



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

WEDNESDAY, NOVEMBER 13, 2019

PRESENT: VOTING

Mark Longworth, Chair
Doug Neden, Vice-Chair
Bill Tarr
Monique Hubbs-Michiel
Larry Lundgren
Harpreet Nahal
Don Schuster
Phyllis Kereliuk
Mayor Cumming 4:05pm

NON VOTING

Councillor Mund

ABSENT: Jamie Paterson
Lisa Briggs

STAFF: Craig Broderick, Manager, Current Planning/Staff Liaison
Natasha Kositsin, Acting Legislative Committee Clerk
Keltie Chamberlain, Economic Development Planner
Carie Liefke, Planning Assistant

ORDER

The Chair called the meeting to order at 4:00 p.m.

**ADOPTION OF
AGENDA**

Moved by Don Schuster, seconded by Larry Lundgren;

THAT the agenda of the Advisory Planning Committee meeting for November 13, 2019 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Phyllis Kereliuk, seconded by Harpreet Nahal;

THAT the minutes for the Advisory Planning Committee meeting of October 29, 2019 be adopted.

CARRIED.

NEW BUSINESS:

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
8840 SOMERSET
PLACE (DVP00461)**

The Planning Assistant reviewed the Development Variance Permit application DVP00461 for 8840 Somerset Place. The Committee noted the following:

- There was structural engineering design for the wall 3.1m
- They could regrade to meet the height requirements
- Wall is right on property line
- Was flagged at the building counter in November 2018, numerous suggestions from building inspector way before DVP was made
- Not meeting bylaw requirements and decided to proceed with this wall
- Should have applied for a variance earlier in the process.

Moved by: Don Schuster, seconded Phyllis Kereliuk;

THAT Council NOT support Development Variance Permit Application #DVP00461 to vary the following section of Zoning Bylaw #5000 in order to allow a retaining wall 3.1m in height to remain on Lot 3, DL 298, ODYD, Plan KAP86381 (8840 Somerset Place):

- a) *Section 6.5.11. to increase the maximum height of a retaining wall on a residential lot from 1.2m to 3.1m, measured from grade on the lower side.*

AND FURTHER, that the applicant be directed to work with staff to find an alternative solution.

CARRIED. Harpreet Nahal opposed.

**REZONING
APPLICATION FOR
3202 16 AVENUE AND
1504 32 STREET
(ZON00333)**

The Planning Assistant reviewed the rezoning application ZON00333 for 3202 16 Avenue and 1504 32 Street. The Committee noted the following concerns:

- 3 units on property
- Consolidation of 2 properties
- Have to get a Housing Agreement
- Keep them as rentals as a requirement
- Was a gas station in the past but have been notified from the Ministry that land is safe to be built on

with a minimum clear length of 6.0m exclusive of access drives or aisles, ramps, columns”

CARRIED.

**REZONING
APPLICATION FOR
5577 27 AVENUE
(ZON00342)**

The Planning Assistant reviewed the rezoning application ZON00342 for 5527 27 Avenue. The Committee noted the following concerns:

- Phase 2 with 38 units
- Will be receiving a DVP application
- Access will be on the north side of the property with Phase 1.

Moved by; Monique Hubbs-Michiel, seconded by Harpreet Nahal;

THAT Council support the application to rezone Lot Pt 10, Plan B1827, DL 66, ODYD (5577 – 27th Avenue) from R1 – Estate Lot Residential to RH1 – Low Rise Apartment Residential in order to construct a rental apartment development, subject to the following:

- a) *The owner is to enter into a reciprocal access agreement for parking and drive aisles across the site and adjacent properties (5577 and 5545 – 27th Avenue).*

AND FURTHER, that:

- a) *Prior to final adoption of the zoning amendment bylaw, the Development Permit be ready to be issued and that any required variance to Zoning Bylaw #5000, as amended, be evaluated by Council and approved if appropriate.*

CARRIED.

The Manager, Current Planning reviewed the following APC related applications discussed at the November 12, 2019 Council meeting:

- Accessibility Parking Zoning Amendment Bylaw going to Public Hearing on November 25

