



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

TUESDAY, September 28, 2021 AT 4:00 P.M.

VIA ZOOM AND IN-PERSON

COUNCIL CHAMBERS (OKANAGAN LAKE ROOM)

A G E N D A

1) ORDER

2) 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.

3) ADOPTION OF AGENDA

4) ADOPTION OF MINUTES

August 17, 2021 (attached)

5) NEW BUSINESS:

a) **DVP00541 – 6664 Jade Road**

6) INFORMATION ITEMS:

The Staff Liaison will provide an update of APC related items discussed at the most recent Council meeting.

7) DATE OF NEXT MEETING:

The next meeting is tentatively scheduled for **Wednesday, October 13, 2021.**

8) ADJOURNMENT



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING

HELD ON TUESDAY, AUGUST 17, 2021

VIA ZOOM and IN-PERSON

AURORA ROOM and BRIDGE ROOM

(Located at Community Services Building - CSB)

PRESENT: VOTING

Mark Longworth, Chair
Jamie Paterson
Don Schuster
Phyllis Kereliuk
Monique Hubbs-Michiel
Lisa Briggs
Harpreet Nahal
Joshua Lunn

NON-VOTING

Mayor Cumming (Appointed Member)

ABSENT: Doug Neden

Bill Tarr
Larry Lundgren

STAFF: Craig Broderick, Manager, Current Planning

Matt Faucher, Current Planner
Michelle Austin, Current Planner
Ally Campbell, Planning Assistant/Minute Taker
Roy Nuriel, Economic Development Planner
Shane Wright, Recreation

ORDER

The Chair called the meeting to order at 4:03 p.m.

**LAND
ACKNOWLEDGMENT**

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
AGENDA**

Moved by Jamie Paterson, seconded by Phyllis Kereliuk :

Mayor Cummins Arrived At 4:06 pm

THAT the Advisory Planning Committee agenda of August 17, 2021 be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Monique Hubbs-Michiel, seconded by Lisa Briggs:

THAT the minutes for the Advisory Planning Committee meeting of July 20, 2021 be adopted.

CARRIED.

NEW BUSINESS:

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 5400 OKANAGAN AVENUE (DVP00476)

Craig Broderick, Manager of Current Planning and Matt Faucher, Current Planner, reviewed the Development Variance Permit Application for 5400 Okanagan Avenue. The Committee noted the following:

Harpreet Nahal, recused himself from the meeting due to conflict of interest with the Application at 4:10pm

- Concerned about the amount of Site Coverage and if it meets the bylaw, as well as the impermeability looks to be well over what is allowed, staff to verify
- Concerned about the Accessible parking requirements. Staff confirmed based on the Townhouse Use they would not require Accessible Parking
- APC Member concerned as to why we approved a possible DVP in the past with slopes greater than 30% and why we are not now? Staff advised based on the site design as proposed staff are not in support of the proposed variance to 30% slopes. Staff may support a different design if it was in general accordance with the Hillside Guidelines.

Moved by Monique Hubbs-Michiel, seconded by Joshua Lunn:

THAT Council deny Development Variance Permit Application (DVP00476) to vary the following section of Zoning Bylaw #5000 in order to construct a 36-unit townhouse development on Part 3.0 Acres More or Less of the Northwest ¼ of Sec. 28 shown on Plan B3911, TWN. 9 ODYD exc. Plans KAP50675 and KAP58681 (5400 Okanagan Avenue):

- a) to vary Section 9.11.6 building height from 2.5 storeys to 3 storeys to accommodate required visitor parking stalls between buildings 1, 2, 9, 10 and 11;

- b) to vary Section 6.6.3 to reduce the minimum requirement of the number of trees per lineal metre of required landscape buffer from 1 tree per 10.0 lineal metre to 1 tree per 13.75 lineal metre; and
- c) to vary Section 4.16.1 to allow construction of a building, structure and swimming pool on slopes of 30% or greater;

AND FURTHER, that Council confirm its previous approval of Development Variance Permit Application DVP00382 to vary Zoning Bylaw #5000Section 9.11.6 to reduce the minimum dwelling unit width from 6.5 m to 4.8 m and to vary the off-site works requirements of Subdivision and Development Servicing Bylaw No. 3843 (Schedule A – Level of Service) standards to Integrated Transportation Framework (ITF – Section 2-1) standards;

AND FURTHER, that Council confirm its previous approval of a portion of Development Variance Permit Application DVP00435 to vary Zoning Bylaw #5000Section 6.5.11 to increase the maximum height of a retaining wall from 1.2 m to 3.6 m;

