

CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

JUNE 13, 2023, AT 4:00 P.M. OKANAGAN LAKE ROOM (COUNCIL CHAMBER) CITY HALL

AGENDA

1) CALL TO 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

a) May 24, 2023 (Attached)

5) NEW BUSINESS

- a) DVP00606 (900 MT GRIFFIN ROAD)
- b) DVP00608 (5975 LEFOY ROAD)
- c) ZON00393 / DVP00603 (2801 28TH STREET)

6) **INFORMATION ITEMS**

a) Staff Liaison to provide verbal update of APC related items discussed at the last Council meeting.

7) <u>NEXT MEETING</u>

The next meeting is tentatively scheduled for <u>June 27, 2023</u>.

8) ADJOURNMENT

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THE CORPORATION OF THE CITY OF VERNON



MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD MAY 24, 2023 AT 4:00 PM OKANAGAN LAKE ROOM (COUNCIL CHAMBER) CITY HALL

- PRESENT: Scott Chatterton, Acting Chair Jessica Kirkham Harpreet Nahal Margo Jarman Margo Lupien Mayor Cumming Kyla Gaudreau Kennedy Mund
 - ABSENT: Craig Neville Monique Hubbs-Michiel, Chair Jordan Hart
 - **STAFF:** Jennifer Pounder, Committee Clerk Roy Nuriel, Acting Manager, Planning Danielle DeVries, Transportation Planner
- **ORDER** The meeting was called to order at 4:02 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 <u>Moved</u> by **M. Lupien**, seconded by **M. Jarman**:

THAT the agenda of the May 24, 2023 meeting for Advisory Planning Committee be adopted:

CARRIED

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

THAT the minutes for the May 9, 2023 meeting of Advisory Planning Committee be adopted.

CARRIED

NEW BUSINESS:

APC RESOLUTIONS - UPDATE	Moved to the next scheduled meeting.
ROUNDTABLE INTRODUCTIONS	Roundtable introductions were held.
DVP00613 (2803 27 TH STREET)	R. Nuriel provided an overview of the application as follows:
	 The application before the Committee is to vary the following sections of Zoning Bylaw 5000:
	 Section 7, Table 7.1: Minimum number of required off- street parking spaces from seven spaces to five spaces; and
	 Section 7, Table 7.2: Minimum number of required on- site loading spaces from one to zero.
	• It is also recommended that the owner registers a Section 219 Restrictive Covenant on the title to prohibit food, liquor and retail establishments on the subject property.
	The following questions / comments were posed by the Committee:
	 Staff confirmed there would be one doctor and support employees.
	 In response to a question, Staff also confirmed that all the available parking spots will be wide enough to accommodate accessible parking.
	• The Committee inquired regarding secure bike parking. Staff confirmed that a secure bike parking rack will be installed on the property.
	Moved by M. Jarman , seconded by K. Gaudreau :
	THAT the Advisory Planning Committee recommends that Council support Development Variance Permit application 00613 (DVP00613) to vary Zoning Bylaw 5000 to allow for

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a family medicine practice to be operated on BLK 20, PL

327, SEC 34, TWP 9, ODYD, PARCEL C, SEE

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NEXT MEETING

ADJOURNMENT

KW167609 (LOTS 37 & 38) (2803 27th Street) as outlined in the report titled "Development Variance Permit Application for 2803 27th Street" dated May 16, 2023 and respectfully submitted by the Acting General Manager, Planning, as follows:

- a) to vary the minimum number of required off-street parking spaces from 7 spaces to 5 spaces (Section 7, Table 7.1); and
- b) to vary the minimum number of required on-site loading spaces from 1 to 0 (Section 7, Table 7.2).

AND FURTHER, that Council's support of DVP00613 is subject to the following:

- a) that the owner discharge Restrictive Covenant KW177176 (2803 – 27th Street); and
- b) that the owner registers a Section 219 Restrictive Covenant on the title of 2803 – 27th Street to prohibit food primary establishments, liquor primary establishments, licensee retail stores, food preparation and beverage, food and liquor sales uses on the subject property.

CARRIED

INFORMATION ITEMS:

R. Nuriel provided an update of recent Council decisions on bylaws and applications previously considered by the Advisory Planning Committee.

The next meeting for the Advisory Planning Committee is set for **June 13, 2023** at **4:00 p.m.**

The meeting of the Advisory Planning Committee adjourned at 4:32 p.m. by call of the Chair.

CERTIFIED CORRECT:

_____ Chair

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THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Matt Faucher, Current Planner

COUNCIL MEETING: REG I COW I I/C I COUNCIL MEETING DATE: July 17, 2023 REPORT DATE: May 30, 2023 FILE: 3090-20 (DVP00606)

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SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 900 MT GRIFFIN ROAD

PURPOSE:

To review Development Variance Permit application 00606 (DVP00606) to vary multiple sections of Zoning Bylaw 5000 to authorize an existing retaining wall with a fence that was constructed without required permits at 900 Mt Griffin Road.

RECOMMENDATION:

THAT Council support Development Variance Permit application 00606 (DVP00606) to vary Zoning Bylaw 5000 on LT 23, SEC 27, TWP 9, ODYD, PL EPP96153 (900 Mt Griffin Road), in the report titled "Development Variance Permit Application for 900 Mt Griffin Road" dated May 30, 2023, and respectfully submitted by the Current Planner, as follows:

- a) Section 4.15.1 to allow the construction of buildings, structures and swimming pools on slopes greater than 30%;
- b) Section 6.5.11 to increase the maximum height of a retaining wall from 1.2m to 2.19m; and
- c) Section 6.5.12 to increase the maximum combined height of a fence on top of a retaining wall at the property line or within 1.2m of the property line from 2.0m to 3.26m;

AND FURTHER, that Council's support of DVP00606 is subject to the following:

- a) That the site plan and cross-sections, intended to illustrate the siting and height of retaining structures and attached fence (Attachment 1), be attached to and form part of DVP00606 as Schedule 'A'; and
- b) That the Geotechnical Memorandum, prepared by Horizon Geotechnical Ltd., dated April 24, 2023 (Attachment 2), be attached to and form part of DVP00606 as Schedule 'B'.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support Development Variance Permit application 00606 (DVP00606) to vary Zoning Bylaw 5000 on LT 23, SEC 27, TWP 9, ODYD, PL EPP96153 (900 Mt Griffin Road), in the report titled "Development Variance Permit Application for 900 Mt Griffin Road" dated May 30, 2023, and respectfully submitted by the Current Planner.

Note: This alternative does not support the development variance permit application and would require the applicant / owner to remove the retaining wall and fence, which is not in compliance with Zoning Bylaw 5000.

ANALYSIS:

A. Committee Recommendations:

At its meeting of June 13, 2023, the Advisory Planning Committee passed the following resolution:

"THAT the Advisory Planning Committee recommends that Council..."

B. Rationale:

- The subject property is located at 900 Mt Griffin Road (Figures 1 and 2). The property is approximately 1132m² (0.28ac) in size. The surrounding area contains single detached residential housing and vacant land.
- 2. The subject property is zoned R2: Large Lot Residential (Attachment 3) and is designated as Hillside Residential (HRES) in the Official Community Plan (OCP).
- 3. The purpose of the application is to review a request to vary three provisions of Zoning Bylaw 5000 in order to authorize an existing combined retaining wall and fence on the subject property that was constructed without permits (see Timeline section).
- The subject application pertains to development regulation within Section 4.15.1 (30% slopes), Section 6.5.11 (maximum height of a retaining wall) and Section 6.5.12 (maximum combined height of a retaining wall and fence) of Zoning Bylaw 5000 (Attachment 4).
- 5. The subject property contains slopes greater than 30% and requires approval of a variance to authorize the existing retaining wall to remain.

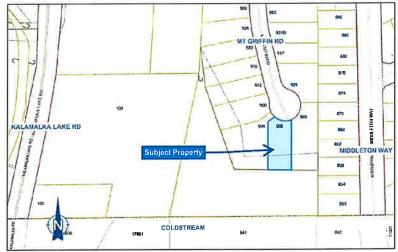


Figure 1 - Property Location Map



Figure 2: Aerial Photo of Property

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- 6. The application requests to vary Section 4.15.1 of Zoning Bylaw 5000 in order to allow the retaining wall constructed without permits to remain on slopes exceeding 30%.
- 7. The application also requests to vary Section 6.5.11 to increase the maximum allowable height of a retaining wall from 1.2m to 2.19m to authorize the existing retaining wall to remain on the subject property to support the future installation of a pool.
- 8. Additionally, the application requests to vary Section 6.5.12 to increase the maximum combined height of a retaining wall and fence from 2.0m to 3.26m to authorize a guard rail on top of the retaining wall to support the future installation of a pool. Due to the height of the retaining wall and the proposed installation of a pool, a fence/guard rail is required.

9. Timeline:

- i. June 2, 2022 Property owner's agent submitted a Development Variance Permit (DVP) application (DVP00578) for 900 & 903 Mt. Griffin Road proposing to construct tiered retaining walls extending 6.0m into the no build no disturb covenant area.
- ii. June 6, 2022 the application was rejected by staff as the proposal contravened the no build no disturb covenant area.
- iii. June 9, 2022 The agent advised that they would redesign the wall at approximately 8' in height and propose placement that did not encroach into the covenant area.
- iv. June 16, 2022 Staff advised the applicant of the submission requirements for a complete application.
- v. August 18, 2022 Property owner submitted a DVP application (DVP00583) for 900 Mt. Griffin Road proposing an approximately 6' retaining wall, plus a guard rail at the covenant line.
- vi. August 25, 2022 Staff advised the property owner that the application was not complete and requested the applicant to submit outstanding items to proceed with the application.
- vii. September 25, 2022 The application (DVP00583) was placed on hold pending submission of outstanding items by the property owner.
- viii. October 17, 2022 The property owner requested to cancel the application and to refund the application fees paid.
- ix. October 19, 2022 The property owner's agent advised that they found a "work around" to keep the retaining wall under the required maximum height of 1.2m and a DVP was no longer required.
- x. October 20, 2022 Staff advised the agent that subsequent to a site inspection, staff observed that the retaining wall has already been constructed and exceeds the maximum height of 1.2m. Staff requested a survey of the wall with respect to the height and covenant line.
- xi. October 31, 2022 The property owner provided a survey and stated that the wall was 1.2m in height.
- xii. November 3, 2022 Staff reviewed the constructed retaining wall and submitted survey. Staff identified that the property owner placed fill within the no build no disturb covenant area to reduce the height of the wall which is expressly prohibited by the covenant. The property owner was advised that the fill placed within the covenant area needed to be removed immediately and the area returned to its original state. The property owner was advised that a DVP and Building Permit would be required to allow the retaining wall to remain on the property.
- xiii. November 18, 2022 The property owner contacted the Staff to request information on how to obtain a Development Variance Permit now that an approximate 8' retaining wall was already constructed on the property.
- xiv. December 2, 2022 Staff contacted the property owner to inform them that a Stop Work Order was going to be placed on the property for the construction of a pool (supported by the retaining wall), identify the infractions to Building Bylaw 5900 and Zoning Bylaw 5000, and provide a detailed list of requirements to rectify the unlawful construction.
- xv. January 17, 2023 The property owner submitted a DVP application (DVP00606). Staff reviewed the application and deemed the submission incomplete. The property owner was requested to provide further information on a noted archaeological site within the subject property, as well as further details on geotechnical and site grading.
- xvi. April 11, 2023 The property owner informed Staff that the archaeological concerns had been addressed.
- xvii. April 24, 2023 The property owner provided Staff with the required geotechnical information.

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- 11. Administration supports the requested variance for the following reasons:
 - a) The applicant has corrected contraventions to the no build no disturb covenant, applied for the required permits and provided the information requested; and
 - b) The retaining structure is approximately 14.5m from the rear property line. The neighbouring property abutting the rear property line of the subject property (south) is undeveloped land owned by the City of Vernon. As such, the impacts of the retaining structure on neighbouring properties are minimal. From Kalamalka Lake Road, the walls are visible when looking up at the site from the District of Coldstream (Attachment 5).

C. Attachments:

- Attachment 1 Site plan and cross-sections
- Attachment 2 Geotechnical Memorandum, prepared by Horizon Geotechnical Ltd., dated April 24, 2023
- Attachment 3 R2: Large Lot Residential Zoning District
- Attachment 4 Subject Regulations, Zoning Bylaw 5000
- Attachment 5 Photos of retaining structure

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

The subject application involves the following goals/action items in Council's Strategic Plan 2019 - 2022:

≻ N/A

E. Relevant Policy/Bylaws/Resolutions:

- 1. The following provision of Zoning Bylaw 5000 is relevant to the subject application:
 - Section 4.15.1 No construction of a building, structure or swimming pool is permitted on slopes 30% or greater.
 - Section 6.5.11 Retaining walls on all residential lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2m measured from grade on the lower side, and must be constructed so that multiple retaining walls are spaced to provide at least a 1.2m horizontal separation between them.
 - Section 6.5.12 In the case of a retaining wall constructed in accordance with Section 6.5.11, the combined height of a fence on top of a retaining wall at the property line or within 1.2m of the property line shall not exceed 2.0m, measured from natural grade at the property line.

BUDGET/RESOURCE IMPLICATIONS:

N/A

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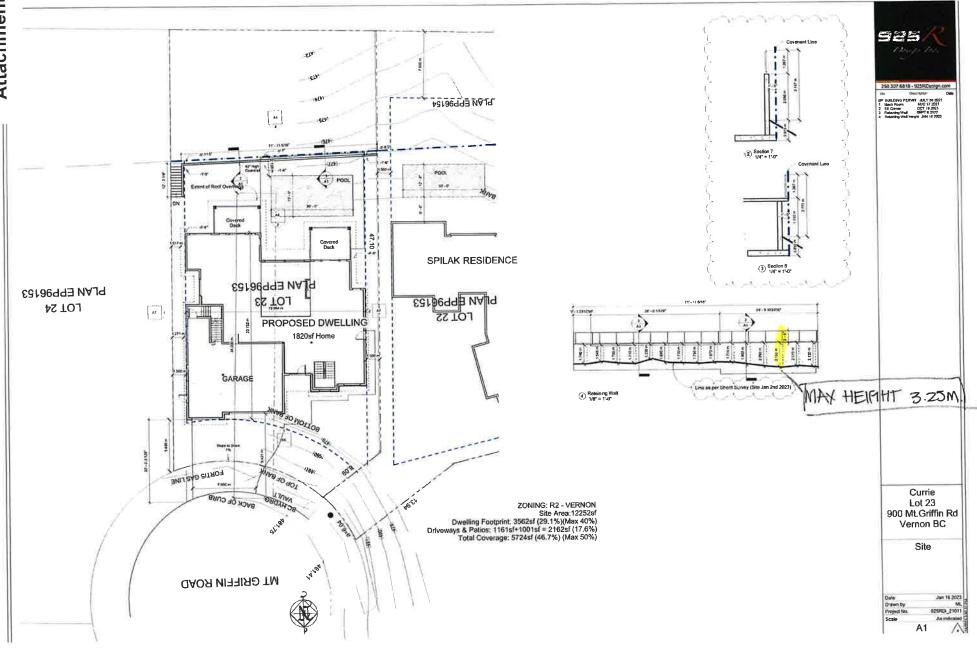
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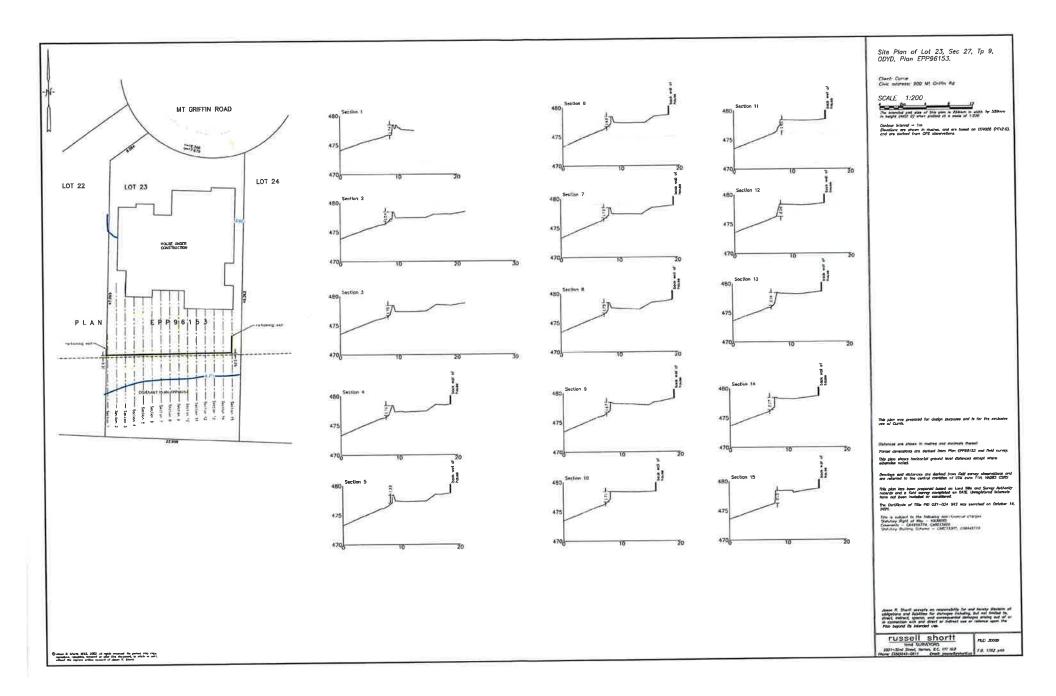
Prepared by:	Approved for submission to Council:				
X Signer 1 Matt Faucher, CPT Planner	– Patti Bridal, CAO Date:				
X ^{Signer 2} Roy Nuriel Acting General Manager, Planning					
REVIEWED WITH					
 Corporate Services Bylaw Compliance Real Estate RCMP Fire & Rescue Services Human Resources Financial Services COMMITTEE: APC (June 13/23) OTHER: 	 Operations Public Works/Airport Facilities Utilities Recreation Services Parks 	 Current Planning Long Range Planning & Sustainability Building & Licensing Engineering Development Services Infrastructure Management Transportation Economic Development & Tourism 			

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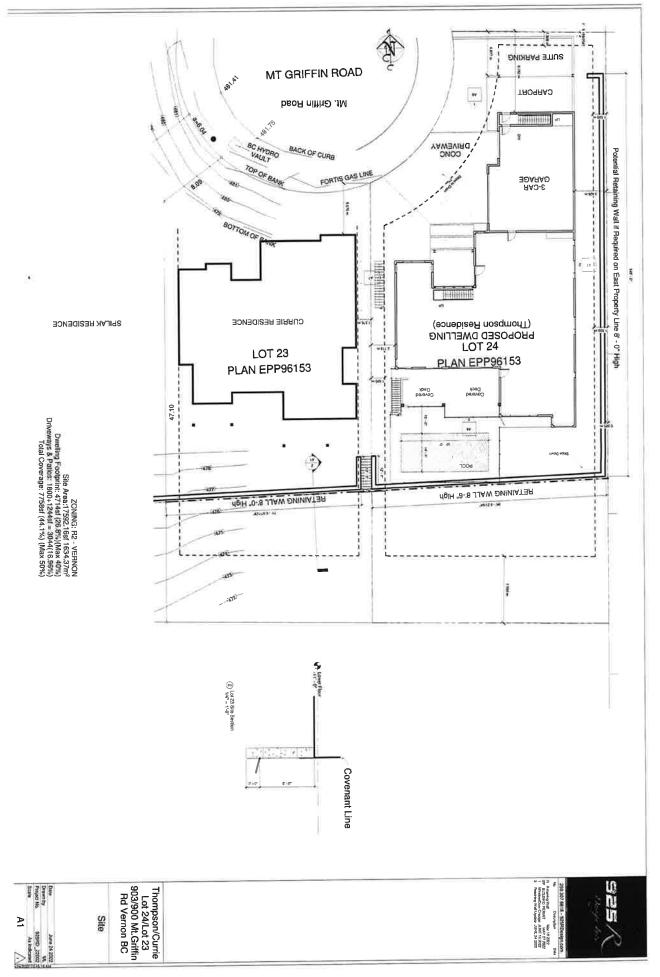
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Attachment 2

14151 Oyama Road Lake Country, BC V4V 2B8 Cell: 250-549-0224 Ph./Fax: 250-548-3250 jlay009@gmail.com

April 24, 2023

File: 23 - 7141

RE : **Development Permit Variance Application** 2.2 m Concrete Retaining Wall with Pool Property of Dan Currie - Lot 23, Plan EPP 96153 900 Mt Griffin Road B, 900 Mt Griffin Road, Vernon, BC

- Three pages of profile drawings File No. 30089 by Russell Short Land 1.) Surveyors are enclosed showing the exposed height of the wall and the slope below the wall; and a landslide assessment assurance statement is enclosed that states the land may be used safely for the use intended.
- 2.) Design Drawings S 0.1 and S1.1 by Willerton Engineering the structural engineering company are enclosed that show the design details for the structurally reinforced concrete retaining wall and the proposed location of the swimming pool to be constructed.
- The structural design by Willerton Engineering confirms that the 3.) concrete retaining wall can support the addition of the proposed swimming pool.
- The undersigned geotechnical engineer requested weep holes be installed 4.) and confirms weep holes were installed as a precautionary measure to relieve possible water pressure behind the wall and confirms free-draining gravel was placed immediately against the wall along with good imported compacted granular backfill materials.

