



## **THE CORPORATION OF THE CITY OF VERNON**

### **MINUTES OF ADVISORY PLANNING COMMITTEE MEETING**

**HELD**

**TUESDAY, MARCH 26, 2020**

**PRESENT: VOTING**

Larry Lundgren  
Doug Neden  
Joshua Lunn  
Monique Hubbs-Michiel  
Phyllis Kereliuk  
Don Schuster  
Mark Longworth

**NON-VOTING**

Mayor Cumming (Alternate Member)

**ABSENT:**

Bill Tarr  
Harpreet Nahal  
Lisa Briggs  
Jamie Paterson  
Councillor Mund (Appointed Member)

**STAFF:**

Craig Broderick, Manager, Current Planning/Staff Liaison  
Keltie Chamberlain, Planning Assistant  
Roy Nuriel, Economic Development Planner  
Janice Nicol, Legislative Committee Clerk

**ORDER**

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

**ADOPTION OF  
AGENDA**

Moved by Monique Hubbs-Michiel, seconded by Don Schuster;

THAT the agenda of the Advisory Planning Committee meeting for March 24, 2020 be adopted.

**CARRIED.**

**ADOPTION OF  
MINUTES**

Moved by Don Schuster, seconded by Larry Lungren;

THAT the minutes for the Advisory Planning Committee meeting of March 10, 2020 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**DEVELOPMENT  
VARIANCE PERMIT  
FOR 1103 35<sup>th</sup> AVENUE**

The Planning Assistant reviewed Development Variance Permit application #00477. The Committee noted the following:

- Work has already started by the looks of the site
- Great to see neighbours support included in the package.

Moved by Doug Neden, seconded by Phyllis Kereliuk;

THAT the Advisory Planning Committee recommends that Council support the Development Variance Permit Application (DVP00477) to vary the following section of Zoning Bylaw #5000 on Pt. Lot 2, Plan 21392, Section 2, Twp 8, ODYD (1103 35<sup>th</sup> Avenue):

- a) to vary Section 9.3.5 to reduce the minimum rear yard setback from 7.5m to 3.5m in order to construct a proposed addition with a roof top deck to an existing single family dwelling;

AND FURTHER, that the Advisory Planning Committee recommends that Council's support of DVP00477 is subject to the following:

- a) That the site plan shown as Attachment 2 in the report titled "Development Variance Permit application for 1103 35<sup>th</sup> Avenue", dated March 18, 2020, by the Current Planning Assistant be attached to and form part of Development Variance Permit #DVP00477 as Schedule 'A'.

**CARRIED.**

**DEVELOPMENT  
VARIANCE PERMIT  
FOR 2600 25<sup>th</sup> AVENUE**

The Manager, Current Planning reviewed Development Variance Permit application #00474. The Committee noted the following:

- Concern for the curved property line and future fencing construction, etc
- Where will parking be located as there is a significant slope on property, there is not a lot of parking.

Joshua Lunn and Larry Lundgren left the meeting at 4:10 p.m. due to a perceived conflict of interest

Moved by Monique Hubbs-Michiel, seconded by Doug Neden;

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00474 to vary the following section of Zoning Bylaw #5000 in order to allow the further subdivision of the easterly 82 feet of Lot 1 measured along the northerly and southerly boundaries thereof Sec 34, Twp 9, ODYD, Plan 550, Pine Grove (2600 25<sup>th</sup> Avenue) which contains an existing residence:

- a) to vary Section 9.3.5. to reduce the rear yard setback for a 2 or 2.5 storey portion of the existing building from 7.5 m to 7.1 m.

**CARRIED.**

Joshua Lunn and Larry Lundgren returned to the meeting at 4:14 p.m.

## **SHORT-TERM RENTAL REGULATIONS**

Roy Nuriel, Economic Development Planner, gave an overview of the proposed Short-term Rental Regulations and distributed a package of information to Committee members. Public engagement has started and the Committee's input was requested.

The following points were noted:

- Plan to hold open houses remotely and have online platforms for input
- Short term Rental (STR) – accommodation is defined as private, residential dwelling (or part of dwellings) that are rented to provide sleeping accommodation to a person or person on a temporary basis (less than 30 days, with daily or weekly rates)
- The Zoning Bylaw does not currently allow for short-term rentals other than the provision defined in the 'apartment housing, tourist' definition and provision under 'bed and breakfast'
- There has seen huge growth in short term rental in last 10 years, both within Vernon and worldwide
- There are now more than 150 online platforms for booking short-term rentals
- Many municipalities are starting to draft guidelines as it is having a significant impact on communities

- Within Vernon's boundary we have 275 short term rental units and over 340 active listings, median nightly rate is \$136
- Types of dwelling used as short term – 74% part of single family, 19% multi-family and 7% unknown
- 89% are short-term renting of an entire house – these houses are now removed from the inventory for long-term rentals in the City of Vernon
- There is a 15% year over year of listings and 23% year over year of rental unit growth
- Investors purchasing properties for short-term rental
- There are benefits for short-term rentals (more accommodation options, cultural exchange of residents/visitors, increase and/or maintain property values, etc) but they displace long-term tenants, alter neighbourhood character and raise legitimate parking, noise, safety, trash and fairness concerns.
- Vernon's vacancy rate is currently 1.9%, with 89% of short-term rentals being the entire dwelling unit – may be impacting rental availability
- The information will be emailed out to the Committee with a link to the EngageVernon platform for survey completion.
- If you have any other input, please contact Roy Nuriel,

The Committee provided the following input:

- Suggestion to combine Bed and Breakfasts regulations with Short-term rentals although it was noted that a Bed and Breakfast provides a different experience
- How was the data gathered? A start-up company scans all platforms and compares the folios/addresses with BC Assessment information. This information can be provided to the City for a fee
- It will be good to have public input for those that don't want a short-term rental next door
- Strata developments will have freedom to decide on the future of short-term rentals in their complex and their regulations will take precedent over the City's
- Suggestion to track other cities that have gone through this process
- Secondary suites have an inspection process, suggestions to have similar regulations for short-term rentals
- There is a risk that new regulations could make secondary suites less desirable

- Concern that there are currently no business licences required for a short-term rentals
- The Committee requested to see the results of the consultation process.

Moved by Don Schuster, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee receive the Short-term Rental Regulations Presentation for information.

**CARRIED.**

The Manager, Current Planning reviewed the following APC related applications discussed at the March 23<sup>rd</sup>, 2020, Council meeting:

- DVP00471 – 1909 37<sup>th</sup> Avenue – issued once all conditions are satisfied
- Recommendation from APC re: bus stop inventory – accessibility assessment has been completed and a four-year improvement plan is in place
- Extension for DVP00466 – 9738 Delcliffe Road to Feb. 25, 2021
- PH OCP Amendment (Boundary Extensions) BX Elementary – cancelled due to lack of quorum for Council. PH will need to be re-scheduled.


**NEXT MEETING**

The next meeting of the Advisory Planning Committee is to be announced.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at: 4:53 p.m.

**CERTIFIED CORRECT:**

  
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Chair