



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE
ADVISORY PLANNING COMMITTEE MEETING
HELD JANUARY 10, 2023
OKANAGAN ROOM (COUNCIL CHAMBER) CITY HALL**

PRESENT: VOTING:
Jessica Kirkham
Michaela Gaudreau
Margo Lupien
Margaret Jarman
Jordan Hart
Scott Chatterton
Monique Hubbs-Michiel

NON-VOTING:
Mayor Cumming

ABSENT: Craig Neville
Claire Ishoy

STAFF: Craig Broderick, Approving Officer
Danielle Devries, Transportation Planner
Jennifer Pounder, Committee Clerk
Kim Flick, Director, Community Infrastructure and Development
Michael Olubiyi, Current Planner
Michelle Austin, Current Planner

ORDER The meeting was called to order at 4:03 p.m.

**LAND
ACKNOWLEDGEMENT** *As the City of Vernon's Advisory Planning Committee, and in the spirit of this gathering, we recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.*

**ROUND TABLE
INTRODUCTIONS** **K. Flick, Director, Community Infrastructure and Development,** welcomed the new and returning members. Round table introductions were made.

ORIENTATION

K. Flick provided an orientation for Committee members, summarized as follows:

- Brief overview on the Zoning Bylaw.
- Reviewed the Committees Terms of Reference and Bullying & Harassment Policy.
- Committee meeting date schedule.
- Site visits are encouraged and codes for strata's can be obtained from staff.
- What to expect in your agenda package.
- Mayor Cumming stated that and Councilor Mund and himself do not get to vote, unless their attendance is required to meet quorum.
- Committee members do not get to speak on behalf of the City.
- C. Broderick reviewed the conflict of interest policy.

ELECTIONS & APPOINTMENTS

M. Hubbs-Michel volunteered for the position of Chair and S. Chatterton volunteered for the position of vice chair for 2023. No other nominations were made.

M. Hubbs-Michel is declared to be the chair, and S. Chatterton is declared to the vice chair of the Advisory Planning Committee.

ADOPTION OF THE AGENDA

Moved by M. Jarman, seconded by M. Lupien:

THAT the agenda of the Advisory Planning Committee meeting for January 10, 2023 be adopted:

CARRIED

ADOPTION OF THE MINUTES

Moved by M. Jarman:

THAT the minutes for the Advisory Planning Committee meeting of December 13, 2022 be adopted.

CARRIED

NEW BUSINESS:**ZONING TEXT
AMENDMENT – UNIT
WIDTH**

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

- To review proposed text amendments to Zoning Bylaw 5000 to remove Section 4.14 Minimum Building Width regulations from all residential zones where applicable.
- Staff believe that Section 4.14 was originally established in previous bylaws to prevent owners from placing mobile homes in areas not zoned for that use.
- Since 2006, the City has received 1 – 2 variance permit applications annually to specifically decrease minimum building/unit width. None of these applications were related to the placement of a mobile home.

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

- Staff clarified that the text amendment includes a change to the single detached housing definition to exclude mobile homes built to a CSA Z240 standard. Other zones permit mobile homes (ie. R7)
- The Committee inquired if developers favor one type of housing over another. Staff have seen a trend towards multi-family and away from single detached and other low density form of development.
- Staff confirmed there will be no more minimum building/unit width regulations within the zoning bylaw. Mobile homes will continue to be allowed within zones where they are listed as a permitted use (ie. R7).
- The Committee asked Staff if they are concerned about an owner building a 3-meter-wide home. Staff stated that, since 2006, the smallest unit width variance request has been for 4.8m. Staff also stated that Provincial regulations for micro suites do not include width nor does the BC Building Code establish minimum width.

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

THAT Council support removing minimum unit width regulations from Zoning Bylaw 5000 as outlined in the report titled “Zoning Bylaw 5000 Text Amendments for Unit Width” dated January 4, 2022 and respectfully submitted by the Current Planner;

AND FURTHER, that Council direct Administration to prepare public notice of initial readings for “Zoning Text (Minimum Unit Width) Amendment Bylaw 5933, 2022” to remove unit width restrictions from Zoning Bylaw 5000;

AND FURTHER, that Council not hold a public hearing on “Zoning Text (Minimum Unit Width) Amendment Bylaw 5933, 2022”.

CARRIED

DVP00592 (4000 29TH STREET)

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

- The application before the Committee is for a development variance permit to vary Zoning Bylaw 5000 to reduce the side yard setbacks and decrease the number of required parking spaces at 4000 29th Street as part of a proposed four unit stacked row housing project.
- The application proposes to vary Sections 9.12.5(b) and 7.1.2 of Zoning Bylaw 5000 to allow the proposed building to be constructed within the required side yard setbacks up to 1.5m from the north and south property lines.
- The application is also to decrease the minimum parking requirements from 7 parking spaces to 6.

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

- Staff confirmed that the reduction in parking spaces is to accommodate space for garbage collection and more onsite usable open space for residents.
- The Committee confirmed with Staff there is a laneway to the side and behind the subject property and it is not a corner lot.
- Staff confirmed there will be four units; two units on each level, and there will be one parking space per lower unit and two spaces for each upper unit.
- Staff confirmed the property fronts onto 29th Street which is a multi-modal transportation corridor (ie. Sidewalk, parking lane, two lanes, multi-use path)

- The Committee stated that wherever we have increased density and reduced the number of parking spaces, we have had a street parking requirement. Staff confirmed within Essentials and Google street view that there is a parking lane on the west side of 29th Street.
- The Committed commented that they are uncomfortable with the 1.5m setback between this building to the neighbours building to the north.
- Staff further confirmed that within RH1 zoning, reduced setbacks are common as the zone is primarily intended for apartment scale developments.
- Staff confirmed that there will be a public input where neighbours can voice any concerns related specifically to the proposed variance.

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

THAT Council support Development Variance Permit Application 00592 (DVP00592) to vary Zoning Bylaw 5000 on LT 6, SEC 3, TWP 8, ODYD, PL 3618 (4000 29th Street) as follows:

- a) Section 9.12.5(b) to reduce both side yard setbacks from 4.5m to 1.5m; and
- b) Section 7.1.2 to decrease the number of required parking spaces from 7 stalls to 6 stalls;

AND FURTHER, that Council's support of DVP00592 is subject to the following:

- a) That the site plan, floor plan, building elevations and renderings illustrating the general siting, layout and dimensions of the proposed development (Attachment 1) in the report titled "Development Variance Permit Application for 4000 29th Street" dated January 4, 2023 and respectfully submitted by the Current Planner, be attached to and form part of DVP00592 as Schedule 'A'; and

b) That issuance of DVP00592 be withheld until a Development Permit for the subject property is authorized to be issued.

CARRIED

INFORMATION ITEMS:

C. Broderick, Approving Officer, provided a brief overview regarding some of the projects discussed at the last two Council meetings, as follows:

- DVP00604 (7371 Tronson Road) – Council approved
- OCP00098/ZON00391/DVP00593 (2800 40th Street) – Council approved
- ZON00397 (3007 37th Avenue) – Council approved
- ZON00387/DVP00595 (5101 Turtle Pond Place) – Council approved
- Bylaw 5928, 2022 (173 Vineyard Way) - Going for a fourth reading when conditions are fulfilled


NEXT MEETING

The next meeting for the Advisory Planning Committee is set for January 24, 2023 at 4:00 PM.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 5:11 PM by call of the Chair.

CERTIFIED CORRECT:


_____ Chair