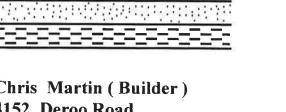
Jerry Lay, P. Eng. Geotechnical Engineer

Phone/Fax: (250) 548-3250 Residence: (250) 548-3251

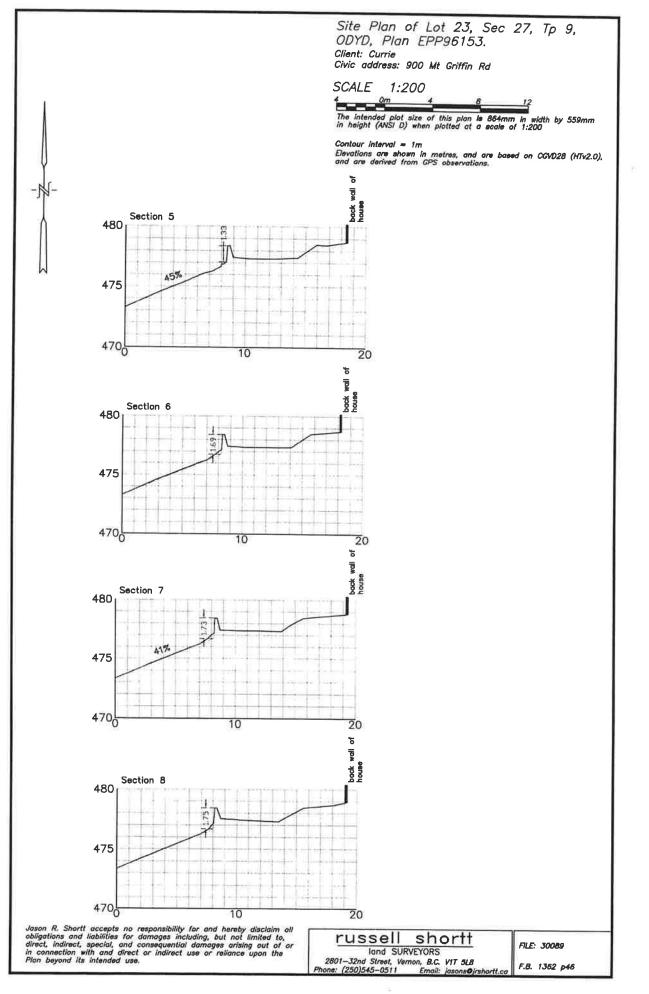
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Chris Martin (Builder) 4152 Deroo Road Vernon, BC V1B 3H7

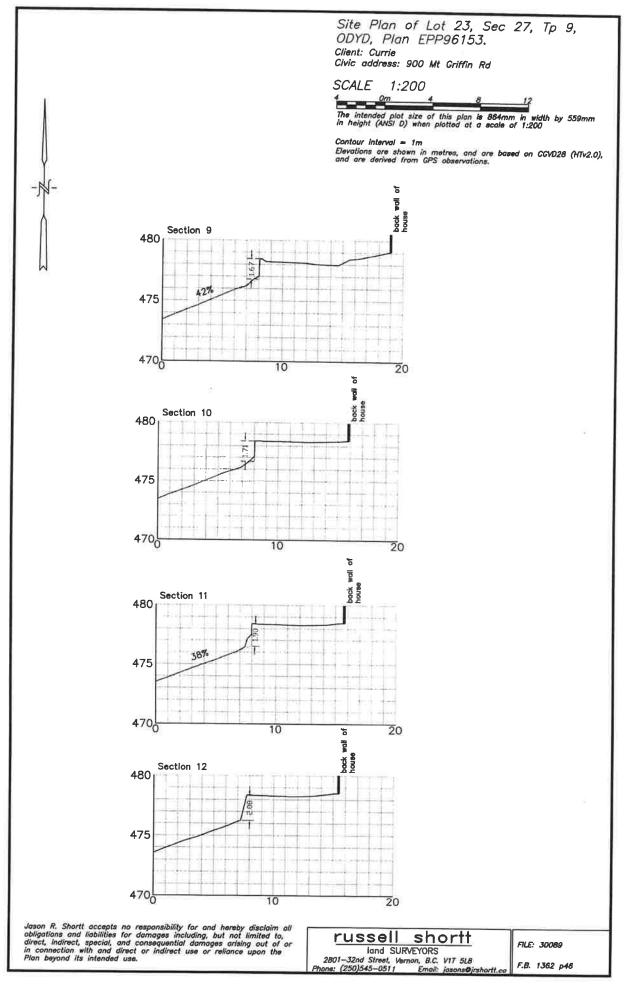
HORIZON GEOTECHNICAL LTD.



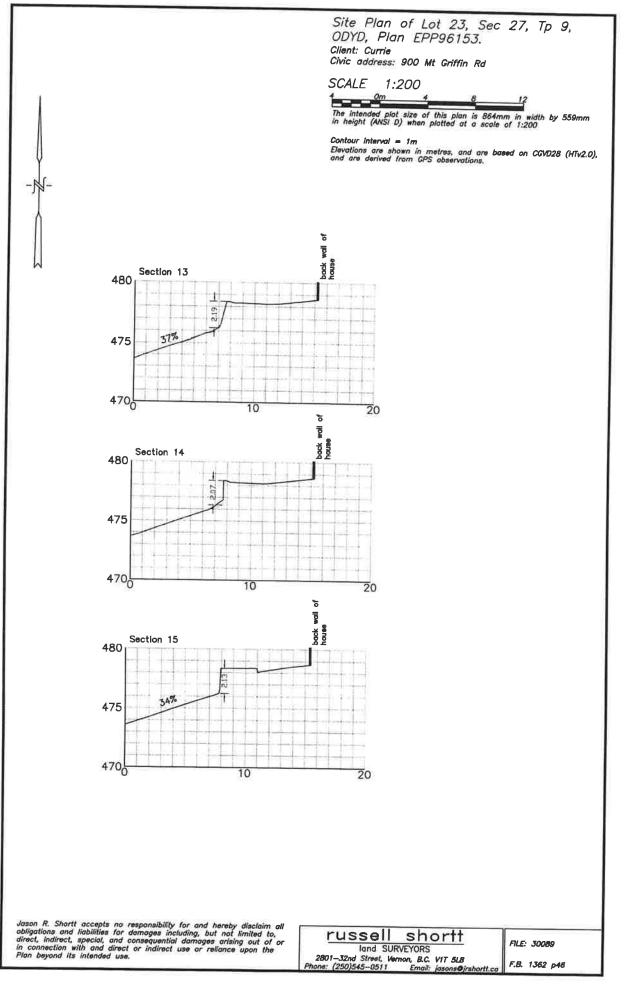
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APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for landslide assessments (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The Approving Authority

April 24, 2023 Date:

City of Vernon

Jurisdiction and address 3400 - 30 th Street, Vernon , BC V1T 5E6

With reference to (check one):

- Land Title Act (Section 86) Subdivision Approval
- Local Government Act (Sections 919.1 and 920) Development Permit
- Community Charter (Section 56) Building Permit
- Local Government Act (Section 910) Flood Plain Bylaw Variance
- Local Government Act (Section 910) Flood Plain Bylaw Exemption
- British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4 4.4.(2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

Lot 23, Plan EPP 96153, ODYD

Legal description and civic address of the Property 900

900 Mt Griffin Road, Vernon, BC

The undersigned hereby gives assurance that he/she is a Qualified Professional and is a Professional Engineer or Professional Geoscientist.

I have signed, sealed and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the *APEGBC Guidelines*. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- 1. Collected and reviewed appropriate background information
- 2. Reviewed the proposed residential development on the Property
- 3. Conducted field work on and, if required, beyond the Property
- 4. Reported on the results of the field work on and, if required, beyond the Property
- _5. Considered any changed conditions on and, if required, beyond the Property
 - 6. For a landslide hazard analysis or landslide risk analysis I have:
 - 6.1 reviewed and characterized, if appropriate, any landslide that may affect the Property
 - 6,2 estimated the landslide hazard
 - 6.3 identified existing and anticipated future elements at risk on and, if required, beyond the Property
 - __6.4 estimated the potential consequences to those elements at risk
- Where the Approving Authority has adopted a level of landslide safety I have:
- ____7.1 compared the level of landslide safety adopted by the Approving Authority with the findings of my investigation
- ____7.2 made a finding on the level of landslide safety on the Property based on the comparison
- ____7.3 made recommendations to reduce landslide hazards and/or landslide risks
- 8. Where the Approving Authority has not adopted a level of landslide safety I have:

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described the method of landslide hazard analysis or landslide risk analysis used

referred to an appropriate and identified provincial, national or international guideline for level of landslide safety

compared this guideline with the findings of my investigation

8.4 made a finding on the level of landslide safety on the Property based on the comparison

8.5 made recommendations to reduce landslide hazards and/or landslide risks

9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

T

the findings from the investigation and the adopted level of landslide safety (item 7.2 above) the appropriate and identified provincial, national or international guideline for level of landslide safety (item 8.4 above)

I hereby give my assurance that, based on the conditions^[1] contained in the attached landslide assessment report,

Check one

for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended"

Check one

with one or more recommended registered covenants.

without any registered covenant.

for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit".

for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

with one or more recommended registered covenants. without any registered covenant.

- for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely".
- for flood plain bylaw exemption, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended".

Jerry Lay, P. Eng.

April 24, 2023

Date

Name (print) Signature Horizon Geotechnical Ltd.

¹¹ When seismic slope stability assessments are involved, level of landslide safety is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Guide, Structural Commentaries, Part 4 of Division B. This states:

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[&]quot;The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse".

Address	Jerry Lay, P. Eng.
	14151 Oyama Road
92	Lake Country, BC V4V 2B8
Telephone	(250) 549 - 0224

(Affix Professional seal here)

If the Qualified Professional is a member of a firm, complete the following.

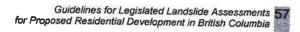
I am a member of the firm Horizon Geotechnical Ltd. and I sign this letter on behalf of the firm. (Print name of firm)

Jlay009@gmail.com

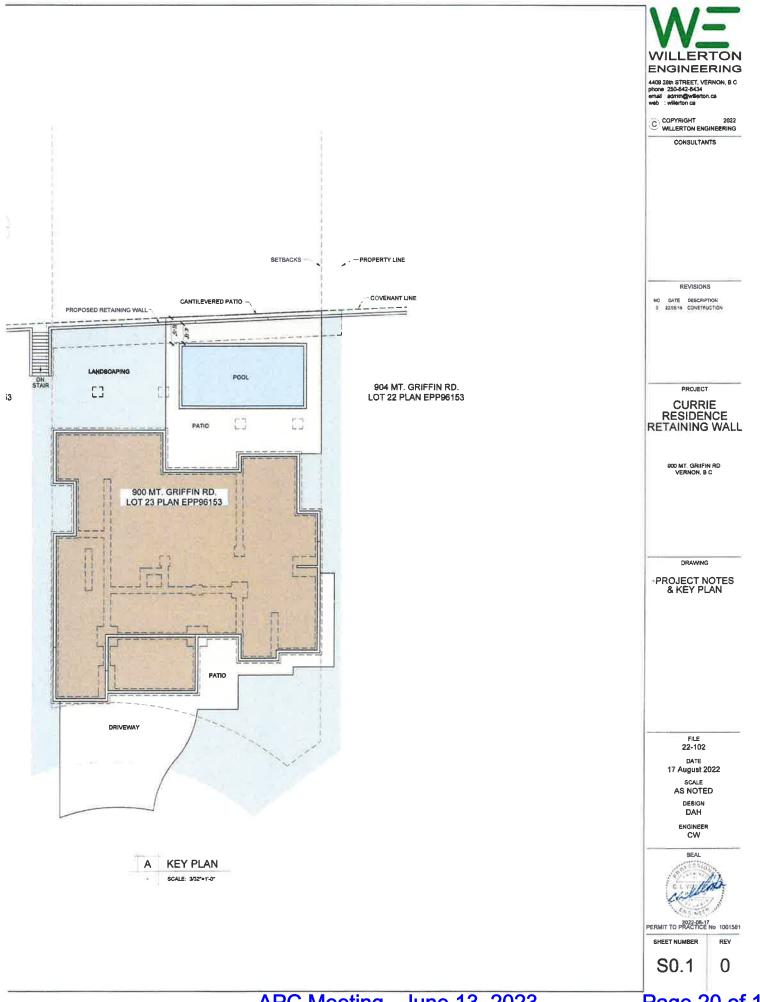


Subject Property : Lot 23 , Plan EPP 96153 , ODYD 900 Mt Griffin Road , Vernon , BC

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GENERAL REQUIREMENTS

- All work shall conform to the requirements of the Brush Columbia Building Code (BCBC), 2015 All documents designated therein and all local
- 2 15
- All work shalt conform to the requirements of the Bristh Columbia Buriding Code (BCBC) 2015 All documents designated therein and all local codes and bylaws The General Contractor shall compare and coordinate the drewings of all the disciplines and report any discrepancy to the Architect and the Engineers for sessesment / Clarification before proceeding with the work. It is assumed these drawings accurately reflect actual state conditions This design has been reviewed for the adequecy of permanent primary structural components noises any for construction states are not included and will not be reviewed by the structural engineer The Constructions responsible for the adequecy of permanent included and will not be reviewed by the structural engineer The Constructions regionated by the Worker's Compensation Board (WCB) These structural drawings do no include the design of non-instructural elements uncluding but not imeded to handratia, snow retention, skylights glacing systems bick & structural documental, and work of his/her sub-trades pathoreand to work on the Structural documenta. The Generated service where thesis, and structural elements and electrical equipment. The General Contractor must check informer work and the work of his/her structural between structural documenta. The Structural elements as including but not imade the design of non-instructural elements and electrical equipment.
- 4
- 5
- 6
- requirements, as indicated by the Structural Engineer, shall govern в
- No Structural member shall be cut or notched or otherwise reduced in strength unless approved by the Engineer

SITE REVIEWS

Site reviews of construction will be performed by the Engineer. The contractor shall give <u>24 HOURS NOTICE</u> for request of any such reviews These newews will be limited to concrete reinforcing steel Installation attractural steelwork & decking reinforced masonry and rough carpentry isems only. They will not include site aatery, methods of construction, electrical or mechanical installations.

DESIGN CRITERIA

Building Code British Columbia Building Code (BCBC) 2018 1

FOUNDATIONS / FOUNDATION WALLS

GENERAL

- 2
- NERAL The Owner is responsible for engaging a Geotechnical Engineer. No revew of alope atability or ground bearing conditions for this have been performed by the Structural Engineer. Such reviews if required shall be performed by a Geotechnical Engineer. Do not beckfill foundation wais more than 4-0° (1220mm) until floor 3
- construction at top and bottom is completed
- Ensure free draming backfull and drampered Footings are to be constructed and backfilled as soon as possible following excavation to avoid softening or drying out by exposure 4

- DESIGN
 1. The design uses the following assumed values
 a Allowable bearing prossure = 1500 pcl
 b Frost caption = 2-6°
 c Lateral sol pressure = 45 psf per foot of depth
 d Seismic Sta Class of the costs associated with incorrect
 assumptoria are the responsibility of the Owner
 3. Use engineering recommend values All Costs associated with incorrect
 assumptoria are the responsibility of the Owner
 3. Use engineering for all wells backfild graster than 4-0° (1200mm)
 Walls backfilded less than 4-0° (1200mm) do not require engineering
- PREPARATION The Contractor shall be responsible for maintaining any excavabona in a stable condition without adversely affecting surrounding properties including services. This includes obtaining all necessary approvals for
- 2 з
- including services This includes obtaining all necessary approvals for shoring and inchroning systems to be located higher or lower than footings of adjusticani properties unless approved Keep footings clean and free of loose material before inspection, immediately prior to poung councets ad dump poung Footings are to beer on native undisturbed soil or rock, free of all organic material with a frost protection as specified above, unless otherwise ouracted / suparvised and approved by a Geotechnical Engineer 4

TEMPORARY SHORING AND BRACING

- Temporary shoring and brasing, formvork, falsework, etc. are the resconsibility of the Contractor. These drawayes show the concleted structure only and net components that may be required for construction and safety during construction. All work shall be carried out in accordance with WorkSafe BC (or authority having jurtsdiction) requirements. 2 3

REINFORCING STEEL

- GENERAL

 1
 Detail and place reinforcong steel in accordance with the "Rainforcing Steel Manual of Standard Practice" and CSA 4/23 1 unless noted otherwase

 2
 Provee deformed bars with yield strength of 400 MPa as specified in CSA G30 18

 3
 Provde welded winre fabric as specified in CSA 6/40 20C-6/0 21

 4
 Provde minimum of (2) 15M bars statening 2-0" (610mm) beyond at conters at wall and stab openings greater than 2-0" (610mm) wide

INSTALLATION

- STALLATION Reinforzing steel is to be free of all dirt, excessive rust and scale at the time of placing and is to be securely in place prior to placing any concrete No bars are to be wet doweled with the exception of anchor botts All bars shown as being beint on the drawings are to be machine bent prior to being placed Corrote occre and bar splaces are to be as indicated or in accordance with N B C The minimum clear cover for reinforcement in non-pre-stressed concrets with expose to earth or weather shall be as shown on the drawings Relinforcing steel which requires splacing must have a minimum tap of 40 bar diemeters. Bars must be controus around comers and at intersections of wells safere by bending around the comer, or by adding comer bars with the harms placed are lapped up 4.7 (1200mm) for beams and outines Provide ammune of (2) 15M bars storing 27-0 (610mm) beyond all comers at wall and sub occomings ignater than 2-0° (610mm) beyond all comers at wall and sub occomings in than 2-0° (610mm) beyond all comers at wall and sub occomings ignater than 2-0° (610mm) wells a finiterestoms. Use comers bars provide charms space bars support bars & other accessiones to support reinforcing in accordance with the fatest edinons of CSA A23 1 and A23 3 1 and A23 2
- 3
- 5
- 6
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10M 1	20M 36" 915 25M 44" 1200	410 610
15M 2	25M 44" 1200	610

CONCRETE - CAST IN PLACE

- Contractor shall provide minimum 24 hours nobce for reinforcement
 Inspectros. Concrete valin not be pownd und the reinforcement
 Inspectros. Concrete valin not be pownd und the reinforcement
 Inspectros by Willeron Engineering and final approval a obtained
 No comp, holes, chasses or embeddment of object offer than those shown
 on the structural devings is permitted without written permission from
 Willeron Engineering
 Ma deerges shall be submitted.
 No comptions are permitted
 For slahe on grade and suppended alaba, concrete is to have a comp
 For slahe on grade and suppended alaba, concrete is to have a comp

- 6
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- Mix designs shall be successes or per variable to see seeing agency in the subscreece see seemitted. For sister on grade and suspended lineadustry after finishing the surface with a steel power trowel to a smooth and flat finish. Use a minimum of 4' (102mm) concrete siste-bongrade, reinforced with 10W bars @ 18' or (480mm) sech way placed at mix-looph, UNO Damp proof all wells below grades with (2) costs of sephat emulsion, and pug be holes with fiber-gum. Construction prins shall be installed at 100'-0'' (30 0m) or maximum spacing, unless noted otherwise footing inters in siste-on-grade shall be sew out at a maximum distance of 50 times the siste biothycrade shall be sew out at a maximum distincts can from 9

INSTALLATION

- Intercention All concrete paragramment and performance shall be in accordance with CSA-A23.1. No more than 2 hours shall aligned between concrete batching and concrete placement unless approved by the sisting agency. No water should be added after instal batching. These items are to be monitored by the Contractor Concrete should be protected at all innes from being dramaged during construction All concrete shall be compacted with mechanical vibrators. Formed concrete shall be cured for a minimum of 7 days prior to stripping of formwork. 2
- 4

TESTING

2

TING Concrete testing shall be done by a testing laboratory at the Owner's expense. Concrete testing shall be conducted for every 70 cubic yards of concrete, but not less than 1 test for concrete cast each day.

Concrete Mix Design

Location	28 Day Strength (MPs)	Air Content (%)	Water Cement Ratio	MAX		
Footings Penmeter	30	1 to 3	0 55	SIZE 3/		
Retaining wells	30	5 to 8	0 55	(20mm)		
Slab(s) on grade	30	5 to 8	0 45			

The concrete mix shall be in conformance with CSA A23.1. Strength, water cement ratio, and air content shall conform to Tables 7, 8.8.9 of CSA A23.1

COLD WEATHER REQUIREMENT

- LU VICAN THE KEDURIEMENT Forncasted temperature no below 2*C all concrete drops below 10*C at point of poung, the maing water shalt be haled to maintain a minimum concrete temperature of 10*C b. Concrete shall not be placed on or egennet any surface which is at temperatures less than 4*C contractor should be prepared to cover concrete pour if unexpected weather occurs.

- weather occurs Forecasted lemperature below 2°C but above 4°C a Forms and seel should be there of ea and show b Maining water shall be beated to give a minimum concrete temperature of 10°C at point of pour. C Concrete shall not be pleaded on or against any surface which is at temperatures less the 4°C Pourd concrete shall be covered with canvas of similar and kept a d winches from the surface.
- Protection should be maintained for at least 3 days
- 3 Forecasted temperature below -4°C

- Forecasted temperature below 4*C a: Forms and site thout be free of loce and show b: Mixing water shall be heated to give a minimum concrete temperature of 10°C at point of pour c: Concrete shall not be placed on or against any surface which is at temperatures lease the 4*C. B: Found concrete shall be overred with canvas or similar and kept a few inches from the surface c: Temperature of the the concrete at all surfaces shall be kept at minimum of 20°C for 3 days or 10°C for 5 days. The concrete must be kept above freezing for a minimum of 7 days. 1: The enclosure must be constructed so that ar can circulate outside the outer of dex membors. outer of edge members

- ----

903 MT. GRIFFI LOT 24 PLAN EP

weather occurs

APC Meeting - June 13, 2023

PROJECT NOTES & KEY PLAN

FOUNDATION PLAN & DETAILS

ITEMS NOT SPECIFICALLY DETAILED AND DIMENSIONED ARE TO CONFORM TO PART 9 OF THE BRITISH COLUMBIA BUILDING CODE (BCBC) AND ARE BY OTHERS REFER TO ARCHITECTURAL DRAWINGS BY 925R DESIGN INC. FOR

