

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL  
HELD TUESDAY, NOVEMBER 13, 2018 COUNCIL CHAMBERS  
3400 – 30 STREET, VERNON, B.C.**

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PRESENT: Mayor Cumming

Councillors: K. Fehr, B. Quiring, K. Gares,  
S. Anderson, D. Nahal, A. Mund

Staff: W. Pearce, CAO  
P. Bridal, DCAO/Corporate Officer  
S. Blakely, Manager, Legislative Services  
K. Flick, Director, Community Infrastructure & Development  
A. Watson, Manager, Transportation  
C. Broderick, Manager, Current Planning  
R. Nuriel, Planner, Economic Development

Others: Members of the Public

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Mayor Cumming called the Public Hearing to order at 5:30 p.m.

Mayor Cumming outlined the procedures to be followed.

Corporate Officer, Patti Bridal advised that Notice of the Public Hearing was published in the **Friday, November 2, 2018, Wednesday, November 7, 2018 and Friday, November 9, 2018** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

**A. “Zoning Text (RTR – Resort Residential) Amendment Bylaw Number 5723, 2018”**

Administration provided a brief overview of the application.

Prior to the Public Hearing no written submissions were received.

Mayor Cumming called a first time for representation from the public in attendance with regard to:

**“Zoning Text (RTR – Resort Residential) Amendment Bylaw Number 5723, 2018”**

Mayor Cumming called a second, third and final time for representation from the public. There being none, Mayor Cumming closed the Public Hearing for:

**“Zoning Text (RTR – Resort Residential) Amendment Bylaw Number 5723, 2018”**

**B. “5757 Okanagan Landing Road Rezoning Amendment Bylaw Number 5722, 2018”**

Administration provided a brief overview of the application.

Prior to the Public Hearing one written submission was received, as follows:

<b>SPEAKER NAME</b>	<b>COMMENTS</b>
November 13, 2018	Mr. David Green

Mayor Cumming called a first time for representation from the public in attendance with regard to:

**“5757 Okanagan Landing Road Rezoning Amendment Bylaw Number 5722, 2018”**

Mayor Cumming called a second, third and final time for representation from the public. There being none, Mayor Cumming closed the Public Hearing for:

**“5757 Okanagan Landing Road Rezoning Amendment Bylaw Number 5722, 2018”**

**C. “2907 26<sup>th</sup> Street Rezoning Amendment Bylaw Number 5721, 2018”, together with Public Input for DVP00439**

Administration provided a brief overview of the application.

*Councillor Nahal declared a perceived conflict of interest in this matter as her brother may be involved in the development. Councillor Nahal left the meeting at 5:52 pm.*

Prior to the Public Hearing four written submissions were received.

<b>SPEAKER NAME</b>	<b>COMMENTS</b>
November 2, 2018	Mr. Garry Haas
November 8, 2018	Ms. Glenda Williams
November 12, 2018	Mr. Garry Haas
November 12, 2018	Mr. Gary Dewhurst

Mayor Cumming called a first time for representation from the public in attendance with regard to:

**“2907 26<sup>th</sup> Street Rezoning Amendment Bylaw Number 5721, 2018”, together with Public Input for DVP00439**

<b>SPEAKER NAME</b>	<b>COMMENTS</b>
Dirk Sigalet for Rosemary Enzing	<ul style="list-style-type: none"><li>• Appearing on behalf of Ms. Rosemary Enzing direct neighbour</li><li>• In support of application due to accommodations such as parking and right in right out exit</li></ul>

Mayor Cumming called a second, third and final time for representation from the public. There being none, Mayor Cumming closed the Public Hearing for:

**“2907 26<sup>th</sup> Street Rezoning Amendment Bylaw Number 5721, 2018”, together with Public Input for DVP00439**

*Councillor Nahal returned to the meeting at 5:54 pm*

**D. “3903 – 30<sup>TH</sup> Street Official Community Plan Amendment Bylaw Number 5596, 2018”**

**AND**

**“3903 – 30<sup>th</sup> Street Rezoning Amendment Bylaw Number 5597, 2018” together with Public Input for DVP00440**

Administration provided a brief overview of the application.

Prior to the Public Hearing no written submissions were received.

Mayor Cumming called a first time for representation from the public in attendance with regard to:

