

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL
HELD MONDAY, AUGUST 19, 2019 COUNCIL CHAMBERS
3400 – 30 STREET, VERNON, B.C.**

PRESENT: Mayor V. Cumming

Councillors: K. Fehr, K. Gares, S. Anderson,
D. Nahal (5:32 p.m.), B. Quiring, (A. Mund – absent)

Staff: W. Pearce, CAO
S. Blakely, Manager, Legislative Services
J. Nicol, Legislative Committee Clerk
K. Flick, Director, Community Infrastructure & Development
E. Stranks, Manager, Development Engineering Services
E. Croy, Transportation Planner
A. Watson, Manager, Transportation
C. Liefke, Planning Assistant

Others: Members of the Public

Mayor Cumming called the Public Hearing to order at 5:30 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, August 9, 2019, and Wednesday, August 14, 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:

A. “4403 20th Street Rezoning Amendment Bylaw Number 5766, 2019”

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

August 15, 2019	Nancy M. Josland Dalsin
August 15, 2019	John James, President of Poppy Lane Strata
August 16, 2019	Luke Davis
August 19, 2019	Tuula Stafford and Vieno Aalto
August 19, 2019	Lisa Newton
August 19, 2019	Donna Elliott

August 19, 2019	Patti Harison – Petition from Strata Owners at 1237 Harwood Court
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Mayor Cumming called a first time for representation from the public in attendance with regard to:

“4403 20th Street Rezoning Amendment Bylaw Number 5766, 2019”

SPEAKER NAME	COMMENTS
Eva-Marie Hambley	<ul style="list-style-type: none"> • Her home backs onto proposal • Traffic on 20th Street is dangerous and a concern • People park on 20th Street because there is nowhere else to park • 20th is now a thru-way to Rona and Walmart and eventually Hwy 97 • Concern that this development could add 58 vehicles to street • Need to consider safety of the children from Harwood • Trees aren't maintained and cyclists are swerving out onto street to avoid branches
Patti Harison	<ul style="list-style-type: none"> • Concerned about the safety of children • Submitted letter (distributed to Council) • Wants concerns to be taken seriously • Safety of Harwood kids is paramount • Street was narrowed for safety and now children will be in danger • Entrance is right across from Harwood • Traffic is very backed up in morning • 20th Street and 43 Avenue – many accidents/deaths at this location • Concern that this will become a thru-way to Walmart, Rona and Hwy 97 • Cohesiveness of neighbourhood and safety of children should be priority • Q. Council: If there is no on-street parking, where will visitors park? A. Admin: On-site visitor parking is a requirement of development, nine spots are required.
Donna Elliott	<ul style="list-style-type: none"> • Concerned about traffic, which has increased substantially with development • Road was narrowed to make pedestrian friendly, trucks travel down and it is very narrow • Two schools, Montessori and Harwood plus two play parks on street • 30km zone not enforced or adhered to • Density is a concern along with loss of habitat • During construction, there will be very little room for construction vehicles to park

	<ul style="list-style-type: none"> • Retirement communities, people with walkers and this is a concern • Q. Council – Has there been a traffic impact analysis (TIA)? A. Admin: No. It was not required as the application did not meet the threshold (100 units or higher). TIA's have been done for larger developments in the area. • Q. Council – Is this development age restricted? A. Admin: No developer has not indicated any age restrictions.
George Frank	<ul style="list-style-type: none"> • Owns property near development • Concerned about increase in traffic, backed up past Harwood School at times • Lived there for 30 plus years and now will be looking at a wall and will lose privacy • Concern that his property value will be depreciated and he will have to take a loss when selling.
Barry Beardsell	<ul style="list-style-type: none"> • Whole problem is 20th Street and traffic problems • Used as a shortcut because of congestion at Petro Canada and 48th Ave • Traffic has increased substantially • Taxpayer has to pick up tab for landscaping • Taxi cab driver was killed due to speed on 43 Avenue • 20th Street from 43rd Avenue to Pleasant Valley Road is too busy • People use 20th Street to get to north end of town • Concern of massive parking area in residential area for this development • Law enforcement is pathetic, Bylaw Officers can't keep up with people parking in front of Montessori School • Need to put a lot more requirements on this development • Visitor parking is a concern, will be a major issue as it is a tight area • Q. Council – Is there baseline data for traffic on 20th Street? A. Admin: Yes, in 2010 there were 4200 vehicle trips per weekday at a 1% annual growth rate, repeated in April 2018 and data shows 5200 vehicle trips per weekday, 85th percentile for school with 85th percentile travelling at 45km or less. This is down from 57km in 2010.
Paul Lawson	<ul style="list-style-type: none"> • Developer requesting zoning change for more units • City needs to look at demographics • Families like three or four bedrooms, RH5 zoning would be better • Live in 10 units, duplexes two-storey development as is most of the area • RH2 precedent has been set – 24 units is very dense, 12 units in a very small area • Q. Council – How many projects have been approved since last traffic impact analysis was done? A. Admin: Staff needs to examine which developments have impacted 20th Street. Q. Council - What about the number of on-site parking spots? A.