AND FURTHER, that Council’s confirmation of its previous approval of DVP00435 is subject to the following:

- a) The applicant is to provide a geotechnical report, site plan and design drawings clearly demonstrating to the satisfaction of Administration that the proposed retaining structures can be established on the land in a manner that is safe, as well as that the construction and maintenance of the retaining structures do not impact or encroach into adjacent properties; and
- b) That a no build, no disturb covenant be registered on title to protect the proposed manufactured slope and any supporting infrastructure (e.g., geogrid) required to establish the global stability of the retaining structures, as well as any other areas identified by the engineer responsible for the design, construction and inspection of the structures;

AND FURTHER, that Council’s support of DVP00476 is subject to the following:

That the design drawings, intended to illustrate the general form, character and massing of the proposed development, and noted as Attachment 1 in the report titled “Development

Variance Permit Application for 5400 Okanagan Avenue” and dated August 12, 2021 by the Current Planner and the Manager, Current Planning be attached to and form part of DVP00476 as Schedule ‘A’.

CARRIED.

Harpreet Nahal, Invited back to meeting at 4:32pm

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
5577 27th AVENUE
(DVP00519)**

Roy Nuriel, Economic Development Planner, reviewed Development Variance Permit Application for 5577 27th Avenue. The Committee noted the following:

- Concerns about the amount of parking being relaxed, wanted to be sure that the other phases will accommodate the parking relaxation requested in this variance. Staff confirmed it should be based on the Traffic Management Plan submitted which supported the relaxation
- Staff additionally added that the area was close to Transit. The Project is intended for low income housing and non-profit, so parking may not be needed due to fewer occupants having vehicles, or not being able to drive due to a disability
- APC member acknowledge the public benefit of this building would be beneficial to the neighbourhood
- Landscape needs to be increased, there is a lack of trees within the parking area

Moved by Jamie Paterson, seconded by Phyllis Kereliuk:

THAT Council support Development Variance Permit Application #DVP00519 to vary the following sections of Zoning Bylaw #5000 to allow for a five storey, 35-unit, non-profit rental apartment building for Vernon Native Housing Society to be constructed on Lot Pt 10, Plan B1827, DL 66, ODYD (5577 27th Avenue):

- a) to vary the minimum side yard setback on the north side of the property from 4.5m to 3.2m (Section 9.12.5);
- b) to vary the maximum side yard projections of decks on the north side of the property from 0.8m to 1.6m (Section 4.4.2);
- c) to vary the maximum building height from the lesser of 16.5m or 4.5 storeys to 16.6m and 5.0 storeys (Section 9.12.5);
- d) to vary the minimum number of required off-street parking spaces from 63 spaces to 22 spaces (Section 7.1.2, Table 7.1); and

- e) to vary the maximum number of small car parking spaces from 40% to 50% (Section 7.1.11).

AND FURTHER, that Council support of DVP00519 is subject to the following:

- a) That the site, floor, elevations, landscaping plans and traffic impact assessment generally noted as Attachments 2-6 contained in the report titled “Development Variance Permit and Rezoning Amendment Bylaw #5790 for 5577 27th Avenue and Housing Agreement for 5545 and 5577 27th Avenue” dated August 11, 2021 and respectfully submitted by the Economic Development Planner be attached to and form part of DVP00519 as Schedule ‘A’.

AND FURTHER, that Council receive the reciprocal access agreement for parking, drive aisles, snow storage, common property and amenities across the site and between 5577 and 5545 27th Avenue;

AND FURTHER, that Council adopt “5577 27th Avenue Rezoning Amendment Bylaw Number 5790, 2019”;

AND FURTHER, that Council support entering into a housing agreement pursuant to Section 4.9 of Zoning Bylaw #5000 with the Vernon Native Housing Society for two non-profit rental apartment buildings on Lot 1, Plan 5914, DL 66, ODYD (5545 27th Avenue) and Lot Pt 10, Plan B1827, DL 66, ODYD (5577 27th Avenue), subject to the following condition:

- a) That the terms and conditions of the housing agreement are those outlined in Attachment 9 contained in the report titled “Development Variance Permit and Rezoning Amendment Bylaw #5790 for 5577 27th Avenue and Housing Agreement for 5545 And 5577 27th Avenue” dated August 11, 2021 and respectfully submitted by the Economic Development Planner.

CARRIED.