**“3903 – 30<sup>TH</sup> Street Official Community Plan Amendment Bylaw Number 5596, 2018”**

**AND**

**“3903 – 30<sup>th</sup> Street Rezoning Amendment Bylaw Number 5597, 2018” together with Public Input for DVP00440**

SPEAKER NAME	COMMENTS
Charlene Tordoff	<ul style="list-style-type: none"> <li>• Concerns about traffic and parking in area</li> <li>• Only parking on east side of road</li> <li>• South bound has right of way but north bound doesn't follow road rules</li> <li>• Street is narrow and some vehicles have been forced onto sidewalk</li> <li>• Some businesses on 31<sup>st</sup> Street haven't provided parking causing issues in the area</li> <li>• Currently rent parking space on property on 3909 31<sup>st</sup> Street – if this goes through they will have no parking at all</li> <li>• At north end of alley is a blind corner behind Tita's Restaurant and it's difficult to get onto the street</li> <li>• Leaving alley to 39<sup>th</sup> Avenue can also be very hazardous as traffic can be heavy</li> <li>• Now parking allowed on north side of 39<sup>th</sup> Avenue</li> <li>• Hard to see traffic from left</li> <li>• Understands alley will be widened – will this be used for road space or sidewalk?</li> <li>• Where are residents and guests of new development to park?</li> <li>• <b>A. Admin:</b> Existing lane will be widened for emergency access and for turnaround</li> <li>• All parking for development will be off street parking</li> <li>• One visitor space per 7 units required (total of 2)</li> <li>• All parking along lane is supposed to be on private property</li> </ul>
Gwen Laverdiere, 1509750 Alberta Ltd	<ul style="list-style-type: none"> <li>• Owner of lot 25</li> <li>• Inquiring about parking</li> <li>• Company plan is to do the same development – remove old house and build two or four plex</li> <li>• 100% concerned with parking</li> <li>• Two people in home would generally have two cars</li> <li>• Moving forward - no residential parking that can happen off the street in front 31st Street</li> <li>• Would they be able to incorporate parking underneath units to address on-site parking issues?</li> <li>• Vision in City Centre Neighbourhood Plan (CCNP) supports parking via lane access only if possible to keep street front appealing</li> <li>• All the houses along this street have lane access so City is promoting lane access only parking</li> <li>• Noted proposed development triangle space and proposed housing placement – the first house is pushed back and others forward. Is it possible to push a couple further back to allow more parking on site?</li> <li>• Visitors currently park along laneway for homes in area</li> <li>• <b>A. Admin:</b> Property has many challenges – backs onto</li> </ul>

	<p>back and this is one of the reasons for proposed building placement</p>
<p>Ryan Making</p>	<ul style="list-style-type: none"> <li>• Owns former Jaci Lynn Bridal house</li> <li>• Parking an issue in the area</li> <li>• People will park in the laneway</li> <li>• Spa is example – only one parking spot and five chairs operating – not adequate parking</li> <li>• COV does not currently plough laneway – the neighbours look after it</li> <li>• The lane is a big issue</li> <li>• Three ft expansion doesn't help much</li> <li>• Some issues with overdoses in the area and difficult for ambulance access</li> <li>• Suggests 31<sup>st</sup> Street being made one way</li> <li>• Great to see development as something has to be done with the property</li> <li>• <b>Q. Council:</b> with upgrade to widen laneway will COV plough? <b>A. Admin:</b> It will still be a laneway and it will not be a top priority but it should receive service</li> </ul>
<p>Charlene Tordoff</p>	<ul style="list-style-type: none"> <li>• The proposal is to change address to 30<sup>th</sup> Street</li> <li>• What about City Services if it is now a Street instead of an alley?</li> <li>• <b>A. Admin:</b> Portion of 30<sup>th</sup> Street ends at that point – to change length of street would have huge effect</li> </ul>
<p>Ryan Making</p>	<ul style="list-style-type: none"> <li>• <b>Q.</b> During construction process – how will that effect businesses and residents – only access for them?</li> <li>• Noted no signage posted for minor repairs and street is blocked (sidewalk repair, potholes, etc)</li> </ul>
<p>Janet Hamilton, for Applicant</p>	<ul style="list-style-type: none"> <li>• Working on development</li> <li>• The subject property used to be 7 individual lots</li> <li>• Amalgamated for the Legion</li> <li>• Laneway created on this property so residents using must use property for all parking</li> <li>• Part of development will dedicate land to make laneway wider</li> <li>• Vacant land has been used for parking by businesses in the area and this would come to an end once it is developed</li> <li>• Hoping that by making laneway larger it will ease access to street and will rectify laneway access through private property</li> <li>• Will create cul de sac for family friendly environment</li> <li>• Goal is Affordable Housing including an actual yard for kids to play in</li> <li>• Part of reasoning for where units are proposed was to allow for development with yards/greenspace</li> <li>• At far end visitor parking is indicated – might be able to get</li> </ul>

	<p>more parking in that area</p> <ul style="list-style-type: none"> <li>• <b>Q. Council:</b> DVP is to vary to allow cul de sac? <b>A. Admin:</b> Correct</li> <li>• <b>Q. Council:</b> So it will ultimately be strata title? <b>A. Admin:</b> Correct</li> <li>• <b>Q. Council:</b> Will that have to come back to Council? <b>A. Admin:</b> No</li> <li>• <b>Q. Council:</b> So staff will get to see how parking is dealt with – not Council? <b>A. Admin:</b> Correct</li> </ul>
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Mayor Cumming called a second, third and final time for representation from the public. There being none, Mayor Cumming closed the Public Hearing/Public Input for:

**“3903 – 30<sup>TH</sup> Street Official Community Plan Amendment Bylaw Number 5596, 2018”**


**AND**

**“3903 – 30<sup>th</sup> Street Rezoning Amendment Bylaw Number 5597, 2018” together with Public Input for DVP00440**

**CLOSE:**

The Public Hearing closed at 6:30 pm.

**CERTIFIED CORRECT:**

  
 Victor Cumming  
 Mayor

  
 Patti Bridal  
 DCAO/Corporate Officer