	<p>Admin: The number of required spots is based on 58 units but some are studios and others are one and two bedroom so varying requirements. Q. Council – Are there any plans for 20th Street improvements? A. Admin: Traffic continues to be monitored along with ICBC (collision rates). Projections may trigger upgrades.</p>
Joanne Jacubo	<ul style="list-style-type: none"> • Opposed to this development • High density traffic flows because of new developments in area • We need another study of traffic • Multi development will have major impact on 20th Street • Why is city being negligent? • Too many developments in area • Feels City is having disregard for its citizens
Brent Collis	<ul style="list-style-type: none"> • Feels it is too high at 2.5 stories • Amount of units is too high • Borders two senior complexes • Has two children that walk to Harwood • Concerns about walkway • People will be looking for bottles • Height is concerning • Will have to listen to slamming doors and diesel trucks
Myles Fahrman	<ul style="list-style-type: none"> • Difficult getting out of driveway because of overgrown trees • Too much traffic will cause problems • Large asphalt surfaces, asking for 'green zones' or environmental consideration • Will impact quality of life for neighbours • Would like walkway maintained, people won't enjoy if too much traffic • Be reasonable and sustainable • Increase public transit, need a transit stop on 20th Street • Will there be plug-ins for electric vehicles as part of this development • Consider our future
Barry Beardsell	<ul style="list-style-type: none"> • Do we still have small car parking? Biggest selling vehicles are F150's, small car spot too small for truck • What is site coverage? This is designed so it does not add to the quality of life in this community
Donna Elliott	<ul style="list-style-type: none"> • What will building look like? Are there rooftop decks that will look down on neighbours and invade their privacy? • Not compatible with neighbourhood
Patti Harison	<ul style="list-style-type: none"> • Looking at location map, big property is Somerset • When she measured using the location map, Somerset and adjacent little property is same size as proposed development • Somerset has 18 units, proposed development is the same size and they want 58 units • Seems like a large increase compared to Somerset • Concerned for safety of students at Harwood Elementary

Myles Fahrman	<ul style="list-style-type: none"> • Reminded Council of Mission Statement
George Frank	<ul style="list-style-type: none"> • Somerset is only one storey, privacy is maintained and there is nice green space • Why can't developer do that? • There are owls, birds, raccoons, deer, lots of wildlife there that will lose their home
Ray Ferguson	<ul style="list-style-type: none"> • Safety is a concern, • Are other departments involved in reviewing? There is little space in this development and concern if there is a fire. A. Admin: The Fire Department is involved in every application, each application must meet both fire and building codes
Jeanie Franks	<ul style="list-style-type: none"> • Doesn't believe that fire trucks could enter this building as school bus has difficulty turning, runs over curb
Paul Lawson	<ul style="list-style-type: none"> • Sign was not accurate, did not say how many units were proposed to be built
Joanne Jacubo	<ul style="list-style-type: none"> • Concept plan was not presented but this does not seem accurate as we don't know what is going in and how many units are being built • A. Admin: this is a public hearing on the concept of rezoning, if the developer develops exactly within bylaw regulations, a variance will not be necessary and no further input
Eva-Marie Hambley	<ul style="list-style-type: none"> • No one is in favour, if this doesn't sway council then our system doesn't work
Donna Elliott	<ul style="list-style-type: none"> • How can we make a decision on so little information? • No traffic info, not fair to have make a decision
Patti Harison	<ul style="list-style-type: none"> • Feels she was misled, there were errors 'several' means two, if there were more than that, it needed to be said • Traffic has increased substantially • Doesn't believe the data to do with traffic • 17 of 18 units signed letter against development, same size property – only has 18 units, this has 58 possibly 76?
Myles Fahrman	<ul style="list-style-type: none"> • How can you make a decision without a certain design plan being put forward? • A. Admin: Staff has recommended a height restriction based on rezoning
Patti Harison	<ul style="list-style-type: none"> • What is the current zoning? A. Admin: R5 – allows for a maximum of 30 units or 22 units for this size of property. • We don't want this rezoning, especially when we don't know what it's going to look like.

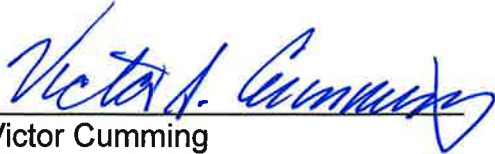
Mayor Cumming called a second, third and final time for representation from the public. There being none, Mayor Cumming closed the Public Hearing for:

“4403 20th Street Rezoning Amendment Bylaw Number 5766, 2019”


CLOSE:

The Public Hearing closed at 6:43 p.m.

CERTIFIED CORRECT:



Victor Cumming
Mayor



Patti Bridal
Dep. Corporate Officer