



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

TUESDAY, JUNE 12, 2018

4:00 pm – OKANAGAN LAKE ROOM

A G E N D A

1. ADOPTION OF AGENDA

2. ADOPTION OF MINUTES

May 29, 2018 (attached)

3. UNFINISHED BUSINESS

Clarification of Riparian Areas Assessment Report attached to ZON00291 – 5770 Pleasant Valley Road – May 29, 2018 APC meeting

4. NEW BUSINESS

a) **ZON00301** – Rezoning application for 6473 Okanagan Landing Road

5. INFORMATION ITEMS

a) An update of APC related items discussed at the June 11, 2018 Council meeting will be provided.

6. NEXT MEETING

The next meeting is tentatively scheduled for Tuesday, June 25, 2018.

7. ADJOURNMENT



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, MAY 29, 2018

PRESENT: VOTING
Doug Neden, Vice-Chair
Jamie Paterson
Don Schuster
Monique Hubbs-Michiel
Vicki Topping
Joanne Georgeson
Ian Murphy
Phyllis Kereliuk

NON VOTING
Councillor Cunningham
Councillor Spiers

ABSENT: Mark Longworth
Corbin Kelley, Youth Member

GUESTS: Two members of the public

STAFF: Roy Nuriel, Economic Planner
Ed Stranks, Manager, Engineering Development
Janice Nicol, Legislative Committee Clerk

ORDER The Chair called the meeting to order at 4:00 p.m.

INTRODUCTION OF NEW MEMBERS Phyllis Kereliuk was welcomed to the Committee.

ADOPTION OF AGENDA Moved by Don Schuster, seconded by Joanne Georgeson:

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, May 29, 2018 be adopted.

CARRIED.

Vicki Topping arrived at the meeting at 4:01 p.m.

ADOPTION OF MINUTES

Moved by Monique Hubbs-Michiel, seconded by Jamie Paterson;

THAT the minutes for the Advisory Planning Committee meeting of Tuesday, May 15, 2018 be adopted.

CARRIED.

NEW BUSINESS:

DEVELOPMENT VARIANCE APPLICATION – 5545 27 AVENUE

The Advisory Planning Committee reviewed development variance permit application DVP00428 for property located at 5545 27th Avenue. The Economic Development Planner provided an overview of the application. The following points were noted:

- Number of handicap parking stalls was clarified in accordance with Zoning Bylaw #5000
- Concern about the lack of an area for snow storage.

It was noted that visitor parking is included in the overall number of stalls.

Moved by Monique Hubbs-Michiel, seconded by Vicki Topping;

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00428 to vary the following sections of Zoning Bylaw #5000 in order to construct a four storey, 38 unit non-profit rental apartment development on Lot 1, Plan 5914, DL 66, ODYD (5545 – 27th Avenue):

- a) to vary the minimum side yard setback on the south side of the property from 4.5m to 3.2m (Section 9.12.5);
- b) to vary the minimum two-way drive aisle width from 7.0m to 6.0m (Section 7.1.12);
- c) to vary the minimum number of required off-street parking spaces from 61 spaces to 55 spaces (Section 7, Table 7.1); and
- d) to vary the maximum number of small car parking spaces from 40% to 62% (Section 7.1.11).

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00428 is subject to the following:

- a) That the site, floor, elevation plans, shadow analysis and the Transportation Impact Assessment generally noted as Attachments 1 to 5 inclusive in the report titled “Development Variance Permit Application for 5545 – 27th Avenue” and dated May 23, 2018 by the Economic Development Planner be attached to and form part of DVP00428 as Schedule ‘A’.

CARRIED.

**REZONING
APPLICATION – 5770
PLEASANT VALLEY
ROAD**

The Advisory Planning Committee reviewed Rezoning application ZON00291 located at 5770 Pleasant Valley Road. The Economic Development Planner provided an overview of the application.

The following points were noted:

- Access will not be from Pleasant Valley Road due to the slope
- Concern about protection of a riparian area. A report from a Qualified Environmental Professional will be required.
- Concern about the environmental report attached to the agenda package - it is dated 2009. **ACTION ITEM: This issue will be clarified at the next APC meeting.**

Moved by Vicki Topping, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee recommends Council support the application (ZON00291) to rezone Lot 6, Plan 939, Section 11, Township 8, ODYD (5770 Pleasant Valley Road) from R1 NORD to RH1 (Low Rise Apartment Residential) and P1 (Parks and Open Space) in order to construct three 72 unit apartment buildings and an amenity building) and to accommodate the extension of BX trail adjacent to BX Creek, subject to the following conditions:

1. a) Provision of a Statutory Right of Way to accommodate sanitary and water mains;
- b) Provision, design and construction of an emergency access route to connect this property to Lot A Plan EPP56407;
- c) Dedication and construction of a 15 m wide corridor adjacent to the east side of BX Creek to allow for the extension of the BX trail;
- d) The design and construction of all on-site and off-site works and services necessary to service the property; and

- e) Dedication and construction of road right of way adjacent to Deleenher Road, including a cul de sac turnaround, the extension or replacement of the bridge structure in Deleenher Road adjacent to the subject property, and improvements to the extension of the BX trail through the subject property;
- 2. Return to crown of lands below the high water mark of BX Creek; and
- 3. Completion of environmental enhancement and mitigation as recommended in the Riparian Area Reports prepared by Sage Environmental and dated July 2017 and March 2018 respectively.

