

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL
HELD MONDAY, MARCH 25, 2019 COUNCIL CHAMBERS
3400 – 30 STREET, VERNON, B.C.**

PRESENT: Mayor Cumming

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

Staff: W. Pearce, CAO
S. Blakely, Manager, Legislative Services
J. Nicol, Legislative Committee Clerk
R. Nuriel, Economic Development Planner
E. Stranks, Manager, Engineering Development
L. Cordell, Manager, Long Range Planning and Sustainability
E. Morrison, Transportation Planner
C. Broderick, Manager, Current Planning
K. Flick, Director, Community Infrastructure & Development
D. Lind, Fire Chief

Others: Members of the Public

Mayor Cumming called the Public Hearing to order at 5:34 p.m.

Mayor Cumming outlined the procedures to be followed.

Deputy Corporate Officer, Susan Blakely advised that Notice of the Public Hearing was published in the **Friday, March 15, 2019, and Wednesday, March 20, 2018** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

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

A. “Zoning Text (Urban Beekeeping) Amendment Bylaw Number 5739, 2019”

Administration provided a brief overview of the application.

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

Date	Name
March 20, 2019	Paul van Westendorp, Provincial Apiculturist, British Columbia

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

“Zoning Text (Urban Beekeeping) Amendment Bylaw Number 5739, 2019”

SPEAKER NAME	COMMENTS
Heather Clay	<ul style="list-style-type: none"> • Very pleased that Vernon is moving in right direction • Bylaw does not need to be so prescriptive, could drop the 7.5m setback requirement.

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 (Urban Beekeeping) Amendment Bylaw Number 5739, 2019”

B. “Silver Star Gateway Business Park Rezoning Amendment Bylaw Number 5736, 2019” TOGETHER WITH Public Input for DVP00447”

Administration provided a brief overview of the application.

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

Date	Name
March 24, 2019	Garry Haas
March 24, 2019	Karleena Enns
March 24, 2019	Allan Lee

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

“Silver Star Gateway Business Park Rezoning Amendment Bylaw Number 5736, 2019” TOGETHER WITH Public Input for DVP00447”

SPEAKER NAME	COMMENTS
Romy Heimstra	<ul style="list-style-type: none"> • Welcomes this project • Has concerns regarding traffic - situation now is very congested at peak hours and sometimes takes her 10 minutes to exit her property • Suggest an exit lane or extending merging lane so that it acts as an exit lane • Could there be ‘No public parking’ signage installed on the

	<p>opposite side of the road?</p>
<p>Karleena Enns (Duerr)</p>	<ul style="list-style-type: none"> • Will reduce their property value • Their lot is zoned industrial, but it is steep and only half the size of the approved lot size for industrial so it will always remain residential • Impact the enjoyment of their property as they will hear industrial traffic and noise • Would like the garbage and recycling relocated to the west end of the property • Requests covenant on subject property to not allow any of the following industrial uses: <ul style="list-style-type: none"> ○ Auto body and paint shops ○ Brewing establishments ○ Concrete plant ○ Food primary establishments ○ Gas bars ○ Kennels ○ Recycling depot ○ Recycling drop off ○ Temporary shelter services ○ Utility services (Major) • These may not be the intended uses at this time but could be in the future • Please restrict use with covenant • Would like trees planted along side of property to soften the impact of the industrial use – plant trees closer together • Not typical to see single family next to industrial
<p>Jane Weixl</p>	<ul style="list-style-type: none"> • Goes up to Silver Star four times a week • Agrees that traffic is very busy and parking is a nightmare • People use this area to park and carpool to Silver Star and Sovereign Lake • Q. Has City given thought to having a parking lot put in this area for Silver Star Carpoolers? • A. Admin: There will be no parking at all on Silver Star Road in the future, but understands that Silver Star Mountain Resort is currently doing a traffic impact assessment for their clientele which may address park and ride options • There are also plans for a multi-use path along Silver Star Rd. in this area
<p>Patrick Vance</p>	<ul style="list-style-type: none"> • Has lived in Vernon all his life • Uses Silver Star frequently and needs a carpooling site • Does not agree with restricting use to prohibit a recycling complex (as community should support recycling) • Agrees with restriction of other uses.

