

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL  
HELD MONDAY, MAY 27, 2019 COUNCIL CHAMBERS  
3400 – 30 STREET, VERNON, B.C.**

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PRESENT: Mayor Cumming

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

Staff: W. Pearce, CAO  
P. Bridal, Deputy CAO, Director, Corporate Services  
S. Blakely, Manager, Legislative Services  
E. Stranks, Manager, Engineering Development  
E. Morrison, Transportation Planner  
C. Broderick, Manager, Current Planning  
K. Flick, Director, Community Infrastructure & 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, May 17, 2019, and Wednesday, May 22, 2019** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

Administration provided a brief overview of the application.

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

**"6501 Blackcomb Way and 180 Whistler Place Official Community Plan Amendment Bylaw Number 5752, 2019"**

**AND**

**"6501 Blackcomb Way and 180 Whistler Place Rezoning Amendment Bylaw Number 5753, 2019"**

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

Date	Name
May 15, 2019	Linda & George Wicks
May 26, 2019	Jill Henderson
May 27, 2019	Mike & Val Ernst

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SPEAKER NAME	COMMENTS
Jennilee Roman	<ul style="list-style-type: none"> <li>• Received letter regarding Public Hearing</li> <li>• Concerned about already overcrowded school in the area</li> <li>• Concerned regarding access to sustainable transportation options</li> <li>• Rather than more development, infrastructure should be the priority (sidewalks, bike paths)</li> <li>• Fire Escape route is a concern</li> <li>• What happens with a fire evacuation in Foothills?</li> <li>• Only one way in and one way out – has this been considered?</li> <li>• Not as much as a concern for her, but noise may be a concern with more development in the area</li> <li>• Some of neighbours will lose much loved view and they purchased as were told lot will not be built upon – affects property value</li> <li>• Park spaces – advantages reviewed</li> <li>• Council noted: <ul style="list-style-type: none"> <li>○ Planned expansion to BX Schools</li> <li>○ Master Transportation Plan 2021 for transportation routes (sidewalks) to Foothills</li> </ul> </li> <li>• <b>Q. Council:</b> This land was part of original Foothills Dev. Plan and they could develop without rezoning? <b>A. Admin:</b> Correct – It is zoned RM1 now (townhouses). Proposed covenant on land with this application will actually decrease density from what would already be permitted</li> </ul>
Christopher Hart	<ul style="list-style-type: none"> <li>• Agent for the Ernst Family</li> <li>• Views made known in email to Council</li> <li>• Major concern is storm water which will be directed into Blackcomb Pond</li> <li>• The matter hasn't been settled in Courts</li> <li>• Has been draining onto Ernst property for quite some time</li> <li>• <b>Admin:</b> Property is in the catchment that does drain to that area in an undeveloped manner</li> </ul>
Rob Goodlad	<ul style="list-style-type: none"> <li>• Lived in area for quite some time</li> <li>• Spoke out against full development of the area</li> </ul>

	<ul style="list-style-type: none"> <li>• Silver Star Road is an issue</li> <li>• Improvements done last year has people turning left to get out and go up to Silver Star</li> <li>• Traffic is very fast – average speed 70 - 80 kms per hour rather than the posted 50 kms</li> <li>• Zoning is being modified but no proper consideration of speed on Silver Star Road</li> <li>• Speeding through School Zone a regular occurrence</li> <li>• Increased development is intensifying traffic situation</li> <li>• Very challenging coming out of the road to turn left and dangerous</li> <li>• Proposed widening of Silver Star will make problem worse</li> <li>• Traffic Plan changed many times</li> <li>• Should install traffic circle first before more development</li> <li>• Monitor speed for one day and issues will be noted</li> <li>• Nothing is being done about it</li> <li>• Work done last year was badly done – confuses drivers</li> <li>• Bill Silver Star to deal with capacity</li> <li>• <b>Q. Council:</b> Silver Star existed for many years – people choose where they live. Uses Mountain a lot and finds corner is dangerous but doesn't wait long. Has not seen any accidents in summer. Average speed is about 75 km per hour. Reality is that every road in winter loses traffic lines.</li> </ul>
<p>Fiona Hook</p>	<ul style="list-style-type: none"> <li>• Moved to Blackcomb Court 3 years ago</li> <li>• Had to drive to Coldstream for one year as no room in local school</li> <li>• PAC meetings noted expansion will fix issues they already have, but won't provide expansion room</li> <li>• Class sizes have been reduced and expansion won't address issues</li> <li>• A lot of families with small children in the neighbourhood</li> <li>• Other concern is fire evacuation – how will you get everyone out?</li> <li>• A significant amount of wildlife in the ravine and that should matter</li> </ul>
<p>Jill Henderson</p>	<ul style="list-style-type: none"> <li>• Has lived in the Silver Star / Foothills area for 20-30 years</li> <li>• Concerned with speed of traffic and the addition of more houses</li> <li>• How is the routing for traffic going to work?</li> <li>• Very dangerous to back out onto Foothills Drive</li> <li>• How many people will be using traffic route – density and impact on traffic is a concern</li> <li>• Fire Evacuation is a real concern in the area – very serious fires over the past few years</li> <li>• No separate left hand turns – needs a traffic circle</li> <li>• Doesn't see any of that happening – it is being ignored</li> </ul>