CARRIED.

INFORMATION ITEMS:

The Committee reviewed the information for APC related items discussed at the May 28 Council meeting as follows:

- DVP00422 – 8853 Adventure Bay Road, issued once all conditions are satisfied.
- ZON00293 – 7818 Okanagan Bench Road – received 1st and 2nd reading, Public Hearing scheduled for June 25, 2018
- LUC00013/DVP00421 – 9238 Chinook Road – received 1st and 2nd reading, Public Hearing schedule for June 25, 2018

NEXT MEETING

The next regular meeting of the Advisory Planning Committee is scheduled for Tuesday, June 12, 2018.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:30 p.m.

CERTIFIED CORRECT:

_____Chair



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Craig Broderick
Manager, Current Planning
Hazel Christy
Planner

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: July 9, 2018
REPORT DATE: June 7, 2018
FILE: ZON00301

SUBJECT: REZONING APPLICATION FOR 6473 OKANAGAN LANDING ROAD

PURPOSE:

To review the rezoning application which proposes to rezone portions of the subject property located at 6473 Okanagan Landing Road from RR (Rural Residential) to R4 (Small Lot Residential) and P1 (Parks and Open Space), in order to create a small lot residential subdivision and accommodate the future extension of a trail adjacent to Vernon Creek.

RECOMMENDATION:

THAT Council support the application (ZON00301) to rezone Lot 4, DL 62, ODYD, Plan 9738 (6473 Okanagan Landing Road) from RR (Rural Residential) to R4 (Small Lot Residential) and P1 (Parks and Open Space), in order to create a small lot residential subdivision and accommodate the future extension of a trail adjacent to Vernon Creek; and

THAT Adoption of the Zoning Amendment be subject to the following conditions:

1. Registration of a Section 219 Restrictive Covenant (Flooding Covenant) on the subject property, that would indemnify and save the City harmless in the event of a flood; and
2. Registration of a Statutory Right of Way adjacent to Vernon Creek, having a minimum width of 9 metres, to allow for the future construction of a trail; and
3. Registration of a Section 219 Restrictive Covenant prohibiting further development or subdivision until the execution of a Servicing Agreement pursuant to Subdivision and Development Servicing Bylaw #3843 which governs the design and construction of all on-site and off-site works and services necessary to service the property for the proposed use and density.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council support the application (ZON00301) to rezone Lot 4, DL 62, ODYD, Plan 9738 (6473 Okanagan Landing Road) from RR (Rural Residential) to R4 (Small Lot Residential) and P1 (Parks and Open Space), in order to create a small lot residential subdivision and accommodate the future extension of a trail adjacent to Vernon Creek; and

THAT Adoption of the Zoning Amendment be subject to the following conditions:

1. Registration of a Section 219 Restrictive Covenant (Flooding Covenant) on the subject property, that would indemnify and save the City harmless in the event of a flood; and
2. Registration of a Statutory Right of Way adjacent to Vernon Creek, having a minimum width of 9 metres, to allow for the future construction of a trail; and
3. Registration of a Section 219 Restrictive Covenant prohibiting further development or subdivision until the execution of a Servicing Agreement pursuant to Subdivision and Development Servicing Bylaw #3843 which governs the design and construction of all on-site and off-site works and services necessary to service the property for the proposed use and density; *and*

4. Any other conditions of Council.

Note: This alternative supports the rezoning application as submitted with the addition of any other conditions that Council may wish to add.

2. THAT Council NOT support the application (ZON00301) to rezone Lot 4, DL 62, ODYD, Plan 9738 (6473 Okanagan Landing Road) from RR (Rural Residential) to R4 (Small Lot Residential), and to P1 (Parks and Open Space), in order to create a small lot residential subdivision and accommodate the future extension of a trail adjacent to Vernon Creek.

Note: This alternative does not support the rezoning application, and as a result the application as submitted would not be able to proceed.

ANALYSIS:

A. Committee Recommendations:

At its meeting of June 12, 2018, the Advisory Planning Committee passed the following resolution:

“ “

B. Rationale:

1. The subject property is located at 6473 Okanagan Landing Road (Figures 1 and 2). The land has been designated as Residential Low Density within the Official Community Plan (Attachment 1) and is within the RR (Rural Residential) zoning district as shown on the attached zoning map excerpt (Attachment 2).
2. The Master Transportation Plan (MTP) identifies Okanagan Landing Road as an Arterial Road. Okanagan Landing Road adjacent to the subject site is a defined Road DCC Project (TR 28).
3. The Parks Master Plan Implementation Schedule (Attachment 3) shows the extension of a trail adjacent to Vernon Creek in this location.
4. The application to rezone the subject property is consistent with the OCP land use designation of Residential Low Density.
5. As shown on Attachment 4, a portion of the property is proposed to be rezoned to the R4 Small Lot Residential Zone to accommodate the proposed development, and a portion of the property adjacent to Vernon Creek is proposed to be rezoned to the P1 Parks and Open Space Zone to augment the existing Parks designated area adjacent to Vernon Creek and to accommodate the extension of a trail.
6. The applicant's stated intention is to subdivide the property into 5 bareland strata lots, plus 1 bareland

