



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, MAY 26, 2020

**PRESENT:** VOTING

Larry Lundgren  
Doug Neden  
Monique Hubbs-Michiel  
Phyllis Kereliuk  
Don Schuster  
Mark Longworth  
Bill Tarr  
Jamie Paterson

**NON-VOTING**

Mayor Cumming (Alternate Member)

**ABSENT:** Councillor Mund (Appointed Member)

Lisa Briggs  
Joshua Lunn  
Harpreet Nahal

**STAFF:** Craig Broderick, Manager, Current Planning/Staff Liaison

Daniel Sturgeon, Long Range Planner  
Natasha Kositsin, Acting Legislative Committee Clerk

**ORDER**

The Chair called the meeting to order at 4:02 p.m.

**ADOPTION OF  
AGENDA**

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

THAT the Advisory Planning Committee move Information Services (4) before New Business (3) on the agenda;

AND FURTHER, that the agenda be adopted as amended.

**CARRIED.**

**ADOPTION OF  
MINUTES**

Moved by Bill Tarr, seconded by Monique Hubbs-Michiel;

THAT the minutes for the Advisory Planning Committee meeting of May 12, 2020 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**REZONING  
APPLICATION FOR  
1800 PHOENIX DRIVE  
(ZON00300)**

The Long Range Planner reviewed the Rezoning Application for 1800 Phoenix Drive. The Committee noted the following:

- Concerns as to why the Developer is not just zoning Phase 1 instead of the whole 30 acres. It's a 15 year project, and was suggested to scale down but the developer wants to ensure that they have the whole land to use.
- Committee wonders why they are discussing this property when the developer still needs to apply for a Subdivision application. As per the Council report, the applicant will be required to make a subdivision application that is supportable prior to adoption – APC will not see the subdivision application unless there are changes to the proposed zoning. .
- Pedestrian movements across the site needs to be taken into consideration when planning, to include trails,.  
– Staff note that there is a future park and trail as described in the Foothills Neighbourhood Plan
- Concerns of emergency vehicles but were informed that this will still be in the 10 minute response time. A secondary emergency access point to the north will be acquired and constructed in later subdivision phases.

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

THAT the Advisory Planning Committee recommends that Council support the application to rezone Amended Lot G (SEE DD 216774F) Sections 13 and 24 Township 8 ODYD Plan 1362 Except Plans 28422, 36541, KAP82631, KAP84094, KAP90431, EPP38363 And EPP72337 (1800 Phoenix Drive) within the Foothills Neighbourhood from A2 (Rural — Large Holdings) and R2 (Large Lot Residential) to HR1 (Hillside Residential Single and Two Family), HR2 (Hillside Residential Multi-Family), and P1 (Parks and Open Space);

AND FURTHER, that prior to adoption of a zoning amendment bylaw:

- a) Registration of a Section 219 "No Disturb" Covenant on the remnant parcel (lands beyond Phase 1) that would restrict future subdivision or any development until the approval of a pre-plan, consistent with the Foothills Neighbourhood Plan, that would identify the location of a future road network that specifically connects with Mountridge Drive to the north and generally to the road network to the east, respects sensitive areas including seasonal water bodies or drainage courses, and provides for future parks and trail connections;
- b) Registration of a 50 metre radius no-build and no-disturb covenant for the area surrounding the archaeological site;
- c) Payment of water latecomer charges for use of reservoir capacity in the Sun Peaks Reservoir;
- d) Confirmation of the downstream capacity of the existing drainage system to handle flows from the proposed development;
- e) The applicant provide geotechnical information regarding slope, soil and hydrogeological conditions along the edge of the environmentally sensitive area in Phase 1 of the proposed development, including recommendations regarding the location of final lot lines, a no disturb covenant, and safe building setbacks in this area;
- f) Submission of Subdivision and Environmental Development Permit applications for Phase 1 of the development including design of on-site and off-site works and services necessary to service the first phase of development and receipt of a supportable subdivision layout to the satisfaction of the Approving Officer; and
- f) Finalization of a traffic impact assessment which details any necessary off-site improvements as result of the proposed development and registration of any necessary covenants restricting development phases until such improvements are complete

**AND FURTHER**, that there is pedestrian trail access incorporated into the development that avoids sensitive ecological areas.

**CARRIED, with Jamie Paterson opposed.**

**INFORMATION ITEMS**

The Manager, Current Planning reviewed the following APC related applications discussed at the May 25<sup>th</sup>, 2020, Council meeting:

- **DVP00484** –3417 30th Avenue – issued, once all conditions of Council have been met
- **DVP00477** –1103 35<sup>th</sup> Avenue - issued, once all conditions of Council have been met.
- **ZON00297** - 5000 20<sup>th</sup> Street – Request to Waive Rezoning Application condition for reconsideration on June 8, 2020.
- **ZON00343** - 9188 Tronson Road Public Hearing held May 25, 2020 was adjourned to June 8, 2020 with further written submissions being received up to 4pm June 5, 2020
- **2103-39<sup>th</sup> Street** Rezoning Amendment Public Hearing for June 8 cancelled and rescheduled for June 22, 2020 at Rec Centre Auditorium.

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is to tentatively scheduled for June 9, 2020.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at: 4:35 p.m.

**CERTIFIED CORRECT:**



**Chair**