



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

WEDNESDAY, FEBRUARY 14, 2018

**PRESENT:** VOTING

Mark Longworth, Chair  
Jamie Paterson  
Barry Beardsell  
Don Schuster  
Monique Hubbs-Michiel  
Vicki Topping  
Joanne Georgeson  
Lisa Briggs  
Ian Murphy

NON VOTING

Councillor Cunningham  
Councillor Spiers  
Corbin Kelley, Youth Member

**ABSENT:**

Doug Neden, Vice-Chair  
Natalie Lussin

**STAFF:** Craig Broderick, Manager Current Planning  
Carie Liefke, Planning Assistant  
Roy Nuriel, Planner, Economic Development  
Ellen Morrison, Transportation Planner  
Janice Nicol, Legislative Committee Clerk

**ORDER**

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

**ADOPTION OF  
AGENDA**

Moved by Barry Beardsell, seconded by Jamie Paterson:

THAT the agenda of the Advisory Planning Committee meeting for Wednesday, February 14, 2018 be adopted.

**CARRIED.**

**ADOPTION OF MINUTES**

Moved by Vicki Topping, seconded by Monique Hubbs-Michiel;

THAT the minutes for the Advisory Planning Committee meeting of Tuesday, January 23, 2018 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**REZONING APPLICATION – 4005 PLEASANT VALLEY ROAD**

The Advisory Planning Committee reviewed Rezoning application ZON00295 for property located at 4005 Pleasant Valley Road.

The following concerns were noted:

- Plan is conceptual for parking at this point.
- Concerns regarding geotechnical on the property as it is all sand.
- How storm water management will be dealt with was questioned.
- Concerns regarding traffic flow for proposed development and Pleasant Valley Road.

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

THAT the Advisory Planning Committee recommends that Council support the application (ZON00295) to rezone Part Lot 20 (Plan B3444) Section 2 Township 8 ODYD Plan 474 (4005 Pleasant Valley Road) from R2 – Large Lot Residential to R5 – Four-plex Housing Residential in order to allow a low density multi-family development.

**CARRIED.**

*Ian Murphy arrived at the meeting at 4:07 p.m.*

**DEVELOPMENT VARIANCE PERMIT #00418 – 1803 31A STREET**

The Advisory Planning Committee reviewed Development Variance Permit application DVP00418 located at 1803 31A Street. The Planner, Economic Development provided background and overview of the proposed development.

The following concerns were noted:

- Residents of the proposed building may not be employees of the hospital.

- Sidewalks on both sides of the street are not necessary.
- Observation times (done over two days) for parking study were inadequate.
- Parking, snow removal, landscaping and the number of variances.
- Variance of the front yard setback and loss of landscaping.

It was also felt that the development would be beneficial to the City.

Moved by Barry Beardsell, seconded by Joanne Georgeson;

THAT Council not support Development Variance Permit Application #DVP00418 to vary Zoning Bylaw #5000 to allow for a four and half storey, 43 rental unit apartment to be constructed on Lot 1, Plan 21336, Sec 34, Twp 9, ODYD (1803 – 31A Street);

AND FURTHER, that Council not support Development Variance Permit Application #DVP00418 to vary the following section of Subdivision and Development Servicing Bylaw #3843 on the property described as Lot 1, Plan 21336, Sec 34, Twp 9, ODYD (1803 – 31A Street).

**CARRIED, with Don Schuster and Vicki Topping opposed.**

#### **INFORMATION ITEMS:**

The Staff Liaison provided an update of APC related items discussed at the February 13, 2018 Council meetings as follows:

- DVP00419 – 3908 32 Street – issued once all conditions are satisfied
- OCP Amendment for 5902 Pleasant Valley Road – not supported by Council
- Rezoning Bylaw for 4010 31 Street adopted
- Floor Space Ration – OCP and Zoning Bylaw text amendments adopted
- Temporary Use Permit – Zoning Bylaw text amendment adopted.

The Committee had concerns regarding the condition of the handicapped parking stalls in front of City Hall.

An update on handicap parking at Kal Tire Place was requested for next meeting.

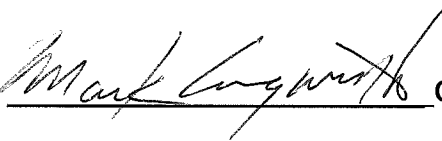
**NEXT MEETING**

The next regular meeting of the Advisory Planning Committee is scheduled for Tuesday, February 27, 2018.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:35 p.m.

**CERTIFIED CORRECT:**

  
Mark Longworth Chair