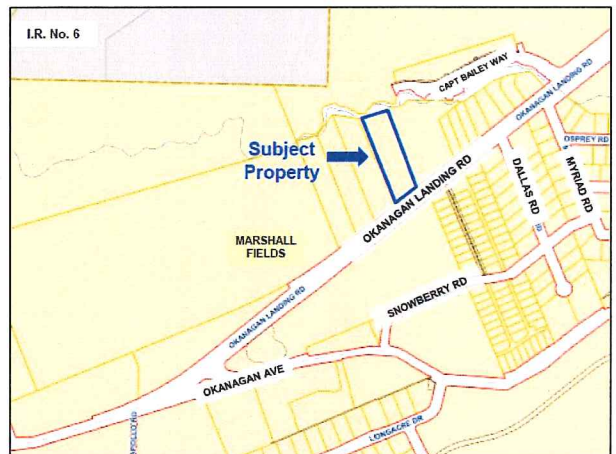


Figure 1 – Property Location Map



Figure 2 – Aerial Map of Property

strata lot to accommodate the existing dwelling. An application for subdivision has not yet been submitted, however Attachment 5, showing a potential lot layout, has been provided for information.

7. The applicant has retained Associated Environmental (AE) for a Riparian Area Assessment. The SPEA (Streamside Protection and Enhancement Area) as illustrated on Attachment 6 establishes the setback for new construction at 30m.
8. Given the proximity to Vernon Creek, Okanagan Lake and the low angle nature of the topography in the general area, concern exists for flood potential. As shown on Attachment 7, the subject property is between 345.328 and 346.408 m (metres above sea level). Full pool of Okanagan Lake is 342.48m and the maximum lake elevation in 2017 was 343.250m.
9. Should Council give favourable consideration to this rezoning application, it is recommended that adoption of the Zoning amendment be subject to the registration of:
 - a Section 219 Covenant (Flooding Covenant) indemnifying and saving the City harmless in the event of a flood;
 - a Section 219 Restrictive Covenant restricting further subdivision or development until the execution of a Servicing Agreement pursuant to Subdivision and Development Servicing Bylaw #3843 governing the design and construction of all on-site and off-site works and services necessary to service the property for the proposed use and density; and
 - a statutory right of way adjacent to Vernon Creek having a minimum width of 9 metres to accommodate the provision of a trail, pursuant to the Parks Master Plan.
10. Technical items to be considered through the subdivision process include:
 - a. The location and configuration of the required 5% parkland dedication;
 - b. Return to Crown of lands below the high water mark of Vernon Creek;
 - c. The location of required statutory rights of way to accommodate services;
 - d. Mitigation or enhancements required pursuant to the Riparian Area Report;
 - e. Building or geotechnical limitations of the site; and
 - f. Any other items that may arise through the review and consideration of an application to subdivide the subject lands.
11. Administration supports the rezoning application as the proposed use and density conform to the OCP, allow for more efficient use of a large lot, and provide for future trail access adjacent to Vernon Creek.
12. Details of site layout, access, accommodation of a future trail, and infrastructure improvements will be governed by the subdivision approval process.

C. Attachments:

Attachment 1 – Official Community Plan Designation
Attachment 2 – Current Zoning
Attachment 3 – Parks Master Plan Implementation
Attachment 4 – Proposed Zoning
Attachment 5 – Sketch Plan of Subdivision (for information) including SROW for trail area
Attachment 6 – SPEA Assessment dated April 2018 prepared by Associated Environmental Ltd.
Attachment 7 – Property Elevations

D. Council's Strategic Plan 2015 – 2018 Goals/Deliverables:

The subject application involves the following objectives in Council's Strategic Plan 2015 – 2018:

- Support sustainable neighbourhoods by implementing neighbourhood plans and the OCP

E. Relevant Policy/Bylaws/Resolutions:

1. Official Community Plan:

- 7.3 Support the development of the City Centre District, neighbourhood centres, and designated multiple family areas to the densities outlined in the OCP to build compact, complete neighbourhood areas within the community and to achieve the maximum use of municipal infrastructure.
- 13.1 Maintain a clear and consistent approach to environmental management and ecosystem protection throughout the city in accordance with the Environmental Management Areas Strategy.
- 13.8 Work to enhance community access to lakeshore areas, hiking and walking paths and park space through the development process and in conjunction with municipal operations and other agencies as appropriate.
- 13.11 Ensure ecosystem conservation, enhancement, mitigation and restoration are undertaken as opportunities arise or as required as part of the development process.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