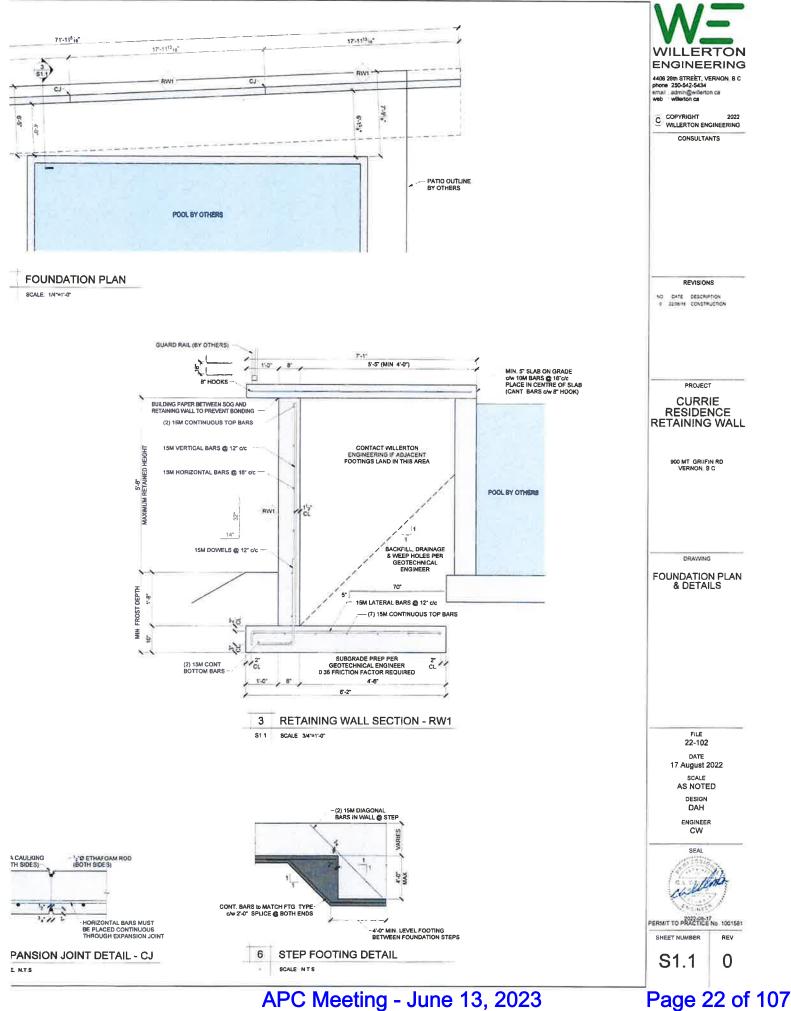
FURTHER INFORMATION

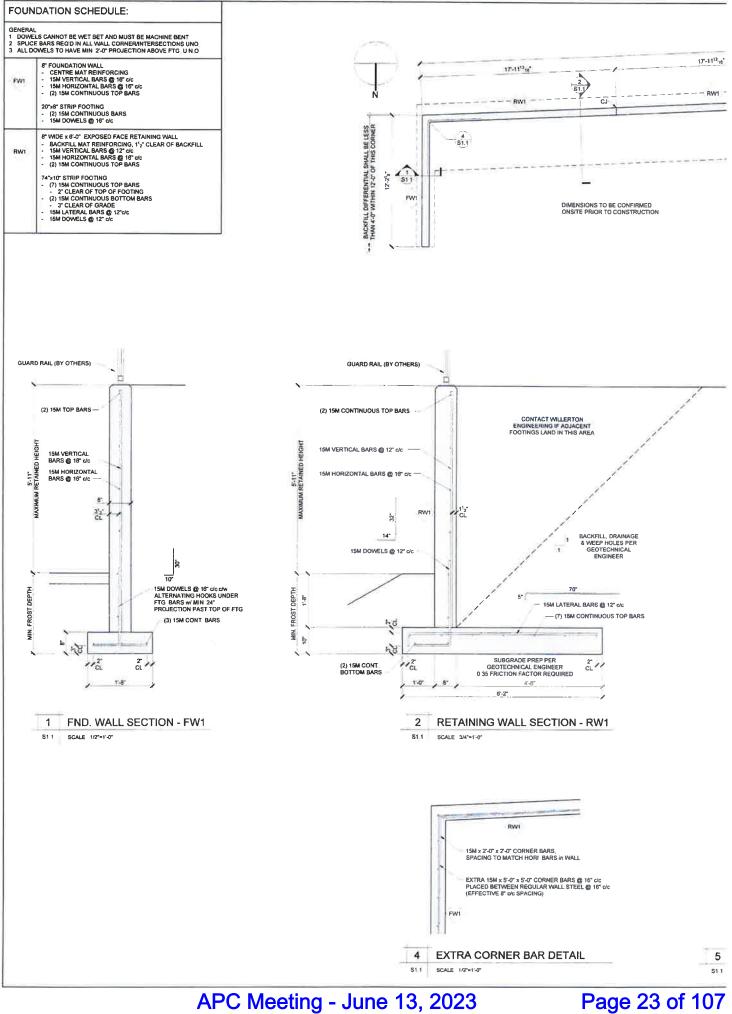
DRAWING INDEX

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Attachment 3

9.3 R2: Large Lot Residential



The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on large sized urban serviced **lots**. The R2c sub-zoning district allows for **care centre**, **major** as an additional use. The R2h sub-zoning district allows for **home based business**, **major** as an additional use. (*Bylaw 5467*)

9.3.2 Primary Uses

- care centre, major (use is only permitted with the R2c sub-zoning district)
- single detached housing

9.3.3 Secondary Use

- 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 R2h sub-zoning district)
- secondary suites
- seniors supportive housing

9.3.4 Subdivision Regulations

- Minimum lot width is 18.0m.
- Minimum lot area is 557m², or 10,000m² if not serviced by a community sewer system.

9.3.5 Development Regulations

- Maximum site coverage is 40% and together with driveways, parking areas and impermeable surfaces shall not exceed 50%.
- Maximum height is 10.0m, except it is 4.5m for secondary buildings and secondary structures.
- Minimum front yard is 5.0m.
- Minimum side yard is 1.5m, except it is 5.0m 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 6.5m, above which the building must be set back at least 1.2m.

9.3.6 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**.

SECTION 9.3 : LARGE LOT RESIDENTIAL ZONING BYLAW NO. 5000 (2003) **R2-1 of 2** CITY OF VERNON

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- Seniors supportive housing shall be for no more than four residents. (Bylaw 5467)
- 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.
- 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)

SECTION 9.3 : LARGE LOT RESIDENTIAL Z O N I N G B Y L A W N O . 5 0 0 0 (2003) **R2 - 2 of 2** CITY OF VERNON

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4.15 Hillside Development Areas

- 4.15.1 Vernon's Official Community Plan (OCP) establishes Development Permit Areas (DPAs) for all areas within the City of Vernon. Vernon's Hillside Guidelines and Regulations Policy defines hillsides and provides Goals and Objectives for development of lands on hillsides and slopes under 30%. No construction of a building, structure or swimming pool is permitted on slopes 30% or greater.
- 4.15.2 No subdivision of land creating lots is permitted where less than 100m² of contiguous buildable area which meets all bylaw regulations herein for each lot is provided, with the exception of boundary lot adjustments. (Bylaw 5433)

SECTION 4 : DEVELOPMENT REGULATIONS ZONING BYLAW NO. 5000 (2003) DEVELOP - 9 of 9 CITY OF VERNON

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to prevent sagging and to minimize rot. Along sloping ground, the top of wood **fences** shall be horizontal with vertical drops at the posts.

- 6.5.6 Screening **fences** shall be opaque double-sided **construction**. Where screen **fences** are allowed or required by this Bylaw, they shall be of an opaque or a combination of opaque, translucent or lattice design.
- 6.5.7 No fence constructed at the natural grade in residential zones, shall exceed 2.0m in height, except where abutting an agricultural or commercial zone the maximum height is 2.4m. No fence shall have pickets or finials extending above the horizontal rail that may pose a danger to wildlife. (Bylaw 5890)
- 6.5.8 No fence in a commercial or industrial zone shall exceed 2.4m.
- 6.5.9 **Industrial zones** are to have an opaque 2.4m high **fence** along all **property lines abutting** non-industrial **zones** and around **wrecking yards** that are visible from a **street abutting** the property.
- 6.5.10 No barbed wire or electrified fencing shall be allowed in any **residential**, **commercial**, **public** or **industrial zones** except:
 - in RR zone for use in livestock enclosures; and
 - in P2 zone where the site is used for detention and correctional services.

Razor wire fences shall not be permitted in any zone.

- 6.5.11 **Retaining walls** on all residential **lots**, except those required as a condition of **subdivision** approval, must not exceed a **height** of 1.2m measured from grade on the lower side, and must be constructed so that multiple **retaining walls** are spaced to provide at least a 1.2m horizontal separation between them.
- 6.5.12 In the case of a **retaining wall** constructed in accordance with Section 6.5.11, the combined **height** of a **fence** on top of a **retaining wall** at the **property line** or within 1.2m of the **property line** shall not exceed 2.0m, measured from **natural grade** at the **property line** (see Diagram 6.1).
- 6.5.13 Notwithstanding Section 6.5.11, a **retaining wall** may be higher than 1.2m, measured from grade, where the **natural grade** of the subject property is lower than the **abutting** property (see Diagram 6.2).
- 6.5.14 In the case of a **retaining wall** constructed in accordance with Section 6.5.13, the maximum **height** of a **fence**, or portion of **retaining wall** extending above the **natural grade** of the **abutting** higher property, or combination thereof, shall be 2.0m, measured from the **natural grade** of the **abutting** higher property (see Diagram 6.2).

SECTION 6 : LANDSCAPE & SCREENING Z O N I N G BYLAW N O. 5000 (2003) LANDSCAPE - 5 of 12 CITY OF VERNON

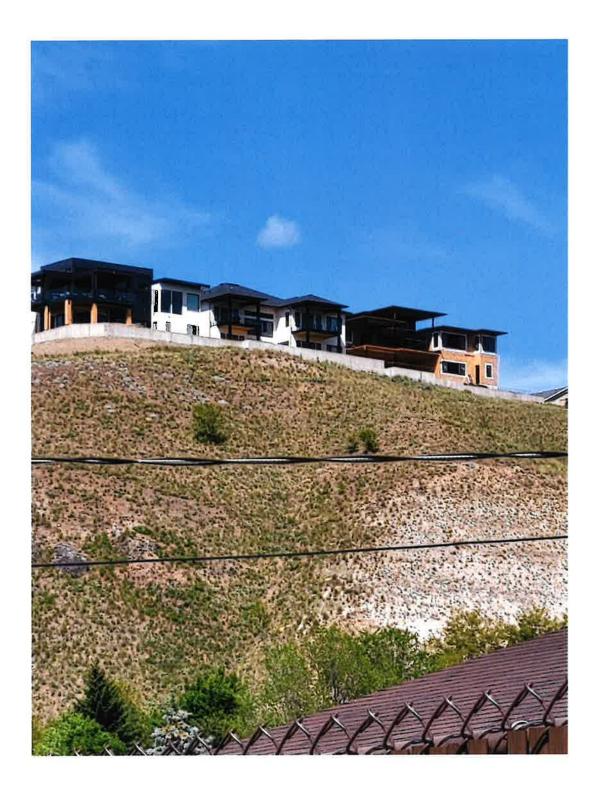
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View from Kalamalka Lake Road outside Lakeway Mobile Home Park in the District of Coldstream

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Subject property is the centre white single family dwelling (900 Mt. Griffin Road)

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THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Matt Faucher, Current Planner

COUNCIL MEETING: REG ☑ COW □ I/C □ COUNCIL MEETING DATE: July 17, 2023 REPORT DATE: June 5, 2023 FILE: 3090-20 (DVP00608)

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 9575 LEFOY ROAD

PURPOSE:

To review Development Variance Permit application 00608 (DVP00608) to vary two sections of Zoning Bylaw 5000 to permit construction of a 141 unit multi-family development at 9575 Lefoy Road.

RECOMMENDATION:

THAT Council support Development Variance Permit application 00608 (DVP00608) to vary Zoning Bylaw 5000, as outlined in the report titled "Development Variance Permit Application for 9575 Lefoy Road" dated June 5, 2023, and respectfully submitted by the Current Planner, on LT 4, SEC 11, TWP 8, ODYD, PL KAP68038 EXCEPT PL EPP56407 and EPP70680 (9575 Lefoy Road), as follows:

- a) Section 7.2.2 to reduce the minimum number of required loading spaces from 6 to 3; and
- b) Section 9.12.6 to increase the maximum continuous building frontage from 40m to 98m;

AND FURTHER, that Council's support of DVP00608 is subject to the following:

- a) That the site plan and architectural drawings intended to illustrate the siting and size of structures, as well as parking layout (Attachment 1), be attached to and form part of DVP00608 as Schedule 'A'; and
- b) That issuance of DVP00608 be withheld until a Development Permit for the subject property is authorized to be issued.

ALTERNATIVES & IMPLICATIONS:

 THAT Council not support Development Variance Permit application 00608 (DVP00608) to vary Zoning Bylaw 5000, as outlined in the report titled "Development Variance Permit Application for 9575 Lefoy Road" dated June 5, 2023, and respectfully submitted by the Current Planner, on LT 4, SEC 11, TWP 8, ODYD, PL KAP68038 EXCEPT PL EPP56407 and EPP70680 (9575 Lefoy Road).

Note: This alternative does not support the development variance permit application and would require the applicant / owner to develop the site in compliance with Zoning Bylaw 5000.

ANALYSIS:

A. Committee Recommendations:

At its meeting of June 13, 2023, the Advisory Planning Committee passed the following resolution:

"THAT the Advisory Planning Committee recommends that Council"

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B. Rationale:

- 1. The subject property is located at 9575 Lefoy Road (Figures 1 and 2) and is part of the recent Anderson Ranch applications which amended the Official Community Plan (OCP) and Zoning districts on the parent parcels. Once subdivided to its final lot configuration, the subject property will be approximately 15,103m² (3.73ac) in size. The surrounding area contains single detached, multi-family and apartment housing, as well as parks and commercial land uses.
- 2. The subject property is mixed-zoned and is in the process of completing requirements to subdivide the property along the adopted zoning district boundaries. The area pertaining to this application is zoned RH1: Low-Rise Apartment Residential (Attachment 2) and is designated as Residential Medium Density (RMD) in the OCP.
- The purpose of the application is to review a request to vary two provisions of Zoning Bylaw 5000 in order to construct a 144 unit multi-family rental development on the subject property (Attachment 1).
- The subject application pertains to development regulations within Section 7.2.2 (minimum required loading spaces) and Section 9.12.6 (maximum continuous frontage of a building) of Zoning Bylaw 5000 (Attachment 3).

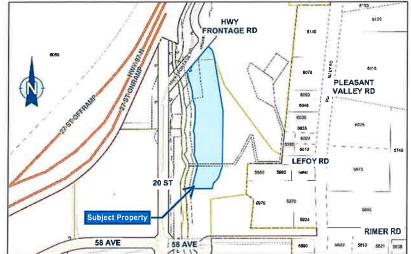


Figure 1 - Property Location Map



Figure 2 - Aerial Map

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- 5. The application requests to vary Section 7.2.2 of Zoning Bylaw 5000 in order to reduce the number of loading spaces required for the proposed development. Zoning Bylaw 5000 requires one Loading space per 2800m² of Gross Floor Area (GFA). Based on the proposed GFA of the buildings (17,053m²), a total of six loading spaces are required. The applicant has indicated that the provision of three stalls would be sufficient to meet the expected demands for loading spaces. The applicant's letter of rationale is provided in Attachment 4.
- 6. The application requests to vary Section 9.12.6 of Zoning Bylaw 5000, which limits the maximum continuous frontage of a building to 40m, in order to allow the construction of two buildings with a total of 141 rental units. The available building envelope on the subject property is constrained by the required riparian setback from BX Creek to the west and a future access road to be constructed to support Subdivision application SUB00785 (Attachment 5), which proposes to subdivide the parent parcel along the adopted zoning district boundaries (ZON00363). These two constraints create a compressed linear lot. The proposed design respects the riparian area as established, and provides adequate parking (no

parking variances required) while providing a level of density consistent with the RH1 zone. However, in order to achieve this given the linear nature of the lot, elongated buildings are required. The applicant's letter of rationale is provided in Attachment 6.

- 7. Administration supports the requested variances for the following reasons:
 - a) Administration is satisfied that the applicant can manage loading area demands as needed by future residents; and
 - b) Given the constraints on the subject property from required riparian setbacks and location requirements for the future road to access the site, linear buildings are required to maximize the development potential and density allowed in the RH1 zoning district. The proposed structures include at grade walkout units and are articulated to reduce the visual impacts of the proposed 98m long façade facing the future access road.

C. Attachments:

- Attachment 1 Site Plan and Architectural Drawings
- Attachment 2 RH1: Low-Rise Apartment Residential Zoning District
- Attachment 3 Subject Regulations
- Attachment 4 Applicant's Letter of Rationale Loading Space Reduction
- Attachment 5 Subdivision Plan SUB00785

Attachment 6 – Applicant's Letter of Rationale – Frontage Length Increase

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

The subject application involves the following goals/action items in Council's Strategic Plan 2019 – 2022:

> Create accessible and attainable housing for families with annual income below \$70,000.

E. <u>Relevant Policy/Bylaws/Resolutions:</u>

- 1. The following provision of Zoning Bylaw 5000 is relevant to the subject application:
 - Section 7.2.2 The number of on-site loading spaces, including bus loading spaces, required for each use is specified in the Loading Schedule (Table 7.2).
 - Section 9.12.6 No continuous building frontage shall exceed 40.0m for a 3 to 4.5 storey building, or 65.0m for a 2 storey building. If the frontage is interrupted by an open courtyard equivalent in depth and width to the building height, the maximum continuous 4.5 storey building frontage may be 80.0m provided that no building section exceeds 40.0m.

BUDGET/RESOURCE IMPLICATIONS:

N/A

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Prepared by: Approved for submission to Council: • • Matt Faucher, CPT Patti Bridal, CAO Planner Date: <u>X</u> **Roy Nuriel** Acting General Manager of Planning **REVIEWED WITH** □ Corporate Services ⊠ Operations ☑ Current Planning □ Long Range Planning & Sustainability □ Bylaw Compliance □ Public Works/Airport □ Real Estate □ Facilities □ Building & Licensing □ RCMP □ Utilities ☑ Engineering Development Services ⊠ Fire & Rescue Services □ Recreation Services □ Infrastructure Management □ Human Resources Parks ⊠ Transportation □ Financial Services □ Economic Development & Tourism ☑ COMMITTEE: APC (June 13/23)

