

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL
HELD TUESDAY, NOVEMBER 12, 2019 COUNCIL CHAMBERS
3400 – 30 STREET, VERNON, B.C.**

PRESENT: Mayor Cumming

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

Staff: W. Pearce, CAO
P. Bridal, DCAO / Director, Corporate Services
S. Blakely, Manager, Legislative Services
E. Croy, Transportation Planner
E. Stranks, Manager, Engineering Development
C. Broderick, Manager, Current Planning
K. Chamberlain, Economic Development Planner

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.

Corporate Officer, Patti Bridal advised that Notice of the Public Hearing was published in the **Friday, November 1, 2019, and Wednesday, November 6, 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. “3610 – 25th Avenue Rezoning Amendment Bylaw Number 5786, 2019”, along with Public Input for Development Variance Permit #00455

Prior to the Public Hearing two written submissions were received.

| Date | Name |
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| October 30, 2019 | Sheila L. Cole |
| November 7, 2019 | Lisabeth & Kent Beckman |

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

“3610 – 25th Avenue Rezoning Amendment Bylaw Number 5786, 2019” along with Public Input for Development Variance Permit #00455

| SPEAKER NAME | COMMENTS |
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| Julia Payson | <ul style="list-style-type: none"> • Executive Director Canadian Mental Health Association (CMHA) Vernon • Over 60 years focus to provide mental health in Vernon • Operates over 140 units in Vernon • Many spend over ½ income on accommodation • Much needed affordable housing project • Communal outdoor space for socializing • Designed for ‘eyes on street’ and for watching children • Active transportation encouraged • Reduced appeal for people to cut across property • Increased lighting and security • Unique and innovative project • Challenging application – thanks to Planning team for assistance • Affordable units for seniors and families in Vernon • Q. Council: Are residents CMA clients? A. Applicant: Not necessarily – bottom floor is for seniors and upper two floors for families (3 & 4 bedroom units) and some accessible units • Three different funding for units – 30% low end / 50% geared to income / 20% market value • Q. Council: Any support on site? A. Applicant: Yes – Housing Dept. has positions that support tenants and help connect to services • Q. Council: Who requires assistance? A. Applicant: 70% of residents would be receiving subsidy – never know who may need assistance other than the affordable housing that will be provided • Q. Council: What kind of supports? A. Applicant: It’s not a supportive housing project – people have to be able to live independently • Q. Council: What are the rental costs? A. Applicant: No confirmation on that from BC Housing as project is too far out yet. • Q. Council: Providing less than half of the bylaw requirement for parking. Shuttle service and alternative transportation options noted. How will shuttle work? A. Applicant: One of reasons shuttle planned as on other properties – parking is not utilized and is wasted dark space – shuttle is how people get around. Pickups/drop-offs to main events and for work programs. Will not be an ‘on demand’ shuttle on site. Will be scheduled and will use CMA shuttle. |
| Lindsey Fraser – Terra Housing | <ul style="list-style-type: none"> • Development Manager working with BC Housing on this project • Estimates rent \$375 for one bedroom and \$670 for 3 and 4 |

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| | <p>bedroom units hypothetically, depending on incomes</p> <ul style="list-style-type: none"> • Coming in at 10% below market • Households can make up to \$110,000 per year – individuals \$80,000 |
| Kent & Elizabeth Beckman | <ul style="list-style-type: none"> • Owns adjacent property 3608 A 25th Avenue • Will be right beside and overshadowing their rental house • Looked at OCP to see how it would fit – and it doesn't fit in • People in Vernon gave input to OCP and this is not it • Infill development should face the street – none of these would • Inconsistent with OCP in its scale and proportion to neighbourhood • It's the biggest building in the area • No 4.5 storey buildings and none to that scale • Density is on north side of 25th Avenue • Parking is a real concern, short sighted to base on current proposal and doesn't plan for the future • Will cause huge problems for neighbourhood • Parking will be all on street and make it very difficult for current residents to park and access properties • Building A would be opposite his house and fence – only 4.5 m away and the huge scale is inconsistent with neighbourhood • Will block light and views • Tenants will look down and into yard • Too big and too close • Construction will be very disruptive • Tenants work shift work • To increase population at Albert Place is detrimental to their property • They are not good neighbours – illegal activity and trespass into their yard • Doesn't think, in effort to promote rental housing it would be right to allow this development to proceed when they already provide rental housing in the City of Vernon • Q. Council: With current zoning what would be permitted. A. Admin: RM1 Zone difference would be in stacked housing being available and height limited to 2.5 storeys. RH1 limited to max. 4.5 storeys. Proposal is a 3 storey structure • Q. Council: Trespassing – could the trespasser have been from somewhere else other than Albert Place? A. Admin: Did not ask, just asked him to leave – did enter from Alberta Place property • Q. Council: Will evergreens be removed? A. Admin: Some tree removal would need to be removed and some saved along the property line • Q. Council: do the proposed buildings not face 25th Avenue? A. Admin: they face inwards on 25th Avenue • Q. Council: What would you see from 25th? A. Admin: Doorway to bicycle area – not the main entrance |

