



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, JULY 10, 2018

PRESENT: VOTING

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

NON VOTING

Councillor Cunningham

ABSENT: Corbin Kelley, Youth Member

GUESTS: Five members of the public

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

ORDER

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

**ADOPTION OF
AGENDA**

Moved by Joanne Georgeson, seconded by Jamie Paterson;

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, July 10, 2018 be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Monique Hubbs-Michiel, seconded by Joanne Georgeson;

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

CARRIED.

NEW BUSINESS:

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 216 SILVERSAGE RIDGE LANE

The Advisory Planning Committee reviewed Development Variance Permit application #00432 for a development at 216 Silversage Ridge Lane. The Planning Assistant reviewed the application and noted that the height of the wall was not caught at Building Permit stage. The Committee provided the following feedback:

- Committee members attempted to view property – no access as there was a locked strata gate. **ACTION ITEM:** In the future, if there is no entry to a development, can staff please provide detailed photos for Committee to view in lieu.
- Suggestion to provide photos when presenting to Council
- Height and construction of wall is not acceptable unless certified by a Geotechnical Engineer. Staff noted that a Geotechnical Engineer was required for the construction of the swimming pool and had certified the fill on which the wall was constructed.
- The Committee requested an opportunity to review the geotechnical report and requested that it be provided for Council.

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

THAT the Advisory Planning Committee recommends that Council support the Development Variance Permit Application #DVP00432 to vary the following sections of Zoning Bylaw #5000 in order to permit a two-tiered, stacked rock walls over 1.2m in height on the property located on Lot 21, Plan KAS3178, Sec 31, Twp9, ODYD (216 Silversage Ridge Lane):

- a) To vary Section 6.5.11, from a maximum retaining wall height of 1.2m to permit two stacked rock walls of 2.4m and 1.8m in height, **conditional** on final approval on wall construction being granted by the Building Department.

CARRIED, with Lisa Briggs, Doug Neden and Joanne Georgeson opposed.

**OFFICIAL COMMUNITY
PLAN AND REZONING
APPLICATIONS FOR
901 39 AVENUE
(HIGHLANDS OF EAST
HILL)**

The Advisory Planning Committee reviewed the Official Community Plan amendment application #OCP00077 and Rezoning application #00294. The Acting Manager, Long Range Planning and Sustainability provided an overview and noted the following:

- OCP Land Use Designation and Text amendment
- Zoning Amendment
- Phased Development Agreement
- Development Variance Permit
- Housing Agreement
- Public Participation

The Committee had the following feedback:

Zoning Amendment:

- How will the design guidelines deal with maintenance to avoid piecemeal situations (i.e. one half of a roof replaced, etc)? These will be separated by a firewall and be fee simple. Concern that there may be no continuity with maintenance schedules.
- Concern that there will be no party-wall agreement (problems getting insurance).
- Difficult to replace one roof on a duplex without the other.
- Clarification requested on stacked row housing concept.
- Was any consideration given to provision for disabled individuals – would like Council to take a look at providing this as part of the development.
- Current proposal involves one developer providing all housing types although design guidelines and proposed Bylaws are comprehensive enough to allow for different builders should that happen.
- Many of the concern alleviated through proposed construction method.

Phased Development Agreement

- Concern that there is only one bathroom provided in some units.
- Clarification of the Land Trust – it was started in 2008, work with partners to provide perpetual affordable housing, currently own and manage 81 units. They do provide accessible units and have plans to establish more in Vernon
- Clarification of the proximity to the Uplands development – 6m setback proposed.

- Changes are proposed to the Subdivision Servicing Bylaw in the near future that will align with the variances proposed for this site and are similar to those occurring for hillside developments.
- Clarification requested on 'contribution to intersection improvement at Pleasant Valley Road and 39th Avenue'.
- Suggestion to apply SAFERhome standards to some of the units. It was noted that this may impact parking.
- Affordable housing units proposed to be throughout Phases 2 to 7.
- There will be some component of on-street parking.
- Concern that there will be a wall of garage doors that might be unsightly.
- Zero lot line properties are being requested to be treated with different materials and varying rooflines.
- Secondary suites are dependent on building type.

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

THAT the Advisory Planning Committee recommends that Council support the preparation of an Official Community Plan Amendment Bylaw for a portion of the land legally described as LOT A SECTION 2 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN 23439 EXCEPT PLANS KAP46541 AND KAP47921 (901 39th Avenue) as outlined in the report titled "Highlands of East Hill Comprehensive Development Review Process", and dated July 6, 2018 from the Long Range Planner.

CARRIED, with Jamie Paterson opposed.

Moved by Ian Murphy, seconded by Vicki Topping;

THAT the Advisory Planning Committee recommends that Council support the preparation of Zoning Amendment Bylaw for a portion of the land legally described as LOT A SECTION 2 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN 23439 EXCEPT PLANS KAP46541 AND KAP47921 (901 39th Avenue) as outlined in the report titled "Highlands of East Hill Comprehensive Development Review Process", and dated July 6, 2018 from the Long Range Planner.

CARRIED, with Jamie Paterson opposed.

Moved by Vicki Topping, seconded by Ian Murphy;

THAT the Advisory Planning Committee recommends that Council support the preparation of a Phased Development Agreement Bylaw for a portion of the land legally described as LOT A SECTION 2 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN 23439 EXCEPT PLANS KAP46541 AND KAP47921 (901 39th Avenue) as outlined in the report titled "Highlands of East Hill Comprehensive Development Review Process", and dated July 6, 2018 from the Long Range Planner.

CARRIED.

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

THAT the Advisory Planning Committee recommends that Council specify a land grant in the amount of \$_____ (*to be cited by Council*) to support the proposed Attainable Housing program for a portion of the land legally described as LOT A SECTION 2 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN 23439 EXCEPT PLANS KAP46541 AND KAP47921 (901 39th Avenue) as outlined in the report titled "Highlands of East Hill Comprehensive Development Review Process", and dated July 6, 2018 from the Long Range Planner;

AND FURTHER that the financial implications of the proposed land grant and Development Cost Charge waiver are better reflected in the report.

CARRIED.

INFORMATION ITEMS:

The Committee reviewed the information for APC related items discussed at the July 9 Council meeting as follows:

- OCP00077/ZON00304 for City Parks – received first and second readings, Public Hearing schedule for August 13
- Public Hearing for rezoning at PH for 5770 Pleasant Valley Road, third reading granted.

NEXT MEETING

The next regular meeting of the Advisory Planning Committee is scheduled for Tuesday, July 24, 2018.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 5:17 p.m.

CERTIFIED CORRECT:

Mark Engvall Chair