

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL
HELD MONDAY, JULY 9, 2018 COUNCIL CHAMBERS
3400 – 30 STREET, VERNON, B.C.**

PRESENT: Mayor Mund

Councillors: J. Cunningham, D. Nahal,
B. Quiring, C. Lord, (S. Anderson, absent)

Staff: W. Pearce, CAO
P. Bridal, DCAO/Corporate Officer
J. Nicol, Legislative Committee Clerk
C. Broderick, Manager, Current Planning
C. Corbett, Acting Manager, Long Range Planning &
Sustainability
E. Stranks, Manager, Engineering Development
E. Morrison, Transportation Planner

Others: Members of the Public

Mayor Mund called the Public Hearing to order at 5:31 p.m.

Mayor Mund outlined the procedures to be followed.

Corporate Officer, Patti Bridal advised that Notice of the Public Hearing was published in the **Friday, June 29, 2018, and Wednesday, July 4, 2018** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

Administration reviewed the rezoning application for:

A. "5770 Pleasant Valley Road Rezoning Amendment Bylaw Number 5688, 2018"

A Bylaw to:

To rezone the subject property from "R1 NORD (Residential Single Family)" to "RH1 – Low rise Apartment Residential" and "P1 – Parks and Open Space" in order to allow for the construction of a multi-family development including an amenity building, and to accommodate the extension of BX trail adjacent to BX Creek.

Prior to Public Hearing 16 written submissions were received and distributed as follows:

Date	Name
June 6, 2018	Ms. B. Watson
June 13, 2018	Valerie Hooper, President, Strata KAS 2280
July 4, 2018	Laura Frame
July 4, 2018	Dawn and Gary Hurry
July 5, 2018	Robert and Sylvia Dilworth
July 5, 2018	John Oughtred

July 5, 2018	Bruce VanCalsteren
July 6, 2018	The Owners in the vicinity of 20 th Street (petition)
July 6, 2018	The Owners of the Roxborough by the Creek (petition)
July 6, 2018	Linda Lee Scorey
July 6, 2018	Jane Sidor
July 9, 2018	Gerry Skura
July 9, 2018	Bruce VanCalsteren
July 9, 2018	The Residential Owners and Neighbours of 5770 Pleasant Valley Road (petition)
July 9, 2018	David Hopkins
July 9, 2018	Jane Sidor (with additions to previous input)

Administration provided a brief overview of the application.

Mayor Mund called a first time for representation from the public in attendance with regard to **"5770 Pleasant Valley Road Rezoning Amendment Bylaw Number 5688, 2018"**.

SPEAKER NAME	COMMENTS
Hal Lepage	<ul style="list-style-type: none"> • 20 townhouses in area already • This is 100% increase in homes, cars and noise • Unacceptable, turning a quiet area of City into busy when combined with Stickle Road and Barnard Village • Waiting two to three minutes for traffic to pass.
Christina Wilson, on behalf of the developer and applicant	<ul style="list-style-type: none"> • Developer for High Street building • Because of 1.4% vacancy rate, there is a need for rentals • Units will be rented between \$1200 - \$1250 for one bedroom and \$1350 – \$1400 for two bedroom • \$70,000 is typical annual income of residents • This development is energy efficient – LED lighting, solar panels, triple pane windows, vehicle charging station • There will be bike storage, gym and social area • 50% of parking underground • Less than 3% of prospective residents have children • The emergency access is required by the City • Expansion of Deleenheer will complete the road • High Street has built 23 previous developments • There is a car share program proposed • A parking study was done and they are providing more than enough parking • Traffic Impact Assessment lists extra traffic but not significant.
Jim Peacock	<ul style="list-style-type: none"> • Only residence on Deleenheer Road • Concern when property was annexed into the City • Concern that OCP is being changed • Regency development being built • Traffic has increased a great deal