Right-click to sign
with **DocuSign**

Craig Broderick
Manager, Current Planning

Will Pearce, CAO

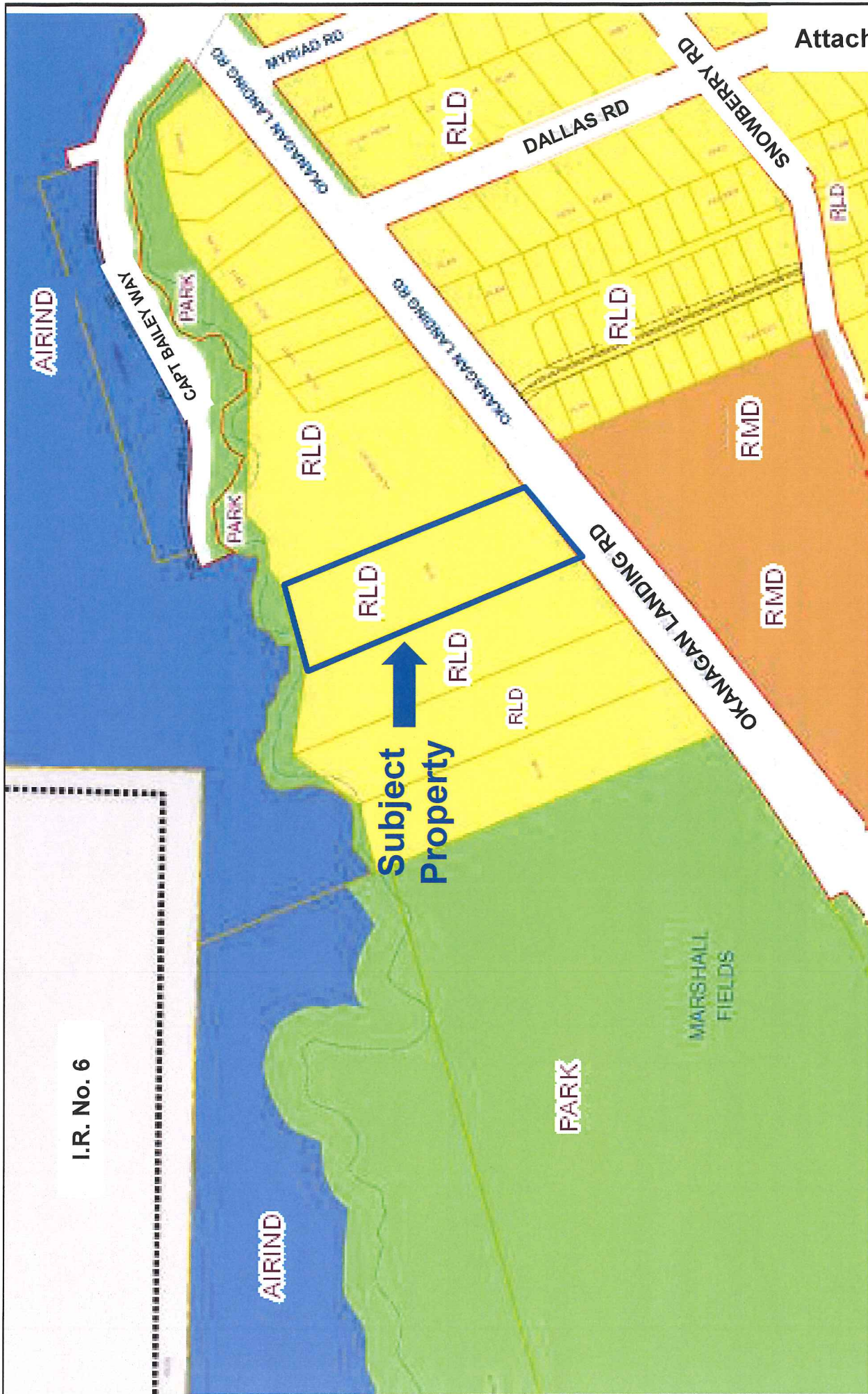
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with **DocuSign**

Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
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| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input checked="" type="checkbox"/> COMMITTEE: (APC June 12/18) | | |
| <input type="checkbox"/> OTHER: | | |