<p>Kaarina Schrott</p>	<ul style="list-style-type: none"> <li>• Lot looks over ravine and proposed development</li> <li>• Two concerns – echoes concerns regarding wildlife</li> <li>• Purchase was influenced by ravine</li> <li>• Concern regarding amount of garbage that will accumulate in the ravine as has picked up significant amount each year</li> <li>• High density will result in more garbage in green space</li> <li>• <b>Q. Council:</b> Can Admin confirm this application will ensure less density than is currently permitted now? <b>A. Admin:</b> Correct, proposing development similar to Copper Mtn Place</li> </ul>
<p>Meghan Ell</p>	<ul style="list-style-type: none"> <li>• Has Questions</li> <li>• Doesn't really want to look at condos</li> <li>• Would like to keep pathway to park</li> <li>• Understands lower density comment, but currently there is nothing there, so any density is higher at this point</li> <li>• Why are bylaws changing? They don't want anything to change – keep it exactly the same</li> <li>• <b>Council:</b> Can you explain why developer is requesting change? Can he develop regardless? <b>A. Admin:</b> Yes – with RM1 Zoning the owner can develop with 4 plexes at 2.5 storeys. The area is awkward to access – with covenant it will restrict density and height of development (level entry with walkout basement). As part of development the City will work with Developer to have trail built for public access.</li> <li>• <b>Council:</b> Developer owns the land and is entitled to build – only way to avoid change on property is to purchase the land and then choose not to develop</li> </ul>
<p>Maureen Dirksen</p>	<ul style="list-style-type: none"> <li>• Concern with additional development is added traffic on Whistler Place</li> <li>• There is a children's park on Whistler Place and speeding occurring now</li> <li>• Would like to see something put in place to protect children in neighbourhood</li> <li>• <b>Q. Council:</b> Thought Silver Star Rd will have study for traffic calming? <b>A. Admin:</b> Yes – it is included on list for study on traffic speed in conjunction with ICBC</li> </ul>
<p>Rob Goodlad</p>	<ul style="list-style-type: none"> <li>• Understands that the developer has right to build on property</li> <li>• Development should occur with planning of infrastructure</li> <li>• We have a problem today that needs addressing</li> <li>• Should get ahead of infrastructure before adding more development</li> <li>• <b>Q. Council:</b> What steps are being taken in regard to fire evacuation planning. <b>A. Admin:</b> Grant recently received to examine fire evacuation routes.</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:

**"6501 Blackcomb Way and 180 Whistler Place Official Community Plan Amendment Bylaw Number 5752, 2019"**

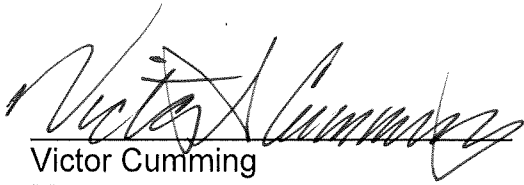
**AND**

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**CLOSE:**

The Public Hearing closed at 6:20 pm.

**CERTIFIED CORRECT:**



Victor Cumming  
Mayor



Patti Bridal  
Corporate Officer