



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

WEDNESDAY, SEPTEMBER 5, 2018

PRESENT: VOTING

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

NON VOTING

Councillor Scott Anderson

ABSENT: Jamie Paterson

Lisa Briggs
Corbin Kelley, Youth Member

STAFF: Craig Broderick, Manager, Current Planning

Roy Nuriel, Economic Planner
Ellen Croy, Transportation Planner
Ed Stranks, Manager, Engineering Development Services
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 Monique Hubbs-Michiel;

THAT the agenda of the Advisory Planning Committee meeting for Wednesday, September 5, 2018 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Doug Neden, seconded by Monique Hubbs-Michiel;

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

CARRIED.

NEW BUSINESS:

**REZONING AND
DEVELOPMENT
VARIANCE PERMIT
APPLICATIONS FOR
2907 26 STREET**

The Advisory Planning Committee reviewed the Rezoning and Development Variance Permit applications ZON #00303 and DVP #00439 for 2907 26 Street. The Planner, Economic Development reviewed the application. The following points were noted by the Committee:

- Concern that there is low density residential across the street.
- It was suggested that there be some protection from vehicle lights for the fencing and that car stops be added to avoid vehicles from hitting the fence.
- Concern that parking in the area is already at a maximum, especially on 26th Street
- The covenant limiting two staff was questioned, how will it be monitored.

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

THAT the Advisory Planning Committee recommends that Council support the application to rezone Lot 11, Block 19, Plan 327, Sec 34, Twp 9, ODYD (2907 – 26th Street) from R3 – Medium Lot Residential to R3h – Medium Lot Residential to allow for a “home based business, major” use within the existing single family dwelling, subject to a restrictive covenant being registered on title for the following conditions:

- a) That limits the business up to two staff, including the residents of the primary residence;
- b) That stipulates details of any signage for the home based business to one sign, non-illuminated, 0.5m², no higher than 1.2m, attached to the dwelling or ground mounted near the vehicle entrance;
- c) That limits vehicle access to the property to right-in and right-out only; and
- d) That requires the parking area to be covered with permeable hard surface;

AND FURTHER, that the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00439 to vary the following section of Zoning Bylaw #5000 on the property described as Lot 11, Block 19, Plan 327, Sec 34, Twp 9, ODYD (2907 – 26th Street):

- a) to vary Schedule B, to reduce the setback based on the required right of way for 26th Street from 18.5m to 18.29m;

AND FURTHER, that the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00439 to vary the following section of Subdivision and Development Servicing Bylaw #3843 on the property described as Lot Lot 11, Block 19, Plan 327, Sec 34, Twp 9, ODYD (2907 – 26th Street):

- a) to vary the off-site works along 26th Street and reduce the asphalt width requirement of 12.0m to the existing width of approximately 9.4m and to not require concrete curb and gutter and permit the existing asphalt curb as per Schedule A – Level of Service;

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00439 is subject to the following:

- a) that the site and floor plans, generally shown as Attachment 1 in the report titled “Rezoning and Development Variance Permit Applications for 2907 – 26th Street” dated August 17, 2018 by the Economic Development Planner be attached to and form part of DVP00439 as Schedule ‘A’.

CARRIED.

**REZONING
APPLICATION FOR
5757 OKANAGAN
LANDING ROAD**

The Advisory Planning Committee reviewed rezoning application ZON #00305 for 5757 Okanagan Landing Road. The Manager, Current Planning reviewed the application and the Committee discussed the application.

Moved by Doug Neden, seconded by Phyllis Kereliuk;

THAT the Advisory Planning Committee recommends that Council support the application to rezone Lot A DL 66 ODYD Plan 22582 (5757 Okanagan Landing Road) from A3 (Rural Small Holdings) to R1 (Estate Lot Residential) and R5 (Four-plex Housing Residential) to allow the subdivision of one single family and one multi-family lot subject to the following condition:

- a) Registration of a Section 219 “No Disturb” Covenant on the subject property that would restrict future subdivision or development until:
 - i. An environmental impact assessment for the property delineating conservation lands has been prepared by a Qualified Environment Professional (QEP);
 - ii. The required offsite road upgrades pursuant to Subdivision and Development Servicing Bylaw (SDSB) #3843 are either completed, or the necessary securities are provided for their completion; and
 - iii. The location of the future Fulton Road extension (DCC TR17) has been determined.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
3803 23 STREET**

The Advisory Planning Committee reviewed development variance permit application DVP#00424 for 3803 23 Street. The Manager, Current Planning reviewed the application. The following points were noted by the Committee:

- There was concern for how busy 39th Avenue is currently is.