Joshua Lunn – recused himself from the meeting due to conflict of interest with next application at 5:02pm

Harpreet Nahal left the meeting at 5:05pm

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
3004A 22nd STREET
(DVP00528)**

Matt Faucher, Current Planner, reviewed Development Variance Permit Application for 3004A 20th Street. The Committee noted the following:

- No Comments from members

Moved by Monique Hubbs-Michiel, seconded by Lisa Briggs:

THAT Council support Development Variance Permit Application (DVP00528) to vary the following sections of Zoning Bylaw #5000 to permit the construction of an addition to a single detached dwelling on LT 1 SEC 35 TWN 9 ODYD Plan 41608 (3004A 22nd Street):

- a) Section 9.3.5 minimum rear yard setback requirement from 7.5m to 5m;

AND FURTHER, that Council's support of DVP00528 is subject to the following:

- a) the site plan illustrating the general siting, form and character of the proposed addition be attached to and form part of DVP00528.

CARRIED.

Joshua Lunn Returned at 5:08pm

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
9750 DELCLIFFE
ROAD (DVP00530)**

Matt Faucher, Current Planner, reviewed the Development Variance Permit Application 9750 Delcliffe Road. The Committee noted the following:

- Concerned why staff are in support of this 30% sloped project and not on others. Staff advised that each application is considered based on site specific considerations and how the proposed design is in general accordance with the Hillside Guidelines.
- Concern of size of the footprint of the overall garage area

Moved by Phyllis Kereliuk, seconded by Jamie Paterson:

THAT Council support Development Variance Permit Application (DVP00530) to vary the following section of Zoning Bylaw #5000 to permit the construction of an attached garage on SL 19 SEC 4 TWN 13 ODYD STRATA PLAN KAS143 (14-9750 Delcliffe Road):

- a) Section 4.16.1 no construction of a building, structure or swimming pool is permitted on slopes 30% or greater;

AND FURTHER, that Council’s support of DVP00530 is subject to the following:

- a) the site plan illustrating the general siting of the proposed garage be attached to and form part of DVP00530; and
- b) if any tree removal is required to construct the attached garage that the applicant obtain a valid Tree Cutting Permit.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
3311,3309,3307 & 3305
35th Avenue
(DVP00538)**

Michelle Austin, Current Planner, reviewed the Development Variance Permit Application 3311,3309,3307 & 3305 35th Avenue. The Committee noted the following:

- APC Member asked if a parking study was completed to consider the entire recreation site and all existing and proposed uses. Staff confirmed that the City Transportation Department did a Recreation Complex parking assessment and, based on timing of events the sharing of parking lot spaces, it was determined to work.
- APC Member asked if a proper fence would enclose the play area for the childcare facility. Staff confirmed that a 4’0” fence would surround the play area.
- APC Member asked if a cross walk is proposed across 35th Avenue to assist with drop off-pick up to the proposed childcare facility. Staff confirmed that a cross walk does not exist over 35th Avenue near the project site. A recommendation to add a crosswalk at 35th Avenue near the project site can be put forward to transportation.
- Concerns were raised about removing vehicular access from 35th Avenue and maintaining only one vehicular access (i.e. from 33rd Street). The recreation site can get congested as is and will become very congested with the addition of the childcare facility, particularly during drop off-pick up times.
- Desire not to close vehicular access to 35th Avenue and to maintain both accesses for vehicles.

Moved by Don Schuster, seconded by Lisa Briggs:

THAT Council approve Development Variance Permit Application #DVP00538 on LT 1, 2, 3 & 4, PL 3362, SEC 3, TWP 8, ODYD (3311, 3309, 3307 & 3305 35th Avenue) to allow the construction of a childcare facility by varying Zoning Bylaw #5000, Parks and Open Space (P1) Zone:

- a) Section 12.1.5 minimum front yard setback from 6.0 m to 3.82 m from the existing property and 1.0m from the future property line pending road dedication;

AND FURTHER that Council’s approval of Development Variance Permit Application #DVP00538 is subject to the following:

- a) the Site Plan, Revision 3, Drawing No. A100, by Stantec Architecture Ltd. illustrating the general siting of the proposed childcare facility be attached to and form part of DVP00538.

AND FURTHER the Advisory Planning Committee recommends to Council that the applicant be required to maintain vehicular access from the project site to 35th Avenue.

CARRIED.

