



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, JANUARY 9, 2018

PRESENT: VOTING

Jamie Paterson
Barry Beardsell
Doug Neden
Don Schuster
Monique Hubbs-Michiel
Mark Longworth
Ian Murphy

NON VOTING

Councillor Cunningham
Councillor Spiers
Corbin Kelley, Youth Member

Guests: David Young, Project Manager, PRIMA Engineering Inc.
Xenia Semeniuk, BENCH Site Design Inc.
Kevin Ryan, BlueGreen Architecture Inc.

ABSENT: Joanne Georgeson
Vicki Topping
Natalie Lussin
Lisa Kongsdorf

STAFF: Craig Broderick, Manager Current Planning
Kim Flick, Director, Community Infrastructure and Development Services
Roy Nuriel, Planner, Economic Development
Cleo Corbett, Long Range Planner
Ellen Morrison, Transportation Planner
Ed Stranks, Manager, Engineering Development
Janice Nicol, Legislative Committee Clerk

ORDER

The Legislative Committee Clerk called the meeting to order at 4:00 p.m. and called a three times for nominations for the positions of Committee Chair for 2018.

ELECTION OF CHAIR

Moved by Doug Neden, seconded by Don Schuster:

THAT Mark Longworth elected Chair of the Advisory Planning Committee for 2018.

CARRIED.

Nominations were called for the position of Vice-Chair. Doug Neden and Ian Murphy were nominated. Ian Murphy respectfully declined the nomination.

ELECTION OF VICE-CHAIR

Moved by Don Schuster, seconded by Jamie Paterson:

THAT Doug Neden be elected Vice-Chair of the Advisory Planning Committee for 2018.

CARRIED.

REVIEW – TERMS OF REFERENCE AND BULLYING AND HARASSMENT POLICY

The Committee reviewed the Advisory Planning Terms of Reference and the Bullying and Harassment Policy.

ADOPTION OF AGENDA

Moved by Don Schuster, seconded by Monique Hubbs-Michiel:

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, January 9, 2018 be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Jamie Paterson, seconded by Monique Hubbs-Michiel;

THAT the minutes for the Advisory Planning Committee meeting of Tuesday, December 12, 2017 be adopted.

CARRIED.

NEW BUSINESS:

DEVELOPMENT VARIANCE PERMIT – 3100 32 AVENUE

The Advisory Planning Committee reviewed Development Variance Permit application DVP00412 located at 3100 32 Avenue. The Planner, Economic Development provided an overview of the presentation. The following points were noted:

- If approved, all access would be from the lane rather than from 31 Street.
- Concern that access should be dealt with from 32 Street down to 30 Street, rather than on an individual application basis.
- Recommend that the Advisory Planning Committee deny the staff recommendation as the City should support this organization.
- It was questioned whether there are plans for intersection improvement.

Moved by Monique Hubbs-Michiel, seconded by Doug Neden;

THAT the Advisory Planning Committee recommends that Council not support the development variance permit application to vary Zoning Bylaw #5000, Schedule B, to reduce required right of way for 32nd Avenue from 25.0m to 18.20m in order to expand the existing North Okanagan Youth & Family Services Society (NOYFSS) building on Lots 15 and part of 16, Blk 59, Plan 327, Sec 34, Twp 9, ODYD (3100 – 32nd Avenue);

AND FURTHER, that the Advisory Planning Committee recommends that Council support a variance to the Zoning Bylaw #5000, Schedule B, to reduce required right of way for 32nd Avenue from 25.0m to 21.0m in order to expand the existing North Okanagan Youth & Family Services Society (NOYFSS) building on Lots 15 and part of 16, Blk 59, Plan 327, Sec 34, Twp 9, ODYD (3100 – 32nd Avenue);

AND FURTHER, that the Advisory Planning Committee recommends that Council support a variance to the Zoning Bylaw #5000, Schedule B, to reduce required right of way for 31st Street from 18.5m to 15.24m on Lots 15 and part of 16, Blk 59, Plan 327, Sec 34, Twp 9, ODYD (3100 – 32nd Avenue);

AND FURTHER, that the Advisory Planning Committee recommends that Council support a variance to the Subdivision and Development Servicing Bylaw #3843, Schedule A, to waive the requirement for offsite road works in 32nd Avenue and 31st Street adjacent to Lots 15 and part of 16, Blk 59, Plan 327, Sec 34, Twp 9, ODYD (3100 – 32nd Avenue);

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00412 is subject to the following:

- a) The owner is to dedicate road right-of-way widening of approximately 1.35m on Lots 15 and part of 16, Blk 59, Plan 327, Sec 34, Twp 9, ODYD along the 32nd Avenue;
- b) The owner is to dedicate a 2.0m by 2.0m corner cut-off at the northeast corner of the property;
- c) The owner is to remove the existing access off 31st Street;
- d) That Lots 15 and part of 16, Blk 59, Plan 327, Sec 34, Twp 9, ODYD be consolidated prior to the issuance of the occupancy permit; and

That the site, floor and elevation plans noted as Attachments 1 to 4 inclusive in the report titled "Development Variance Permit Application for 3100 – 32nd Avenue" dated January 3, 2018 by the Economic Development Planner be revised per Council's conditions and attached to and form part of DVP00412 as Schedule 'A'.

CARRIED.

**MCMECHAN LANDS
NEIGHBOURHOOD
PLANNING WORKSHOP**

The Advisory Planning Committee was provided with an overview of McMechan Land Planning concepts. Cleo Corbett, Long Range Planner, Kevin Ryan, BlueGreen Architecture Inc. and Xenia Semeniuk, BENCH Site Design Inc. outlined the proposed neighbourhood design, planning principles, access points, identity, pedestrian movement and connectivity, active laneways, lots sizes and housing types and typography. A Traffic Impact Assessment has been submitted.

The following Committee feedback was noted:

- Suggestion to have on-site stormwater detention.
- Important to maintain landscaping once installed.
- Concerns about the safety of proposed active laneways – cars sharing areas with pedestrians.
- Need to establish who maintains the proposed public areas to ensure upkeep and maintenance.
- Concern regarding affordability if these are new builds.

Next step – Public Open House is planned in January or February to gain feedback. As the application is finalized, it will be referred to the Committee for input and recommendations.

INFORMATION ITEMS:

The Staff Liaison provided an update of APC related items discussed at the January 8, 2018 Council meetings as follows:

- The Public Hearing was held on the Floor Space Ratio (FSR) Zoning/OCP Bylaw amendments. As per the recommendation from APC, graphic examples of a variety of FSR calculations were presented at the PH and circulated at this meeting for the Committee's reference. The Zoning Bylaw amendment needs Ministry of Transportation and Infrastructure prior to bylaw adoption (along with the OCP Bylaw amendment).

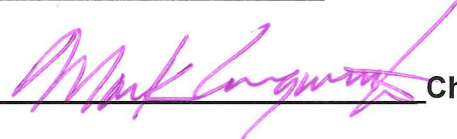
NEXT MEETING

The next regular meeting of the Advisory Planning Committee is scheduled for Tuesday, January 23, 2018.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 5:24 p.m.

CERTIFIED CORRECT:


Chair