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

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00424 to vary the following section of Zoning Bylaw #5000 in order to permit the subdivision of Lot A, Sec 2, Twp 8, ODYD, Plan KAP44133 (3803 – 23rd Street) along the party wall of an existing duplex to create two fee simple lots:

- a) To vary Section 9.10.6. to allow a reduction in the minimum rear yard setback from:
 - i. 6.0m to 0.0m for proposed Lot 1; and
 - ii. 6.0m to 4.0m for proposed Lot 2.

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00424 is subject to the following:

- a) That the site plan showing the existing building location, party wall and proposed Lots 1 and 2, attached to the report titled "Development Variance Permit Application for 3803 – 23rd Street" dated August 28, 2018 by the Manager, Current Planning as Attachment 1, be attached to and form part of DVP00424 as Schedule 'A';

AND FURTHER, that the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00424 to vary Schedule B of Zoning Bylaw #5000 and Schedule A of Subdivision and Development Servicing Bylaw #3843:

- a) To reduce the required 39th Avenue right of way of 18.5m and pavement width of 12m to 18.29m and 10m respectively to allow the existing right of way and pavement width to remain unchanged; and
- b) To reduce the required 23rd Avenue right of way of 18.5m and pavement width of 9.5m to 18.29m and 8.75m respectively to allow the existing right of way and pavement width to remain unchanged.

CARRIED.

Mark Longworth left the meeting at 4:23 p.m. due to a conflict of interest.

**OFFICIAL
COMMUNITY PLAN
AMENDMENT,
REZONING AND
DEVELOPMENT
VARIANCE PERMIT
APPLICATIONS FOR
3903 30 STREET**

The Advisory Planning Committee reviewed official community plan amendment, rezoning and development variance permit applications OCP#00068, ZON#00266, and DVP#00440 for 3803 23 Street. The Manager, Current Planning reviewed the application. The following points were noted by the Committee:

- It was noted that due to a fire several weeks ago, the heritage home on the property was destroyed and is not salvageable.

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

THAT Council support the Official Community Plan Amendment application to amend the OCP land use designation from Mixed Use – Medium Density Commercial and Residential to Residential Medium Density on the property described as Lot A, Plan KAP50281, Sec 3, Twp 8, ODYD (3903 – 30th Street) as outlined in the report titled “Official Community Plan Amendment, Rezoning and Development Variance Permit Applications at 3903 30th Street” dated August 22, 2018 from the Economic Development Planner;

AND FURTHER, that Council direct Administration to bring forward the "3903 30th Street Official Community Plan Amendment Bylaw Number 5596, 2016", for initial readings and scheduling of a public hearing;

AND FURTHER, that Council support the application to rezone Lot A, Plan KAP50281, Sec 3, Twp 8, ODYD (3903 – 30th Street) from R2 – Large Lot Residential to RM1 – Row Housing Residential, subject to the following conditions:

- a) That the owner is to dedicate road right-of-way for the lanes and a new offset cul-de-sac adjacent to the subject property;
- b) That the owner is to upgrade 30th Street adjacent to the subject property by installing an offset cul-de-sac, complete with curb, gutter and sidewalk; and
- c) That the owner is to upgrade 30th Street, south of the subject property to 39th Avenue including widening of the asphalt and concrete curb gutter on the east side;

AND FURTHER, that Council direct Administration to bring forward the "3903 – 30th Street Rezoning Amendment Bylaw Number 5597, 2016", for initial readings and scheduling of a public hearing;

AND FURTHER, that Council support Development Variance Permit Application #DVP00440 to vary Schedule O, Standard Drawing 100-10 of Subdivision and Development Servicing Bylaw #3843 for offsite works adjacent to the property described as Lot A, Plan KAP50281, Sec 3, Twp 8, ODYD (3903 – 30th Street):

- a) to reduce the curb radius of the offset cul-de-sac in 30th Street adjacent to Lot A, Plan KAP50281;

AND FURTHER, that Council support of #DVP00440 is subject to the following:

- a) That the development plans, generally shown as Attachments 5, 9 and 10 inclusive in the report titled “Official Community Plan Amendment, Rezoning and Development Variance Permit Applications at 3903 30th Street dated August 22, 2018 by the Economic Development Planner be attached to and form part of DVP00440 as Schedule ‘A’.