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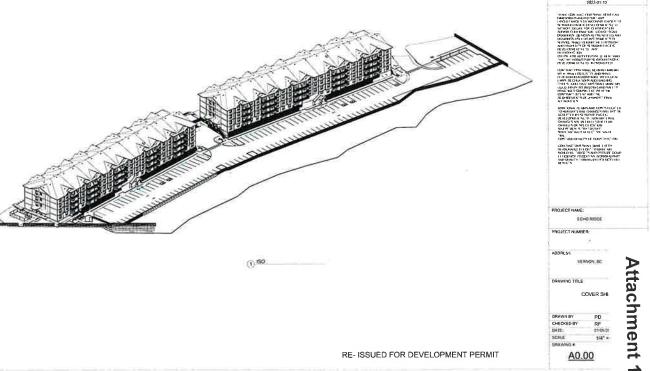
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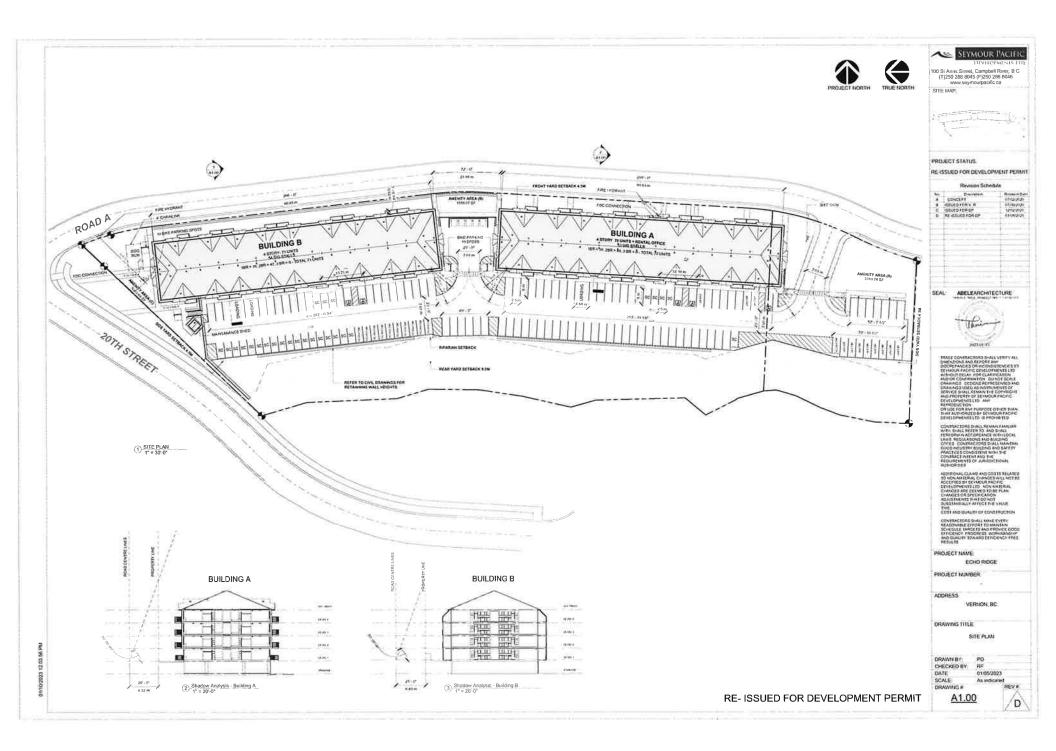
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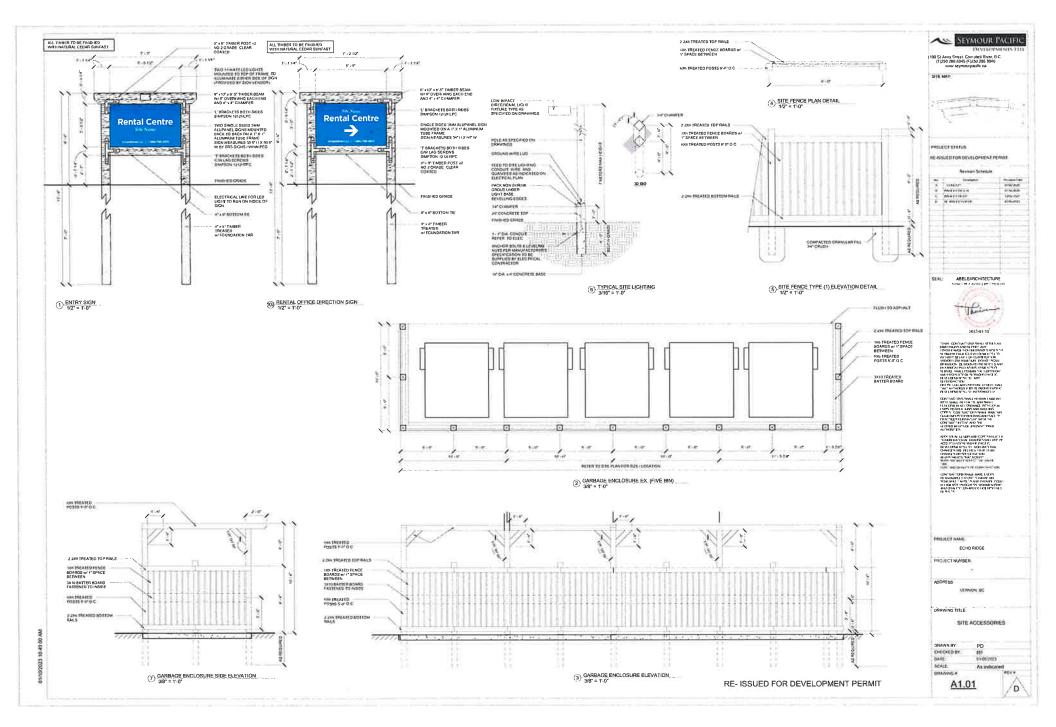
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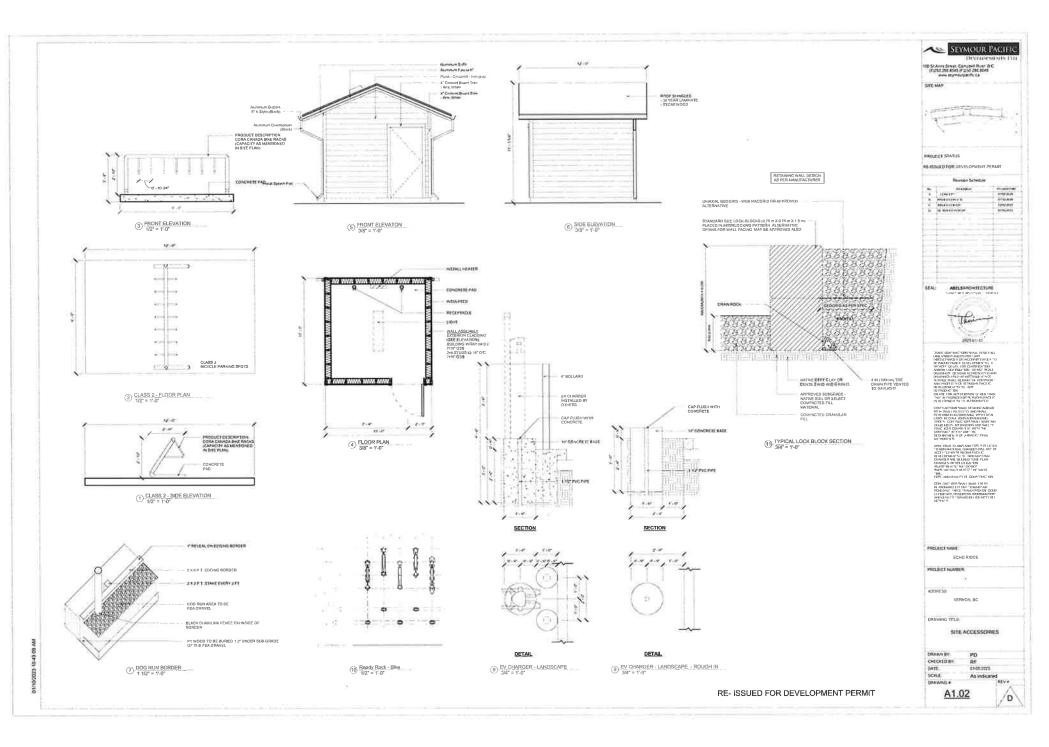
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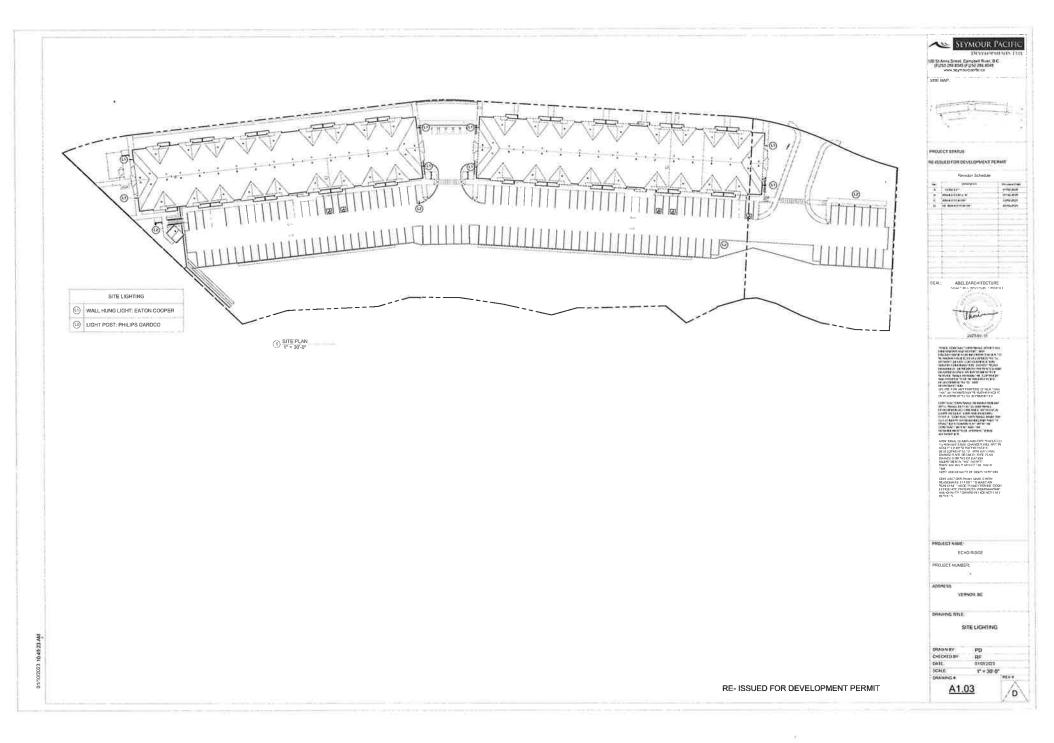
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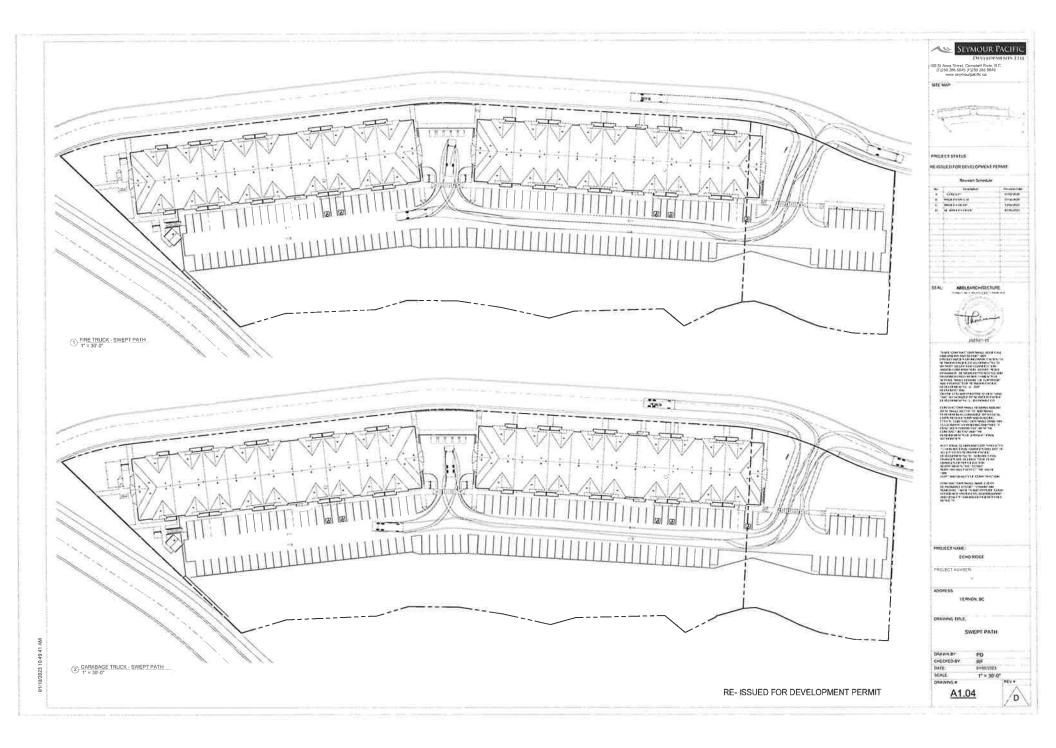




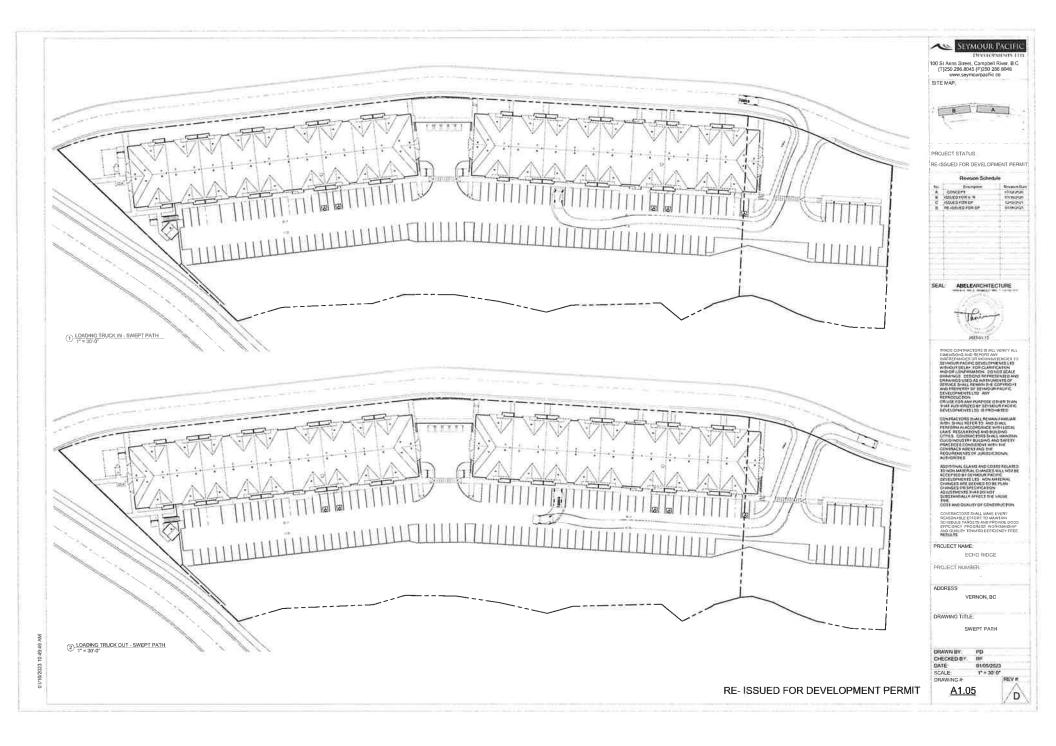
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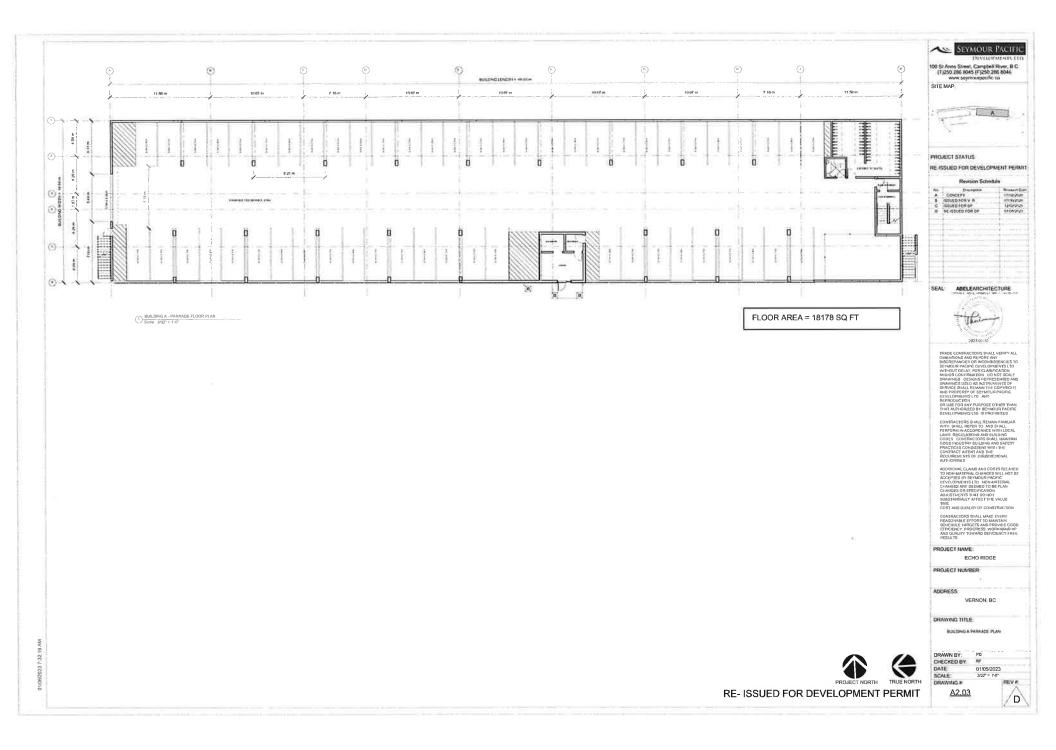
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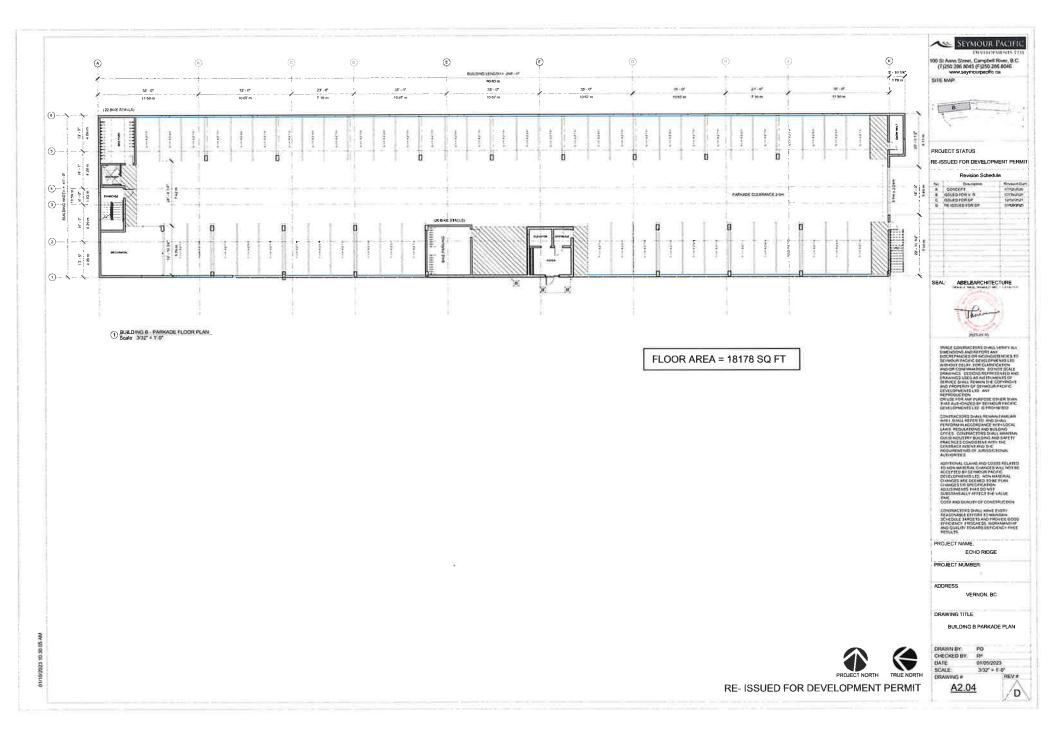
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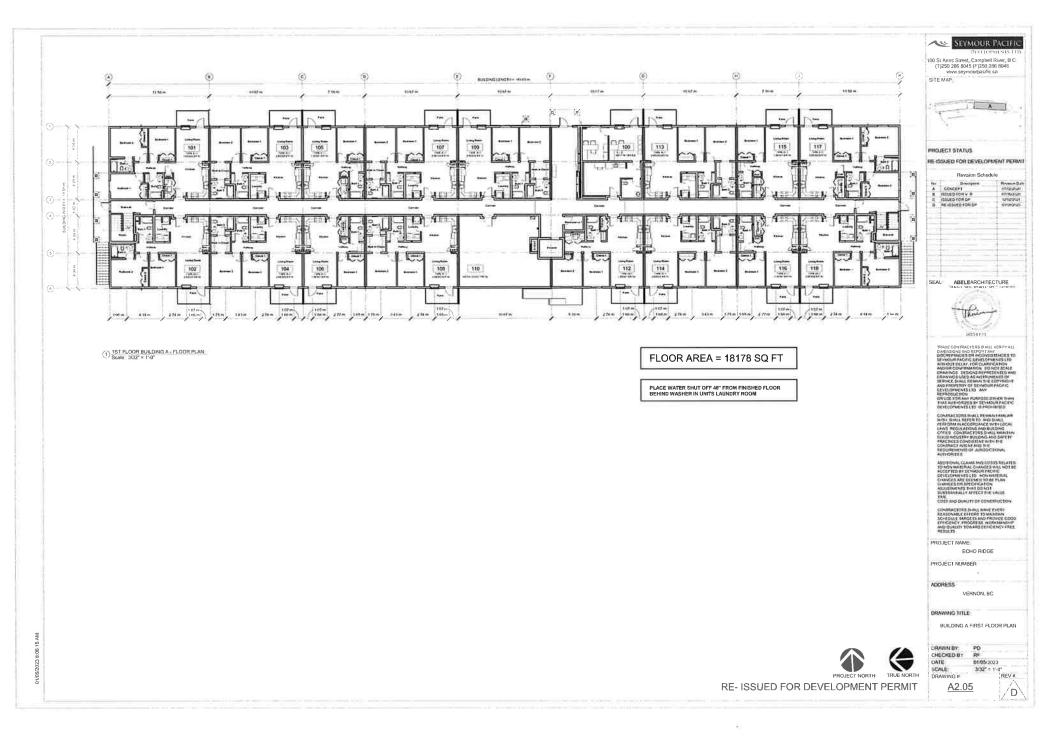
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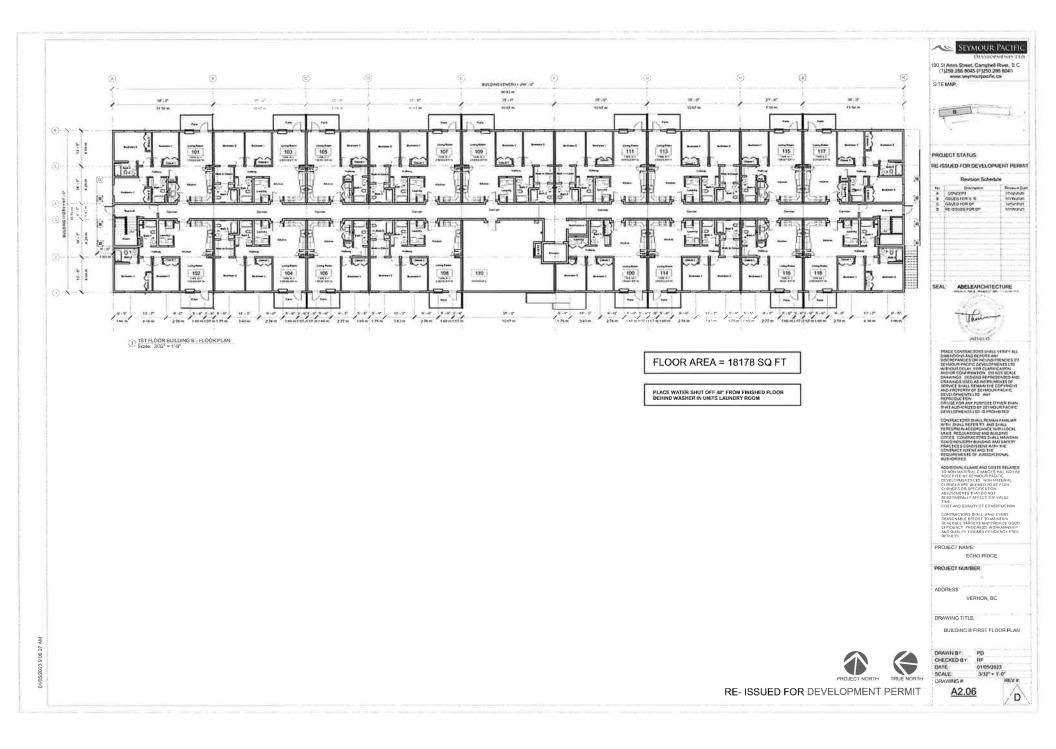
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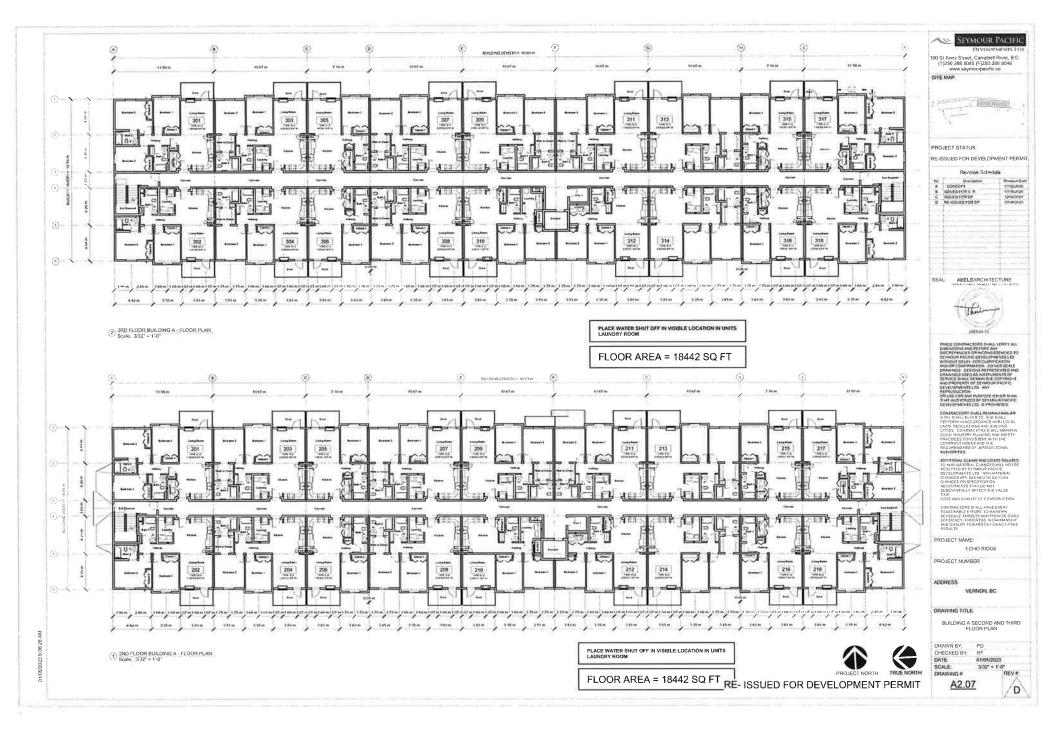
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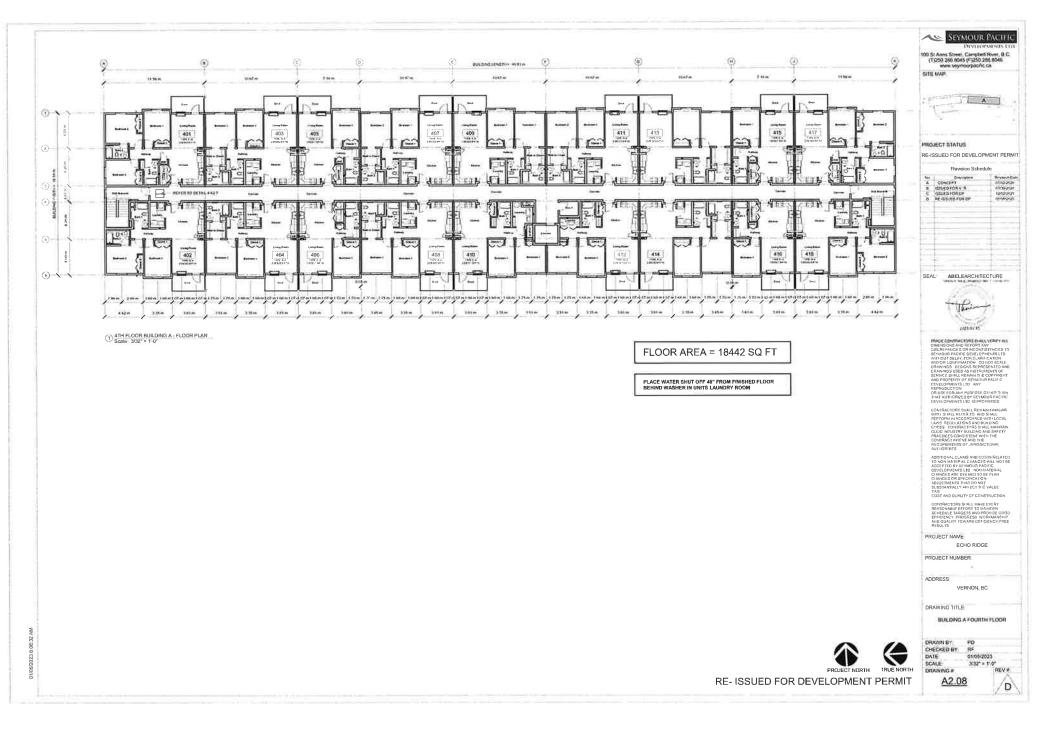
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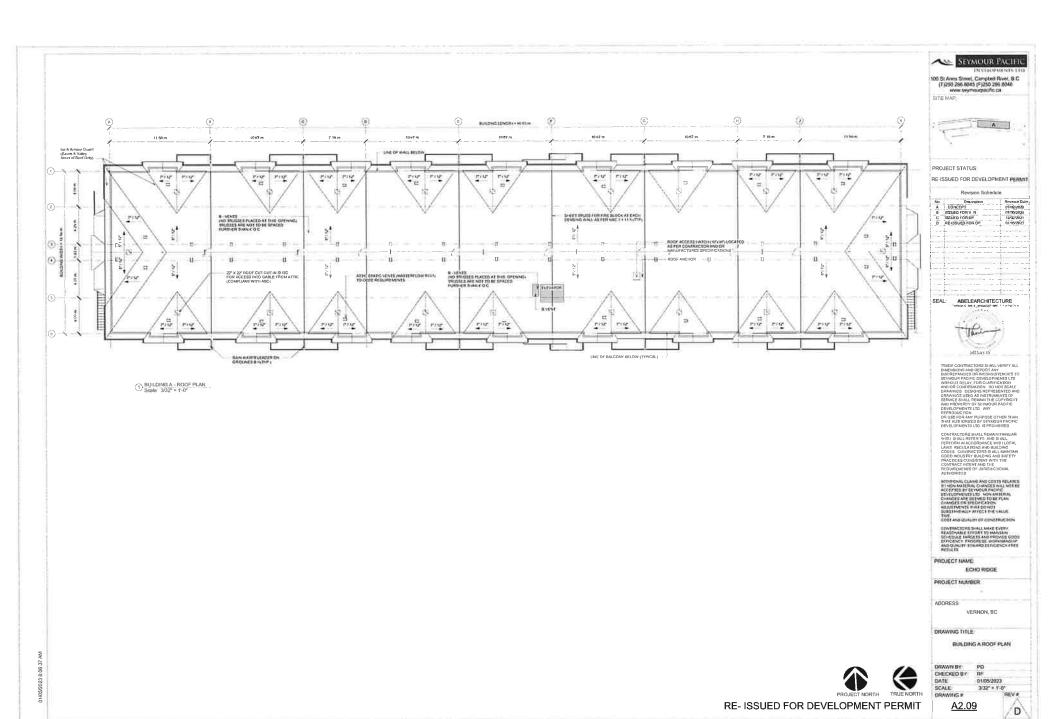
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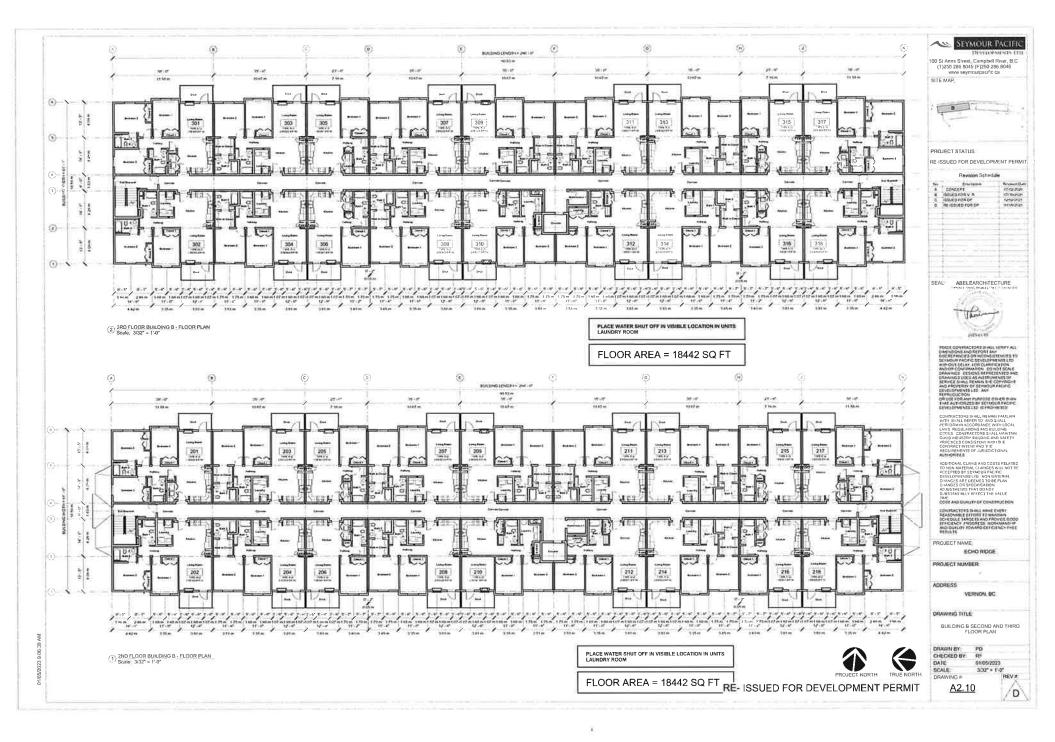
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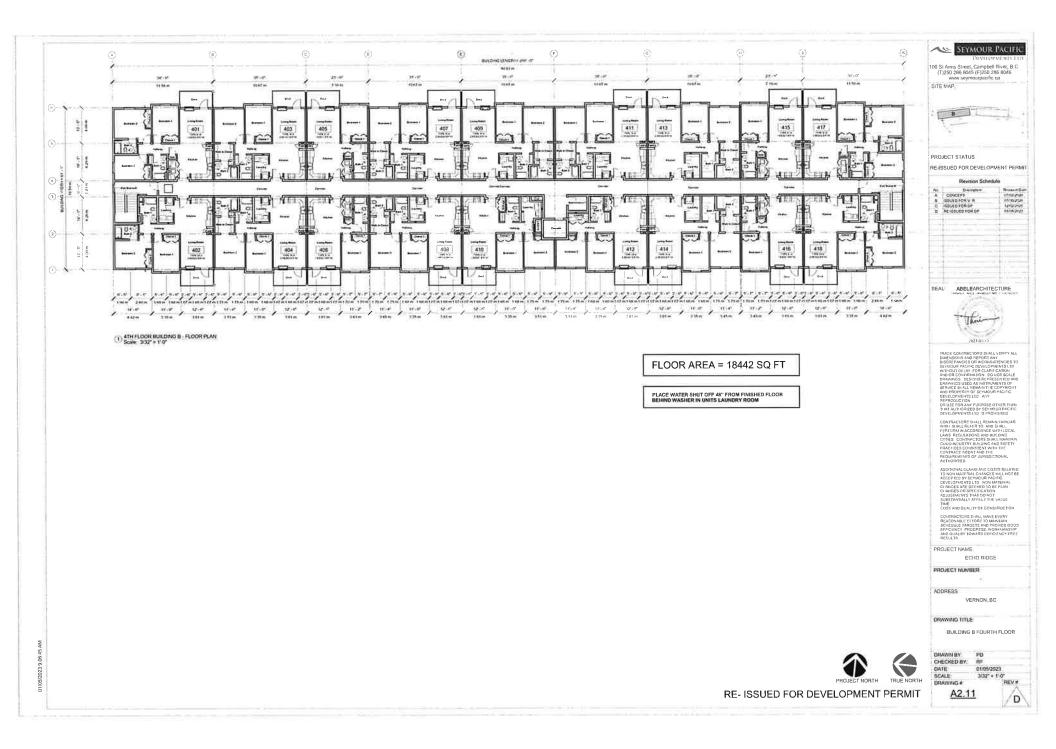
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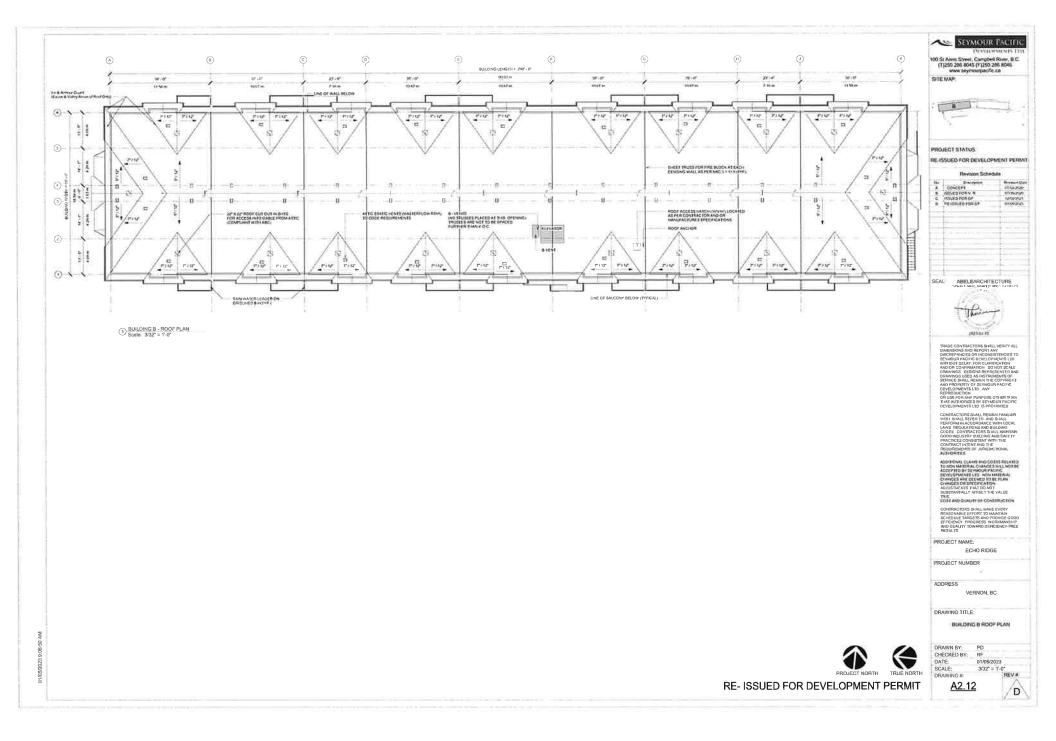
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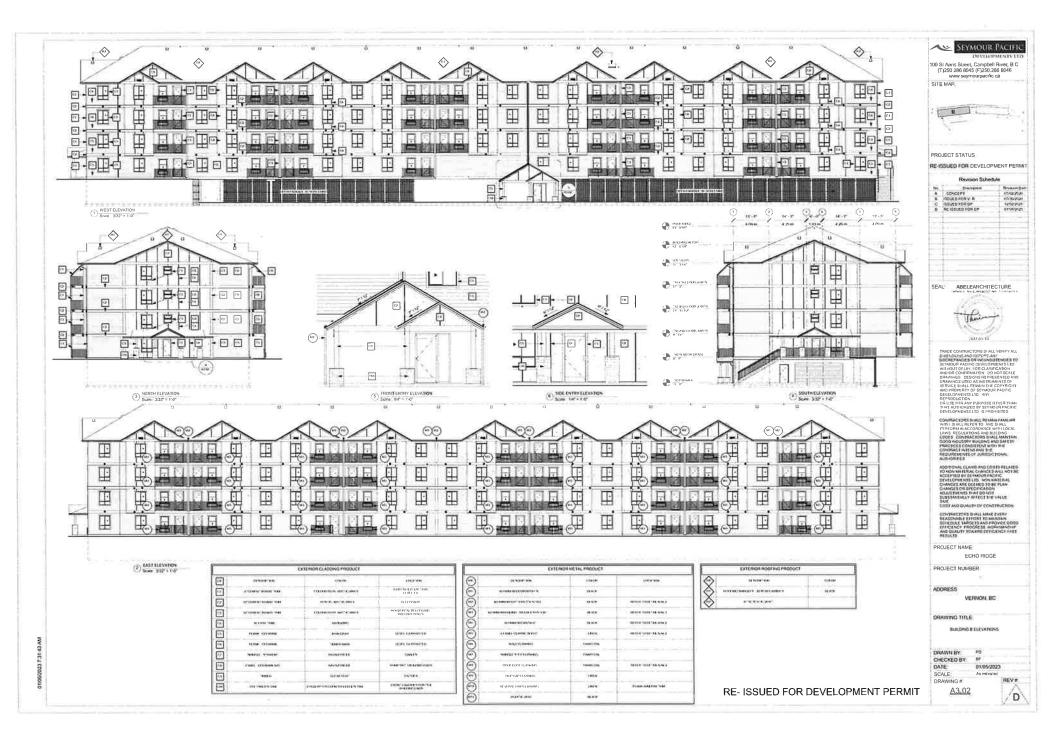
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Attachment 2

