



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, AUGUST 14, 2018

PRESENT: VOTING

Doug Neden, Vice-Chair
Jamie Paterson
Joanne Georgeson
Phyllis Kereliuk
Monique Hubbs-Michiel
Lisa Briggs

NON VOTING

Councillor Cunningham

ABSENT: Mark Longworth, Chair

Ian Murphy
Vicki Topping
Don Schuster
Corbin Kelley, Youth Member

GUEST: Jay Starnino, Highstreet Ventures Inc.

STAFF: Craig Broderick, Manager, Current Planning
Keltie Chamberlain, Planning Assistant
Ellen Croy, Transportation Planner
Ed Stranks, Manager, Engineering Development Services
Carie Liefke, Planning Assistant
Janice Nicol, Legislative Committee Clerk

ORDER

The Chair called the meeting to order at 4:02 p.m.

**ADOPTION OF
AGENDA**

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

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, August 14, 2018 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Joanne Georgeson, seconded by Lisa Briggs;

THAT the minutes for the Advisory Planning Committee meeting of Tuesday, July 25, 2018 be adopted.

CARRIED.

It was noted, in reference to DVP00434 – 1100 30th Avenue considered at the July 24 Advisory Planning Committee meeting, that pyramid cedars are not recommended by the Okanagan Basin Water Board for landscaping due to their high water requirements.

NEW BUSINESS:

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
5770 PLEASANT
VALLEY ROAD**

The Advisory Planning Committee reviewed the Development Variance Permit application #00425 for 5770 Pleasant Valley Road. The Manager, Current Planning reviewed the application. The following points were noted by the Committee:

- Handicapped parking stalls are not shown on the plan enclosed with the agenda.
- Location of the proposed loading stalls was questioned as they are not located close to any of the buildings. It was suggested that a loading bay be provided for each building.
- There was concern about the high site coverage and the impact on the creek below for surface drainage.
- The retaining walls will be engineered.
- Concern about the reduction in parking stalls from 342 to 324 stalls.
- Concern for the viability of pedestrian walkway given the elevation change.

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

THAT the Advisory Planning Committee recommends that Council support the Development Variance Permit application (DVP00425) for the subject property located on Lot 6, Plan 939, Sec 11, Twp 8, ODYD (5770 Pleasant Valley Road) to vary the following sections of Zoning Bylaw #5000 in order to develop three 4-storey rental apartment buildings with a total of 216 units, with surface and under-the-building parking and a community amenity building:

- a) to vary Section 6.5.11 to permit a retaining wall over 1.2m in height on the property located at 5770 Pleasant Valley Road;
- b) to vary Section 7, Table 7.1, to reduce the number of vehicle parking stalls required from 342 stalls to 324 stalls; and
- c) to vary Section 7.2, Table 7.1, to reduce the number of loading stalls required from 7 stalls to 2 stalls.

AND FURTHER, that the Advisory Planning Committee recommends that Council's support of DVP00425 is subject to the following:

- a) Prior to issuance of DVP#00425 the provision and construction of a Statutory Right of Way for a pedestrian connection from Deleenheer Road to Pleasant Valley Road;
- b) Adoption of Rezoning Amendment Bylaw Number 5688, 2018 (ZON00291); and
- c) That the site, floor, elevation, landscaping plans, Transportation Impact Assessment as generally shown as Attachments 1 to 10, and to the satisfaction of Administration, included in the report titled "Development Variance Permit Application for 5770 Pleasant Valley Road" and dated August 10, 2018 by the Planning Assistant and Manager, Current Planning be attached to and form part of DVP00425 as Schedule 'A'.

CARRIED.

INFORMATION ITEMS:

The Manager, Current Planning reviewed the information for APC related items discussed at the August 13, 2018 Council meeting as follows:

- Renewal of DVP00265 for 4602 20th Street
- ZON00299/DVP00427 for 3607 27 Street – received first and second reading, Public Hearing and Public Input scheduled for September 24, 2018
- Strata conversion for 2504 39th Avenue approved subject to conditions

