



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

TUESDAY, NOVEMBER 26, 2019

4:00 pm – OKANAGAN LAKE ROOM

A G E N D A

1. ADOPTION OF AGENDA

2. ADOPTION OF MINUTES

November 13, 2019 (attached)

3. NEW BUSINESS

a) **DVP00453** – Development Variance Permit Application for 3403 15th Street

4. INFORMATION ITEMS

a) The Staff Liaison reviewed APC related items discussed at the November 25, 2019 Council meeting.

5. NEXT MEETING

The next meeting is tentatively scheduled for Tuesday, December 16, 2019.

6. ADJOURNMENT



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

WEDNESDAY, NOVEMBER 13, 2019

PRESENT: VOTING

Mark Longworth, Chair
Doug Neden, Vice-Chair
Bill Tarr
Monique Hubbs-Michiel
Larry Lundgren
Harpreet Nahal
Don Schuster
Phyllis Kereliuk
Mayor Cumming 4:05pm

NON VOTING
Councillor Mund

ABSENT: Jamie Paterson
Lisa Briggs

STAFF: Craig Broderick, Manager, Current Planning/Staff Liaison
Natasha Kositsin, Acting Legislative Committee Clerk
Keltie Chamberlain, Economic Development Planner
Carie Liefke, Planning Assistant

ORDER

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

**ADOPTION OF
AGENDA**

Moved by Don Schuster, seconded by Larry Lundgren;

THAT the agenda of the Advisory Planning Committee meeting for November 13, 2019 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Phyllis Kereliuk, seconded by Harpreet Nahal;

THAT the minutes for the Advisory Planning Committee meeting of October 29, 2019 be adopted.

CARRIED.

NEW BUSINESS:**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
8840 SOMERSET
PLACE (DVP00461)**

The Planning Assistant reviewed the Development Variance Permit application DVP00461 for 8840 Somerset Place. The Committee noted the following:

- There was structural engineering design for the wall to reduce the height to 1.2m
- They could regrade to meet the height requirements
- Wall is right on property line
- Was flagged at the building counter in November 2018, numerous suggestions from building inspector way before DVP was made
- Not meeting bylaw requirements and decided to proceed with this wall
- Should have applied for a variance

Moved by: Don Schuster, seconded Phyllis Kereliuk;

THAT Council NOT support Development Variance Permit Application #DVP00461 to vary the following section of Zoning Bylaw #5000 in order to allow a retaining wall 3.1m in height to remain on Lot 3, DL 298, ODYD, Plan KAP86381 (8840 Somerset Place):

- a) *Section 6.5.11. to increase the maximum height of a retaining wall on a residential lot from 1.2m to 3.1m, measured from grade on the lower side.*

AND FURTHER, that the applicant be directed to work with staff to find an alternative solution.

**REZONING
APPLICATION FOR
3202 16 AVENUE AND
1504 32 STREET
(ZON00333)****CARRIED. Harpreet Nahal opposed**

The Planning Assistant reviewed the rezoning application ZON00333 for 3202 16 Avenue and 1504 32 Street. The Committee noted the following concerns:

- 3 units on property
- Consolidation of 2 properties
- Have to get a Housing Agreement
- Keep them as rentals as a requirement
- Was a gas station in the past but have been notified from the Ministry that land is safe to be built on

Moved by; Larry Lundgren, seconded by Doug Neden;

THAT Council support the application (ZON00333) to rezone Lots 7 and 8, Blk 15, DL 73, ODYD, Plan 225 (3202 16th Avenue and 1504 32nd Street) from R2 (Large Lot Residential) to RM2 (Multiple Housing Residential) in order to construct a residential building containing three units, subject to the following conditions:

1. *Consolidation of Lots 7 and 8, Blk 15, DL 73, ODYD, Plan 225 into one lot;*
2. *Dedication of Road Right of Way adjacent to Highway 97 to the satisfaction of the Ministry of Transportation and Infrastructure;*
3. *The design and construction of all on-site and off-site works and services necessary to service the property to standards set out in the Subdivision and Development Servicing Bylaw #3843, or securities to the satisfaction of the Municipal Engineer to ensure the required upgrades.*

**DEVELOPMENT
VARIANCE
APPLICATION FOR 967
MT. BEAVEN PLACE
(DVP00463/ZON00342)**

CARRIED.

The Planning Assistant reviewed the Development Variance Application DVP00463 for 967 Mt. Beaven Place. The Committee noted the following concerns:

- Allow a portion of parking space for home based business from 6m to 5.1m
- On a cul de sac so not a lot of traffic

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

THAT Council support the Development Variance Permit application (DVP00463) to vary the following section of Zoning Bylaw #5000 in order to allow parking related to a proposed Home Based Business, Major within a driveway located partially on the city boulevard on LOT 33 PL KAP53255 SEC 26 TWP 9 ODYD (967 Mt Beaven Place):

- a) *to vary Section 7.1.11 “each required on-site parking space shall be a minimum of 2.5m in width*

with a minimum clear length of 6.0m exclusive of access drives or aisles, ramps, columns”

CARRIED.