9.12 RH1 : Low-Rise Apartment Residential



9.12.1 Purpose

The purpose is to provide a **zone** primarily for medium **density** apartments on urban services.

9.12.2 Primary Uses

- apartment housing
- care centres, major
- group home, major
- seniors assisted housing
- seniors housing
- seniors supportive housing
- stacked row housing

9.12.3 Secondary Uses

- home based businesses, minor
- real estate sales centres (in apartment housing only)

9.12.4 Subdivision Regulations

- Minimum lot width is 30.0m.
- Minimum lot area is 1400m², or 10,000m² if not serviced by a community sewer system.

9.12.5 Development Regulations

(a) Density:

The maximum Floor Space Ratio (FSR) is 1.25, except that:

- With a housing agreement pursuant to Section 4.9, the maximum density shall be increased by FSR 0.10; and
- Where parking spaces are provided completely beneath habitable space of a primary building or beneath useable common amenity areas, providing that in all cases the parking spaces are screened from view, the maximum density shall be increased by FSR 1.25; or
- Where all the required parking is not accommodated completely beneath the habitable space of a primary **building** or useable common amenity areas, the additional density permitted shall be determined through multiplying the FSR 1.25 by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas;

Provided that the maximum Floor Area Ratio with all bonuses shall not exceed FSR 2.00.

(b) Building Regulations:

- Maximum site coverage is 65% and together with driveways, parking areas and impermeable surfaces shall not exceed 85%.
- Maximum height is 16.5m, except it is 4.5m for secondary buildings and secondary structures.
- Minimum front yard is 4.5m.

SECTION 9.12 : LOW-RISE APARTMENT RESIDENTIAL ZONING BYLAW NO. 5000 (2003) RH1 - 1 of2 CITY OF VERNON

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- Minimum side yard is 4.5m, except it is 4.5m from a flanking street.
- Minimum rear yard is 9.0m, except it is 1.0m for secondary buildings.

9.12.6 Other Regulations

- A minimum area of 5.0m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 10.0m² of private open space shall be provided per 1 bedroom dwelling, and 15.0m² of private open space shall be provided per dwelling with more than 1 bedroom.
- No continuous building frontage shall exceed 40.0m for a 3 to 4.5 storey building, or 65.0m for a 2 storey building. If the frontage is interrupted by an open courtyard equivalent in depth and width to the building height, the maximum continuous 4.5 storey building frontage may be 80.0m provided that no building section exceeds 40.0m.
- For multi-unit residential housing, one office may be operated for the sole purpose of the management and operation of the multi-unit residential development. (Bylaw 5440)
- For seniors assisted housing, seniors housing and 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. (*Bylaw 5339*)
- 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)

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development, or enlargement of existing **development** after the adoption of this Bylaw, on-site **loading spaces** shall be provided by the property owner in accordance with Table 7.2 of this Bylaw. **Detention and correction services** located within a security **fence** are exempt from providing on-site **loading spaces**.

Number of Spaces

7.2.2 The number of on-site loading spaces, including bus loading spaces, required for each use is specified in the Loading Schedule (Table 7.2).

- 7.2.3 Where more than one calculation of **loading space** requirements is specified for a land use, the greater requirement shall be applied, unless supported by a shared parking study endorsed by the authority having jurisdiction (City of Vernon or *Ministry of Transportation and Infrastructure*).
- 7.2.4 Where calculation of the total number of **loading spaces** yields a fractional number over decimal .5, the required number of spaces shall be the next highest whole number.
- 7.2.5 Where the Loading Schedule does not clearly define requirements for a particular **development**, the single **use** class or combination of **use** classes is most representative of the proposed **development** shall be used to determine the **loading space** requirement.
- 7.2.6 Where a **development** consists of a mix of **use** classes, the total on-site loading requirement shall be the sum of the on-site loading requirements for each **use** class, unless there is a complementary demand or differences in periods of **use** for loading that warrants a different requirement and is supported by a shared **use** parking study endorsed by the authority having jurisdiction (City of Vernon and *Ministry of Transportation and Infrastructure*).

Location

- 7.2.7 Except for in the C7 and C8 **zones**, on-site **loading space** shall be provided entirely within the property of the **development** being served, and shall be subject to all **setbacks** and **yard** requirements specified elsewhere in this Bylaw. In the C7 and C8 **zones**, loading can be provided from a public **lane**, but not from a **city street**.
- 7.2.8 On-site loading space shall be oriented away from residential development.

Size and Access

7.2.9 Each on-site **loading space** shall be of adequate size and accessibility to accommodate the **vehicles** expected to load and unload, but in no case shall

SECTION 7 : PARKING & LOADING ZONING BYLAW NO. 5000 (2003) PARKING - 5 of 31 CITY OF VERNON

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Docks, public	minimum 5	
Foreshore Public Access		
lots smaller than 2ha (5 acres)	exempt from parking provision	
lots bigger than 2ha (5 acres)	a minimum of 6 parking spaces	
Marinas	1 per 3 boat spaces	
Marine Fuel Facilities	1 per business	
Marine Equipment Rentals	1 per 1 boat space, plus 1 per	
	business	
Moorage, temporary	minimum 5	

TABLE 7.2 - LOADING SCHEDULE

* Note: GFA = Gross Floor Area

Type of Development or Use:

Required Loading Spaces:

RESIDENTIAL AND RELATED USES

Apartment Hotels Apartment Housing Apartment Housing, Tourist 1 per 2800m² GFA, developments with ten units or less are exempt from this provision (*Bylaw* 5339)

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COMMERCIAL USES				
Amusement Arcades, Major and Minor	1 per 1900m ² GFA			
Artist Studios	1 per 1900m ² GFA			
Auctioneering Establishments	1 per 1900m ² GFA, minimum 1(Bylaw 5339)			
Autobody Repair and Paint Shops	1 per 1900m ² GFA, minimum 1 _(Bylaw 5339)			
Automotive and Equipment Repair Shops	1 per 1900m ² GFA, minimum 1(<i>Bylaw</i> 5339)			
SECTION 7 : PARKING & LOADING	PARKING - 20 of 31			
ZONING BYLAW NO. 5000 (2003)	CITY OF VERNON			

- Minimum side yard is 4.5m, except it is 4.5m from a flanking street.
- Minimum rear yard is 9.0m, except it is 1.0m for secondary buildings.

9.12.6 Other Regulations

- A minimum area of 5.0m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 10.0m² of private open space shall be provided per 1 bedroom dwelling, and 15.0m² of private open space shall be provided per dwelling with more than 1 bedroom.
- No continuous building frontage shall exceed 40.0m for a 3 to 4.5 storey building, or 65.0m for a 2 storey building. If the frontage is interrupted by an open courtyard equivalent in depth and width to the building height, the maximum continuous 4.5 storey building frontage may be 80.0m provided that no building section exceeds 40.0m.
- For multi-unit residential housing, one office may be operated for the sole purpose of the management and operation of the multi-unit residential development. (Bylaw 5440)
- For seniors assisted housing, seniors housing and 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. (Bylaw 5339)
- 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)

SECTION 9.12: LOW-RISE APARTMENT RESIDENTIAL ZONING BYLAW NO. 5000 (2003) RH1 - 2 of2 CITY OF VERNON

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November 15, 2022

City of Vernon Planning and Development 3400 30 St Vernon, BC V1T 5E6

RE: Loading stall variance for DP000953 at 5975 LeFoy Road

Seymour Pacific Developments is seeking a 50% loading stall variance to permit a total of 3 loading stalls. Based on the total GFA across both buildings (17053 m2), a total of 6 loading stalls is required for this development. We believe the provision of 3 stalls is sufficient to meet expected demands for loading facilities given the residential nature of the development, arrangement of visitor spaces, typical delivery vehicles, and standard move-in protocols.

Considering no commercial uses are proposed, any on-site deliveries occurring on a consistent basis are confined to changes in tenancy, which typically occur at the beginning and end of the month. When moving in or out of units, most vehicles carrying tenant belongings are private vehicles or rental cube vans, both of which fit in a regular parking stall. In the event larger vehicles are used, or more space is requested for running ramps or carting items, stalls adjacent main entrances can be partitioned off with pylons by site crews to create a staging area. For these reasons, stalls next to entrances are generally assigned as visitor, and if not, tenants will be temporarily assigned to other parking stalls. During initial building move ins, or when there is a high suite turnover, our property management arm, Broadstreet Properties, will call in additional site staff from other locations to assist with loading items and directing traffic to ensure goods are transported in a safe and timely fashion. This is a standard operating procedure across our entire portfolio.

