



**THE CORPORATION OF THE CITY OF VERNON**

**MINUTES OF ADVISORY PLANNING COMMITTEE MEETING**

**HELD**

**TUESDAY, JUNE 9, 2020**

**PRESENT:** VOTING

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

**NON-VOTING**

Mayor Cumming (Alternate Member)

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

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

**ORDER**

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

**ADOPTION OF  
AGENDA**

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

THAT the Advisory Planning Committee agenda for June  
9, 2020 be adopted.

**CARRIED.**

**ADOPTION OF  
MINUTES**

Moved by Phyllis Kereliuk, seconded by Doug Neden;

THAT the minutes for the Advisory Planning Committee  
meeting of May 26, 2020 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**REZONING AND  
DEVELOPMENT  
VARIANCE PERMIT  
APPLICATIONS FOR  
2109 32<sup>ND</sup> AVENUE  
(ZON00349/DVP00481)**

The Planning Assistant reviewed the Rezoning and Development Variance Permit Applications for 2109 32<sup>nd</sup> Avenue. The Committee noted the following:

- Clarification of addressing and that setback for corner lot is 4.5m on both 32<sup>nd</sup> Avenue and 22<sup>nd</sup> Street
- Concern that if the adjacent property subdivides in a similar manner to 2109 32<sup>nd</sup> Avenue, parking may be an issue
- Accessibility will be an issue if the property use switched to a care home, minor or seniors supportive housing, minor
- Concern that vehicles may be backing out of proposed lots onto 32<sup>nd</sup> Avenue with limited visibility, suggest some restrictions be implemented for safety
- Clarification that applicant has requested a reduced side yard setback (3.0m rather than 4.5m) so that the driveway can be oriented away from the corner.

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

THAT the Advisory Planning Committee recommends that Council support the application to rezone Lot 1, Plan 3421, Sec 35, Tp 9, ODYD (2109 32<sup>nd</sup> Avenue) from R2: Large Lot Residential to R3: Medium Lot Residential to subdivide the parcel into two lots for residential development at 2109 32<sup>nd</sup> Avenue;

AND FURTHER, that the Advisory Planning Committee recommends that Council's support of ZON00349 is subject to the following:

- a) that the Preliminary Layout Review be ready for issuance prior to final adoption of the rezoning bylaw;

AND FURTHER, that the Advisory Planning Committee recommends that Council support Development Variance Permit application DVP00479 to vary the following sections of Zoning Bylaw #5000 on Lot 1, Plan 3421, Sec 35, Tp 9, ODYD (2109 32<sup>nd</sup> Avenue):

- a) To vary Section 9.4.5 to reduce the minimum side yard setback of 4.5m for a flanking street to 3.0m.

**CARRIED.**

**INFORMATION ITEMS**

The Manager, Current Planning reviewed the following APC related applications discussed at the June 8<sup>th</sup>, 2020, Council meeting:

- **DVP00475 – 180 Whistler Place** – permit issued once all conditions of Council are met;
- **ZON00297 – 5000 20<sup>th</sup> Street** – request to waive condition – decision deferred, third reading rescinded and second PH to be scheduled;
- **ZON00300 – 1800 Phoenix Drive** – received 1<sup>st</sup> and 2<sup>nd</sup> reading, PH scheduled for July 20, 2020;
- **Bylaw 5816 – 3610 25<sup>th</sup> Avenue** Housing Agreement adopted and DVP00445 issued once all conditions of Council are met.

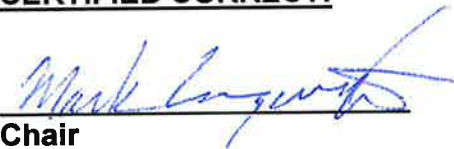
**NEXT MEETING**

The next meeting of the Advisory Planning Committee is to tentatively scheduled for June 23, 2020.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at: 4:25 p.m.

**CERTIFIED CORRECT:**

  
Chair