CARRIED.

Mark Longworth returned to the meeting at 4:32 p.m.

PROPOSED TEXT AMENDMENTS

The Advisory Planning Committee reviewed proposed text amendments to zoning district RTR – Resort Residential. The Manager, Current Planning reviewed the application. The Committee discussed the proposal.

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

THAT the Advisory Planning Committee recommends that Council support the preparation of a text amendment to zoning district RTR – Resort Residential to allow for a new form of stacked row house as outlined in the report titled “Proposed Text Amendments (RTR – Resort Residential)” and dated August 28, 2018 by the Manager, Current Planning and the Planning Assistant.

CARRIED.

REVIEW AND DISCUSSION OF PROPOSED PARKING

The Advisory Planning Committee reviewed proposed changes to Zoning Bylaw #5000 for parking requirements. The

**REQUIREMENT
REVISIONS**

Transportation Planner reviewed the proposal. The following points were noted by the Committee:

- Suggestion to make a policy that clearly states 'variances for a reduction of parking stalls' will not be supported if the cash-in-lieu program is adopted.
- Cash-in-lieu requirements will only apply to a change in use, not existing businesses.
- Concern about the restriction of 'no visitor parking' during the day in commercial areas.
- Concern that there will be a general reduction in parking if a cash-in-lieu system is in place, especially for those that do not ride a bike or are unable to walk longer distances. Providing parking should be a cost of doing business.
- Some existing commercial businesses are providing parking for other businesses for free.
- Suggestion that developers out of cash-in-lieu area, requesting a reduction in parking, should also be required to pay the \$10,000 per parking space.
- Suggestion to have additional parking dedicated for seniors.
- The lack of parking downtown was short sighted – malls vs. downtown core.
- Reduced parking in residential areas leads to on street parking in your bike lanes & restricts snow plowing.
- 60% of Vernon's population are seniors or close to it.
- We have a long skinny downtown main street not a square compact one which may be walkable.
- C7 or C8 Parking requirements reduced by 30-40% - in housing – will they find work downtown?
- Has a collection of parking information been done recently to assess current/existing parking at various times of the day on week days and weekends.
- Is data available which provides information about the characteristics of the population of C7/C8?
- Is there data for current numbers of walkers/cyclists/city transport users who are employed in this area in addition to casual visitors who do not drive?
- How many long term parking spaces are currently used by employees/commercial owners/patrons/residents in commercial zones?
- What information is available for parking needs in high tourist seasons vs. off season?

- Is there recent data indicating use of the parkade/parking lots at different times of the day including weekends and evenings?
- What incentives are planned to encourage use of public transportation, shared car parking for employees in C7/C8?
- When developers opt for cash-in-lieu are there policies in place which indicate maximum distances to parking?
- What plans are being considered to make C7/C8 tourist welcoming and friendly re: parking?
- Agree with a designated seniors parking area downtown, is a great idea – apply for a pass, go from there.
- Concern with the No Visitor parking designation in certain areas/apartment buildings, particularly in the evenings.
- Can Vernon not do a study on the parking and population of people actually living in Vernon (particularly in the downtown core) and not rely on studies from other cities? Vernon has an older population, need to look at our own city to determine what works best for parking. Concern that some cities used for comparison have better transit, public transport, younger populations, etc.
- If the City adopts 'cash-in-lieu' parking program – how long before results are seen? Concern that new tenants may have to wait before they actually see/get adequate parking for their development. Who decides whether the City provides actual parking spaces or bike lanes/transit, etc.

INFORMATION ITEMS:

The Manager, Current Planning reviewed the information for APC related items discussed at the September 4, 2018 Council meeting as follows:

- DVP00425 for 5770 Pleasant Valley Road – issued once all conditions are satisfied.
- DVP00434 for 1100 30th Avenue – issued once all conditions are satisfied.
- Parking amendments to Zoning Bylaw #5000 were considered.
- Public Hearing for McMechan lands proposal was held.


NEXT MEETING

The next regular meeting of the Advisory Planning Committee is scheduled for Tuesday, September 25, 2018.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 5:16 p.m.

CERTIFIED CORRECT:


Mark Longmire Chair