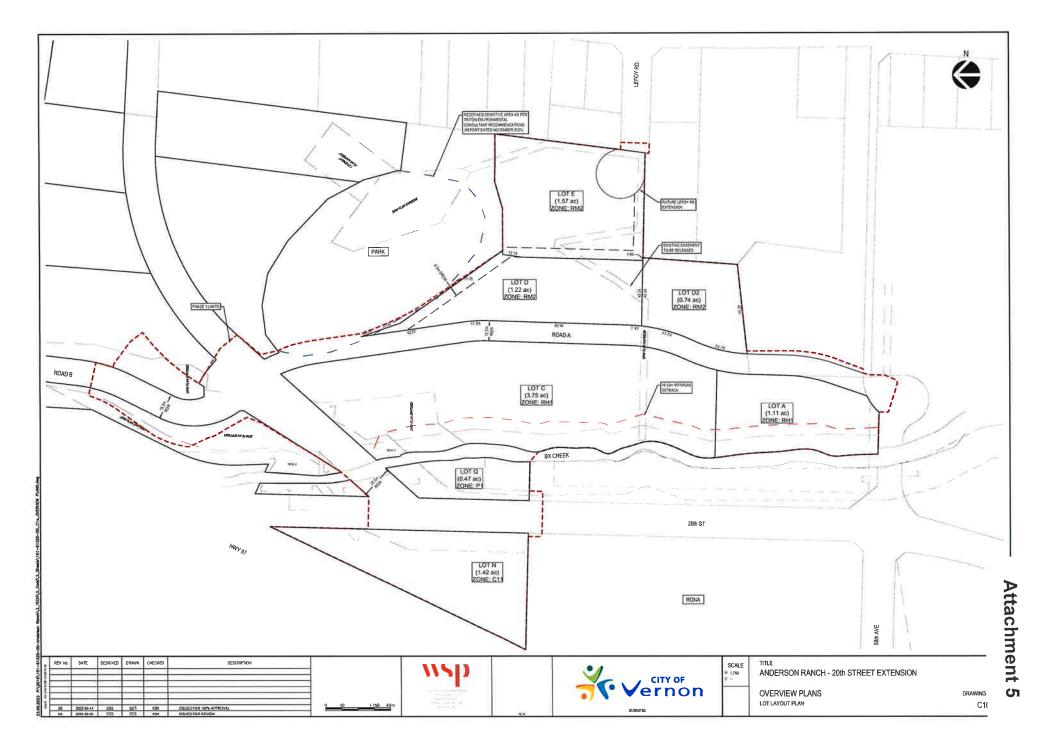
As a result, loading stalls are typically underutilized on our sites. 3 Loading stalls will be sufficient for any miscellaneous deliveries requiring larger vehicles. We've worked hard to provide parking surface area for regular stalls. Accommodating the 3 extra loading spaces reduces asphalt efficiency and forces us to remove stall types in much greater demand.

Thank you for considering this variance request.

Sincerely,

Carter Ruff Development Officer Seymour Pacific Developments

> 100 St. Ann's Road, Campbell River, BC V9W 4C4 T. 250.286.8045 | F. 250.286.8046 | W. broadstreet.ca | W. seymourpacific.ca



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November 15, 2022

City of Vernon Planning and Development 3400 30 St Vernon, BC V1T 5E6

RE: Continuous Frontage Variance for DP000953 at 5975 LeFoy Road

Seymour Pacific Developments is seeking a continuous building frontage variance for a residential proposal consisting of two, 98m long apartment buildings. We believe exceeding the maximum 40m standard is acceptable for this location given the 182 m of street interface along the north property line engaging with both buildings and the proposal's overall conformance to land use objectives defined by the OCP.

The site is bounded to the north by a future collector road feeding into 20th street. The OCP designates surrounding lands as future medium density residential and community commercial. Given the planned neighborhood context and OCP objectives under sec 26 and 28, larger buildings should be deemed suitable if their siting frames adjacent roads, screens internal site elements, and addresses the public realm with at grade uses and façade elements that provide articulation and deter flat, featureless faces.

Both buildings are street oriented with private and main entrance walkouts for Building B connecting to sidewalks. Patios and windows are present across all units facing the road. As such, this face of our building reads as a front façade, with pedestrian elements activating adjacent road and contributing to a human scaled parcel interface and interactive building wall. The entry canopies, private patios, and unit bump-outs provide depth relief, while gable roof transitions leave breaks in vertical massing. A variety of concrete siding panel types and colors are utilized to suite modular building design and negate repetitive cladding techniques. Building sizes are also complimentary to parcel dimensions and surrounding land use. 69% of the road abutting east property line is framed by buildings, enabling majority of internal site elements - like parking, waste staging areas, and on-site utility boxes - adequate shielding from public view. Given the neighborhood context, our buildings act as a suitable transition in massing between the adjacent lower density residential to the east and south, to the significant commercial center to the west. The larger buildings also help to maximize residential density near this employment center.

While the buildings exceed the minimum frontage length, we believe their built form and siting relative to street does not correspond to a breach of the proposed neighborhood character. Street level interaction is achieved, and façade elements, enhanced by landscaping, provide visual interest at the human scale. As a result, buildings express themselves as lively residencies, and not that of a featureless shell containing an ambiguous use.

Thank you for considering this variance request.

Sincerely,

Carter Ruff Development Officer Seymour Pacific Developments

> 100 St. Ann's Road, Campbell River, BC V9W 4C4 T. 250.286.8045 | F. 250.286.8046 | W. broadstreet.ca | W. seymourpacific.ca



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Michelle Austin Current Planner, Planning COUNCIL MEETING: REG ⊠ COW □ I/C □ COUNCIL MEETING DATE: June 26, 2023 REPORT DATE: June 7, 2023 FILE: 3360-20 (ZON00393) / 3090-20 (DVP00603)

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SUBJECT: ZONING AND DEVELOPMENT VARIANCE PERMIT APPLICATIONS FOR 2801 28TH STREET

PURPOSE:

To present for Council's consideration zoning and development variance permit applications for the property located at 2801 28th Street in preparation for a mixed-use development.

RECOMMENDATION:

THAT Council support Zoning Application 00393 (ZON00393) to rezone Lot 1, Sec 34, TWP 9, ODYD, Plan KAP63494 (2801 28th Street) from C4 – Street Oriented Commercial to C8 – Central Business District as outlined in the report titled "Zoning and Development Variance Permit Applications for 2801 28th Street" dated June 7, 2023 and respectfully submitted by the Current Planner;

AND FURTHER, that Council's support of ZON00393 is subject to the following:

- a) that a Mixed Use Development Permit is ready for issuance prior to final adoption of a bylaw to rezone the property; and
- b) that a covenant, in favour of the City of Vernon, be registered on the title of the land prohibiting auctioneering establishments, drive-through services, second hand dealerships, and service stations, minor uses;

AND FURTHER, that Council not hold a public hearing, pursuant to 464(2) of *the Local Government Act*, on a proposed bylaw to rezone Lot 1, Sec 34, TWP 9, ODYD, Plan KAP63494 (2801 28th Street) from C4 – Street Oriented Commercial to C8 – Central Business District;

AND FURTHER, that Council direct Administration to issue a public notice of initial readings and prepare a proposed bylaw to be brought forward for Council's consideration to rezone Lot 1, Sec 34, TWP 9, ODYD, Plan KAP63494 (2801 28th Street) from C4 – Street Oriented Commercial to C8 – Central Business District;

AND FURTHER, that Council support Development Variance Permit Application 00603 (DVP00603) to vary Zoning Bylaw 5000 for Lot 1, Sec 34, TWP 9, ODYD, Plan KAP63494 (2801 28th Street), as follows:

- a) decreasing Section 10.8.5, minimum setback from 28th Street and 28th Avenue for the portion of the building higher than 15m, from 3m to 0m;
- b) allowing vehicular access to the development from a street, notwithstanding Section 10.8.6; and
- c) reducing Section 7.0 Parking & Loading, Table 7.1, from 19 spaces to 18 spaces for apartment housing and from two (2) spaces to one (1) space for residential visitor parking.

APC Meeting - June 13, 2023

ALTERNATIVES & IMPLICATIONS:

 THAT Council support Zoning Application 00393 (ZON00393) to rezone Lot 1, Sec 34, TWP 9, ODYD, Plan KAP63494 (2801 28th Street) from C4 – Street Oriented Commercial to C8 – Central Business District as outlined in the report titled "Zoning and Development Variance Permit Applications for 2801 28th Street" dated June 7, 2023 and respectfully submitted by the Current Planner;

AND FURTHER, that Council's support of ZON00393 is subject to the following:

- a) that a Mixed Use Development Permit is ready for issuance prior to final adoption of a bylaw to rezone the property; and
- b) that a covenant, in favour of the City of Vernon, be registered on title of the land prohibiting auctioneering establishments, drive-through services, second hand dealerships, and service stations, minor uses;

AND FURTHER, that Council hold a public hearing, pursuant to 464(1) of the *Local Government Act*, on a proposed bylaw to rezone Lot 1, Sec 34, TWP 9, ODYD, Plan KAP63494 (2801 28th Street) from C4 – Street Oriented Commercial to C8 – Central Business District;

AND FURTHER, that Council support Development Variance Permit Application 00603 (DVP00603) to vary Zoning Bylaw 5000 for Lot 1, Sec 34, TWP 9, ODYD, Plan KAP63494 (2801 28th Street), as follows:

- a) decreasing Section 10.8.5, minimum setback from 28th Street and 28th Avenue for the portion of the building higher than 15m, from 3m to 0m;
- b) allowing vehicular access to the development from a street, notwithstanding Section 10.8.6; and
- c) reducing Section 7.0 Parking & Loading, Table 7.1, from 19 spaces to 18 spaces for apartment housing and from two (2) spaces to one (1) space for residential visitor parking.

Note: This alternative allows the public to make representations to Council on the proposed bylaw at a public hearing.

 THAT Council not support Zoning Application 00393 (ZON00393) to rezone Lot 1, Sec 34, TWP 9, ODYD, Plan KAP63494 (2801 28th Street) from C4 – Street Oriented Commercial to C8 – Central Business District as outlined in the report titled "Zoning and Development Variance Permit Applications for 2801 28th Street" dated June 7, 2023 and respectfully submitted by the Current Planner;

AND FURTHER, that Council not support Development Variance Permit Application 00603 (DVP00603) to vary Zoning Bylaw 5000 for Lot 1, Sec 34, TWP 9, ODYD, Plan KAP63494 (2801 28th Street), as follows:

- a) decrease Section 10.8.5, minimum setback from 28th Street and 28th Avenue for the portion of the building higher than 15m, from 3m to 0m;
- b) allow vehicular access to the development from a street, notwithstanding Section 10.8.6; and
- d) reduce Section 7.0 Parking & Loading, Table 7.1, from 19 spaces to 18 spaces for apartment housing and from two (2) spaces to one (1) space for residential visitor parking.

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Note: This alternative does not support the rezoning and variance applications and prevents the project from moving ahead as proposed. The existing C4 – Street Oriented Commercial zone does not

accommodate the residential floor space ratio (FSR), the total FSR and building height proposed for the mixed-use development.

ANALYSIS:

A. Committee Recommendations:

At its meeting of June 13, 2023, the Advisory Planning Committee passed the following resolution:

"(That the Advisory Planning Committee recommends that Council...)."

B. Rationale:

- 1. The subject property is located at 2801 28th Street (Figures 1 and 2) on the north east corner of 28th Street and 28th Avenue, kitty corner to the Okanagan Spring Brewery. It has an area of 703.9m². There is currently a two-storey building on the property (Attachments 1 and 2), which is proposed for demolition in order to construct a mixed-use building (Attachments 3 to 7).
- 2. The intent (Attachment 8) of the rezoning and variance applications is to request that Council:
 - rezone the subject property from C4 - Street Oriented Commercial (Attachment 9) to C8 – Central Business District (Attachment 10); and
 - support the following variance requests to:
 - reduce the minimum n setback from 3m to 0m for the portion of the building higher than 15m fronting 28th Street and 28th Avenue:
 - allow vehicular access to 0 the development from a street;
 - o reduce required parking spaces for apartment housing from 19 to 18; and
 - o reduce required parking

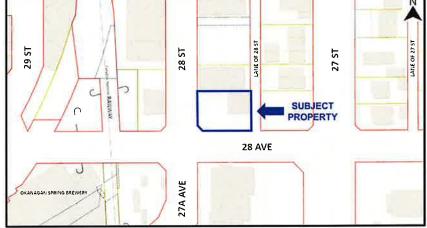


Figure 1: Property Location Map



- spaces for residential visitor parking from two (2) to one (1).
- 3. Development plans are to construct a five and a half (5.5) storey (25.5m high) mixed-used building containing a parkade partially below grade, new office space for existing businesses on the main floor, and four (4) floors of residential space above:
 - The main (first) floor consists of separate office space on either side of the lobby, with the space on the left being approx. 2, 160ft² and the space on the right being approx. 1,515ft²;

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- Fourteen (14) residential units, consisting of one (1) and two (2) bedrooms layouts, are proposed ranging in size from approx. 465ft² to 1,540ft²;
 - o The second floor contains six (6), one (1) bedroom units ranging in size from 495ft² to 807ft²;
 - o The third floor contains four (4), two (2) bedroom units ranging in size from 904ft² to 1,238ft²;
 - The fourth and fifth floors contain four (4) two-storey penthouse suites with either one (1) bedroom plus a den or two (2) bedrooms plus a den. These units' range in size from 1,120ft² to 1,540ft²; and
 - Each residential unit would be provided with between 16m² and 31m² of private open space (i.e. balconies) that exceed the minimum bylaw requirements of 4m² and 5m². These balconies would include vegetated planters along the front, flanking street and rear.
- 4. Pedestrian access would be from 28th Street and vehicular access from 28th Avenue. The parkade would provide 18 parking stalls that are EV ready (access to a dedicated power supply for electric vehicle charging) for the residents. One (1) residential visitor space and five (5) commercial spaces are proposed as surface parking on the east side of the building, perpendicular to the lane. Bicycle parking for visitors would also be provided on the east side of the building. Bicycle parking for residents and employees would be provided within the units.
- 5. The subject property is designated as Mixed-Use High Density Commercial and Residential (MXDHDCOMRES) in the Official Community Plan (OCP) (Attachment 11) and located within the Historic Downtown in the City Centre Neighbourhood Plan (CCNP) (Attachment 12). The proposed C8 zone is compatible with both the MXDHDCOMRES and the Historic Downtown designations. The Historic Downtown is described as "a vibrant, pedestrian focused mixed use focal point in the heart of the City Centre". Redevelopment policies support the development of mixed use retail, office, commercial, entertainment, residential, hotel and other high activity uses. The plan calls for housing "in order to attract residents and employees to support a full complement of retail and restaurant uses and make the area more active".
- Adjacent properties to the west, north and east are zoned C4 (Attachment 12) with a variety of local business operating at these locations. The south property is zoned P3 – Private Institutional and the site of the St. James School. On a wider scale, some properties within a block of the subject property have C6 – Village Commercial and C8 zoning.

	Existing C4	Proposed C8	Proposal
Max. Commercial FSR	1.5	5.0	0.5
Max. Residential FSR	0.3	4.0	1.7
Max. Total FSR	1.8	9.0	2.2
Max. Site Coverage	50%	100%	71%
Max. Height	12.0m	38.0m	25.5m
Min. Front Yard	3.0m	0.0m	0.0m
Min. Side Yard	0.0m	0.0m	0.0m
Min. Rear Yard	6.0m	0.0m	0.0m
Min. Rear Yard abutting Residential	n/a	6.0m	n/a
Min. Yard for portion of a building >15m high	n/a	3.0m from any property line abutting a street	0.0m

7. Table 1 below compares the existing C4 zone and the proposed C8 zone. These zones share similar commercial and residential uses and setbacks (Attachment 13).

Table 1: Zoning Comparison

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- 8. Both the C4 and C8 zones allow for some form of mixed-use development. However, the C4 zone is geared towards commercial development rather than mixed use. The intent of the C4 zone is to provide "for neighbourhood scale, pedestrian-oriented commercial development along major streets", whereas the C8 zone is meant to provide "a vibrant civic core with an urban population, providing a wide range of commercial, governmental and cultural services". The C8 allows for higher commercial and residential densities (i.e. greater FSR, lot coverage, and height). It is essential to add residential density to the downtown core to create a vibrant urban environment where residents are close to amenities and business are supported. This also reduces traffic congestion and greenhouse gas emissions by providing convenient access to both residential and commercial areas.
- 9. There are some uses (Attachment 14) allowed within the proposed C8 zone that would not be appropriate on the subject property. Staff recommend that the following uses be prohibited by way of a covenant registered on title:
 - Auctioneering establishments;
 - Drive-through services;
 - Second hand dealerships; and
 - Service stations, minor.
- 10. The C8 zone requires vehicular access from the rear lane. However, Administration evaluates this requirement on a property by property / project by project basis. For this proposal, it is preferable to have vehicular access from 28th Street, given that the lot slopes downhill toward 28th Street. The proposed parkade siting maximizes the number of parking spaces that can be provided.
- 11. The C8 zone also requires portions of a building that 1) front a street and 2) are greater than 15m in height, to be setback 3m. This requirement helps to reduce the bulk and mass of buildings. The proposed design effectively breaks up the mass with the use of windows, different materials and large vegetated balconies. If this requirement was adhered to, the fourth and fifth floors would either lose the balconies along 28th Street and 28th Avenue or the floor area would have to be reduced substantially. The proposed design is preferable to both of these options.
- 12. A minor reduction in residential parking spaces, from 19 to 18, is being requested (Attachment 15). Each one (1) bedroom unit could have one (1) residential parking space. Four (4) of the five (5) two (2) bedroom units could have two (2) residential parking spaces and one (1) two (2) bedroom unit would have only one (1) space. This request is supportable as the property is located within the downtown core. Amenities are within walking distance and there is easy access to transit, e-scooters and e-bikes. A reduction in the number of residential visitor parking spaces is also being requested from two (2) to one (1). Most residential visits would be in the evenings. There would be an opportunity for residential visitors to park in the commercial spaces after business hours.
- 13. Administration supports the rezoning and variance applications for the following reasons:
 - a) Council's Strategic Plan calls for focusing development in the City Centre, including mixed use and multi family;
 - b) Under the OCP, the City Centre is intended to be a compact centre with a mix of housing, employment and shopping opportunities in close proximity to one another;
 - c) The City Centre Neighbourhood Plan encourages mixed use, and more housing, to attract residents and employees to the downtown core to support local business and enliven the area;

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d) The request for a reduction in parking can be justified given that the property/project is located in the downtown core, within walking distance of amenities.

C. Attachments:

- Attachment 1 Photos
- Attachment 2 Existing Site Plan
- Attachment 3 Proposed Site Plan
- Attachment 4 Renderings
- Attachment 5 Elevations
- Attachment 6 Floor Plans
- Attachment 7 Landscape Plan
- Attachment 8 Applicant Rationale Letters
- Attachment 9 C4 Zoning Regulations
- Attachment 10 C8 Zoning Regulations
- Attachment 11 OCP Map
- Attachment 12 CCNP Historic Downtown Policies
- Attachment 13 Zoning Map
- Attachment 14 C4 & C8 Permitted Uses Comparison
- Attachment 15 Parking Regulations

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

The subject application involves the following goals/actions items in Council's Strategic Plan 2019 – 2022:

> Focus development in the City Centre, including mixed use and multi-family.

E. Relevant Policy/Bylaws/Resolutions:

- 1. Official Community Plan Bylaw 5470:
 - > OCP Designation Mixed Use High Density Commercial and Residential (MXDHDCOMRES)
 - Development District City Centre
 - > City Centre Neighbourhood Plan Area
- 2. Zoning Bylaw 5000:
 - Sec. 10.4 C4 Street Oriented Commercial
 - Sec. 10.8 C8 Central Business District
- 3. Local Government Act:
 - Division 3 Public Hearings on Planning and Land Use Bylaws
 - Sec. 464 Requirement for a public hearing before adopting a bylaw A local government is not required to hold a public hearing on a proposed rezoning bylaw if an OCP is in effect for the area that is the subject of the zoning bylaw and the bylaw is consistent with the OCP.

