

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL  
HELD MONDAY, FEBRUARY 10, 2020, COUNCIL CHAMBERS  
3400 – 30 STREET, VERNON, B.C.**

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**PRESENT:** Mayor Cumming

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

Staff: W. Pearce, CAO  
P. Bridal, DCAO / Director, Corporate Services  
S. Blakely, Manager, Legislative Services  
K. Dhillon, Manager, Infrastructure  
C. Broderick, Manager, Current Planning  
A. Watson, Manager, Transportation

Others: Members of the Public

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Mayor Cumming called the Public Hearing to order at 5:33 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, January 31, 2020, and Wednesday, February 5, 2020** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

Administration provided a brief overview of the application.

Prior to the Public Hearing, seven written submissions were received.

<b>Date</b>	<b>Name</b>
August 19, 2019	Vera and Mike Conrad <i>**Received after deadline date for August 19, 2019 Public Hearing, so requested inclusion with 2<sup>nd</sup> Public Hearing</i>
January 30, 2020	John James, Strata President, Poppy Lane
February 6, 2020	Unit Owners, 4405 20 St
February 7, 2020	Poppy Lane Strata Unit Owners, 4407 20 St
February 7, 2020	Poppy Lane Strata
February 7, 2020	Strata 1237 Harwood Court
February 10, 2020	Patti Harison attaching letters from neighbours

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

**A. “4403 20<sup>th</sup> Street Rezoning Amendment Bylaw Number 5766, 2019”**

SPEAKER NAME	COMMENTS
Ralph Berdan	<ul style="list-style-type: none"> <li>• Board Member at Pleasant Valley Christian Academy and Member of 7<sup>th</sup> Day Adventist Church</li> <li>• Proposal adjacent to school property</li> <li>• Only concern is that provision for a future public walkway to connect 20<sup>th</sup> Street to Pleasant Valley Road</li> <li>• Concerned that this changed proposal with public walkway would encroach and violate church playground and property</li> <li>• Complex itself is not a concern – it is the proposed public walkway</li> <li>• No idea what that will look like and as such this concern stands</li> <li>• <b>Q. Council:</b> What are plans for walkway? <b>A. Admin:</b> Suggestion was brought up to have stat ROW for pathway – long-term proposal is for connection from Pleasant Valley Road to 20<sup>th</sup> Street – it will be subject to property owner (Church) agreeing</li> <li>• If it is at their discretion – it answers the question</li> </ul>
Jean Tharp	<ul style="list-style-type: none"> <li>• Lives at 4312 20<sup>th</sup> Street</li> <li>• Bought 23 years ago</li> <li>• A lot of major changes in the area</li> <li>• ‘Diet’ built on road in 2011</li> <li>• Took away street parking</li> <li>• Has not resolved speeding as there are no stop signs</li> <li>• Pretty but not practical</li> <li>• Cost was high</li> <li>• Cyclist and pedestrians can’t safely use same path</li> <li>• This application is to the benefit of the developer</li> <li>• Not a lot of change from last presentation</li> <li>• Developer is not considering neighbours</li> <li>• Not considering animals and birds</li> <li>• Large impact on safety of children and others</li> <li>• Drivers go over speed limit and it is not enforced</li> <li>• Adding more units to this area will add to congestion</li> <li>• The parking spot calculation doesn’t make sense</li> <li>• Only 7 visitor spots and they can’t park on street</li> <li>• A lot of accidents in this area</li> <li>• Totally opposed to adding more traffic to this street</li> <li>• 20<sup>th</sup> Street designed poorly and difficult to navigate</li> <li>• Lives changed since diet, but taxes have not</li> <li>• Tired of seeing tax dollars spent on such things</li> </ul>

Patti Harison	<ul style="list-style-type: none"> <li>• Acknowledged letters sent with 25 homeowners and 18 Strata owners submitted</li> <li>• Significant impact on their street</li> <li>• All signed except those not home</li> <li>• Disappointed we are back here with this design</li> <li>• Here with maximum of 60 and they were adamantly opposed to 50</li> <li>• Once this rezoning goes through this is just a rough draft – haven't seen the final plan</li> <li>• 7 parking spaces for visitors – they have 12 for 18 units and they are often full</li> <li>• 45<sup>th</sup> will be a major cut through due to parking</li> <li>• 20<sup>th</sup> will get busier and busier</li> <li>• 20<sup>th</sup> a major cut through when 27<sup>th</sup> closed or busy</li> <li>• 45<sup>th</sup> has parking both sides which narrows to one lane of traffic</li> <li>• Will impact both entrances of Harwood School with this development</li> <li>• Was the School District notified? <b>A. Admin:</b> With all development the School District is provided a referral</li> <li>• Although her children have graduated – Harwood parents have not been notified of this change</li> <li>• Significant due to increase in traffic for students</li> <li>• Have 45<sup>th</sup> Avenue homes been notified? <b>A. Admin:</b> Any property within 30m of perimeter of the subject property were notified</li> <li>• Huge disservice to 45<sup>th</sup> Avenue residents</li> <li>• Walmart customers will start using 45<sup>th</sup></li> <li>• Already at capacity and it will be a nightmare</li> <li>• Council meetings noted could have gone to 4.5 stories – they were told it would only be 2.5 stories – were they lied to last time?</li> <li>• <b>Q. Council:</b> 4 Plex Housing – what could a developer put in there now with existing zoning. <b>A. Admin:</b> 2.5 Stories with 23 Units</li> <li>• <b>Q. Council:</b> With the proposed 44 units what is the square footage of each unit approximately? <b>A. Admin:</b> Different Units proposed - 2 bedroom and 1 bedroom. Typical size for rental condos – focus is on land use designation</li> </ul>
Paul Lawson	<ul style="list-style-type: none"> <li>• Last time here - saw reduction as improvement</li> <li>• On plan – don't know too many families that would want a 1 or 2 bedroom units so it's not multifamily</li> <li>• Page 3 #4 Restrictive Covenant to preserve as rental and some below market rent</li> <li>• Looks like they would sell them off for rental units</li> <li>• Only two rental units in his development</li> <li>• No restriction on who would be renting here</li> <li>• Knows people need a place to live, but hard to swallow adjacent to his unit</li> </ul>

