



THE CORPORATION OF THE CITY OF VERNON
MINUTES OF ADVISORY PLANNING COMMITTEE MEETING
HELD

TUESDAY, SEPTEMBER 1, 2020

PRESENT: VOTING

Mark Longworth, Chair
Phyllis Kereliuk
Jamie Paterson
Don Schuster
Mayor Cumming (Alternate Appointed Member)
Monique Hubbs-Michiel
Joshua Lunn
Doug Neden
Larry Lundgren

Bill Tarr
Lisa Briggs

ABSENT: Harpreet Nahal
Councillor Mund (Appointed Member)

STAFF: Craig Broderick, Manager, Current Planning / Staff Liaison
Keltie Chamberlain, Planning Assistant
Daniel Sturgeon, Long Range Planner
Janice Nicol, Legislative Committee Clerk

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

ADOPTION OF AGENDA Moved by Jamie Paterson, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee agenda for September 1, 2020 be adopted.

CARRIED.

ADOPTION OF MINUTES Moved by Don Schuster, seconded by Larry Lundgren ;

THAT the minutes for the Advisory Planning Committee meeting of August 18, 2020 be adopted.

CARRIED.

NEW BUSINESS:

REZONING AND DEVELOPMENT VARIANCE PERMIT APPLICATIONS FOR 1800 32ND STREET (ZON00357/DVP00493)

The Planning Assistant reviewed rezoning and development variance permit applications ZON00357 and DVP00493 for 1800 32nd Street. It was noted that the Committee had already considered ZON00357 at their August 4th, 2020 meeting but there has since been a new DVP application. The Committee noted the following:

- It was confirmed that there is a need for smaller units allowed by the proposed permitted narrower unit widths
- It was questioned whether there be restrictions on who can rent these units?
- Concern regarding the large amount of permeable surface.

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

THAT the Advisory Planning Committee recommends that Council support the application to rezone Blk 10, PI 225, DL 73, ODYD (1800 32nd Street) from R2: Large Lot Residential to RM2: Multiple Housing Residential to develop four residential rental units at 1800 32nd Street;

AND FURTHER, that should Council approve the rezoning of the subject property from R2: Large Lot Residential to RM2: Multiple Housing Residential, that Council support the development variance permit (DVP00493) to reduce the minimum unit width from 6.5m to 4.72m

CARRIED.

REZONING APPLICATION FOR MULTIPLE PROPERTIES IN THE OKANAGAN HILLS NEIGHBOURHOOD PLAN AREA

The Long Range Planner reviewed the rezoning application ZON00346 for multiple properties in the Okanagan Hills Neighbourhood Plan Area. The Committee noted the following:

- The concept, ownership and maintenance of a 'private park' was questioned
- Many hillside variances are anticipated, is there consideration for a blanket variance?
- Will there be design guidelines as part of this and who will monitor?

- Concern about the 'private park', private trails are incongruent with current use of trails in the City and the Official Community Plan. A number of problems are anticipated with creating a private park. This needs to be addressed at the front-end.
- It was noted that the vineyards will eventually be turned into residential as they are not in the Agricultural Land Reserve.

Moved by Larry Lundgren, seconded by Jamie Paterson;

THAT the Advisory Planning Committee recommends that Council support the application to rezone the following properties, as outlined in the report titled "Rezoning Application for Multiple Properties in the Okanagan Hills Neighbourhood Plan Area" dated August 28, 2020 by the Long Range Planner, as follows:

- a) Lot 1 Plan KAP89223 Section 31 Township 9 ODYD from 'RTC' and 'P1' to 'RTCA' and 'P1';
- b) Lot 2 Plan KAP89223 Section 31 Township 9 ODYD from 'RTC', 'RTR' and 'P1' to 'RTCA', 'RTR' and P1;
- c) Lot 2 Plan KAP87536 Section 31 Township 9 ODYD Except Plan KAP88166 EPP48289 EPP55183 from 'RTC', 'RTR', 'P1' and 'P5' to 'RTCA', 'RTR', 'P1' and 'P5';
- d) Lot 3 Plan KAP89223 Section 31 Township 9 ODYD from 'RTC' and 'RTR' to 'RTCA';
- e) Lot 4 Plan KAP89223 Section 31 Township 9 ODYD from 'RTC' and 'RTR' to 'RTR';
- f) Lot A Plan KAP88166 Section 31 Township 9 ODYD from 'RTC', 'RTR' and 'P5' to 'RTCA', 'RTR' and 'P5';
and
- g) Lot D Plan EPP19505 Section 6 Township 8 ODYD & SEC 31 TWP 9 from 'RTC' and 'P5' to 'RTCA and 'P5'.

AND FURTHER, that final adoption of a rezoning bylaw be subject to:

- a) Finalization of a revised traffic impact assessment which details any necessary off-site improvements as a result of the proposed rezoning and registration of any necessary covenants restricting development phases until such improvements are complete.

CARRIED.

INFORMATION ITEMS None

NEXT MEETING The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, September 15, 2020.

ADJOURNMENT The meeting of the Advisory Planning Committee adjourned at: 4:40 p.m.

CERTIFIED CORRECT:



Chair