



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, JUNE 26, 2018

PRESENT: VOTING

Mark Longworth, Chair
Doug Neden, Vice-Chair
Jamie Paterson
Joanne Georgeson
Phyllis Kereliuk
Ian Murphy
Don Schuster

NON VOTING

Councillor Cunningham

ABSENT: Monique Hubbs-Michiel
Vicki Topping
Corbin Kelley, Youth Member

STAFF: Craig Broderick, Manager, Current Planning
Cleo Corbett, Acting Manager, Long Range Planning &
Sustainability
Ed Stranks, Manager, Engineering Development
Ellen Morrison, Transportation Planner
Janice Nicol, Legislative Committee Clerk

ORDER

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

Councillor Cunningham noted with great sadness the passing of Councillor Bob Spiers – his dedication and attention to detail on behalf of the Advisory Planning Committee will be greatly missed.

**ADOPTION OF
AGENDA**

Moved by Joanne Georgeson, seconded Jamie Paterson;

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, June 26, 2018 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Doug Neden, seconded by Phyllis Kereliuk;

THAT the minutes for the Advisory Planning Committee meeting of Tuesday, June 12, 2018 be adopted.

CARRIED.

NEW BUSINESS:

OFFICIAL COMMUNITY PLAN AND REZONING APPLICATIONS – CITY OWNED PARKS AND FUTURE PARKS (VARIOUS PROPERTIES)

The Advisory Planning Committee reviewed official community plan and rezoning applications for various City owned parks and future parks (OCP00077/ZON00304). Properties includes 11 lots on Lakeshore Road, 9657 Eastside Road (Camp Hurlburt), three lots on 39th Street (West Vernon Future Park, 9192 Tronson Road and four properties on 35th Avenue (Recreation Centre). The Acting Manager, Long Range Planning and Sustainability provided an overview of the application. The Committee made the following points:

Lakeshore

- There are homes in between the designated park areas, these are intended to be incorporated into the park eventually.
- In the Waterfront Plan, a trail from Kin Beach to Paddlewheel Park is designated and land will be acquired over time.

Camp Hurlburt

- Improvements are underway this year.
- This will double the amount of publicly accessible lakefront.

West Vernon

- Area is park deficient.

Deer Park

- This is the only active park in area.

The Committee made the additional following points:

- Question regarding the decision to have no further public consultation. Staff noted the previous consultation done is recommended as adequate but there will be an additional public hearing process.
- It was felt that the park bordering Maven Lane daycare would make a better park area as there is redevelopment potential with the City’s proposed park area.

Moved by Doug Neden, seconded by Jamie Paterson;

THAT the Advisory Planning Committee recommends that Council support the Official Community Plan land use designation amendments and Zoning Bylaw amendments prepared for public properties that are currently used as City parks, or are intended to be parks, as outlined in the report titled

“Official Community Plan and Zoning Amendments for City Parks”, dated June 21, 2018 from the Long Range Planner;

AND FURTHER, that the Advisory Planning Committee recommends that Council considers public participation conducted by the City in relation to the Parks Master Plan as meeting the requirements of Section 475 of the Local Government Act – Consultation during OCP Development and the City’s OCP Amendment Applications Policy, and requires no further consultation beyond the required Public Hearing.

CARRIED, with Don Schuster opposed.

**DEVELOPMENT
VARIANCE
APPLICATION FOR
9361 EASTSIDE ROAD**

The Advisory Planning Committee reviewed development variance permit application DVP00415 for 9361 Eastside Road. The Manager, Current Planning provided a model and an overview of the application. The Committee made the following points:

- Concern regarding the lack of lakeshore access
- Concerns about geotechnical information above Eastside Road. Staff noted a geotechnical assessment was submitted beforehand. Further information will be required from the developer at building permit stage for drainage.
- Geotechnical reports need to consider climate change and storm frequency.
- Is there a ‘save harmless’ in favour of the City covenant for potential damage? The development will be signed off by Certified Professionals.
- Possibility of requiring a design covenant for this building.

Moved by Don Schuster, seconded by Doug Neden;

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00415 to vary the following sections of Zoning Bylaw #5000 in order to construct a single detached house on Lot 3, Plan EPP64932, Sec 10, Twp 13, ODYD (9361 Eastside Road):

- a) to vary Section 4.16.1. to allow the construction of a building, structure or swimming pool on slopes of 30% or greater;
- b) to vary Section 9.7.6. to increase the maximum height from the lesser of 2.5 storeys or 10.0 m, to 3.0 storeys or 21.5 m; and

- c) to vary Section 9.7.6. to increase the maximum height of any vertical wall element facing a front, flanking or rear yard from the lesser of 6.5 m or 2.5 storeys, above which the building must be set back at least 1.2 m, to 3.0 storeys or 21.5 m.

AND FURTHER, that Council support of DVP00415 is subject to the following:

- a) That the site and elevation plans, intended to illustrate the general form, character and massing of the proposed residence, and noted as Attachments 1 and 2 in the report titled "Development Variance Permit Application for 9361 Eastside Road" and dated June 18, 2018 by the Manager, Current Planning be attached to and form part of DVP00415 as Schedule 'A'.

AND FURTHER, that Council considers the design of the proposed single detached house to be sensitive to the hillside nature of the subject property being Lot 3, Plan EPP64932, Sec 10, Twp 13, ODYD (9361 Eastside Road), and to meet the requirements of Section 219 Covenant CA5697707;

AND FURTHER, that the conditions of DVP00297, approved by Council at its Regular Meeting of June 23, 2014, which allowed for the subdivision of the parent Parcel A (DD226047F) of the fractional South West ¼ of the Northeast ¼ Sec 10, Twp 13, ODYD (SUB00581) into three lots, be reaffirmed by Council.

CARRIED.

Don Schuster left the meeting at 4:42 pm

INFORMATION ITEMS:

The Committee reviewed the information for APC related items discussed at the June 25 Council meeting as follows:

- DVP#00428 – 5545 27th Avenue – issued once all conditions are satisfied
- ZON#00301 – 6473 Okanagan Landing Road – first and second readings, Public Hearing scheduled for July 23, 2018
- ZON#00293 – 7818 Okanagan Landing Bench Road – third reading
- DVP#00421/LUC#00013 – 9238 Chinook Road Land Use Contract Number Discharge – third reading.

NEXT MEETING

The next regular meeting of the Advisory Planning Committee is scheduled for Tuesday, July 10, 2018.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:45 p.m.

CERTIFIED CORRECT:



Chair