BUDGET/RESOURCE IMPLICATIONS:

N/A

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Prepared by:	Approved for submission to Council:	
X Michelle Austin Current Planner, Planning	Patti Bridal, CA Date:	0
X Roy Nuriel Acting General Manager, Planning REVIEWED WITH		
 Corporate Services Bylaw Compliance Real Estate RCMP Fire & Rescue Services Human Resources Financial Services COMMITTEE: APC (Jun.13/23) OTHER: 	 Operations Public Works/Airport Facilities Utilities Recreation Services Parks 	 Current Planning Long Range Planning & Sustainability Building & Licensing Engineering Development Services Infrastructure Management Transportation Economic Development & Tourism

G:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\20 Applications\ZON00393\2 PROC\Rpt\APC Rpt\230607_ma_APC_Rpt_ZON00393_DVP00603.docx

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Photo 1: Subject property and existing building (taken from 28 St facing east)

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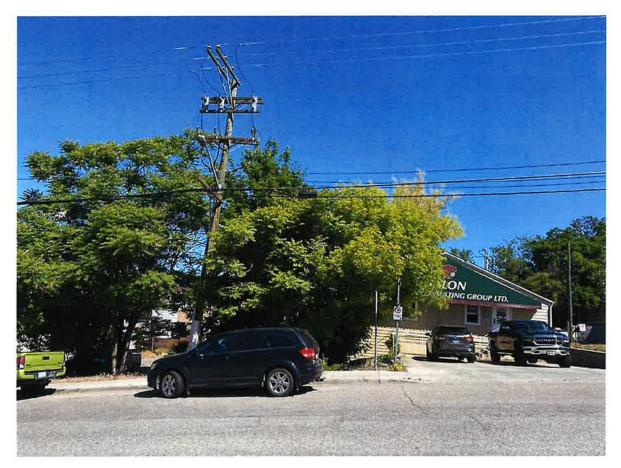


Photo 2: Subject property and existing building (taken from 28 Ave facing north)

APC Meeting - June 13, 2023

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Photo 3: Subject property and existing building (taken from lane facing west)



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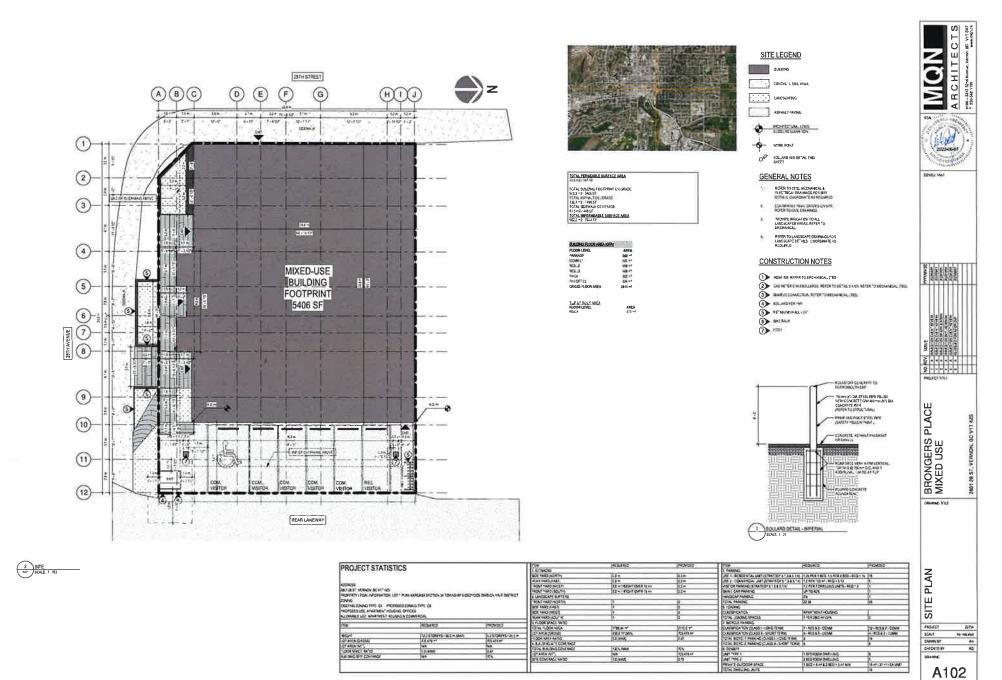
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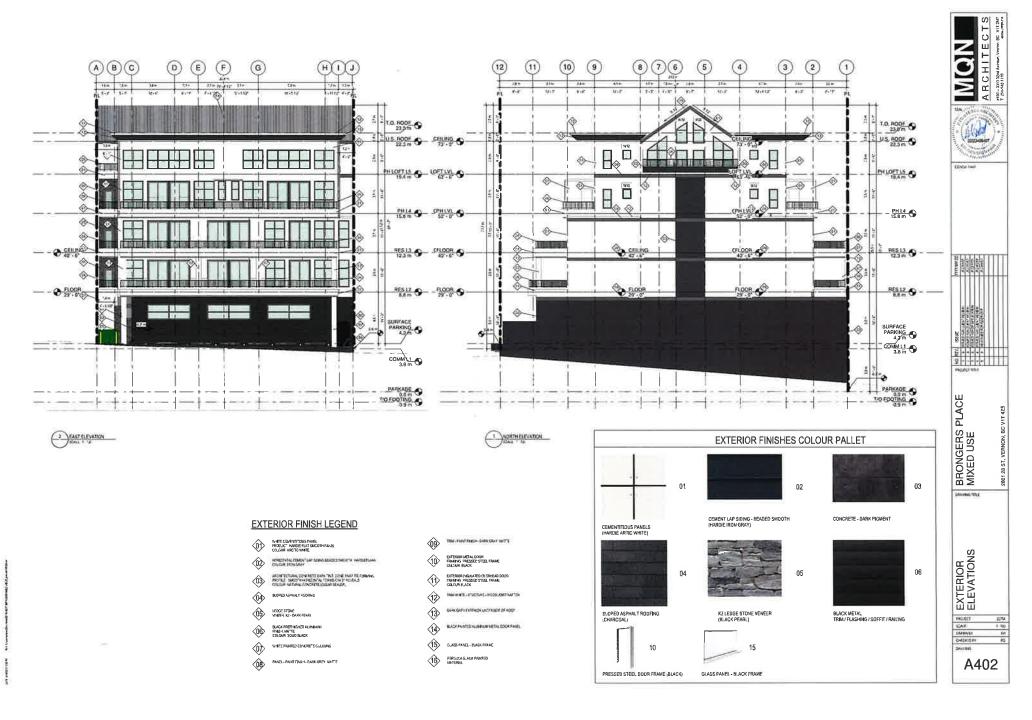
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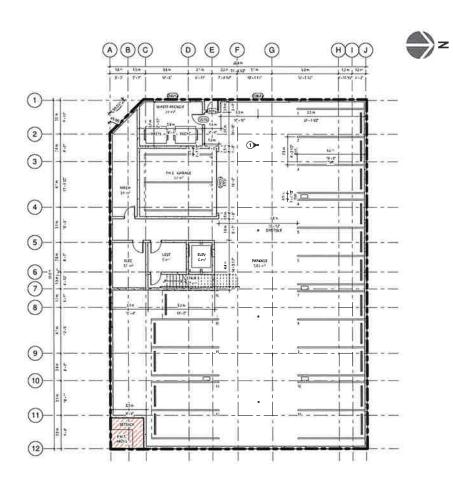


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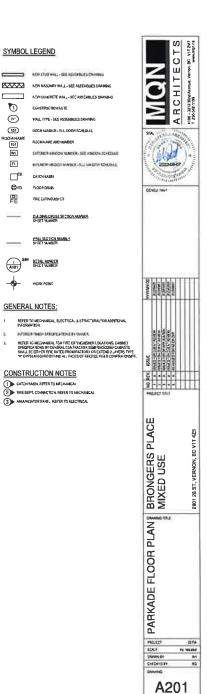


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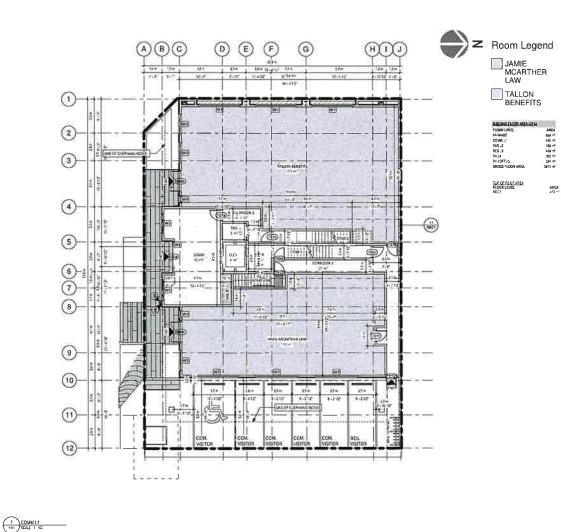
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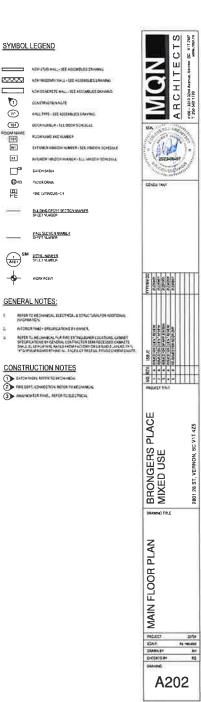
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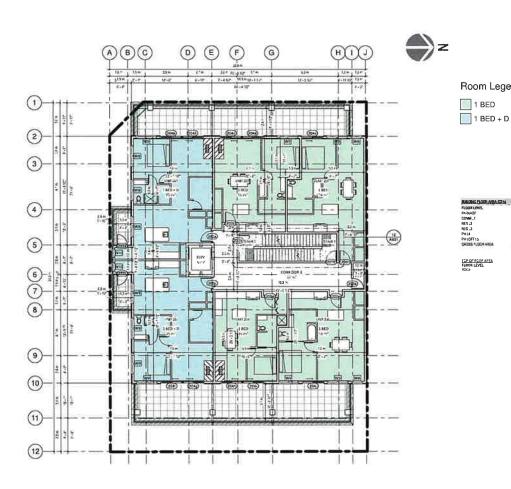
APC Meeting - June 13, 2023

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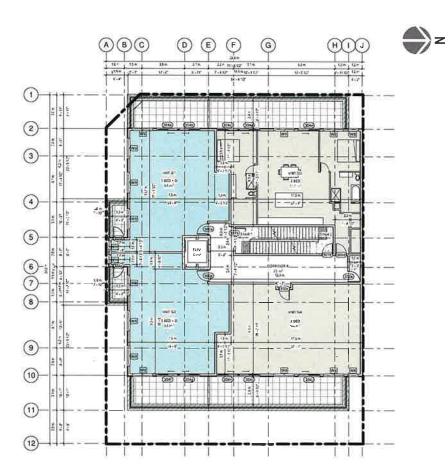
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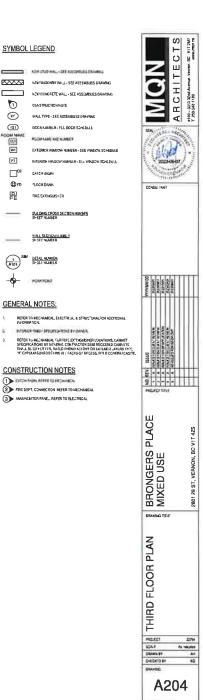
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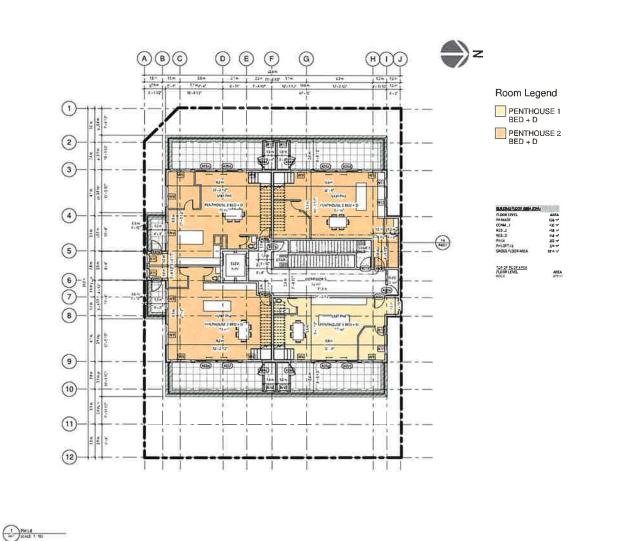
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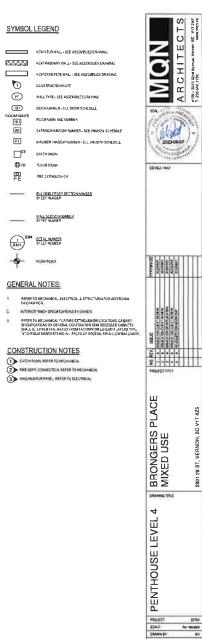
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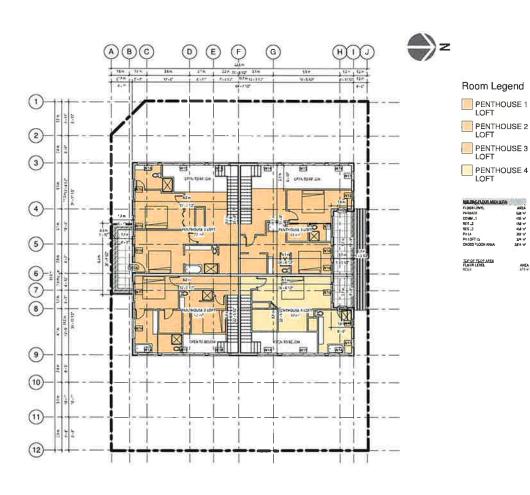
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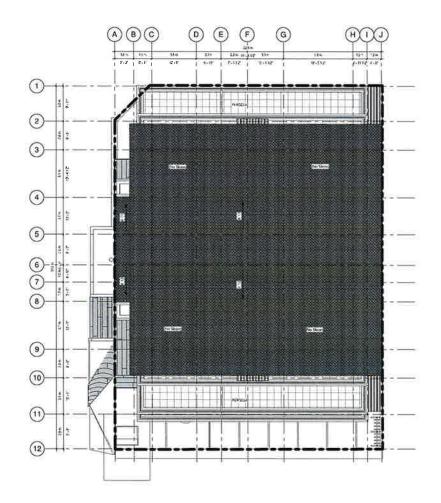


APC Meeting - June 13, 2023

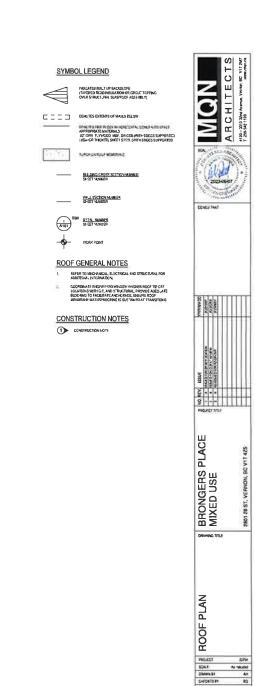
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APC Meeting - June 13, 2023

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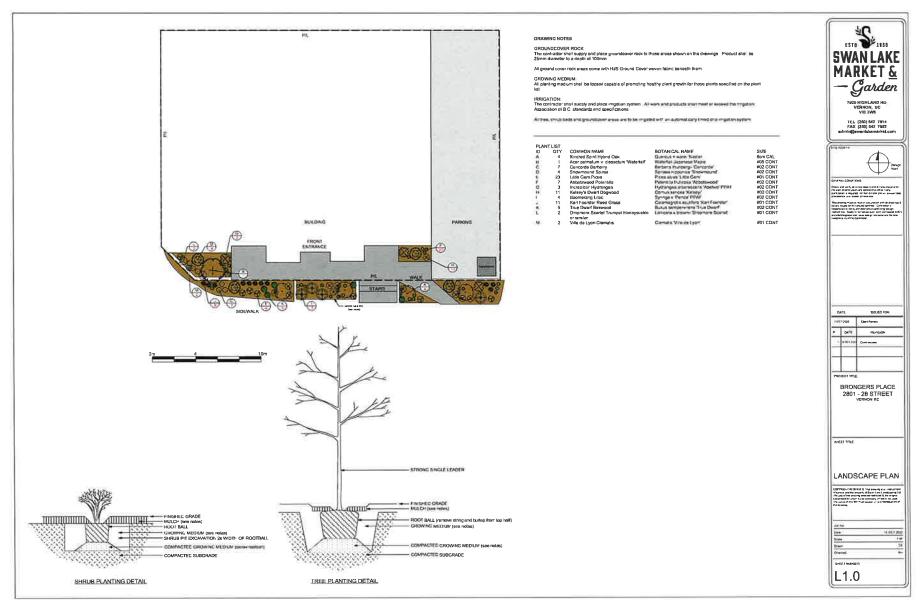
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2022-10-25

City of Vernon 3400 30th Street, Vernon, BC V1T 5E6 Attention: Planning Department

Dear File Manager,

MQN Architects has been engaged to design a mixed-use development at 2801 28th St. in accordance with the Vernon central business district. The proposed property will seek to increase its density through rezoning from the current C4 Zoning to C8 Zoning. Subsequently MQN has collaborated with the client to design the project to align within the Development Regulations and OCP guidelines and to campion a local owner operated development within the surrounding community.

This development has been designed to anchor a prominent corner of Vernon's downtown city center neighborhood. Located at the corner of 28th Street and 28th Avenue this proposal endeavors to enhance the existing commercial use while providing additional residential density to enhance the civic fabric within the downtown core. The vision for the building is to offer future residents and the community a development that provides a high performing and functional building the community can be proud of. Considerable effort has gone into proposing high performing materials and finishes that will provide a resilient and efficient building for decades. This design anticipates the need for a growing business and residential need outlined in the OCP and the city center neighborhood plan area. Providing new office space for the existing businesses on site will allow the community to retain and expand the need for these services while also adding much needed residential density to the downtown core area. Providing high quality and vertically densified residential units we can promote the transition to a walkable neighborhood close to numerous downtown amenities. A slight reduction in parking from 26 to 22 EV ready stalls still allows all residents and businesses to maintain parking allocations while an excess of Class 1 bike stalls promotes a transition away from vehicle dependency within the downtown core. Another prominent feature of this development is the abundant green planters on all balconies along three sides of the building all the way to the upper floors. This incredibly unique feature is in response to the development requirement of a 1 m landscape buffer that we wanted to propose adjusted to allow for up to four times the amount of planting and green space.

The site is currently zoned as C4 Street-Oriented Commercial and the client would like to seek the suport of the city to increase the density on the site to a C8 Central Business District zoning. With approval this would allow for the proposed development of a 14 unit residential condo mixed with at grade commercial. This development will responsibly increase density while adding diversity to the business growth and residential mix whithin the downtown core.

The proposed mixed-use development at 2801 28th St adheres to the OCP guidelines and complements the local architectural characteristics while meeting the needs of the client. We trust that this design is in character with the city center neighborhood plan area and conforms to the proposed C8 Central Business District zoning bylaws.

Yours truly,

Brian Quiring Partner MQN Architects

Suite 100 - 3313 32nd Avenue, Vernon, BC V1T 2M7

APC Meeting - June 13, 2023

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2023-06-06

City of Vernon 3400 30th Street, Vernon, BC V1T 5E6 Attention: Planning Department

Dear Roy Nuriel,

MQN Architects has been engaged to design a mixed-use development at 2801 28th St. in accordance with the Vernon central business district. The proposed property will seek to increase its density through rezoning from the current C4 Zoning to C8 Zoning. Subsequently MQN has collaborated with the client to design the project to align within the Development Regulations and OCP guidelines and to campion a local owner operated development within the surrounding community.

We would like to request consideration of a parking variance for our proposal and a setback variance for the requirement of a 3 m setback for buildings over 15 m in height to a 0 m setback where required. Given our proposed mix-use project is located in the city centre core area we are proposing consideration of the proximity to downtown core where most residents would take advantage of the close proximity use alternative modes of transportation such as, public transit, walking, biking, e-scooters & e-bikes, or ride share and care pooling programs. Reviewing the "City Centre Neighbourhood plan Parking Implementation Strategy" we would like consideration of Section 5.1.3 to reduce the residental minimums for our parking count outlined in Table 7. Further to the reduction in the residental could we would also propose a reduction to our residental visitor parking count suported by Section 5.1.4 where it considers eliminating the additional visitor parking required for residental units over and above the per-unit requirement. We would only be seeking to reduce this from 2 additional to 1 residental visitor stall. Our provided parking would then propose 5 commercial stalls (including 1 accessable stall) and one residental visitor stall along the alley as surface parking. The remaing 18 stalls would be secured in the parkade distributed and dedicated to the residental units. We feel this to be an acceptable request given that the highest residental visitor demand is in the evenings when overall City Centre parking demand is low. Further consideration of scheduled parkign designations during buisness hours for commercial could accommodate visitor parkign overflow on site.

We trust that this rational and variance request aligns with the city center neighborhood plan parking implementation strategy to be supported by Planning and considered by Council.

Yours truly,

Brian Quiring Partner MQN Architects

Suite 100 - 3313 32nd Avenue, Vernon, BC V1T 2M7

APC Meeting - June 13, 2023

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10.4 C4 : Street-Oriented Commercial



10.4.1 Purpose

The purpose is to provide a **zone** for neighbourhood scale, pedestrian-oriented commercial **development** along major **streets**.

10.4.2 Primary Uses

- apartment housing
- artist studios
- brewing and distilling, class A
- care centres, major
- commercial schools
- community recreation centre
- cultural exhibits, private
- emergency protective services
- financial services
- food primary establishments
- gas bars, where in active use prior to January 1, 2004
- group home, major
- health services
- hostels (Bylaw 5788)
- offices
- personal services
- parks, public
- retail cannabis sales (Bylaw 5731)
- retail stores, convenience
- retail stores, general
- row housing
- seniors assisted housing
- seniors residential care
- seniors supportive housing
- temporary shelter services
- used goods stores

10.4.3 Secondary Uses

- care centres, minor
- home based businesses, minor

10.4.4 Subdivision Regulations

- Minimum lot width is 13.0m, except it is 22.0m if there is no abutting lane.
- Minimum lot area is 450m², except it is 1300m² if there is no abutting lane.

10.4.5 Development Regulations

- Maximum commercial floor space ratio is 1.5. In addition, a residential floor space ratio of 0.3 is permitted for a total floor space ratio of 1.8.
- Where parking spaces are provided completely beneath habitable space of a primary building or beneath useable common amenity areas, providing that in all cases the parking spaces are screened from view, an additional floor space ratio of 0.2 is permitted. Where all the required parking is not accommodated completely beneath the habitable space of a primary building or useable common amenity

SECTION 10.4 : STREET-ORIENTED COMMERCIAL $z \circ n i n g$ by Law $n \circ a 5 \circ 0 \circ 0 \circ (2 \circ 0 \circ 3)$

CITY OF VERNON

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areas, the **floor space ratio** permitted shall be determined through multiplying the additional 0.2 **floor space ratio** by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas.

- Maximum site coverage is 50%.
- Maximum height is 12.0m.
- Minimum front yard is 3.0m.
- Minimum side yard is 0.0m, except it is 3.0m for a flanking street or where the site abuts a residential zone.
- Minimum rear yard is 6.0, except it is 1.5m for secondary buildings.

10.4.6 Other Regulations

- Apartment housing, major care centres, seniors assisted housing and seniors supportive housing are only allowed above the first storey and require a separate at-grade access from the commercial uses.
- A minimum area of 5.0m² of private open space shall be provided per bachelor dwelling, seniors assisted housing or seniors supportive housing unit or group home bedroom, 10.0m² of private open space shall be provided per 1 bedroom dwelling, and 15.0m² of private open space shall be provided per dwelling with more than 1 bedroom.
- While vehicular access to a lot is permitted from the front, parking areas shall not be constructed in the front yard, but on the side or rear of the lot.
- For seniors assisted housing, seniors residential care and 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, temporary shelters, 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. (Bylaw 5788)
- 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)

SECTION 10.4 : STREET-ORIENTED COMMERCIAL Z O N I N G B Y L A W N O . 5 0 0 0 (2 0 0 3) CITY OF VERNON

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10.8 C8 : Central Business District



10.8.1 Purpose

The purpose is to designate and preserve land for the **development** of a vibrant civic core with an urban population, providing a wide range of commercial, governmental and cultural services.

10.8.2 Primary Uses

- amusement arcades, major
- animal grooming (Bylaw 5339)
- apartment housing
- auctioneering establishments
- broadcasting studios
- business support services
- call centres
- care centres, major
- clubs, private
- commercial schools
- community recreation centres
- cultural exhibits, private
- cultural exhibits, public
- custom indoor manufacturing
- drive-through services
- educational services, private
- educational services, public
- emergency protective services
- exhibition and convention facilities
- financial services
- food primary establishments
- funeral services
- government agencies
- government services
- health services
- hotels
- hotels, apartment
- hostels (Bylaw 5788)
- household repair services
- libraries and museums, public
- liquor primary establishment, minor
- liquor primary establishment, major
- non-accessory parking
- offices
- participant recreation services, indoor
- personal services
- parks, public
- retail cannabis sales (Bylaw 5731)
- retail stores, convenience
- retail stores, general
- retail stores, licensee
- retail street sales
- second-hand dealerships
- seniors assisted housing
- seniors residential care

SECTION 10.8 : CENTRAL BUSINESS DISTRICT ZONING BYLAW NO. 5000 (2003) C8 - 1 of 3 CITY OF VERNON

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- seniors supportive housing
- service stations, minor
- spectator entertainment establishments
- temporary shelter services
- used goods stores
- utility services, minor impact

10.8.3 Secondary Uses

- amusement arcades, minor
- apartment housing
- brewing or distilling, Class A
- care centre, minor
- carnival
- gaming facilities**
- group home, minor
- home based businesses, minor
- recycled materials drop-off centres
 - ** refer to definition for "gaming facilities" in Section 2.3.3. for limitation on number of slot machines permitted within the City of Vernon boundaries

10.8.4 Subdivision Regulations

- Minimum lot width is 7.0m.
- Minimum lot area is 200m².

