



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE
ADVISORY PLANNING COMMITTEE MEETING
HELD MARCH 28, 2023
OKANAGAN ROOM (COUNCIL CHAMBER) CITY HALL**

PRESENT: Monique Hubbs-Michiel
Margo Lupien
Scott Chatterton
Claire Ishoy
Jordon Hart
Margo Jarmon
Mayor Cumming
Craig Neville

ABSENT: Jessica Kirkham
Harpreet Nahal

STAFF: Cheryl Sali, Development Clerk
Michelle Austin, Planner
Roy Nuriel, Acting General Manager, Planning
Ellen Croy, Manager, Transportation

ORDER The meeting was called to order at 4:01 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 **M. Lupien**:

THAT the agenda of the March 28, 2023 meeting for Advisory Planning Committee be adopted.

**ADOPTION OF THE
MINUTES** Moved by **M. Lupien**, seconded by **C. Neville**:

THAT the minutes for the February 14, 2023 meeting of Advisory Planning Committee be adopted.

UNFINISHED BUSINESS:**RECONSIDERATION
MOTION (FEBRUARY
14, 2023)**

In consultation with the Director of Community Infrastructure & Development, Staff presented the following motion from the Advisory Planning Committee meeting on February 14, 2023 to the Committee for reconsideration:

“THAT Staff Provide Zoning Bylaw 5000 (2003) to Council for review of “Section 7: Parking and Loading.”

Staff explained that the rationale for reconsidering the motion is because the original direction was too broad. Staff recollected that the previous Committee discussion centered around a concern over a lack of visitor parking within developments adjacent to streets without on-street parking. Staff advised that it would be helpful if the Committee narrowed the scope of the resolution to provide additional clarity.

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

THAT the Advisory Planning Committee recommends that Council direct Staff to review on-site visitor parking requirements for developments adjacent to streets without on-street parking under Zoning Bylaw 5000, Section 7.0 Parking and Loading.

CARRIED

Staff suggested that it would be fitting to rescind the February 14, 2023 motion.

Moved by **C. Neville**, seconded by **C. Ishoy**:

THAT the following motion of the February 14, 2023 Advisory Planning Committee meeting be rescinded:

“THAT Staff Provide Zoning Bylaw 5000 (2003) to Council for review of “Section 7: Parking and Loading.”

CARRIED

E. Croy left the meeting at 4:15 p.m.

NEW BUSINESS:**DVP00567 (3503 27th STREET)****Roy Nuriel, Acting General Manager, Planning**, provided an overview of the application as follows:

- The purpose of the application is to vary sections of Zoning Bylaw 5000 for a two storey mixed use development.
- The application is to decrease the minimum front yard setback and to decrease the minimum landscape buffer on the north side yard and on the rear.

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

- The Committee requested clarification of the 6m access easement at the rear of the property. Staff clarified that there is a plan for a lane way behind the property in the future. There is currently a covenant on title, therefore it would be a condition of this permit.
- In response to a question, Staff confirmed that the only access to the property is a right turn from 27th Street and parking is located at the rear of the building. Parking requirements for micro suites are one space per unit.
- The Committee expressed concern over the design, commenting that it does not seem to fit into the area. Staff have shared the City's design guidelines with the applicant and been working with them to improve the design. There is a trend towards building modern homes with flat roofs. Staff further confirmed that if the Committee does not approve of the design, this can be stated in the motion.
- The Committee also expressed concern that the flat roof design would retain summer heat and is not congruent with the City's Climate Action Plan.

In response to a procedural question from the Committee, staff clarified that the Committee could support the staff recommendation, as outlined within the planning report, and include further recommendations to address concerns raised about climate change and aesthetics.

The Committee discussed amending the original staff recommendation as outlined in the planning report to include the following two additional points:

1. AND FURTHER, recommends the developer assess the sustainability impact of the flat roof and have it fall more in line with sustainability requirements.
2. AND FURTHER, recommends the developer assess the exterior esthetics of the building to have them comply with the City Center Plan.

Moved by **S. Chatterton**, seconded by **C. Ishoy**, THAT:

THAT Council support Development Variance Permit application 00567 (DVP00567) to vary Zoning Bylaw 5000 on LT 1, SEC 3, TWP 8, ODYD, PL EPP51784 (3503 27th Street), as follows:

- a) Section 10.3.5 to vary the minimum front yard setback from 3.0m to 2.0m;
- b) Section 6.3.1 (Table 6.1) to vary the minimum landscape buffer on the north side yard from 2.0m to 0.0 and on the rear side from 2.0m to 0.95m;

AND FURTHER, that Council's support of DVP00567 is subject to the following:

- a) that the owner registers a Section 219 Restrictive Covenant on title of 3503 27th Street that would guarantee access to 3501 and 3505 27th Street by way of a 6.0m wide private access easement for future private laneway access; and
- b) that the site, floor, elevation and landscaping plans.

AND FURTHER, recommends the developer assess the climate impact of the flat roof and have it fall more in line with climate change requirements.

AND FURTHER, recommends the developer assess the exterior esthetics of the building to have them comply with the City Center Neighbourhood Plan.

CARRIED

INFORMATION ITEMS:

- R. Nuriel informed the Committee of recent staffing changes.
- 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 **April 12, 2023 at 4:00 p.m.**

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at **4:41 p.m.** by call of the Chair.

CERTIFIED CORRECT:


_____ Chair