



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE  
ADVISORY PLANNING COMMITTEE MEETING  
HELD JANUARY 24, 2023  
OKANAGAN ROOM (COUNCIL CHAMBER) CITY HALL**

**PRESENT:** Councillor Mund  
Claire Ishoy  
Craig Neville  
Jessica Kirkham  
Jordan Hart  
Margaret Jarman  
Michaela Gaudreau  
Monique Hubbs-Michiel  
Scott Chatterton

**GUESTS:** Ed Stranks

**ABSENT:** Margo Lupien  
Mayor Cumming

**STAFF:** Cocine Wattie, Development Clerk  
Jennifer Pounder, Committee Clerk  
Matt Faucher, Current Planner  
Michelle Austin, Current Planner

**ORDER**

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

**LAND  
ACKNOWLEDGEMENT**

*As Chair of the City of Vernon's Advisory Panel 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.*

Before approval of the agenda, C. Neville was welcomed to the Committee by the Chair.

*The agenda was amended by moving Item C, under New Business, to the February 14, 2023 Advisory Planning Committee meeting.*

**ADOPTION OF THE  
AGENDA**

Moved by **M. Jarman**, seconded by **C. Neville**:

THAT the agenda of the January 24, 2023 meeting of Advisory Planning Committee be adopted as amended:

**CARRIED**

**ADOPTION OF THE  
MINUTES**

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

THAT the minutes for the January 10, 2023 meeting of Advisory Planning Committee be adopted.

**CARRIED**

**NEW BUSINESS:**

**ZONING BYLAW REVIEW  
– RM1 AND STRATA LOT  
CLARIFICATION**

Matt Faucher, Current Planner, provided an overview of the application as follows:

- To propose the clarification of regulations in the RM1 – Row Housing Residential zoning district, as well as regulations pertaining to requirements for strata lots in various zoning districts.
- The current regulations are conflicting and causing confusion in the development community and among staff.
- Administration recommends removing the maximum site coverage of 65% for buildings and structures and 85% for impermeable surfaces from the subdivision regulations, leaving the 50% and 55% respectively to regulate development in the RM1 zoning district.
- Administration also recommends removing the following regulation contained in Section 9.10.7: *“The above noted subdivision and development regulations shall be applied to each strata lot within the strata plan”*. They also recommend removing that regulation from zoning districts R5, R6, RTR, RM2, RH2, HR1 and HR2 for consistency and clarity.

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

- The Committee clarified that on either side coverage is 50-55%. Staff confirmed that Zoning R5 is in the 40% range and RM2 is the same as proposed for the RM1 zone.

Moved by **S. Chatterton**, seconded by **J. Kirkham**:

THAT Council support removing lot coverage from the subdivision regulations in the RM1 – Row Housing Residential zoning district and removing the requirement that each strata lot in a strata plan meet the regulations contained in the subdivision and development regulations of the applicable zone from various zoning districts as outlined in the report titled “Zoning Bylaw Review – RM1 and Strata Lot Clarification”, dated January 18, 2023, and respectfully submitted by the Current Planner;

AND FURTHER, that Council direct Administration to prepare public notice of initial readings for “Zoning Text (RM1 and Strata Lot Clarification) Amendment Bylaw 5943, 2023” to clarify regulations in various zoning districts in Zoning Bylaw 5000;

AND FURTHER, that Council not hold a public hearing on “Zoning Text (RM1 and Strata Lot Clarification) Amendment Bylaw 5943, 2023”.

**CARRIED**

**OCP00096/ZON00388/  
DVP00575 (3903 30<sup>TH</sup>  
STREET)**

Matt Faucher, Current Planner, provided an overview of the application on behalf of R. Nuriel, Current Planner, as follows:

- Property backs onto the existing CN Rail. It is a triangle shaped property which causes difficulties for developers and the lot has sat vacant for quite some time. There was an application in 2016 that did not go forward.
- OCP is Medium Density Mixed Use Residential; zoned R2.
- Commercial development is challenging given the location.

- 3 buildings, stacked rowhouse, 36 units in total are proposed.
- There will be a fence installed along rail line as a vision shield and help against noise and alleviate safety concerns.
- CTQ provided a parking study. They recommend a ratio of 1.0 stalls per unit. Applicant is asking for 1.1 stalls per unit.