	<ul style="list-style-type: none"> <li>• A lot of properties on 20<sup>th</sup> that could be divvied up into units as well – when does City decide it is enough?</li> <li>• <b>Q. Council:</b> What volume of traffic was 20<sup>th</sup> Street built for? <b>A. Admin:</b> any two lane road can take up to 10,000 vehicles per day and 20<sup>th</sup> is currently at 4,000 per day</li> <li>• <b>Q. Council:</b> We know there will be more development in area – are there any plans to reevaluate the current road? Are there sidewalks on both sides? <b>A. Admin:</b> sidewalks both sides and no current plans to revisit this road – will continue to monitor intersection to determine when any changes may be needed. This is a collector road and it is not typical to make collectors one way.</li> <li>• <b>Q. Council:</b> Would traffic calming measures be considered? <b>A. Admin:</b> 2008 Speed counts noted 51kph average speed northbound and 44 southbound. In 2018 average speed counts indicated 36 kph northbound and 37kph southbound so a reduction in speed has been seen</li> <li>• <b>Q. Council:</b> If the developer wants more units they would have to come up with more parking? <b>A. Admin:</b> Correct.</li> </ul>
George Frank	<ul style="list-style-type: none"> <li>• Lives adjacent</li> <li>• Looking at setbacks – Unit 7 it is narrower than Unit 8 – will be seeing 2.5 stories blocking his view</li> <li>• Why is it changed from Unit 7?</li> <li>• Lived there 30+ years and all 1 to 1.5 height and now going to 2.5 stories?</li> <li>• Will be like looking at a skyscraper</li> <li>• Has to time when he wants to exit property as sometimes backed up right to Harwood Elementary</li> </ul>
Matt Lunde	<ul style="list-style-type: none"> <li>• Designer for Project and Agent to Developer</li> <li>• Looked at the plan following August meeting</li> <li>• RM1 is the lowest of the medium density zone</li> <li>• Changed to move this project forward</li> <li>• The half-storey is half in ground or attic space – so two story</li> <li>• 850 – 900 sq ft units</li> <li>• Rental management companies are saying a bit more of a mix is a better idea so may add some 3 bedrooms without changing footprint</li> <li>• All would need 2 parking spaces – no matter what, you need 60 parking spots and is providing 68</li> <li>• Last time people didn't want entire site paved, but could add more parking on site – there is room</li> <li>• Huge cost to change boulevard to change access to property – that is why the one unit is tighter to property line</li> <li>• Talked about moving drive aisle north to protect trees</li> <li>• Looking at map other developments in the area, their lots are almost completely covered with concrete</li> <li>• Wants to create facilities for residents</li> </ul>