	<ul style="list-style-type: none"> • Why are we burying OCP • Was assured that Rimer Road would connect the BX • Now Regency is built and nothing happening with Rimer Road • Proposed land is being used as a trail by many people • Concerned about traffic flow on 20th Street • No foot access for BX residents, high use for BX Trail • Dangerous to cross on 20th Street • Need more amenities for pedestrians.
Valerie Hooper	<ul style="list-style-type: none"> • Concern for extra traffic on Deleenheer Road • What happens during construction? Is access cut off? • Skeptical about car-sharing • Crosswalk on 20th is dangerous, need flashing light • BX Trail expansion is concerning as some of the creek sides have fallen into creek.
David Hopkins	<ul style="list-style-type: none"> • Appreciates there are people moving here and a shortage of housing • Spoke with neighbors, no one in favor of changing from single family to multi-family • Residents in area would prefer townhouses • Parking on Deleenheer is limited • BX Creek Trail needs a lot of repair, siltation an issue • Anticipates a lot of conflict with all the people • Three settling ponds have never been cleaned out, now stagnant • Supposed to be looking after community and this is not a good idea.
Anita Hoffman	<ul style="list-style-type: none"> • Concerned about increased traffic on 20th Street as it can't accommodate volume • Parking on 20th Street affecting seniors on scooters and bike traffic • Two senior complexes and area is not designed for high density.
Dawn Hurry	<ul style="list-style-type: none"> • Unique demographics here in Vernon • Sees a contradiction in the need for housing • Single moms with a couple of children need housing • Knows there is a need but too onerous for community • Concern about how children will travel to school.
Patti Huculak	<ul style="list-style-type: none"> • Concerned about access onto Deleenheer Road as there is just a stop sign currently • Doesn't make sense to have this population growth in area.
Scott Butler, High Street Developments	<ul style="list-style-type: none"> • Grew up in Victoria and first moved to Vernon in 2005 • There is a demand for market-level rentals in Vernon • Looked for land in Vernon for at least a year • Proposed lands is designated for medium density and process has been underway for a year • Size of development dictates that there will be

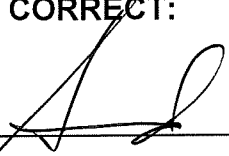
	<ul style="list-style-type: none"> professional management of buildings Proposed development is pushing the envelope of energy efficiency.
Karen Fralick	<ul style="list-style-type: none"> Path from 20th Street to Deleenheer, not cleared in winter and flooded in spring Deleenheer in winter will be ridiculous.
Hal Lepage	<ul style="list-style-type: none"> Too much density for area Wrong place at the wrong time Squeezing way too many people into area.
Linda Pomeroy	<ul style="list-style-type: none"> Attended open house at High Street Made left hand turn off of 20th Street and Deleenheer Road Noted peak times of traffic and did own study Traffic count on July 11 between 4:42 and 5:35 pm was 212 vehicles - this is different from lower numbers in Traffic Impact Assessment.
Jim Peacock	<ul style="list-style-type: none"> How are rentals determined? Had heard that some apartments would be \$1,700 a month and \$500 for underground parking.
Scott Butler, High Street Developments	<ul style="list-style-type: none"> Rental rates are market driven and will be between \$1200 and \$1400 a month. Underground parking is expected to be \$50 a month.
Patti Huculak	<ul style="list-style-type: none"> Q. How is a traffic impact study done and what factors are considered? A. – Study evaluates traffic flow before and after development to establish baseline and then data is studied from all across North America. Volumes are averaged and applied to this development. Study is completed by a third party professional.
Ruby Scott	<ul style="list-style-type: none"> Fatigued with construction in area
Vi Brett	<ul style="list-style-type: none"> Fatigued as well with construction in area and parking on 20th Street How will new development improve traffic and parking? Speeding also an issue.
David Hopkins	<ul style="list-style-type: none"> Would like community to vote on proposed development.
Peter Koot	<ul style="list-style-type: none"> Suggestion to re-route traffic using an easement in front of Regency Q. What percentage of development is P1 zoning? A. less than 10%. Q. What about trail through North Vernon? Will it be terminated? A. No plans to close trail.

Mayor Mund called a second, third and final time for representation from the public. There being none, Mayor Mund closed the Public Hearing for **"5770 Pleasant Valley Road Rezoning Amendment Bylaw Number 5688, 2018"**.

CLOSE:

The Public Hearing closed at 6:48 pm.

CERTIFIED CORRECT:



Akbal Mung
Mayor



Patti Bridal
DCAO/Corporate Officer