



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE  
ADVISORY PLANNING COMMITTEE MEETING  
HELD APRIL 23, 2024 AT 4:00 P.M.  
OKANAGAN LAKE ROOM (COUNCIL CHAMBER)**

**PRESENT:** Claire Ishoy  
Kyla Gaudreau  
Margo Jarman  
Scott Chatterton  
Jessica Kirkham  
Craig Neville  
Mayor Cumming  
Jordan Hart  
Monique Hubbs-Michiel  
Kennedy Mund

**GUEST:** Emilio Gonzalez, Owner Representative

**ABSENT:** Harpreet Nahal  
Margo Lupien

**STAFF:** Lydia Korolchuk, Manager, Planning  
Craig Broderick, Approving Officer  
Roy Nuriel, General Manager, Planning  
Jennifer Pounder, Record/Committee Clerk

**ORDER**

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

**LAND ACKNOWLEDGEMENT**

*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 THE AGENDA**

Moved by C. Ishoy, seconded by M. Jarman:

THAT the agenda of the April 23, 2024 Advisory Planning Committee meeting be adopted.

CARRIED

**ADOPTION OF THE MINUTES**

Moved by J. Hart, seconded by K. Mund:

THAT the minutes of the March 26, 2024 Advisory Planning Committee meeting be adopted.

CARRIED

**NEW BUSINESS:**

**DVP00633 (x-ref: SUB00787, ZON00300) (1800 PHOENIX DRIVE)**

**C. Broderick, Approving Officer**, provided an overview of the application as follows:

- The subject application is to vary Section 9.15.6 and Section 9.16.6 of Zoning Bylaw 5000 to reduce side yard setbacks to be 1.5m on both sides. The HR1 and HR2 zoning districts require side yard setbacks to total 5.0m. As part of the proposed subdivision, Phase 1 of the development is proposed to be 62 lots. The number of lots may differ depending upon the final road and lot layout based on approved engineering drawings.
- The proposed development is to be constructed over several years. The final unit count will depend on zoning, final road, lot layouts and park locations.

*S. Chatterton joined the meeting at 4:06 p.m.*

The following questions/comments were received from the Committee:

- Staff confirmed the “pan-handle” on the west side of the property connects to the Grey Canal Road and Trail . Staff are exploring options to connect the proposed development to the Grey Canal Trail and road.
- The proposed reduced setbacks would impact views from homes on uphill lots. Staff also confirmed the builder's rationale for this request is to provide greater design flexibility and to accommodate secondary suites. The rationale submitted by the applicant provides background information.

Moved by C. Ishoy, seconded by C. Neville:

THAT the Advisory Planning Committee recommends that Council not support Development Variance Permit application 00633 (DVP00633) to vary Section 9.15.6 and Section 9.16.6 of Zoning Bylaw 5000 to allow for reduced

side yard setbacks of 1.5m for residential construction on Phase 1 as part of a proposed subdivision of AMENDED LOT G (SEE DD216774F), SECTIONS 13 AND 24, TWP 8, ODYD, PLAN 1362, EXCEPT PLANS 28422, 36541, KAP82631, KAP84094, KAP90431, EPP38363 AND EPP72337, as outlined in the report titled “Development Variance Permit Application for 1800 Phoenix Drive” dated April 18, 2024 and respectfully submitted by the Approving Officer.

CARRIED.

**ZON00413 (3916, 3918 AND 3920 32<sup>ND</sup> AVENUE)**

**L. Korolchuk, Manager, Planning**, provided an overview of the application as follows:

- The development site consists of three parcels: 3916, 3918 and 3920 32nd Avenue and is located on the southeast side of the street. Each property has an existing single detached dwelling that would be demolished to allow for lot consolidation and redevelopment. The parcels have a total area of 2,777m<sup>2</sup> (0.68 ac).
- The applicant is requesting to rezone the three properties from RM2 – Multiple Housing Residential to RH1 – Low-Rise Apartment Residential (Table 1). The proposed RH1 – Low-Rise Apartment Residential zone aligns with the OCP Future Land Use designation of Residential Medium Density (RMD).
- The project proposes a purpose-built rental apartment building that will provide 49 dwelling units of various sizes: 21 bachelor units (4 micro-suites), 18 one-bedroom and 10 two-bedroom units. Eight of the units will be constructed as accessible units. The project meets all building setback and height requirements.

The following questions/comments were received from the Committee:

- It was noticed that some properties around this neighborhood are converting to multifamily. A landscape buffer around the property is a great idea. Suggest large trees in place of smaller ornamental ones to provide a better buffer between uses.

Moved by J. Kirkham, seconded by M. Jarman:

THAT the Advisory Planning Committee recommends that Council support Zoning Application 00413 (ZON00413) to rezone Lot 6, District Lot 70, ODYD, Plan 3720; Lot 7, District Lot 70, ODYD, Plan 3720; and Lot 8, District Lot 70, ODYD, Plan 3720 (3916, 3918 and 3920 32nd Avenue) from RM2 – Multiple Housing Residential to RH1 – Low-Rise Apartment Residential as outlined in the report titled “Rezoning Application for 3916, 3918 and 3920 32nd Avenue” dated April 15, 2024 and respectfully submitted by the Manager, Current Planning;

AND FURTHER, that final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment 7;

AND FURTHER, that prior to final adoption of the Rezoning Bylaw, the Development Permit and Development Variance Permit be ready for issuance.

CARRIED.

*Emilio Gonzalez left the meeting at 4:30 p.m.*

**INFORMATION ITEMS:**

Staff provided an update of recent Council decisions on bylaws and applications previously considered by the Advisory Planning Committee.

**NEXT MEETING**

The next meeting for the Advisory Planning Committee is set for **May 14, 2024 at 4:00 p.m.**

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:37 p.m. by call of the Chair.

**CERTIFIED CORRECT:**

  
Chair