



THE CORPORATION OF THE CITY OF VERNON
MINUTES OF ADVISORY PLANNING COMMITTEE MEETING
HELD

TUESDAY, MAY 29, 2018

PRESENT: VOTING

Doug Neden, Vice-Chair
Jamie Paterson
Don Schuster
Monique Hubbs-Michiel
Vicki Topping
Joanne Georgeson
Ian Murphy
Phyllis Kereliuk

NON VOTING

Councillor Cunningham
Councillor Spiers

ABSENT: Mark Longworth
Corbin Kelley, Youth Member

GUESTS: Two members of the public

STAFF: Roy Nuriel, Economic Planner
Ed Stranks, Manager, Engineering Development
Janice Nicol, Legislative Committee Clerk

ORDER

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

**INTRODUCTION OF
NEW MEMBERS**

Phyllis Kereliuk was welcomed to the Committee.

**ADOPTION OF
AGENDA**

Moved by Don Schuster, seconded by Joanne Georgeson:

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, May 29, 2018 be adopted.

CARRIED.

Vicki Topping arrived at the meeting at 4:01 p.m.

**ADOPTION OF
MINUTES**

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

THAT the minutes for the Advisory Planning Committee meeting of Tuesday, May 15, 2018 be adopted.

CARRIED.

NEW BUSINESS:

**DEVELOPMENT
VARIANCE
APPLICATION – 5545 27
AVENUE**

The Advisory Planning Committee reviewed development variance permit application DVP00428 for property located at 5545 27th Avenue. The Economic Development Planner provided an overview of the application. The following points were noted:

- Number of handicap parking stalls was clarified in accordance with Zoning Bylaw #5000
- Concern about the lack of an area for snow storage.

It was noted that visitor parking is included in the overall number of stalls.

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

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00428 to vary the following sections of Zoning Bylaw #5000 in order to construct a four storey, 38 unit non-profit rental apartment development on Lot 1, Plan 5914, DL 66, ODYD (5545 – 27th Avenue):

- a) to vary the minimum side yard setback on the south side of the property from 4.5m to 3.2m (Section 9.12.5);
- b) to vary the minimum two-way drive aisle width from 7.0m to 6.0m (Section 7.1.12);
- c) to vary the minimum number of required off-street parking spaces from 61 spaces to 55 spaces (Section 7, Table 7.1); and
- d) to vary the maximum number of small car parking spaces from 40% to 62% (Section 7.1.11).

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00428 is subject to the following:

- a) That the site, floor, elevation plans, shadow analysis and the Transportation Impact Assessment generally noted as Attachments 1 to 5 inclusive in the report titled "Development Variance Permit Application for 5545 – 27th Avenue" and dated May 23, 2018 by the Economic Development Planner be attached to and form part of DVP00428 as Schedule 'A'.

CARRIED.

**REZONING
APPLICATION – 5770
PLEASANT VALLEY
ROAD**

The Advisory Planning Committee reviewed Rezoning application ZON00291 located at 5770 Pleasant Valley Road. The Economic Development Planner provided an overview of the application.

The following points were noted:

- Access will not be from Pleasant Valley Road due to the slope
- Concern about protection of a riparian area. A report from a Qualified Environmental Professional will be required.
- Concern about the environmental report attached to the agenda package - it is dated 2009. **ACTION ITEM: This issue will be clarified at the next APC meeting.**

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

THAT the Advisory Planning Committee recommends Council support the application (ZON00291) to rezone Lot 6, Plan 939, Section 11, Township 8, ODYD (5770 Pleasant Valley Road) from R1 NORD to RH1 (Low Rise Apartment Residential) and P1 (Parks and Open Space) in order to construct three 72 unit apartment buildings and an amenity building) and to accommodate the extension of BX trail adjacent to BX Creek, subject to the following conditions:

1. a) Provision of a Statutory Right of Way to accommodate sanitary and water mains;
- b) Provision, design and construction of an emergency access route to connect this property to Lot A Plan EPP56407;
- c) Dedication and construction of a 15 m wide corridor adjacent to the east side of BX Creek to allow for the extension of the BX trail;
- d) The design and construction of all on-site and off-site works and services necessary to service the property; and

- e) Dedication and construction of road right of way adjacent to Deleenher Road, including a cul de sac turnaround, the extension or replacement of the bridge structure in Deleenher Road adjacent to the subject property, and improvements to the extension of the BX trail through the subject property;
- 2. Return to crown of lands below the high water mark of BX Creek; and
- 3. Completion of environmental enhancement and mitigation as recommended in the Riparian Area Reports prepared by Sage Environmental and dated July 2017 and March 2018 respectively.

CARRIED.

INFORMATION ITEMS:

The Committee reviewed the information for APC related items discussed at the May 28 Council meeting as follows:

- DVP00422 – 8853 Adventure Bay Road, issued once all conditions are satisfied.
- ZON00293 – 7818 Okanagan Bench Road – received 1st and 2nd reading, Public Hearing scheduled for June 25, 2018
- LUC00013/DVP00421 – 9238 Chinook Road – received 1st and 2nd reading, Public Hearing schedule for June 25, 2018

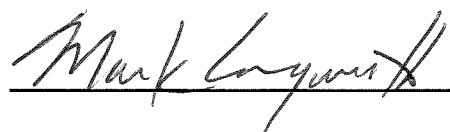
NEXT MEETING

The next regular meeting of the Advisory Planning Committee is scheduled for Tuesday, June 12, 2018.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:30 p.m.

CERTIFIED CORRECT:

 **Chair**