



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, SEPTEMBER 15, 2020

**PRESENT:** VOTING

Jamie Paterson, Vice-Chair  
Phyllis Kereliuk  
Doug Neden  
Monique Hubbs-Michiel  
Joshua Lunn  
Larry Lundgren  
Bill Tarr  
Harpreet Nahal

NON-VOTING

Mayor Cumming (Alternate Appointed Member)

**ABSENT:** Mark Longworth, Chair  
Don Schuster  
Councillor Mund (Appointed Member)  
Lisa Briggs

**STAFF:** Craig Broderick, Manager, Current Planning / Staff Liaison  
Keltie Chamberlain, Planning Assistant  
Ellen Croy, Transportation Planner  
Janicc Nicol, Legislative Committee Clerk

**ORDER**

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

**ADOPTION OF  
AGENDA**

Moved by Phyllis Kereliuk, seconded by Bill Tarr;

THAT the Advisory Planning Committee agenda for  
September 15, 2020 be amended to receive the  
**4) Information Update** as the first item;

AND FURTHER, that the agenda be adopted as  
amended.

**CARRIED.**

**ADOPTION OF MINUTES**

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

THAT the minutes for the Advisory Planning Committee meeting of September 1, 2020 be adopted.

**CARRIED.**

**INFORMATION ITEMS:**

The Manager, Current Planning reviewed the following APC related applications discussed at the September 14, 2020 Council meeting:

- **DVP00487 – 7449 Brooks Lane** – issued once all conditions have been satisfied
- **LUC00017 – 9239 Kokanee Road** – issued once all conditions have been satisfied
- **Bylaw 5817**– Sign amendment for home based businesses - requires more staff input
- **Bylaw 5818** – Zoning text amendment for home based businesses –requires more staff input
- **ZON00357 – 1800 32<sup>nd</sup> Street** – received first and second reading, PH schedule for Oct. 13, 2020
- **ZON00346 – Multiple properties for Okanagan Hills** – received first and second reading, PH scheduled for Oct. 13, 2020
- **Bylaw 5825** – Zoning text amendment for I1 Group Home, Major – PH held, received third reading
- **ZON00297 – 5000 20<sup>th</sup> Street** – PH held, received third reading

**NEW BUSINESS:**

**DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 3400 COLDSTREAM AVENUE (DVP00483)**

The Planning Assistant reviewed development variance permit application DVP00483 for 3400 Coldstream Avenue. The Committee noted the following:

- It was recognized that 34<sup>th</sup> Avenue would not be a good access route, good work by staff and developer to exclude as regular access point
- It was noted that they 19 parking spots that are rented to neighbouring businesses are no longer rented

- Clarification on the number of street accesses requested
- Will there be handicapped accessible suites and how will they be accessed?
- Confirmation that access to parking lot on site located closest to 34<sup>th</sup> Avenue will be via lane access through the site only
- Why are 21 Class 1 bike spots being installed? Need to be reconsider this as it does not match current resident need
- Concern that parking spots for visitors have been cut too deeply, needs to be reviewed as there is limited on-street parking in the area
- Loading space reduction to one space is a concern, acceptable only if there is also loading available at the front of the property
- Diagram does not indicate how scooters gain access to 34<sup>th</sup> Avenue and appears to be congested, needs to be clarified and/or revised
- Will there be age limitations on this building since the parking requirement reduction is tied to seniors?
- Concern that the building could be used for other purposes in the future (apartment housing -- no age restriction, for example) and will not meet the parking requirements.

Moved by Bill Tarr, seconded by Harpreet Nahal;

THAT the Advisory Planning Committee recommends that Council support the development variance application #DVP00483 to vary the following section of Zoning Bylaw #5000 to construct an additional 48 one-bedroom units at an existing seniors housing facility, McCulloch Court, on Lot 1, Plan 27701, District Lot 72, ODYD (3400 Coldstream Avenue);

- a) Section 7 Parking and Loading of Zoning Bylaw #5000 to reduce the number of vehicle, loading, and bicycle parking spaces, and reduce the minimum aisle width of 7.0m for two-way aisles; and
- b) Schedule B, Section 3.5.5. of Subdivision and Development Servicing Bylaw #3843 to increase the number of accesses from two to three.

AND THAT the approval of the development variance application is subject to the following:

- a) The applicant provides road dedication on Coldstream Avenue to the back edge of the existing public sidewalk;
- b) That the site plan and details generally shown as Attachment 1 to 5, inclusive in the report titled "Development Variance Permit Application for 3400 Coldstream Avenue" and dated September 1, 2020 by the Planning Assistant, be attached to and form part of DVP00493 as Schedule 'A' and;
- c) That the requirement for bicycle parking and the reduction of loading spaces be reviewed.

**CARRIED.**

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, September 29, 2020.

**ADJOURNMENT**

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

**CERTIFIED CORRECT:**

  
Chair