Neil Thompson	<ul style="list-style-type: none"> • Adding more traffic on Silver Star Road is dangerous • Need a right-in, right-out at this complex • Concern of extra weight from new buildings on top of bank
Barbara Thompson	<ul style="list-style-type: none"> • Lived in area for 20 years • Concern about the other industrial uses listed • Lives right below, at back of her home is an alley and a very steep slope • Concerned about smoke, odors and noise
Lyle Enns	<ul style="list-style-type: none"> • Q. Are there provisions for curb and gutter and streetlights? • A. Admin: there is a four year plan for capital works along this portion of Silver Star Road. Plans for streetlights, no plans for curb and gutter at this point due to existing swale
Frieda Malec	<ul style="list-style-type: none"> • Lives directly across from proposed development • Concerned that people would be turning around in her driveway • Concerned that her home value will decrease • Was told they are not allowed access to Silver Star Road should they develop the two acres next door as the road is too busy
Marco O'Balla – Developer	<ul style="list-style-type: none"> • Would like to touch on comments and concerns noted at meeting • Elevation – differential will be over 14m as they are excavating • Have made a number of revisions to plan to lessen impact through geotechnical, engineering, traffic assessment and landscape professionals • Analyzed what is needed in the community and industrial is needed for businesses that can't find suitable locations • These units are small for start-up businesses and for existing businesses looking for a modern building • Will be improved employment as result of development • Multi-tenant – will be monitoring tenant mix • This proposal is for a 'clean' businesses with inside storage only • Have engaged a traffic engineer, and extensive data collected • Entrances have been amended per professional advice • Configuration will be governed for right-in, right out • Geotechnical engineers have done slope analysis • No trees or irrigation allowed on slope due to avoid stability issues, will have a natural vegetation • Will be constructing a larger than required bike storage area • Significant space between top of bank and mobile home park below • There will be a no-build zone • Excited to bring tenants to Vernon

	<ul style="list-style-type: none"> • Is willing to investigate relocating garbage and recycling area to see if this is possible
<p>Shaun and Jessica Cardel</p>	<ul style="list-style-type: none"> • Surrounded by this development • Would like trees as a landscape buffer • Concerned about noise and light pollution as their bedroom window is near property line • Worried about security • Concerned about traffic flow, unsafe • Drivers have slid into their property • Would like middle turn lane to prevent traffic from backing up • Parking for Silver Star, doesn't want to see that disappear as it encourages carpooling. • Q. Council: Will there be a buffer? A. Admin: Area is designated as light industrial, part of Official Community Plan. Home will be surrounded by light industrial, some landscape buffer will be provided but do not have a plan at this point as this property is located next to Phase Two of the development
<p>Romy Heimstra</p>	<ul style="list-style-type: none"> • Transportation Impact Assessment done by Developer does not reflect actual circumstances • The additional traffic that will result is unacceptable. • They will be 20 spaces short from what is required in the Zoning Bylaw • Concern as to where the additional parking will be found
<p>Dagmr Cates</p>	<ul style="list-style-type: none"> • Mobile Home Park Below is for Aged 55+ • There is no sidewalk outside of the park • Traffic moving fast in this area – dangerous as park is full of slower moving elderly • Concern about smell and noise
<p>Marco O'Ball, Developer</p>	<ul style="list-style-type: none"> • Parking – Entire Development requires 216 and Developer will be providing 264 after full development • Phase 1 is short but phases 2 and 3 will over compensate • 25 Loading Bays are also used for parking – if you include these spots, they will be 70 stalls over the bylaw requirement • Q. Council: What is delay between phase 1 and 2? A. The plan is to build one after the other
<p>Peter Duerr</p>	<ul style="list-style-type: none"> • Concerned that once car pool parking is lost, carpoolers will move to Butcher Boys lot


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

**“Silver Star Gateway Business Park Rezoning Amendment Bylaw Number 5736, 2019”
TOGETHER WITH Public Input for DVP00447”**

CLOSE:

The Public Hearing closed at 7:20 pm.

CERTIFIED CORRECT:


Victor Cumming
Mayor



Susan Blakely
Deputy Corporate Officer