10.8.5 Development Regulations

- Maximum commercial floor space ratio is 5.0. In addition, a residential floor space ratio of 4.0 is permitted for a total floor space ratio of 9.0.
- Maximum height is 38.0m.
- Minimum front yard is 0.0m.
- Minimum side yard is 0.0m.
- Minimum **rear yard** is 0.0m, except it is 6.0m where the **abutting** land is zoned or designated Residential.
- Any portion of a building above 15 meters in height must be a minimum of 3.0m from any property line abutting a street.

10.8.6 Other Regulations

- Apartment housing, seniors assisted housing, seniors residential care and seniors supportive housing are only allowed above the first storey and requires a separate at-grade access from the commercial uses. In the case of elevator equipped buildings, uses may share elevators provided security measures are in place to restrict access to residential areas.
- A minimum area of 2.0m² of private open space shall be provided per bachelor dwelling, seniors assisted housing or seniors supportive housing unit or group home bedroom, 4.0m² of private open space shall be provided per 1 bedroom dwelling, and 5.0m² of private open space shall be provided per dwelling with more than 1 bedroom.
- Parking shall not be constructed in the front yard of the property. Where residential development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.

SECTION 10.8 : CENTRAL BUSINESS DISTRICT ZONING BYLAW NO. 5000 (2003) CITY OF VERNON

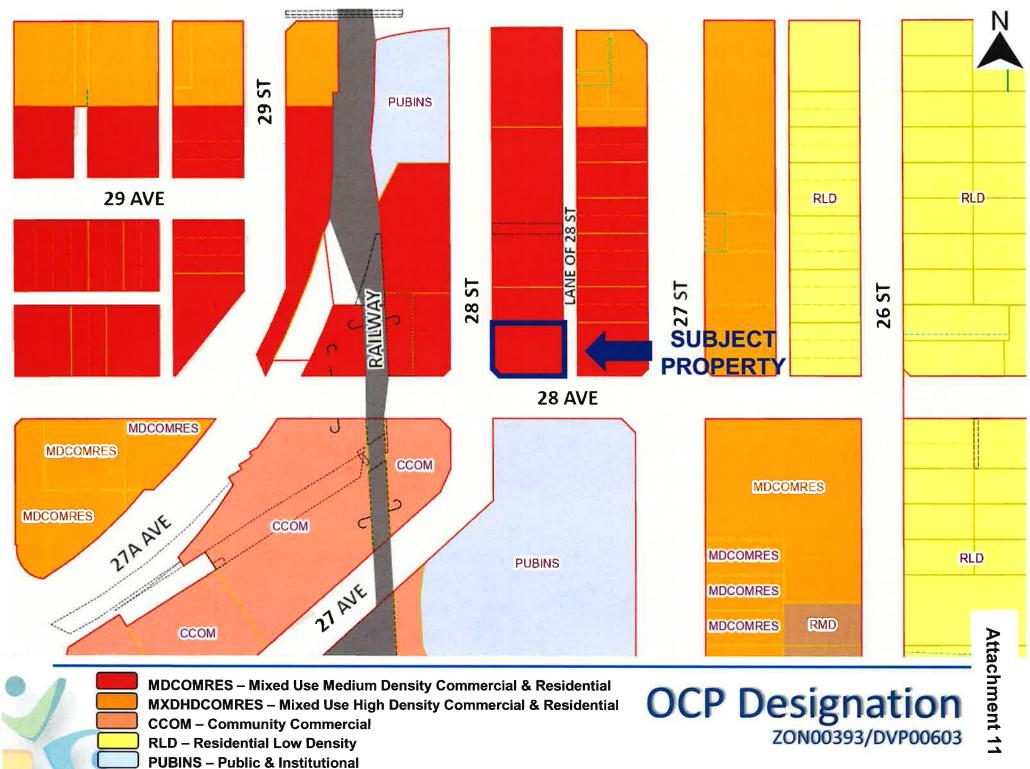
Page 92 of 107

- For seniors assisted housing, seniors residential care and 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, temporary shelters,
 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. (Bylaw
 5788)
- 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)

SECTION 10.8 : CENTRAL BUSINESS DISTRICT ZONING BYLAW NO. 5000 (2003) C8-3 of3 CITY OF VERNON

APC Meeting - June 13, 2023

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"A character area helps build a sense of belonging in a neighbourhood which brings a sense of responsibility, and caring among residents". 68 year old Vernon resident

level activity should focus on retail uses, cafes, restaurants, coffee shops, bars/pubs, grocery stores, artist studios, neighbourhoodserving businesses and specialty shops and services. High density residential development above commercial uses will assist in creating a vibrant urban environment.

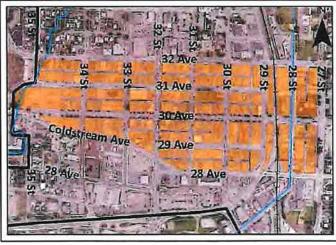
Mixed Use - Medium Density Commercial and Residential. This designation is designed to provide the same atmosphere described above but in a smaller context. Mixed use development can be up to 6 storeys where appropriate.

<u>Residential – High Density</u> – This residential designation provides for high density residential development up to 12 storeys. Commercial uses are secondary, providing specific services to residents, including local convenience, personal services, small scale restaurants and small businesses. Hotel uses may also be introduced where appropriate.

<u>Community Commercial</u> - This area provides medium scale commercial development. Restaurants, retail, gas stations and hotels are among the potential uses in these area. Residential uses are permitted but are restricted as a secondary use.

<u>Residential Small Lot – Single & Two Family</u> <u>Dwelling</u>. This family oriented residential designation can be a maximum of 3.0 storeys. These may include small lot single and two family dwellings, secondary suites, carriage

Historic Downtown



houses, and ground oriented attached housing units including rowhousing and smaller townhome developments.

In Mixed Use and Community Commercial land use designations, commercial and residential land uses are encouraged to be within the same building. Development must include commercial uses at street level in the Historic Downtown Character Area and on properties fronting Highway 97, Highway 6 (including the future connector) and 27 Street. Purely residential development of differing densities will be considered in all other areas. Densities and heights will considered at the time of rezoning in the context of surrounding development and policies in this document.

Historic Downtown

Development Intent

The Historic Downtown is a vibrant, pedestrian focused mixed use focal point in the heart of the City Centre. This area is designated for mixed land uses both at high and medium densities.

This area can serve as a model and catalyst for ongoing investment In the entire City Centre neighbourhood and provide a diversified shopping environment with

7

3.0 Character Areas

continuous retail at grade and pedestrian friendly streets, parks and open spaces.

Redevelopment Policies

- Support the development and redevelopment of mixed use retail, office, commercial, entertainment, residential, hotel and other high activity uses by removing barriers to development and providing incentives.
- Strengthen and enhance 30th Avenue as the focus of the City Centre's main shopping and entertainment area. The feel of 30th Avenue shall be recreated on other streets in this area through redevelopment and streetscape Improvements.
- 3. Support redevelopment of vacant and underutilized lands.
- Encourage property owners to participate in streetscape revitalization programs in partnership with the City.
- Encourage growth in the number and variety of appropriate destination entertainment venues to contribute to a vibrant nightlife for all types of users, including a venue for live music. Regulations designed to avoid

overcrowding and public disturbances by not concentrating these uses in any one area will be considered.

- Encourage land uses that can support each other through shared parking opportunities such as office and retail sharing with residential, restaurants and entertainment venues.
- Encourage the development of housing in this area in order to attract residents and employees to support a full complement of retail and restaurant uses and make the area more active.
- Encourage street vending, sidewalk cafes, performance and busking and other nontraditional commercial uses in parks and open spaces or where the sidewalk can accommodate such uses as appropriate.
- 9. Explore ways of animating the streets bringing life, art, music and people to the downtown.
- Investigate ways to make the alleys more visually interesting and usable. Improve public perception regarding safety in the lanes.
- Investigate the development potential of the lane north of 30th Avenue adjacent to Cenotaph Park to provide pedestrian



Historic Downtown Vernon at 30th Avenue and 32nd Street.



Downtown Penticton



30th Avenue Streetscape.

8

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"Encourage residency downtown, with all amenities available close by - food, parks, entertainment, shopping, so people don't have to drive. They'll be walking the neighbourhood, giving it life". 53 year old East Hill resident

scaled commercial such as an outdoor market, busking and vending uses.

- 12. Encourage businesses to add entrances off the alley where pedestrian activity is anticipated, specifically bordering on Cenotaph Park. Businesses are encouraged to create entrances, provide displays and wares for sale and have table seating off alley entrances.
- 13. Work with Economic Development to explore opportunities to bring more employment opportunities to the area.
- 14. Development in this area may be strictly commercial but not purely residential. All development must include commercial uses at street level.

Public Amenities

- 15. Enhance the pedestrian connection between the Civic Centre and the Historic Downtown through the former Medical Clinic site with public amenities such as a playground and public washrooms.
- 16. Continue improvements to the Polson Greenway, including the connection between 30th and 29th Street, to establish the street as a signature movement corridor.
- 17. Propose to relocate the Transit Terminus to Cenotaph Park to provide ready access to the Polson Greenway, the Public Library, the Civic Plaza and the Historic Downtown. The terminus may also provide an opportunity for future park enhancements.

Polson Gateway

Development Intent

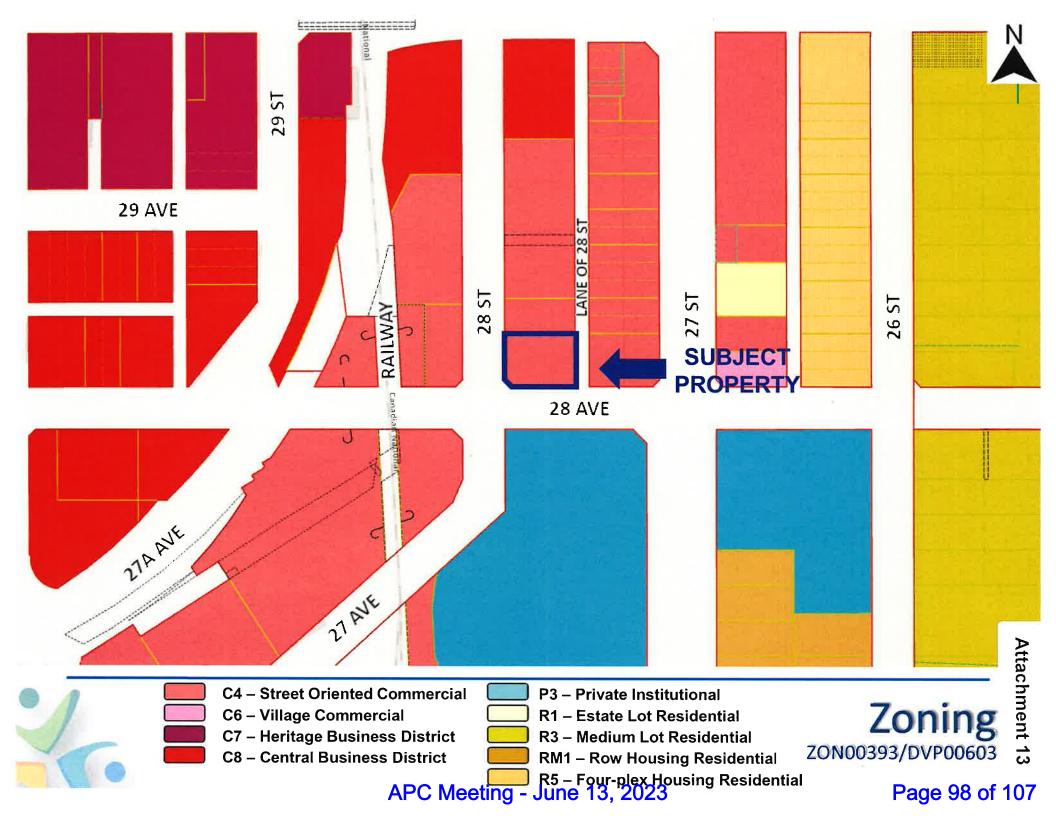
The Polson Gateway Area is characterized by larger scale buildings and uses including retail

Polson Gateway Character Area



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	Existing C4 Permitted Uses	Proposed C8 Permitted Uses
Legend	Black – both zones share this use	
	Black Strikethrough – the C4 zone allows	
	Red – the C8 zone allows this use but the C	
	Red Strikethrough – shows the C8 uses to	
Primary Uses	 apartment housing 	 amusement arcades, major
	artist studios	 animal grooming
	 brewing and distilling, class A 	 auctioneering establishments
	 care centres, major 	 apartment housing
	 commercial schools 	artist studios
	community recreation centre	 brewing and distilling, class A
	 cultural exhibits, private 	 broadcasting studios
	emergency protective services	business support services
	financial services	call centres
	 food primary establishments 	care centres, major
	 gas bars, where in active use prior to 	 clubs, private
	January 1, 2004	commercial schools
	group home, major	community recreation centre
	 health services 	cultural exhibits, private
	 hostels 	custom indoor manufacturing
	offices	 drive-through services
	 personal services 	 educational services, private
	 parks, public 	 education services, public
	 retail cannabis sales 	emergency protective services
	 retail stores, convenience 	 exhibition and convention facilities
	 retail stores, convenience retail stores, general 	 financial services
	 row housing 	
	 seniors assisted housing 	 food primary establishments funeral services
	 seniors assisted housing seniors residential care 	 gas bars, where in active use prior to
	 seniors supportive housing 	January 1, 2004
		 government agencies
	temporary shelter services	 government services
	 used goods stores 	 group home, major
		 health services
		hotels, apartment
		hostels
		household repair services
		libraries and museums, public
		Iiquor primary establishment, minor
		liquor primary establishment, major
		non-accessory parking
		offices
		 participant recreation services,
		indoor
		 personal services
		 parks, public
		 retail cannabis sales
		 retail stores, convenience
		 retail stores, general
		 retail stores, licensee
		retail street sales
		row housing

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		 second-hand dealerships seniors assisted housing seniors residential care seniors supportive housing service stations, minor spectator entertainment establishments temporary shelter services used goods stores utility services, minor impact
Secondary Uses	 care centres, minor home based businesses, minor 	 amusement arcades, minor apartment housing brewing or distilling, Class A care centres, minor carnival gaming facilities group home, minor home based businesses, minor recycled materials drop-off centres

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TABLE 7.1 - PARKING SCHEDULE	
* Note: GFA = Gross Floor Area	
Type of Development or Use:	Required Parking spaces:
RESIDENTIAL & RESIDE	ENTIAL RELATED USES
Apartment Hotels	1.0 per sleeping unit
All uses listed in the RST1 and RST2 Apartment Housing Row Housing Stacked Row Housing Four-plex	 1.0 per residential unit 1.0 per bachelor dwelling unit 1.25 per 1 -bedroom dwelling unit 1.5 per 2-bedroom dwelling unit 2.0 per 3-or-more bedroom dwelling unit
Three-plex Cottages In addition to the above total required space shall be designated visitor parking for every	
Bed & Breakfast Homes	1 per sleeping unit, plus 2 spaces required for the corresponding primary dwelling unit
Boarding Rooms	1 per 2 sleeping rooms, plus 2 spaces required for the corresponding primary dwelling unit
Employee Housing, Dormitory In addition to the above total required s parking space shall be provided and desig units	
Employee Housing, Self-Contained Dwe	 1.0 staff per bachelor dwelling unit 1.25 stalls per 1 bedroom dwelling unit 1.5 stalls per 2 bedroom dwelling unit 2.0 stalls per 3-or-more bedroom dwelling unit. spaces for a development, 1 additional
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	2.0 per 3-or-more bedroom dwelling unit
Seniors Residential Care	1 per employee on duty, plus 1 per 5 dwelling or sleeping units as designated visitor parking, plus 1 scooter parking space per 5 dwelling or sleeping units
Seniors Supportive Housing	1 per employee on duty, plus 1 per dwelling or sleeping unit, plus 1 per 7 units as designated visitor parking, plus 1 scooter space per 5 dwelling or sleeping units
Single Detached Housing Semi-Detached Housing Duplex	2 per dwelling unit
Single Detached Housing in a Bareland Strata Mobile Homes in R7 zone Residential security/operator unit	Of the required spaces, 1 per 7 dwelling units to be designated visitor parking (included in the total number of spaces to be provided) for bareland strata and strata developments
COMMERC	IAL USES
All commercial uses in the C7 zone even if listed separately below	1.5 per 100 m ² GFA (Bylaw 5719)
All commercial uses in the C8 zone even if listed separately below	1.5 per 100 m ² GFA (Bylaw 5719)
Amusement Arcades, Major and Minor	2.5 per 100m ² GFA
Animal Clinics, Major and Minor	2.5 per 100m ² GFA
Animal Shelters	1 per employee on duty plus 2

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minimum 5
exempt from parking provision
a minimum of 6 parking spaces
1 per 3 boat spaces
1 per business
1 per 1 boat space, plus 1 per
business
minimum 5

TABLE 7.2 - LOADING SCHEDULE

* Note: GFA = Gross Floor Area

Type of Development or Use:

Required Loading Spaces:

RESIDENTIAL AND RELATED USES

Apartment Hotels Apartment Housing Apartment Housing, Tourist 1 per 2800m² GFA, developments with ten units or less are exempt from this provision (Bylaw 5339)

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COMMERCIAL USES

Amusement Arcades, Major and Minor	1 per 1900m ² GFA
Artist Studios	1 per 1900m ² GFA
Auctioneering Establishments	1 per 1900m ² GFA, minimum 1 (Bylaw 5339)
Autobody Repair and Paint Shops Automotive and Equipment Repair Shops	1 per 1900m ² GFA, minimum 1 <i>(Bylaw 5339)</i> 1 per 1900m ² GFA, minimum 1 <i>(Bylaw 5339)</i>
Automotive and Recreation Vehicle	1 per 1900m ² GFA , minimum 1
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Sales and Rentals, Truck and Mobile Home Sales/Service, Agricultural Machinery Services	(Bylaw 5339)
Boat Storage	1 per 1900m ² GFA , minimum 1
Broadcasting Studios	1 per 1900m ² GFA
Business Support Services	1 per 1900m ² GFA
Commercial Schools	3.0 car loading spaces per 100 students, minimum 3 <i>(Bylaw 5339)</i>
Commercial Storage	1 per 1900m ² GFA for storage, minimum 1
Food Primary Establishments	1 per 2800m ² GFA, minimum 1 (Bylaw 5339)
Liquor Primary Establishments, Minor	1 per 1900m ² GFA, minimum 1
Liquor Primary Establishments, Major	(Bylaw 5339)
Financial Services	1 per 1900m ² GFA
Fleet Services	1 per 1900m ² GFA, minimum 1 _{(Bylaw 5339}
Gaming Facilities	1 per 1900m ² GFA, minimum 1 _{(Bylaw 5339}
Health Services	1 car loading space per 500m ² GFA, minimum 1 (Bylaw 5339)
Hotels	1 per 2800m ² GFA, minimum 1
Multiple Occupancy Commercial Use	1 per 1900m ² GFA determined for the overall development
Motels	1 per 1900m ² GFA, minimum 1
Hostels	1 per 1900m ² GFA, minimum 1 _{(Bylaw 5339}
Office areas less than 1900 m ²	no requirement
Office buildings	1 per 1900m ² GFA, minimum 1 <i>(Bylaw 533</i> 9
Personal Services Household Repair Services	1 per 1900m² GFA
Retail Stores, General Farmers' Market, Flea Markets	1 per 1900m² GFA
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Marine Equipment Rentals

1 per 1900m² GFA

* Note: GFA = Gross Floor Area

Type of Development or Use:

Required Bicycle Parking spaces:

RESIDENTIAL & RESIDENTIAL RELATED USES		
Apartment Housing Row Housing Stacked Row Housing Employee Housing, Dormitory Employee Housing, Self-Contained Dwe	Class I: 0.5 per dwelling unit Class II: 0.25 per dwelling unit (Bylaw 5339) Iling	
Rooming Houses or Boarding Rooms (5 or more bedrooms)	Class I: 0.1 per bedroom	
Group Homes, Major (5 or more bedrooms)	Class I: 0.1 per bedroom	
Congregate Housing, Minor Congregate Housing, Major	Minimum 1 Class I: 0.1 per bedroom	
Mobile Home Parks	Class I: 0.5 per mobile home (Bylaw 5339)	
COMMERCIAL USES		
For a change of commercial uses in existing requirements may be waived if there is no parking.		

Amusement Arcades, Major and Minor	Class I: 0.2 per 100m ² GFA or one per 10 employees, maximum 20 Class II: 1.0 per 100m ² GFA
Auctioneering Establishments	Class I: 0.2 per 100m ² GFA or one per 10 employees, maximum 20
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Gaming Facilities	Class I: 0.2 per 100m ² GFA or one pe 10 employees, maximum 20 Class II: 0.6 per 100m ² GFA
Gas Bars	Class I: 0.2 per 100m ² GFA or one per 10
Service Stations, Major and Minor	employees, maximum 20
Health Services	Class I: 0.2 per 100m ² GFA or one pe 10 employees, maximum 20 Class II: 0.6 per 100m ² GFA
Hotels	Class I: 1 per 20 sleeping units
Motels	Class II: 1 per 20 sleeping units
Hostels	Class I: 1 per 10 sleeping units Class II: 1 per 10 sleeping units
Multiple Occupancy Commercial Use	Class I: 0.2 per 100m ² GFA or one pe 10 employees, maximum 20 Class II: 0.6 per 100m ² GFA
Offices	Class I: 0.5 per 100m ² GFA or one pe 10 employees, maximum 20 Class II: 0.5 per 100m ² GFA (Bylaw 5339)
Personal Services	
Household Repair Services	Class I: 0.2 per 100m ² GFA or one pe 10 employees, maximum 20
Retail Stores, Convenience	Class I: 0.2 per 100m ² GFA or one pe 10
Retail Stores, General Farmers' Market, Flea Markets and Second-Hand Dealerships	employees, maximum 20 Class II: 0.6 per 100m ² GFA
Shopping Centres	Class I: 0.2 per 100m ² GFA or one pe 10 employees, maximum 20 Class II: 0.6 per 100m ² GFA
Storage, commercial and outdoor	Class I: 0.2 per 100m ² GFA or one pe 10 employees, maximum 20
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lots bigger than 2ha (5 acres)

Class II: minimum 5

* Bicycle Parking Class I

Bicycle parking that is provided for residents, students, or employees of a development. It is intended for the long term parking of bicycles and includes racks, railings, lockers, individual garages or carports for each dwelling unit, or other structurally sound devices designed to secure one or more bicycles in an orderly fashion.

* Bicycle Parking Class II

Bicycle parking that is provided for patrons or visitors of a development. It is intended for the short term parking of bicycles and includes racks, railings, lockers, or other structurally sound devices designed to secure one or more bicycles in an orderly fashion.

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