*C. Ishoy joined meeting at 4:20 p.m.*

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

- Staff confirmed that applicants are asked to submit their landscaping plans after zoning and variances are in place.
- The Committee wanted clarification as to what would be lost by installing the cul-de-sac. Staff clarified there would possibly be a section of parking stalls lost and a few of the units would also be lost.
- The Committee commented that there is already a lane with an exit, why close it and install a cul-de-sac. Staff confirmed this is the applicant's argument as well.
- Staff confirmed the lane will be widened and sufficient access will be in place for emergency service vehicles.
- The Committee commented that it is an interesting resolution to a difficult site.
- E. Stranks, Developer's Agent, confirmed that there will be a sidewalk on private property which will start at the south end and will have access to all the buildings and parking lot areas. There will also be an actual intersection created at 39<sup>th</sup> Avenue and crosswalks will also be installed.
- Staff confirmed that the garbage disposal details will be defined at the Development Variance Permit stage.
- The Committee was not supportive of keeping garbage cans out front of the units. Staff will let R. Nuriel know to discuss during development stage.

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

THAT Council support the application to amend the Official Community Plan land use designation of Lot A, Plan KAP50281, Sec 3, Twp 8, ODYD (3903 30th Street) from 'Mixed Use - Medium Density Commercial and Residential' to 'Residential Medium Density', as outlined in the report titled "Official Community Plan Amendment, Rezoning and Development Variance Permit Applications for 3903 30th Street" dated January 11, 2023 and respectfully submitted by the Economic Development Planner;

AND FURTHER, that Council direct Administration to bring forward the "3903 30th Street Official Community Plan Amendment Bylaw 5941, 2023", for initial readings and scheduling of a Public Hearing;

AND FURTHER, that Council support the application to rezone Lot A, Plan KAP50281, Sec 3, Twp 8, ODYD (3903 30th Street) from 'R2 - Large Lot Residential' to 'RH1 - Low-Rise Apartment Residential', in order to develop a 36 unit stacked row housing complex development, subject to the following conditions:

- a) That the owner is to dedicate road right-of-way for the lanes and a new offset frontage adjacent to the subject property and upgrade the lanes to bylaws standards, as shows in Attachment 13;
- b) That the owner is to upgrade 30th Street, south of the subject property to 39th Avenue, including widening of the asphalt and concrete curb gutter on the east side and sidewalk on the west side; and
- c) That the owner is to register a Land Title Act section 219 restrictive covenant specifying the variable level of road maintenance adjacent to the property, as per the City's policies and bylaws;

AND FURTHER, that Council direct Administration to bring forward the "3903 30 Street Rezoning Amendment Bylaw Number 5942, 2023", for initial readings and scheduling of a Public Hearing;

AND FURTHER, that Council support Development Variance Permit Application 00575 (DVP00575) to vary to

following sections of Zoning Bylaw 5000 to allow a 36 unit stacked row housing complex development on Lot A, Plan KAP50281, Sec 3, Twp 8, ODYD (3903 – 30th Street):

- a) to vary the street access requirements (Section 4.7.1);
- b) to vary the minimum east side yard setback for Building #1 from 4.5m to 1.0m (Section 9.12.5); and
- c) to vary the minimum number of required off-street parking spaces for residents from 45 spaces to 38 spaces (Section 7.1.2, Table 7.1);

AND FURTHER, that Council support Development Variance Permit Application 00575 (DVP00575) to vary following sections Subdivision and Development Servicing Bylaw 3843 for offsite works adjacent to the property described as Lot A, Plan KAP50281, Sec 3, Twp 8, ODYD (3903 – 30th Street):

- a) to vary the driveways, access and road frontage requirements (Section 3.5); and
- b) to vary the requirement for a new offset cul-de-sac adjacent to the subject property (Section 3.7; Schedule O, Standard Drawing 100-10);

AND FURTHER, that Council support of DVP00575 is subject to the following:

- i) That the site plan, floor plans, elevations, landscaping plan, offsite works and road dedication plans and traffic and parking review, generally shown as Attachments 7–15 in the report titled “Official Community Plan Amendment, Rezoning and Development Variance Permit Applications for 3903 30th Street” dated January 11, 2023 by the Economic Development Planner be attached to and form part of DVP00575 as Schedule ‘A’.

**CARRIED**

**INFORMATION ITEMS:**

**M. Austin, Current Planner**, provided a brief overview regarding past applications seen by the Advisory Planning Committee, as follows:

- ZON00329/Bylaw 5773 – Council approved
- ZON00385/Bylaw 5927 – Council approved
- Bylaw 6450 – Council approved, going for first, second and third readings
- Bylaw 5934 – Council approved

**NEXT MEETING**

The next meeting for the Advisory Planning Committee is set for February 14, 2023 at 4:00 p.m.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:37p.m. by call of the Chair.

**CERTIFIED CORRECT:**

  
Chair