

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL
HELD MONDAY, SEPTEMBER 28, 2020
VERNON RECREATION CENTRE AUDITORIUM
3310 – 37TH AVENUE, VERNON, B.C.**

PRESENT: Mayor Cumming

Councillors: S. Anderson, K. Fehr, K. Gares,
A. Mund, B. Quiring, D. Nahal

Staff: W. Pearce, Chief Administrative Officer
P. Bridal, DCAO / Director, Corporate Services
K. Austin, Manager, Legislative Services
K. Flick, Director, Community Infrastructure & Development
Services
C. Broderick, Manager, Current Planning/Approving Officer
E. Croy, Planner, Transportation
S. Melenko, Information Technician I

Others: Media and Members of the Public

Mayor Cumming called the Public Hearing to order at 5:32 pm.

Mayor Cumming outlined the procedures to be followed.

Corporate Officer, Keri-Ann Austin, advised that Notice of the Public Hearing was published in the **September 17th and 24th, 2020** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

Administration provided a brief overview of the application for:

A. "3405 27th Street Rezoning Amendment Bylaw Number 5828, 2020"

Prior to the Public Hearing, no written submissions were received.

Mayor Cumming called a first time for representation from the public in attendance with regard to **"3405 27th Street Rezoning Amendment Bylaw Number 5828, 2020"**.

There being no persons wishing to speak, Mayor Cumming called a second time for representation from the public in attendance with regard to **"3405 27th Street Rezoning Amendment Bylaw Number 5828, 2020"**.

There being no persons wishing to speak, Mayor Cumming called a third and final time for representation from the public in attendance to speak. There being none, the Mayor closed the Public Hearing for **"3405 27th Street Rezoning Amendment Bylaw Number 5828, 2020"**.

CLOSE:

The Public Hearing closed at 5:42 pm

Administration provided a brief overview of the application for:

B. "2724 Howser Place Land Use Contract Number LTO N#1421, 1978 Discharge Bylaw Number 5829, 2020" AND "2724 Howser Place Rezoning Amendment Bylaw Number 5830, 2020"

Prior to the Public Hearing, five written submissions were received:

Date	Name
September 17, 2020	Anne Monteith & Neighbors
September 24, 2020	Jim & Diana Almaas
September 28, 2020	Gregory Merrick & Beverley Cole
September 28, 2020	Jon Mckinnon
September 28, 2020	Donna Sholter & Walter Stroszyn

Mayor Cumming called a first time for representation from the public in attendance with regard to "2724 Howser Place Land Use Contract Number LTO N#1421, 1978 Discharge Bylaw Number 5829, 2020" AND "2724 Howser Place Rezoning Amendment Bylaw Number 5830, 2020":

SPEAKER NAME	COMMENTS
Jim Almaas	<ul style="list-style-type: none"> • Lives adjacent to the property • If the trees are moved to accommodate the proposal, there may be erosion issues • Been there since 1988 and had questioned the R2 Zoning and was told there was no need to worry about it changing • If owner puts in 12 units, it will drive his property value down
Donna Sholter	<ul style="list-style-type: none"> • The property line runs very close to her home • They proposed units will be built too close to the property line, which may cause damage her foundation • If the trees are cut and the roots die it may affect her house foundation • Concerned about parking and the toxic fumes that will come from cars when they parked near the front of the property • Concerned about the foundation on the west side of her house and how the construction may cause a disturbance to the ground, affecting the foundation of her house

Mayor Cumming called a second time for representation from the public in attendance with regard to "2724 Howser Place Land Use Contract Number LTO N#1421, 1978 Discharge Bylaw Number 5829, 2020" AND "2724 Howser Place Rezoning Amendment Bylaw Number 5830, 2020":

SPEAKER NAME	COMMENTS
Jon McKinnon	<ul style="list-style-type: none"> • Has lived in his house since 1983 • Please read the submissions carefully • Planning department thinks multi-housing in the area is a good thing (i.e. Gracelands, Bella Vista Villas, BC Housing project) • None of those multi-unit projects involved developing within an established residential area • This proposed development is in the middle of a residential area
Lila Jolicoeur	<ul style="list-style-type: none"> • Concern about the extra traffic that would be coming through the cul de sac • It's very narrow, if additional parking was occurring, it will be hard for emergency vehicles to pass through
Brennan Scott	<ul style="list-style-type: none"> • The slope will not impact the property of Mr. Almaas • Has put out one hand (one proposal), hasn't played all the hands and may look at other options • Goal is to have a duplex that looks like a single family home, that's what he's leaning towards right now • Left contact information for tenants and owners • For the Development permit, he would ask Council to waive the condition of a development permit prior to adoption
Lila Jolicoeur	<ul style="list-style-type: none"> • If the proposed development is not in place yet then this is just fishing for what can be rezoned to • What if the property sells with new zoning in place and we end up with a 7-plex • This should be farther along - this has been a single family neighborhood for over 20 years and would like it to stay that way
Brennan Scott	<ul style="list-style-type: none"> • Question for Craig: If the property is rezoned and it changes hands would the new owner have to adhere to what Council has required? • A: If there is no restrictive covenant to go with the R5 rezoning, this owner or a new owner, could develop the property in accordance to what is permitted in the R5 Zone. The property owner would have one year to fulfill conditions prior to adoption, so there is a shelf life and the zoning is not guarantee to be adopted • Development Variances do have a shelf life; substantial construction would have to take place within 2 years • Once the zoning has been adopted, the zoning is stays with the property

Donna Sholter	<ul style="list-style-type: none">• There is a bend to the entrance onto Howser Place, if this proposal goes ahead, the City road itself has to bear all the construction traffic, which may damage the road• There is sewer infrastructure below the road – this could be damaged from all the weight of construction vehicles
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There being no persons wishing to speak, Mayor Cumming called a third time for representation from the public in attendance with regard to **"2724 Howser Place Land Use Contract Number LTO N#1421, 1978 Discharge Bylaw Number 5829, 2020" AND "2724 Howser Place Rezoning Amendment Bylaw Number 5830, 2020"**.

Mayor Cumming called a final time for representation from the public in attendance to speak. There being none the Mayor closed the Public Hearing for **"2724 Howser Place Land Use Contract Number LTO N#1421, 1978 Discharge Bylaw Number 5829, 2020" AND "2724 Howser Place Rezoning Amendment Bylaw Number 5830, 2020"**.


CLOSE:

The Public Hearing closed at 6:10 pm.

CERTIFIED CORRECT:



Mayor



Corporate Officer