INFORMATION ITEMS

Housekeeping item:

- **Lisa Briggs – Requested to speak about the new EScooter that was recently launched in the City**
- **While praise was provided for the implementation of the EScooter program, issues were noted in regards to the EScooters being parked in areas that impede accessibility routes, such as in the middle of the sidewalks and pathways. Additionally, noted concerns over the lack of riders wearing helmets and suggested implementing a different cleaning protocol to encourage helmet usage**

NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for Wednesday, September 8, 2021.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 5:47p.m.

CERTIFIED CORRECT:

Chairperson



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Matt Faucher
Planner, Current Planning

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: TBD
REPORT DATE: September 24, 2021
FILE: 3090-20 (DVP00541)

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 6664 JADE ROAD

PURPOSE:

To review Development Variance Permit Application DVP00541 to vary Zoning Bylaw #5000 in order to construct an attached carport at 6664 Jade Road.

RECOMMENDATION:

THAT Council support Development Variance Permit Application DVP00541 to vary the following Bylaw regulations to permit the construction of a carport as outlined in the report titled 'Development Variance Permit Application for 6664 Jade Road', dated September 24 2021, respectfully submitted by the Current Planner, on LT 27 DL 67 ODYD PLAN 20126 (6664 Jade Road):

- a) Zoning Bylaw #5000, Section 9.2.5 minimum front yard setback from 7.5m to 1.4m;
- b) Subdivision and Development Servicing Bylaw #3843, Schedule B, Section 3.5.3 maximum driveway width from 7.5m to 9.15m;

AND FURTHER, that Council's support of DVP00541 is subject to the following:

- a) the site plan illustrating the general siting of the proposed carport in Attachment 1, contained in the report titled 'Development Variance Permit Application for 6664 Jade Road', dated September 24 2021, respectfully submitted by the Current Planner, be attached to and form part of DVP00541 as 'Schedule A'.

ALTERNATIVES & IMPLICATIONS:

THAT Council not support Development Variance Permit Application DVP00541 to vary the following Bylaw regulations to permit the construction of a carport as outlined in the report titled 'Development Variance Permit Application for 6664 Jade Road', dated September 24 2021, respectfully submitted by the Current Planner, on LT 27 DL 67 ODYD PLAN 20126 (6664 Jade Road):

- a) Zoning Bylaw #5000, Section 9.2.5 minimum front yard setback from 7.5m to 1.4m; and
- b) Subdivision and Development Servicing Bylaw #3843, Schedule B, Section 3.5.3 maximum driveway width from 7.5m to 9.15m.

Note: Denial of the Development Variance Permit Application would restrict the siting of any proposed structure to meet the existing provisions of Zoning Bylaw #5000, as well as Subdivision and Development Servicing Bylaw #3843. The applicant would be required to revise the proposal to meet the prevailing bylaw provisions.

ANALYSIS:

A. Committee Recommendations:

At its meeting of September 28, 2021, the Advisory Planning Committee passed the following resolution:

“As cited by the committee.”

B. Rationale:

1. The subject property is located at 6664 Jade Road as shown in Figures 1 and 2. The property is approximately 2,017m² in size and is within the Okanagan Bella Vista Neighbourhood.
2. The subject property is zoned R1 – Estate Lot Residential (Attachment 2) and the subject application pertains to development regulations within Section 9.2.5 of Zoning Bylaw #5000 and Schedule B, Section 3.5.3, of Subdivision and Development Servicing Bylaw #3843 (Attachment 3).
3. The applicant proposes to construct an attached carport on the subject property.
4. The application proposes to vary the following section of Zoning Bylaw #5000 in order to permit the construction of an attached carport:

- a) Section 9.2.5 minimum front yard setback is 7.5m;

As well as, following section of Subdivision and Development Servicing Bylaw #3843:

- a) Schedule B, Section 3.5.3 maximum driveway width is not to exceed 7.5m.

The site plan and elevations for the proposed carport are illustrated in Attachment 1.



Figure 1 - Property Location Map



Figure 2: Aerial Photo of Property

5. The subject property’s front yard and driveway access have a minimal slope with a retaining wall separating the driveway from the sloped side yard. The side and rear yards of the property contain 12% slopes with pockets of slopes greater than 30% in the rear yard. As shown in Attachment 4, the subject property has limited siting options without substantial earthworks being required to support the proposed construction.
6. The existing structure was constructed prior to the adoption of Zoning Bylaw #5000 and is located close to the required front yard setback of 7.5m. As such, in order to construct a covered parking area on the property, the existing structure would need to be repositioned on the lot.