	<ul style="list-style-type: none"> <li>• Future connection would add to community feel to neighbourhood but if Church doesn't want it – it won't happen</li> <li>• What developer has done is listen to input and went with lowest amount of density and go from there</li> <li>• Here to answer any questions</li> <li>• Video available to view and believes huge amenity there</li> <li>• Believes there are a lot of renters in that area</li> <li>• <b>Q. Council:</b> Do the units all have covered parking? <b>A. Matt Lunde:</b> Two options – 44 units need a certain percentage of parking covered. Every unit will have at least one covered parking space</li> </ul>
Janice Brooks	<ul style="list-style-type: none"> <li>• What is the water feature mentioned in the proposed plan?</li> <li>• Lives behind subject property</li> <li>• Concerned about walkway for safety reasons, so happy with answer provided</li> </ul>
Matt Lunde	<ul style="list-style-type: none"> <li>• Water feature would be a sort of rock wall with water flowing down</li> <li>• It's an outdoor amenity space for residents and it may have a pergola, playground, etc.</li> </ul>
Bob Desy	<ul style="list-style-type: none"> <li>• Concern is the amount of traffic during construction</li> <li>• Already a nightmare – those that don't live there don't realize</li> <li>• People don't let you back out</li> <li>• Have to watch for kids, bikes, cars, etc. – someone will get killed</li> <li>• Large trucks, etc. will add to confusion</li> <li>• Street is so narrow – it's stupid to try and drive down there</li> <li>• Totally opposed to this</li> </ul>
Paul Lawson	<ul style="list-style-type: none"> <li>• <b>Q.</b> Are these units designed to be sold as condos with a rental management company?</li> </ul>
Matt Lunde	<ul style="list-style-type: none"> <li>• Intent is to build as rental housing</li> <li>• Could be a strata, but most likely will be kept as rentals</li> <li>• A local company will manage rental units</li> </ul>
Carol Woiden	<ul style="list-style-type: none"> <li>• Concern is traffic</li> <li>• Traffic is terrible</li> <li>• Trying to get out at school time is very difficult</li> <li>• Construction will add to difficulty</li> <li>• Beautiful trees – will they all be squashed?</li> <li>• Nice view from deck right now – trees and birds</li> <li>• <b>Q. Council:</b> Do you know if any of the trees are protected? <b>A. Admin:</b> There are no protected trees. They require tree assessment – through Development Permit process – will deal with it. They could remove trees now as owners of the property</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Q. Council:</b> If developer didn't rezone – what could they build and how much parking would be needed <b>A. Admin:</b> Currently zoning is R5 – could have up to 23 Units dependent on size of unit with parking provided</li> <li>• <b>Q. Council:</b> What is max height of R5 Zone <b>A. Admin:</b> 2.5 Stories</li> </ul>
Myles Herryman	<ul style="list-style-type: none"> <li>• With 24 units and the same amount of parking – still means less people – big difference</li> </ul>
Patti Harison	<ul style="list-style-type: none"> <li>• Concurs with previous speaker</li> <li>• Realized it would be developed</li> <li>• Bought 20 years ago</li> <li>• Was zoned R5 and 24 Units is way less than 44 even with the same amount of parking – way less cars</li> <li>• No one would be crying if the property wasn't rezoned</li> <li>• It's the density and volume that is the concern</li> <li>• If you don't live there you cannot understand the volume happening there</li> <li>• They only have a 1¾ lane width on that road</li> <li>• Buses can't pull out if there is a car coming</li> <li>• RV's and pickups mirrors will hit unless they go up on curb</li> <li>• 2011 deemed too much traffic and too much speed</li> <li>• Now City is adding more development to a narrowed street</li> <li>• Trees – in the report presented a tree inventory would be required and tree preservation would be a requirement – has anyone looked at this property and noted that the majority of the trees will be gone</li> <li>• Two calls in to City Hall asking about 4602 20<sup>th</sup> Street – rezoned and 24 units put in – asked twice – who developed that – is it the same developer?</li> <li>• History could repeat itself and more units could be added after rezoning is approved</li> <li>• <b>Q. Council:</b> is 44 Units what you are looking at? <b>A. Matt Lund:</b> Yes</li> <li>• <b>Q. Council:</b> 4602 went from 18 to 24 units? <b>A. Admin:</b> Went through rezoning and if this density was allowed with new zone – then it was permitted. It went to RH1 Zone</li> <li>• <b>Q. Council:</b> How many units could go in with this rezoning? <b>A. Admin:</b> 36 with outside flat parking – and 46 with some parking under building</li> </ul>
George Frank	<ul style="list-style-type: none"> <li>• Trees – someone should come out and take a look, there are a lot of trees within feet of his property and they just love those trees</li> <li>• These are 130 ft tall or more and they will be cut down</li> <li>• Big tree about 3 ft in diameter – whose side of the property is that? Who decides and who has to cut it?</li> </ul>

	<ul style="list-style-type: none"> <li>Someone has to go out and decide what trees must stay – birds are nesting in them</li> </ul>
Myles Herryman	<ul style="list-style-type: none"> <li>Acknowledges developer’s effort with green space and hopes the developer will keep existing zoning for family and the community</li> </ul>
Matt Lunde	<ul style="list-style-type: none"> <li>Did talk about moving site north to protect trees so under discussion</li> </ul>
Patti Harison	<ul style="list-style-type: none"> <li>What about trees on north side – there are trees on both sides</li> <li>Will be losing trees regardless</li> <li>With 24 units they would be able to save more trees and save the feel of the community</li> <li><b>Q. Council:</b> If went to 23 units – that is not necessarily the case as they would be larger to demand same level of income. <b>A. Matt Lunde:</b> Correct – building sizes would increase and more parking (2 per) would be required. It’s the same amount of cars regardless either way.</li> </ul>
Patti Harison	<ul style="list-style-type: none"> <li>Is this because of taxes or for our Community Plan – is this about rental income or keeping the community livable?</li> <li><b>A. Council:</b> When it comes to development for rental purposes developers need to weigh cost of development to income – there is no easy equation – for an investment it has to make sense</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:

**“4403 20<sup>th</sup> Street Rezoning Amendment Bylaw Number 5766, 2019”**

**CLOSE:**

The Public Hearing closed at 6:38 pm.

**CERTIFIED CORRECT:**



Mayor



Corporate Officer