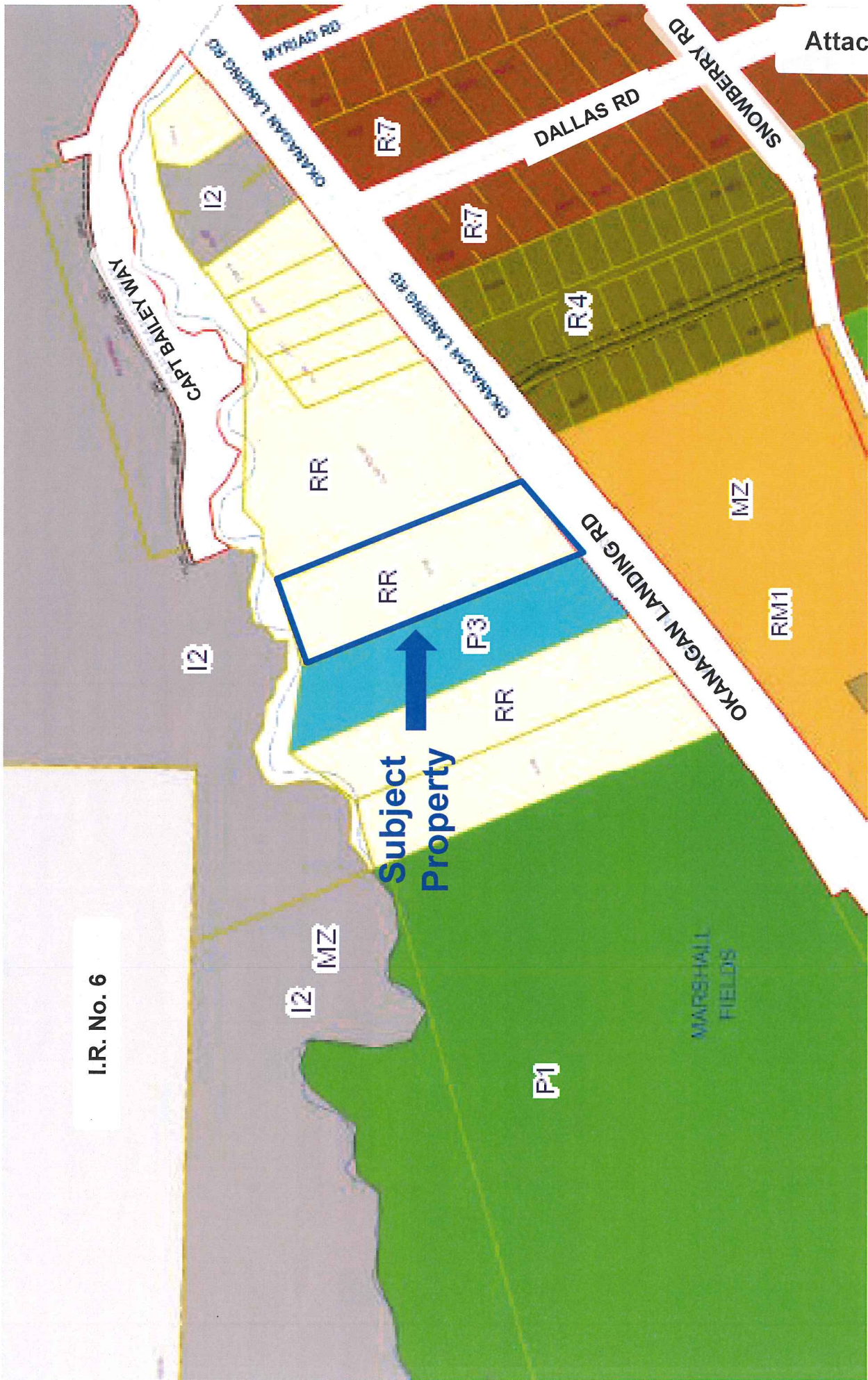


OCP Designation

-  RLD – Residential Low Density
-  Park – Park and Open Space
-  AIRIND – Airport Industrial
-  RMD – Residential – Medium Density



I.R. No. 6



Subject Property



- RR – Rural Residential
- P3 – Private Institutional
- I2 – Airport Industrial
- RM1 / MZ – Row Housing Residential / Multi Zone