7. Administration supports the requested variance for the following reasons:

- a) Given Jade Road is not a thru road and provides primary access to ten (10) dwellings, the likelihood of traffic conflict is minimal.
- b) The applicant is requesting the proposed variances to improve the safety and functionality of the property providing an opportunity for the family to age in place.
- c) Negative impacts of the proposal on neighbouring properties are not anticipated at this time.

C. Attachments

- Attachment 1 – Site Plan & Building Elevations
- Attachment 2 – R1: Estate Lot Residential Zone
- Attachment 3 – Subdivision and Development Servicing Bylaw #3843 Schedule B Section 3.5.3
- Attachment 4 – Property Slopes – City of Vernon Lidar Imagery

D. Council's Strategic Plan 2019 – 2022 Goals/Action Items:

- The subject application does not conflict with the goals/action items identified in Council's Strategic Plan 2019 – 2022.

E. Relevant Policy/Bylaws/Resolutions:

1. The following provisions of Zoning Bylaw #5000 R1 – Estate Lot Residential Zone are relevant to the subject application:

- Zoning Bylaw #5000:
Section 9.2.5 – Minimum front yard is 7.5m.
- Subdivision and Development Servicing Bylaw #3843:
Schedule B, Section 3.5.3 – Maximum driveway width, between the edge of pavement and property line, is not to exceed 7.5m.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Signer 1

