



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD ON WEDNESDAY, October 13, 2021 VIA ZOOM and IN-PERSON COUNCIL CHAMBERS (OKANAGAN LAKE ROOM)

PRESENT: VOTING

Mark Longworth, Chair
Don Schuster
Doug Neden (*Via Zoom*)
Harpreet Nahal (*Via Zoom*)
Jamie Paterson
Joshua Lunn
Monique Hubbs-Michiel (*Via Zoom*)

NON-VOTING

Mayor Cumming (Appointed Member) (**joined at 4:06 pm**)

ABSENT: Bill Tarr
Lisa Briggs
Phyllis Kereliuk

STAFF: Ally Campbell, Planning Assistant
Craig Broderick, Manager, Current Planning
Roy Nuriel, Economic Development Planner
Tracy Mueller, Committee Clerk

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

LAND ACKNOWLEDGMENT *As Chair of the City of Vernon's Advisory Planning Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.*

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

THAT the Advisory Planning Committee agenda of October 13 28, 2021, be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Don Schuster, seconded by Doug Neden:

THAT the minutes for the Advisory Planning Committee meeting of September 28, 2021 be adopted.

CARRIED.

NEW BUSINESS:**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
4001 34A STREET
(DVP00539)**

Roy Nuriel, Economic Development Planner, reviewed the Development Variance Permit Application for 4001 34A Street. The Committee noted the following:

- There is a requested variance for setbacks and parking.
- Staff clarified that the applicant cannot meet all the parking required under the City of Vernon's Zoning Bylaw; therefore, the applicant has requested to reduce the number from 40 spaces to 33 spaces. The rationale behind the request was included with the access and parking study as part of the agenda package.

Questions from members of the Committee were as follows:

- A member of the Committee requested further clarification regarding the parking variance requested.
 - Staff clarified that the new parking under the new building will be designated to the new tenants of the new building and the rest of the parking will be available for all tenants to use.
 - Access to the parking will come from 34A Street as well as from the rear lane.
- The Committee asked for clarification regarding the zoning bylaw in terms of massing and setbacks and how the application complies.
 - Staff noted that density and massing for the RH1 zone is based on the FSR (Floor Space Ratio) and that the design meets all conditions associated with the FSR and that the variances are for setbacks and parking.
- Members of the Committee expressed concern regarding the proposed 1.0m side-yard setback on the west side in that it could negatively impact the adjacent neighbouring property in terms of privacy. Staff noted that the adjacent property owners would be notified of the Public Input Session.
 - Staff clarified that notification letter will be sent to the surrounding neighbours (within the legislated radius)

advising of the upcoming Public Input Session and signage would be posted advising of the Council Meeting.

- Staff further shared that the project architects considered a few options for the site and they wanted to present a modern newer style of building with utilities and amenities located in between the existing building and the new building. Further, there is a large green amenity space in the front of the building which was site feature which was preserved. The Committee discussed the removal of the two westerly underground parking spaces in order to increase the proposed westerly setback and the reduce the size of the decks on the west side of the first floor. Staff noted that they will review those suggestions with the applicant.
- Discussion ensued and the resulting Committee consensus was that there was not support for the requested setback of 1.0 metre side yard setback (i.e. west).
- It was suggested by a member of the Committee that a portion of the path (the east- west portion) be upgraded to proper standard as it is a high use trail. The Committee discussed the proposed location of the walkway and requested additional clarification regarding the right-of-way / ownership.
 - Staff clarified that the east-west trail is on City owned property. Staff further noted that as part of the variance; the Developer could be asked to improve the east-west walkway as part of the requested variance.

In terms of parking, staff clarified that the project would require 40 spaces. The applicant is requesting a reduction to 33 spaces.

The Chair noted that as there is underground parking, that there could be a requirement attached to the variance application to install charging and storage provisions to accommodate electrical bicycles.

Moved by Doug Neden, and seconded by Monique Hubb-Michiel:

THAT Council support portions of the Development Variance Permit Application DVP00539 to vary the following sections of Zoning Bylaw #5000 to allow for a four and a half storey, 29-unit, rental apartment building to be constructed on Lot A, Plan 28535, Sect 3, Twp 8, ODYD (4001 34A Street):

- a) **support** varying the minimum rear year setback from 9.0 to 1.7m for the building wall and 0.6m for the cantilever balconies (Section 9.12.5);

- b) **not support** varying the minimum west side yard setback for the ground floor parkade and first floor deck from 4.5m to 1.0m (Section 9.12.5); and;
- c) **support** varying the minimum number of required off-street parking spaces for residents from 40 spaces to 33 spaces (Section 7.1.2, Table 7.1).

AND FURTHER, that Council support of DVP00539 is subject to the following:

- a) the site plan, floor plan, elevations, landscaping plan, shadow analysis and parking study generally noted as Attachments 2-7 contained in the report entitled "Development Variance Permit for 4001 34A Street" dated October 5, 2021 and respectfully submitted by the Economic Development Planner be attached to and form part of DVP00539 as Schedule "A".

CARRIED.

with Harpreet Nahal Opposed

Further, the Committee suggests that Administration explore options related to upgrading the existing paths in the immediate area to support pedestrian circulation.

INFORMATION ITEMS

- Staff noted that there are no updates on recent applications to share with the Committee other than the rezoning west of Turtle Mountain was given final approval of the and that would result in a future construction of a new section of the Grey Canal.

NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, October 26, 2021.

ADJOURNMENT

Moved by Don Schuster, seconded by Doug Neden:

THAT the Advisory Planning Committee meeting of October 13, 2021 be adjourned.

CARRIED.

The meeting of the Advisory Planning Committee adjourned at 4:57 p.m.

CERTIFIED CORRECT:



Chairperson