Zoning Designation

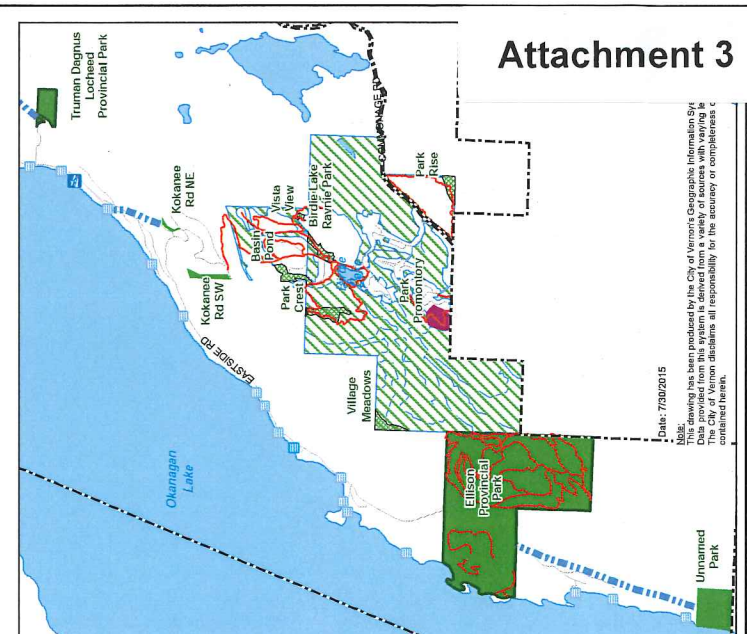
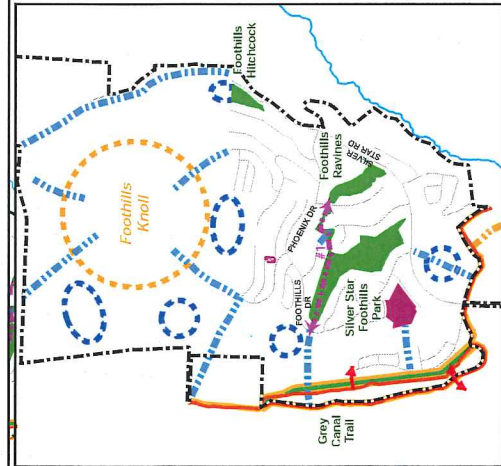
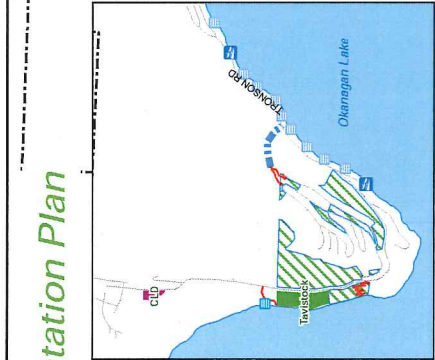
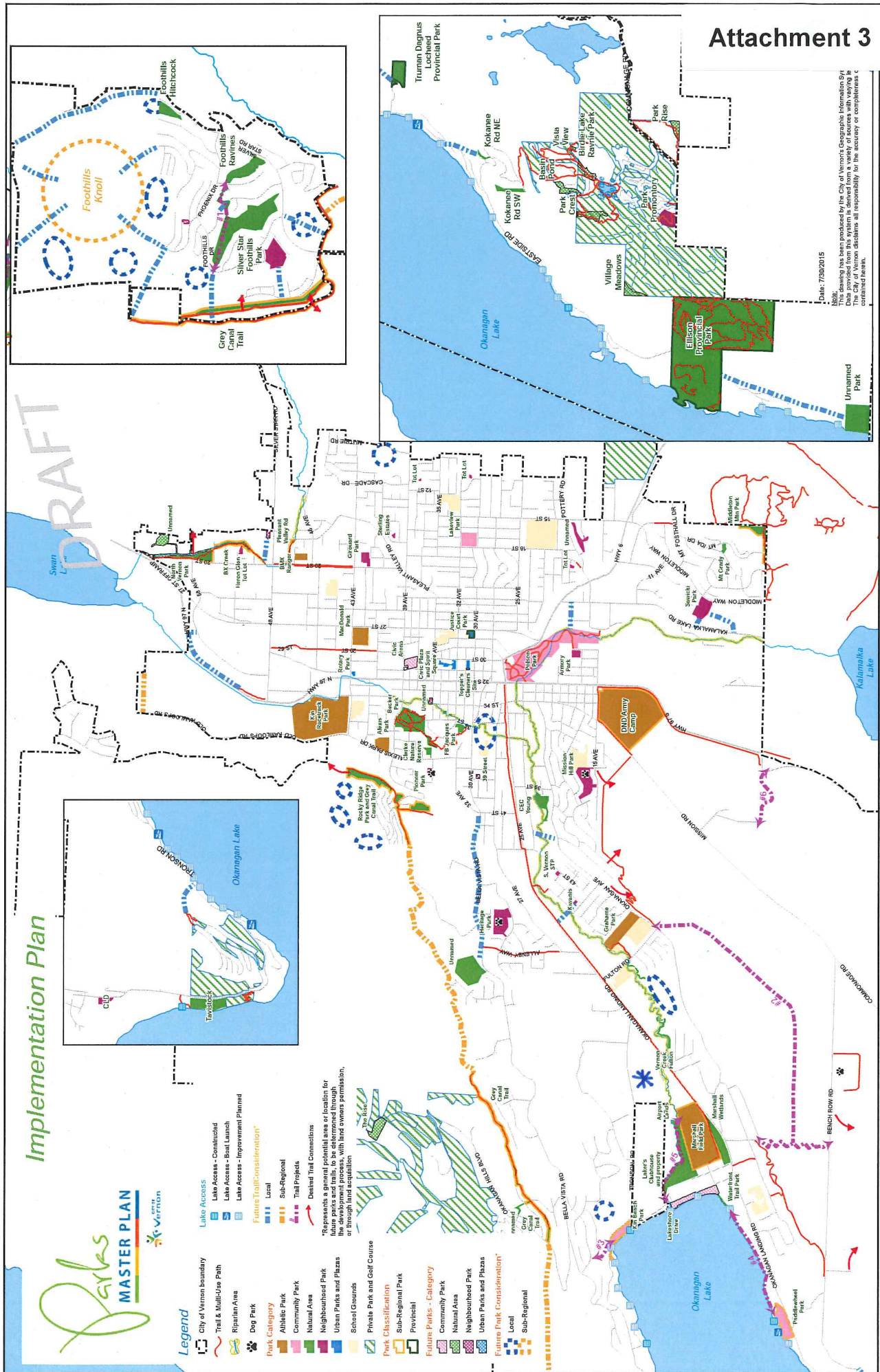
Implementation Plan