Matt Faucher
Planner, Current Planning

Will Pearce, CAO

Date: _____

X

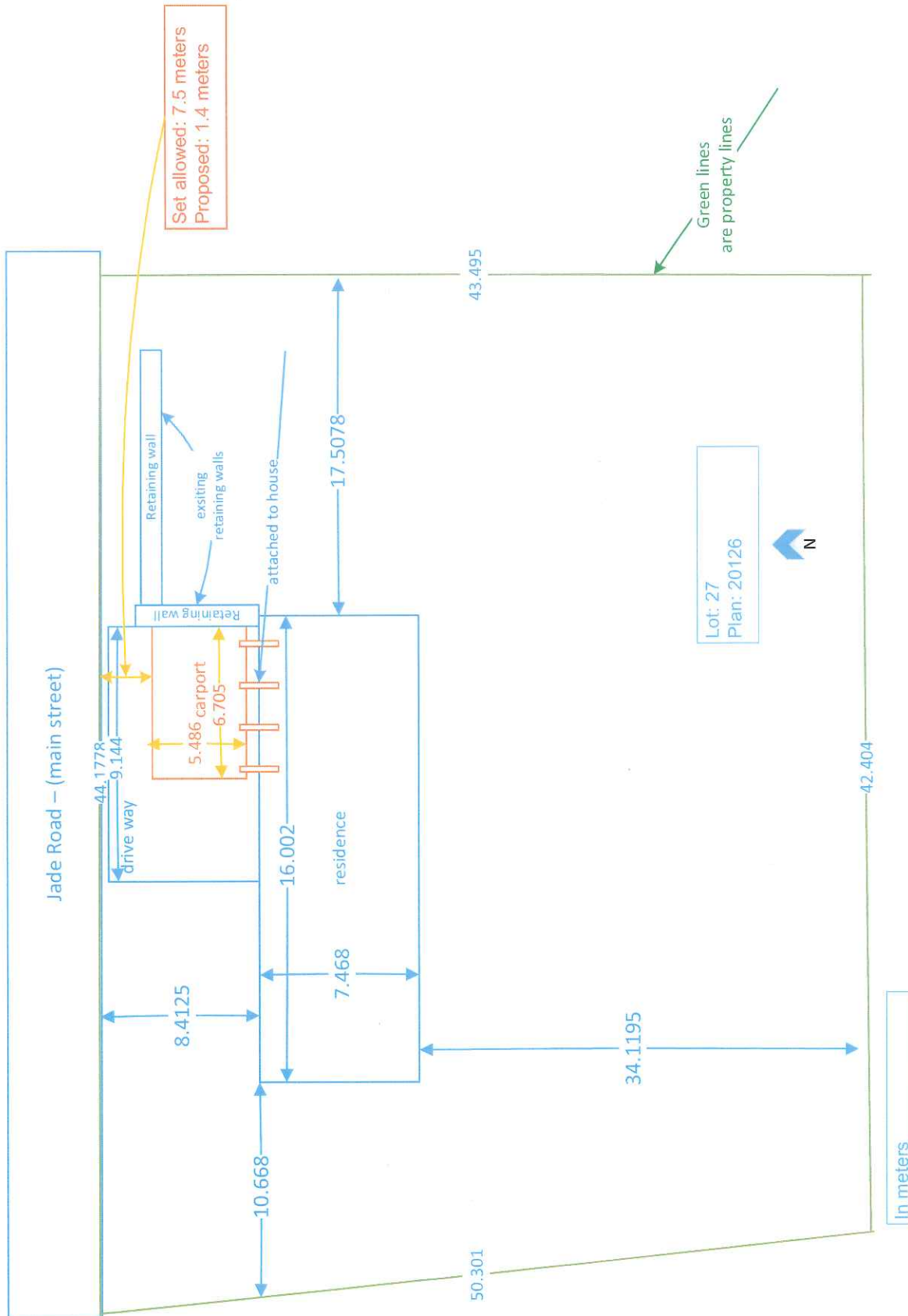
Signer 2

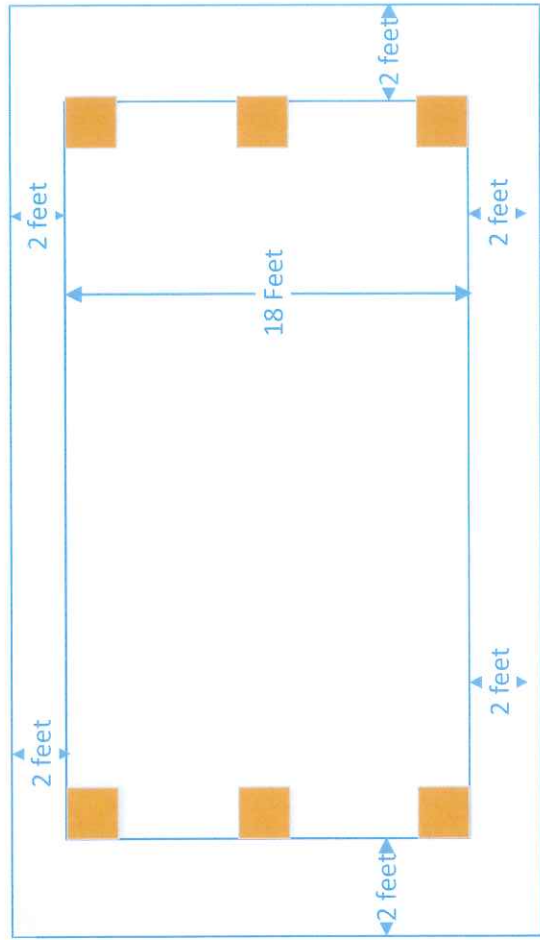
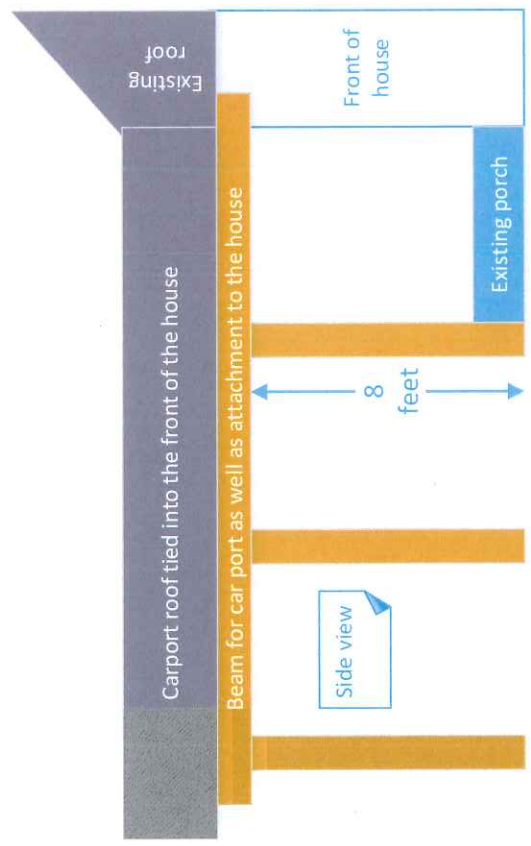
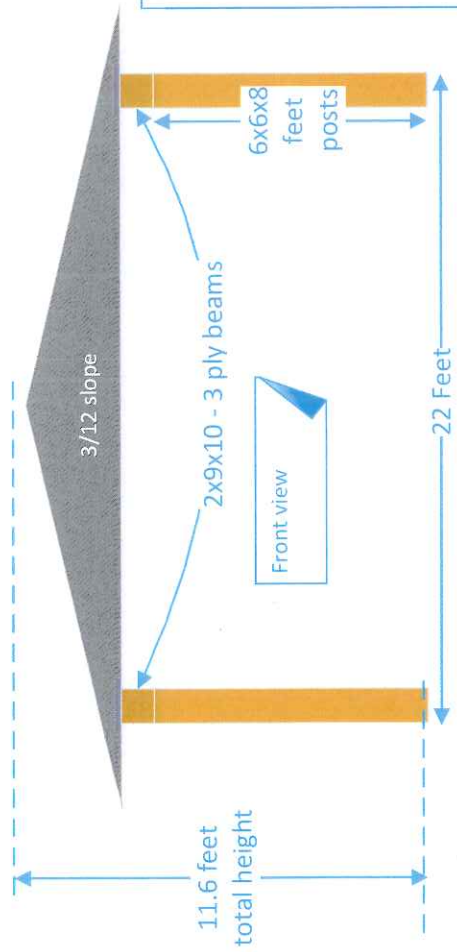
Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
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| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input checked="" type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Engineering Development Services |
| <input checked="" type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input checked="" type="checkbox"/> COMMITTEE: APC (September 28/21) | | |
| <input type="checkbox"/> OTHER: | | |

