



**THE CORPORATION OF THE CITY OF VERNON**

**MINUTES OF ADVISORY PLANNING COMMITTEE MEETING**

**HELD**

**TUESDAY, JANUARY 28, 2020**

**PRESENT: VOTING**

Bill Tarr  
Monique Hubbs-Michiel  
Phyllis Kereliuk  
Harpreet Nahal  
Don Schuster  
Jamie Paterson  
Lisa Briggs

**NON VOTING**

Mayor Cumming

**ABSENT:** Mark Longworth, Chair  
Doug Neden, Vice-Chair  
Larry Lundgren

**STAFF:** Craig Broderick, Manager, Current Planning/Staff Liaison  
Ed Stranks, Manager, Engineering Development  
Janice Nicol, Legislative Committee Clerk

**ORDER**

The Committee Clerk called the meeting to order at 4:01 p.m.

**INTRODUCTION OF  
NEW MEMBER**

The Committee welcomed Joshua Lunn to the Committee.  
Joshua was appointed on December 16, 2019.

**ELECTION OF CHAIR  
AND VICE-CHAIR FOR  
2020**

The Committee requested that elections of Chair and Vice-Chair be postpone until all members were present.

Jamie Paterson agreed to be Interim Chair for the January 28, 2020 Advisory Planning Committee meeting.

**ADOPTION OF  
AGENDA**

Moved by Monique Hubbs-Michiel, seconded by Larry Lundgren;

THAT the agenda of the Advisory Planning Committee meeting for January 28, 2020 be adopted.

**CARRIED.**

**ADOPTION OF MINUTES**

Moved by Don Schuster, seconded by Phyllis Kereliuk;

THAT the minutes for the Advisory Planning Committee meeting of November 26, 2019 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**REZONING AND DEVELOPMENT VARIANCE PERMIT FOR 1405 25 AVENUE**

The Manager, Current Planning reviewed the Rezoning and Development Variance (ZON00336/DVP00470) applications for 1405 25<sup>th</sup> Avenue. The Committee noted the following:

- Clarification of access on 25<sup>th</sup> Avenue.
- Property appears flat, confusion as to how three stories would be achieved at the rear of the property. Graphics to be added to Council Report to provide clarification.
- Concern that vehicles would be backing out onto 25<sup>th</sup> Avenue.

Moved by Monique Hubbs-Michiel, seconded by Harprett;

THAT the Advisory Planning Committee recommends that Council support the application (ZON00336) to rezone Lot 3, Sec 35, Twp 9, ODYD, Plan 4364 (1405 25<sup>th</sup> Avenue) from R2 – Large Lot Residential to R4 – Small Lot Residential in order to allow the construction of a semi-detached building;

AND FURTHER, that Council support Development Variance Permit Application #DVP00470 to vary the following sections of Zoning Bylaw #5000 in order to construct a semi-detached building on Lot 3, Sec 35, Twp 9, ODYD, Plan 4364 (1405 25<sup>th</sup> Avenue):

- a) to vary Section 9.5.5. to increase the maximum height for a vertical wall element facing a front, flanking or rear yard without stepping back from 6.5 m to 6.8 m; and
- b) to vary Section 9.5.6. to allow for driveway access to 25<sup>th</sup> Avenue as the property currently has access from a rear lane;

AND FURTHER, that Council support of DVP00470 is subject to the following:

- a) That the site plan and building elevation plans, intended to illustrate the general siting, form, character and massing of the proposed residence noted as Attachments 3 and 4 in the report titled "Rezoning and Development Variance Permit Application for 1405 25<sup>th</sup> Avenue" and dated January 20, 2020 by the Manager, Current Planning be attached to and form part of DVP00470 as Schedule 'A'; and
- b) That the driveway access be designed so that vehicles are not required to reverse onto 25<sup>th</sup> Avenue.

**CARRIED.**

The Manager, Current Planning reviewed the following APC related applications discussed at the December 16, 2019 and January 13 and 27, 2020 Council meetings:

Dec. 16, 2019

- **DVP00461** – 8840 Somerset Place – issued once all conditions satisfied

Jan. 13, 2020

- **DVP00453** – 3403 15 Street – issued once all conditions are satisfied
- **ZON00331** - 4403 20 Street – rescind second reading, given second reading with revised zone, PH scheduled for Feb. 9, 2020

Jan. 27, 2020

- **ZON00345** – 180 Whistler Place – amendment to Whistler Place

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, February 11, 2020.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at: 4:26 p.m.

**CERTIFIED CORRECT:**

 **Chair**