- Legend**
- City of Vernon boundary
 - Trail & Multi-Use Path
 - Riparian Area
 - Dog Park
 - Park Category**
 - Athletic Park
 - Community Park
 - Natural Area
 - Neighbourhood Park
 - Urban Parks and Plazas
 - School Grounds
 - Private Park and Golf Course
 - Park Classification**
 - Sub-Regional Park
 - Provincial Park
 - Future Parks - Category**
 - Community Park
 - Natural Area
 - Neighbourhood Park
 - Urban Parks and Plazas
 - Future Park Consideration***
 - Local
 - Sub-Regional

- Lake Accesses**
- Lake Access - Committed
 - Lake Access - Boat Launch
 - Lake Access - Improvement Planned
 - Future Trail Consideration***
 - Local
 - Sub-Regional
 - Trail Proposals
 - Declined Trail Connections

*Proposals in special technical areas of location for future parks and trails, to be determined through the development process, with land owners permission, or through land acquisition.



Scale: 7/30/2015
 Note:
 This drawing has been produced by the City of Vernon Geographic Information System. Data provided from this system is derived from a variety of sources with varying levels of accuracy. The City of Vernon disclaims all responsibility for the accuracy or completeness of the information presented herein.






Vernon Creek

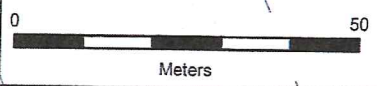
RR → P1

DRAFT

RR → RA

Okanagan Landing Road

-  HWM (TOB)
-  15m Litter and Insect Fall ZOS
-  30m Due South Shade ZOS
-  SPEA / 30m RAA / 30m LWD ZOS
-  Subject Site



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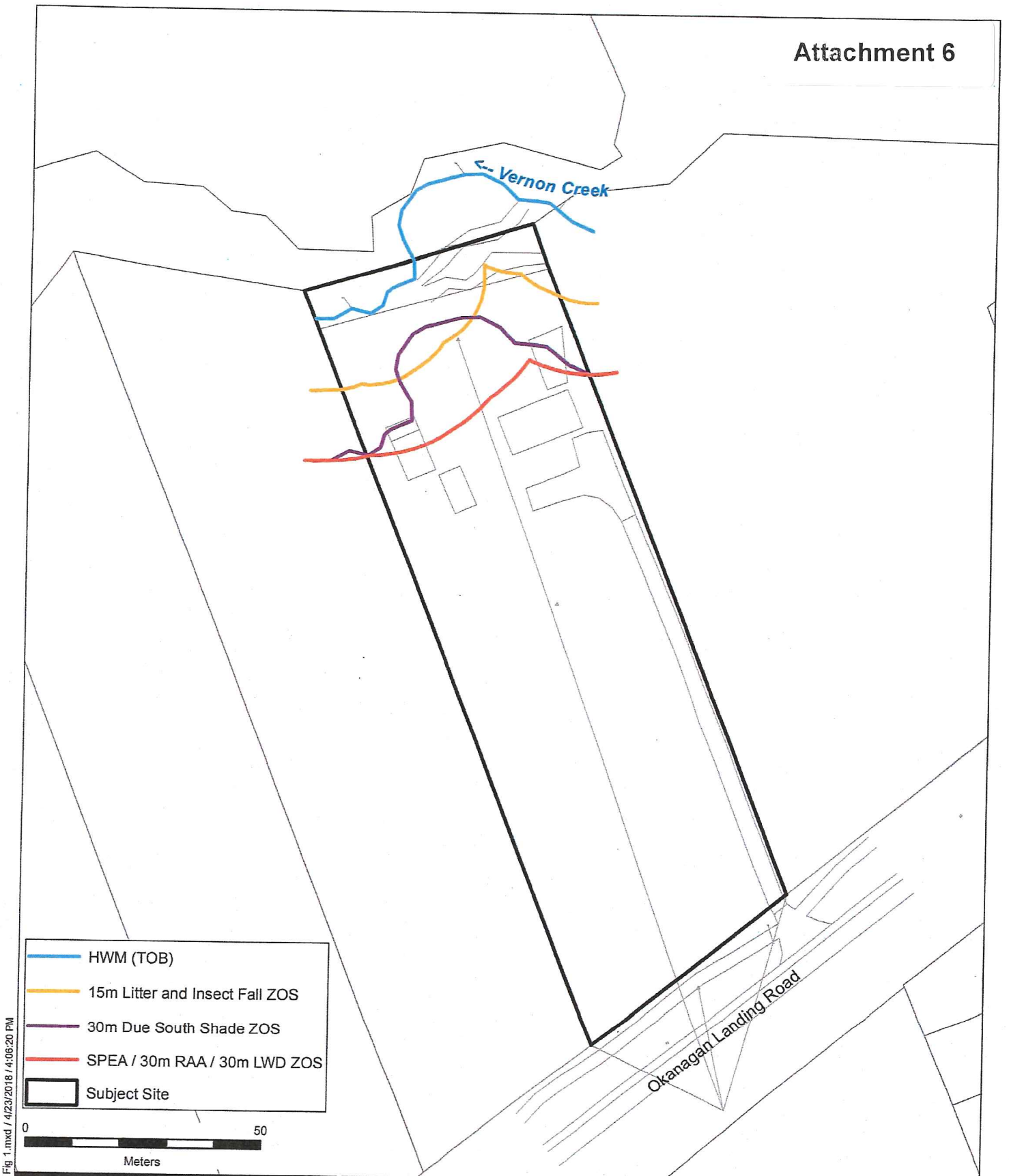


PROJECT NO.: 2018-8062.000.000
 DATE: April 2018
 DRAWN BY: DA

FIGURE 1: SPEA ASSESSMENT

Wise Creek Developments Ltd.

