Mayor

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Patti Bridal  
Corporate Officer