



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

WEDNESDAY, OCTOBER 27, 2020

PRESENT: VOTING

Mark Longworth, Chair
Larry Lundgren
Phyllis Kereliuk
Bill Tarr
Monique Hubbs-Michiel
Don Schuster
Doug Neden
Joshua Lunn

NON-VOTING

Mayor Cumming (Alternate Appointed Member)

ABSENT: Councillor Mund (Appointed Member)

Jamie Paterson
Lisa Briggs
Harpreet Nahal

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

Ed Stranks, Manager, Engineering and Development
Natasha Kositsin, Legislative Secretary

ORDER

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

**ADOPTION OF
AGENDA**

Moved by Doug Neden, seconded by Larry Lundgren:

THAT the Advisory Planning Committee agenda for
October 27, 2020 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Don Schuster, seconded by Phyllis Kereliuk:

THAT the minutes for the Advisory Planning Committee
meeting of October 14, 2020 be amended to remove
Councillor Gares from the attendees as she did not attend.

AND FURTHER, that the minutes be adopted as amended.

CARRIED.

NEW BUSINESS:

**DEVELOPMENT
VARIANCE
APPLICATION FOR
2000 33 STREET
(DVP00495)**

The Planning Assistant reviewed development application for DVP00495 at 2000 33 Street. The Committee noted the following:

- Current regulations do not allow for suites, building code changed recently to add secondary suites to duplexes
- Parking will be an issue if they apply for a building permit for secondary suite
- Concerns on storm water that goes off the site – need drainage
- 55% to 62% coverage on this property
- May need to get a geo tech to test soil conditions and see if water will run down the alley or go into neighbour's yard
- Owner could look into bylaw standards on drainage
- Concerned about parking on street if a suite was added

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

THAT the Advisory Committee recommends that Council support Development Variance Permit Application #DVP00495 to vary sections of Zoning Bylaw #5000 on Block 5, Plan 225, District Lot 73, ODYD, Parcel C, See DD KX5409 - Was Lot 9 & 10. (2000 33rd Street) as follows:

- a) To vary Section 9.10.6 of Zoning Bylaw #5000 to reduce the minimum flanking side yard setback from 4.5m to 2.7m; and
- b) That the site plan and building elevations, intended to illustrate the reduced flanking side yard setback and increased maximum site coverage (Attachment 1 and 2) in the report titled "Development Variance Permit Application for 2000 33rd Street" and dated October 20, 2020 by the Planning Assistant, be attached to and form part of DVP00495 as Schedule 'A'.

AND FURTHER, that the Advisory Planning Committee recommend that Council not support the following:

- c) To vary Section 9.10.6 of Zoning Bylaw #5000 to increase the maximum site coverage from 55% to 66.22%.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
3204 15 STREET
(DVP00492)**

The Planning Assistant reviewed development application for DVP00492 at 3204 15 Street. The Committee noted the following:

- 8000 sq ft lot
- Access from the front
- The scale and height are not the best examples of what could be done with the back alley
- Concerns regarding the height
- A petition was circulated and received support from surrounding neighbours
- Parking kept for boat off of 15 Street
- Majority of residents generally park on the street

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

THAT the Advisory Committee recommends that Council support Development Variance Permit application DVP00492 to vary the following sections of Zoning Bylaw #5000 on Lot 17, Block 1, Plan 384, Section 35, Township 9, ODYD (3204 15th Street):

- a) To vary Section 5.5.5 to increase the maximum floor area of a secondary suite from the lesser of 90m² or 60% of the total floor area of the primary building in a secondary building to 88%;
- b) To vary Section 7.1.9 to permit parking in the front yard where parking in the lane is feasible; and
- c) To vary 9.3.6 to permit vehicular access in the front yard where there is access to a rear lane;

AND FURTHER, that Council not support Development Variance Permit application (DVP00492) to vary the following section of Zoning Bylaw #5000 to construct a secondary building with a suite on Lot 17, Block 1, Plan 384, Section 35, Township 9, ODYD (3204 15th Street):

- a) To vary Section 5.5.6 to increase the maximum height of the secondary structure from 7.5m to 8.0m;

AND FURTHER, that Council support of DVP00492 is subject to the following:

- a) That the site plan noted as Attachment 1 in the report titled “Development Variance Permit Application for 3204 15th Street” and dated October 23, 2020, by the Planning Assistant be attached to and form part of DVP00492 as Schedule ‘A’; and
- b) That the applicant provide updated building elevation plans satisfactory to Administration, intended to illustrate the general form, character and massing of the proposed residence to meet the Zoning Bylaw Section 5.5.6, being the 7.5m maximum height limit for a secondary building containing a secondary suite.

CARRIED. with Don Schuster and Joshua Lunn opposed

**REZONING
APPLICATION FOR
3912, 3914 ALEXIS
PARK AND 3703
TURTLE MOUNTAIN
BOULEVARD
(ZON00353)**

The Manager, Current Planning reviewed rezoning application ZON00353 for 3912, 3914 Alexis Park Drive and 3703 Turtle Mountain Boulevard. The Committee noted the following:

- RH1 zoned for four and a half stories
- More developments to come in the future so this subdivision will grow tremendously
- Not a requirement to have all properties covenant, one applicant for all three addresses
- New impacts, retaining wall as lower units below
- The City will approach the applicant to possibly purchase road right of way for a future traffic circle to replace the lights
- Will look at access onto Alexis Park Drive and with the possibility of bussing to Turtle Mtn in the future

Moved by Doug Neden, seconded by Bill Tarr:

THAT Council support the application (ZON00353) to rezone Plan 4233, Sec 3, Twp 8, ODYD (3914 Alexis Park Drive); Lot 1, Plan 14564, Sec 3, Twp 8, ODYD Except Plan KAP83464 (3912 Alexis Park Drive); and Lot 2, Plan 14564, Sec 3, Twp 8, ODYD (3703 Turtle Mountain

Boulevard) from RM2 – Residential Medium Density to RH1 – Low Rise Apartment Residential;

AND FURTHER, that Council's support of ZON00353 be subject to the following:

- a) Consolidation of Plan 4233, Sec 3, Twp 8, ODYD (3914 Alexis Park Drive); Lot 1, Plan 14564, Sec 3, Twp 8, ODYD Except Plan KAP83464 (3912 Alexis Park Drive); and Lot 2, Plan 14564, Sec 3, Twp 8, ODYD (3703 Turtle Mountain Boulevard) into a single title or register a restrictive covenant on all titles to ensure development of the properties is planned in a comprehensive manner;

AND FURTHER, that prior to final adoption of the zoning amendment bylaw, the Development Permit ready for issuance and that any required variance for the proposed development be evaluated by Council and approved if appropriate.

CARRIED.

INFORMATION ITEMS:

The Manager, Current Planning reviewed the following APC related applications discussed at the October 26, 2020 Council meeting:

- **DVP00499 – 156 Sunset Blvd**– issued permit once conditions are met
- **ZON00329 – 5661 Okanagan Landing Road Rezoning Amendment** – one year extension granted
- **1700 Polson Drive Official Community Plan Text and Rezoning Amendment** – bylaw adopted
- **2724 Howser Place Rezoning Amendment** – bylaw rescinded
- **2724 Howser Place Land Use Contract** – bylaw adopted
- **3405 27 Street Rezoning Amendment** – bylaw adopted

NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday, November 10, 2020.**

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at:
5:01 p.m.

CERTIFIED CORRECT:



Chair