SPEA Assessment at 6473 Okanagan Landing Rd., Vernon, BC

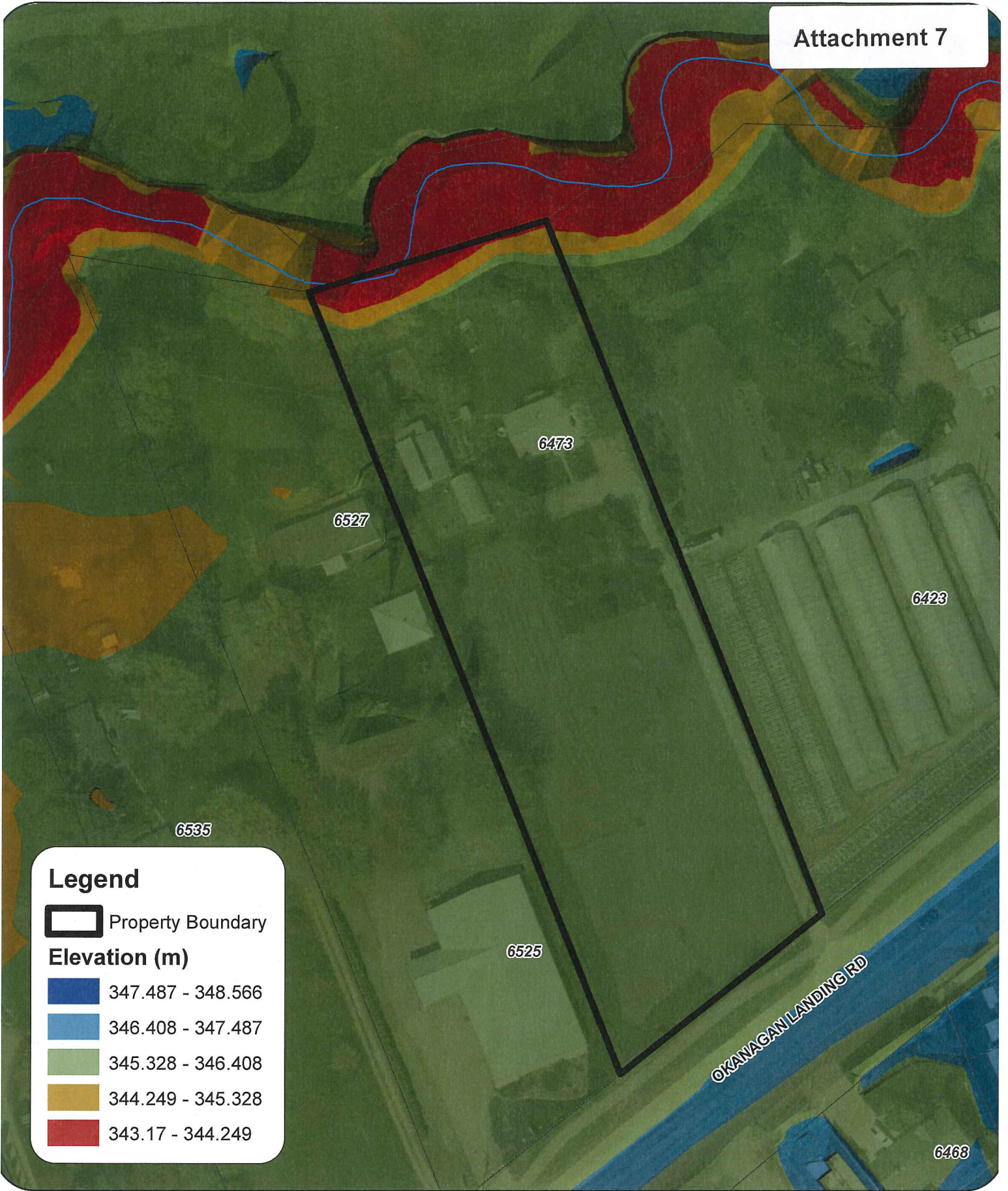


PROJECT NO.: 2018-8062.000.000
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DRAWN BY: DA

FIGURE 1: SPEA ASSESSMENT

Wise Creek Developments Ltd.

SPEA Assessment at 6473 Okanagan
Landing Rd., Vernon, BC



Legend

Property Boundary

Elevation (m)

- 347.487 - 348.566
- 346.408 - 347.487
- 345.328 - 346.408
- 344.249 - 345.328
- 343.17 - 344.249