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9.2 R1 : Estate Lot Residential

9.2.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible uses, on larger urban serviced **lots**. The R1c sub-zoning district allows for **care centre, major** as an additional use. The R1h sub-zoning district allows for **home based business, major** as an additional use. (*Bylaw 5467*)

9.2.2 Primary Uses

- **care centre, major** (*use is only permitted with the R1c sub-zoning district*)
- **single detached housing**

9.2.3 Secondary Uses

- **boarding rooms**
- **bed and breakfast homes** (in single detached housing only) (*Bylaw 5498*)
- **care centres, minor**
- **group home, minor**
- **home based businesses, minor**
- **home based businesses, major** (*use is only permitted with the R1h sub-zoning district*)
- **secondary suites**
- **seniors supportive housing**

9.2.4 Subdivision Regulations

- Minimum **lot width** is 24.0m.
- Minimum **lot area** is 740m², or 10,000m² if not serviced by a **community sewer system**.
- Maximum **density** is 30.0 units per gross hectare (12.0 units/gross acre).

9.2.5 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- **Minimum front yard is 7.5m.**
- Minimum **side yard** is 2.5m, except it is 7.5m from a **flanking street**. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- The maximum **height** of any vertical wall element facing a **front, flanking** or **rear yard** (including **walkout basements**) is the lesser of 6.5m or 1.5 **storeys**, above which the **building** must be **set back** at least 1.2m.

9.2.6 Other Regulations

- There shall be no more than one **single detached house** per **lot**.
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.

- For **seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- **Seniors supportive housing** shall be for no more than four residents. *(Bylaw 5467)*
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences) on lots abutting City Roads** as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)