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| | <ul style="list-style-type: none"> • Q. Council: Who owns Albert Place? A. Admin: CMHA and their Architect is the applicant • Q. Council: Any design to make it appear it fronts on 25th? A. Admin: Building C has community garden fronting 24th • Q. Council: Elaborate on 60-year proposed operating agreement? A. Applicant: Housing Agreement with City and Operating Agreement will be a 60-year agreement with CMHA – cannot sell unless approved by BC Housing and must remain affordable housing • Has been 61 years in Vernon to date |
| Sheila Cole | <ul style="list-style-type: none"> • Tenant at 3608 25th Avenue • Will create significant concerns for family • Lived there since 2011 • Property well maintained • Concerns only a chain link fence between • No privacy • Albert Place Clubhouse was very close to property but only towered one level • Concern about site lines into her bathroom and son's bedroom • Only a two-storey home with basement • When this property is developed it will tower over her home • When Clubhouse was there – was in darkness ½ day • All her green space will be in darkness 100% of time • Two pines and three maples on her property but roots go onto other property • The existing pines provide privacy and taking out will reduce privacy • Has been recipient of many disturbing events in this area (assault, illegal activities, public urination, sexual activities, shed/basement break in attempts, drug paraphernalia) • Since closure of Polson Park camping area has attracted much more trouble in neighbourhood • Not necessarily from Albert Place but they congregate • Car break-ins, recycling/garbage rifled through • Will be looking directly into her home • Is law abiding – works for Interior Health, is an educator and has done best to provide for family • Look at space between her and building • Concern over parking • Concerned over increased foot traffic and garbage • Will there be an onsite manager or safety person to bring concerns to? • Q. Council: No detail on what buildings will look like – explain what the space behind will look like – what is proposed use? A. Admin: The application does indicate landscaping – in 4.5 m setback there will be landscaping in that entire area. RM1 requirement is 1.2 m in width – this will be significantly wider and |

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| | <p>a fence is a requirement</p> <ul style="list-style-type: none"> • Q. Council: Do main floor units use rear area for personal space? A. Admin: Plans indicate as dry creek bed pebbles, stones, plantings – not meant to be useable space • Q. Council: Not useable – define useable A. Admin: Often used for patios – but not the case here – it is simply a view space – no pathway – windows will overlook |
| Lindsey Fraser | <ul style="list-style-type: none"> • Building is not 4.5 storeys tall, it is 3 storeys – 10.3 meters – only 3 meters over current allowable height – in line with multi-family zones • Scale of buildings – clear indicator that this area is for multi-family homes – at least 3 three-storey buildings in area • 4.5 m setback side yard is intended to be large landscape buffer. Patio / public space is out front. • There will be some tree removal – not exactly sure how much – will retain where possible • Landscaping is a huge focus of this development • Fence will be upgraded to a 6 foot privacy fence • Given the property's location and density in area – it fits • Garbage will be located west of building C • Q. Council: Rear yard setback of the building typically used for benefit of the building – this non habitable strip – how will you control access to that area (camping, etc) • A. Applicant: People's windows will directly look out onto that space that provides natural surveillance – this is a factor – could put up fences between building and fencing – hadn't thought necessary but would be an easy solution • Q. Council: Any thought to put public path on that side? A. Applicant: COV has already acquired most of the land required – CMHA land is only a small portion of land required for pathway |
| Wanda Fisher | <ul style="list-style-type: none"> • Lived in area 9 years with husband • Part of small strata • Only 7 of 9 units face 25th Avenue in her development • Also there is a block of 4 units three doors down that don't face 25th Avenue • Interested and excited by this project • Type of project needed in Vernon and in neighbourhood • Combination of seniors and families is great idea • Too many dark uninhabited properties in the area • Currently a big vacant piece of property promoting illegal activity • Infill development is welcome to their residents • No concern with increase in traffic – if small increase – it would be welcome and it will slow down speeders • Have studied CMHA projects in Vernon and parking is under-utilized • Ideal location – short walk to schools, shopping, medical services, and park |

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| | <ul style="list-style-type: none"> • Crosswalk makes it easy to walk to Linear Park • Proximity is reason they purchased and enjoy • Waiting with anticipation the development of this project |
| Julia Payson | <ul style="list-style-type: none"> • Really want to honour the concerns of the neighbourhood • Residents of Albert Place are very distressed when people are on property that don't belong there • They fenced area as trespassers were using area – tenants have same concerns as those expressed here • The layout is very intentional to enhance 'eyes on street' • Does not want dead space that can be misused • Does not want people cutting through property • Back is deliberately unused space to encourage congregation in middle of property • Designed to deal with those issues expressed by neighbourhood |

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

“3610 – 25th Avenue Rezoning Amendment Bylaw Number 5786, 2019”, along with Public Input for Development Variance Permit #00455

CLOSE:

The Public Hearing closed at 6:39 pm.

CERTIFIED CORRECT:



 Mayor



 Corporate Officer