BYLAW NUMBER 3843
SCHEDULE B – TRANSPORTATION

3.4 Intersections

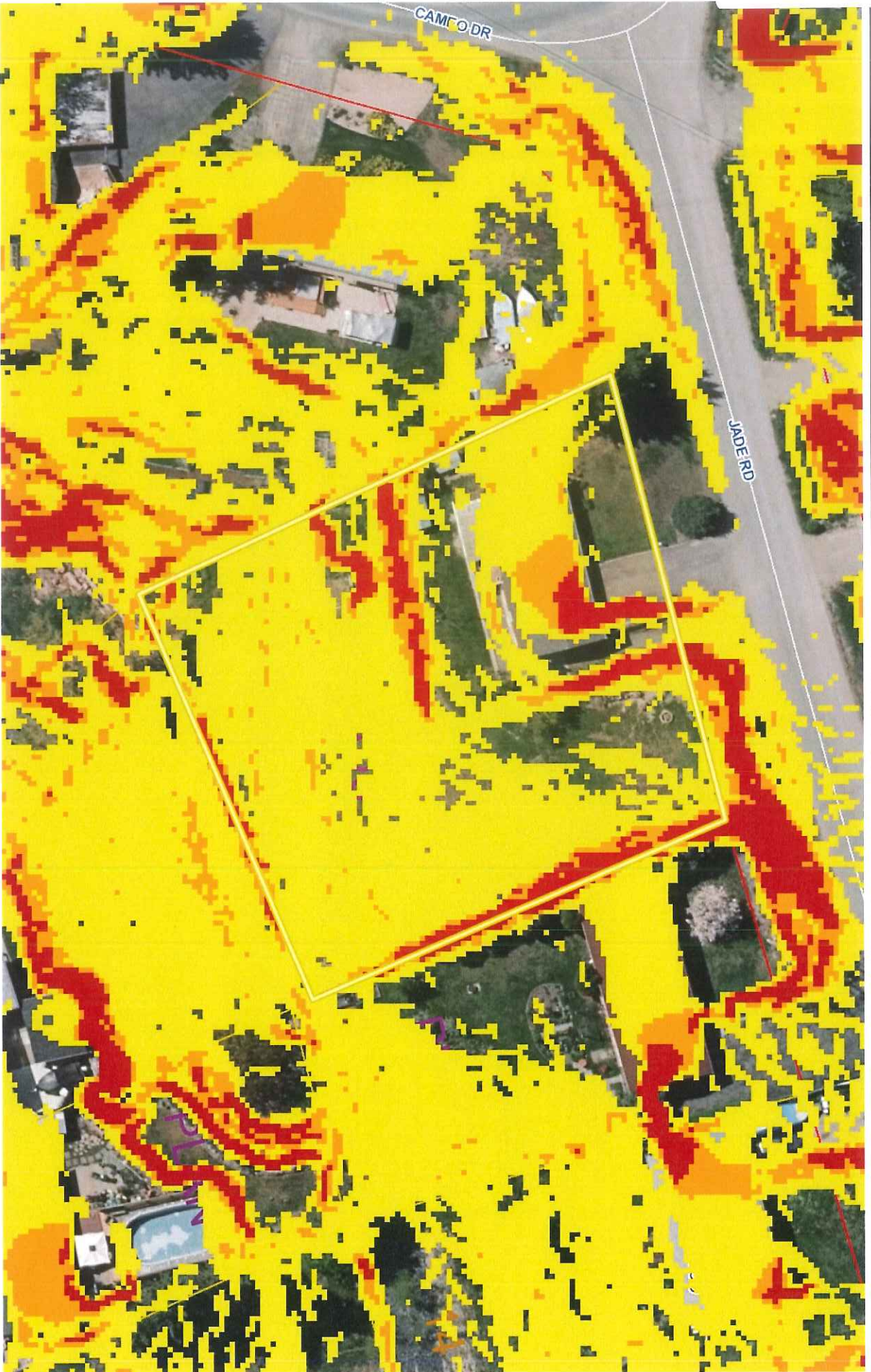
- 3.4.1 Intersecting roads are to be designed as close as possible to right angles. The maximum variation permitted is 20 degrees.
- 3.4.2 The spacing between intersections is to be maximized where possible. A minimum distance of 60m is recommended.
- 3.4.3 Cross – slopes at intersections shall be designed in accordance with the “Geometric Design Guide for Canadian Roads” most recent edition as published by TAC unless otherwise accepted by the City Engineer.
- 3.4.4 Roundabouts shall be considered as the first option for intersection designs of Collector – Collector and Collector – Arterial roads. If an intersection other than a roundabout is recommended, documentation must be provided outlining the justification why a roundabout was not selected for the intersection. Roundabout design is to be consistent with the TAC Canadian Roundabout Design Guide. Traffic signals and roundabouts are to be designed by a qualified professional with sealed plans submitted for review and acceptance by the City Engineer.

3.5 Driveways & Access

- 3.5.1 Each lot created by development must have sufficient road frontage to accommodate construction of a driveway access to Bylaw standards. Access location must conform to that identified in the Zoning Bylaw for each type of land designation. New or modified accesses for development in Development Districts 1 and 2 must be located and designed to optimize safety and minimize the loss of on street parking.
- 3.5.2 Driveway grades in the boulevard area are to be between 1% and 8%. Access to strata developments, parking lots and multifamily development must be designed utilizing vertical curves where grade changes exceed 2% within the boulevard.
- 3.5.3 The maximum width of accesses, measured at the back of walk or back of curb where no sidewalk exists, or at edge of pavement for rural section roads, must be minimized. Maximum driveway width, between the edge of pavement and property line, is not to exceed 7.5m. For residential low density development where parking is permitted (on private property) within 6m of the curb or edge of pavement (for rural), the access width must not exceed 7m. Where onsite parking for residential development is greater than 6m from the property line, or onsite parking has an onsite maneuvering aisle, the access width must not exceed 6m.



Vernon Essentials Site



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1 : 500



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