**REZONING
APPLICATION FOR
5577 27 AVENUE
(ZON00342)**

The Planning Assistant reviewed the rezoning application ZON00342 for 5527 27 Avenue. The Committee noted the following concerns:

- Phase 2 with 38 units
- Will be receiving a DVP application
- Access will be on the north side of the property the parking

Moved by; Monique Hubbs-Michiel, seconded by Harpreet Nahal;

THAT Council support the application to rezone Lot Pt 10, Plan B1827, DL 66, ODYD (5577 – 27th Avenue) from R1 – Estate Lot Residential to RH1 – Low Rise Apartment Residential in order to construct a rental apartment development, subject to the following:

- a) *The owner is to enter into a reciprocal access agreement for parking and drive aisles across the site and adjacent properties (5577 and 5545 – 27th Avenue).*

AND FURTHER, that:

- a) *Prior to final adoption of the zoning amendment bylaw, the Development Permit be ready to be issued and that any required variance to Zoning Bylaw #5000, as amended, be evaluated by Council and approved if appropriate.*

CARRIED.

The Manager, Current Planning reviewed the following APC related applications discussed at the November 12, 2019 Council meeting:

- Accessibility Parking Zoning Amendment Bylaw going to Public Hearing on November 25

- Zoning Bylaw #5000 amendment - Temporary Emergency Shelters going to Public Hearing on December 16
- CMHA Albert Place went to Public Hearing Nov 12
- **DVP00435** for 5400 Okanagan Avenue was granted an extension for a year

NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, November 26, 2019.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at: 4:37 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: January 13, 2020
REPORT DATE: November 18, 2019
FILE: DVP00453

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 3403 15th STREET

PURPOSE:

To review the development variance permit application for 3403 15th Street to vary sections of Zoning Bylaw #5000 in order to construct a secondary building with suite.

RECOMMENDATION:

THAT Council support Development Variance Permit Application #DVP00453 to vary the following sections of Zoning Bylaw #5000 in order to construct a secondary building with suite on Lot 2, Sec 35, Twp 9, ODYD, Plan 4781 (3403 15th Street):

- a) Zoning Bylaw #5000 Section 4.5.6: to increase the maximum height of a secondary building from 4.5 m or one storey to **7.5 m** or two storeys;
- b) Zoning Bylaw #5000 Section 9.3.5: to increase the maximum height of a secondary building from 4.5 m to **7.5 m**;
- c) Zoning Bylaw #5000 Section 9.3.6: to allow the access for the primary residence to remain off 15th Street, and permit the proposed secondary building with suite to access the rear lane; and
- d) Subdivision and Development Servicing Bylaw #3843 Schedule B Section 3.5.4. to increase the minimum combined access width of primary and secondary accesses on a residential lot from 8.0 m to 11.0 m;

AND FURTHER, that Council not support Development Variance Permit Application #DVP00453 to vary the following section of Zoning Bylaw #5000 in order to construct a secondary building with suite on Lot 2, Sec 35, Twp 9, ODYD, Plan 4781 (3403 15th Street):

- a) Section 5.5.6: to increase the maximum height of a secondary building containing a secondary suite from **7.5 m to 8.0 m**;

AND FURTHER, that Council support of DVP00453 is subject to the following:

- a) That the site plan noted as Attachment 1 in the report titled "Development Variance Permit Application for 3402 15th Street" and dated November 18, 2019 by the Manager, Current Planning be attached to and form part of DVP00453 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 7.5 m maximum height limit for a secondary building containing a secondary suite.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council support Development Variance Permit Application #DVP00453 to vary the following sections of Zoning Bylaw #5000 and Subdivision and Development Servicing Bylaw #3843 in order to construct a secondary building with suite on Lot 2, Sec 35, Twp 9, ODYD, Plan 4781 (3403 15th Street):
 - a) Section 4.5.6: to increase the maximum height of a secondary building from 4.5 m or one storey to **8.0 m** or two storeys;
 - b) Section 5.5.6: to increase the maximum height of a secondary building containing a secondary suite from 7.5 m to **8.0 m**;
 - c) Section 9.3.5: to increase the maximum height of a secondary building from 4.5 m to **8.0 m**;
 - d) Section 9.3.6: to allow the access for the primary residence to remain off 15th Street, and permit the proposed secondary building with suite to access the rear lane; and
 - e) Subdivision and Development Servicing Bylaw #3843 Schedule B Section 3.5.4. to increase the minimum combined access width of primary and secondary accesses on a residential lot from 8.0 m to 11.0 m;

AND FURTHER, that Council support of DVP00453 is subject to the following:

- a) That the site plan and elevation plans, intended to illustrate the general form, character and massing of the proposed residence, and noted as Attachments 1 and 2 in the report titled "Development Variance Permit Application for 3402 15th Street" and dated November 18, 2019 by the Manager, Current Planning be attached to and form part of DVP00453 as Schedule 'A'.

Note: This alternative supports the development variance permit application as submitted by the applicant.

2. THAT Council support Development Variance Permit Application #DVP00453 to vary the following sections of Zoning Bylaw #5000 and Subdivision and Development Servicing Bylaw #3843 in order to construct a secondary building with suite on Lot 2, Sec 35, Twp 9, ODYD, Plan 4781 (3403 15th Street):
 - a) Section 4.5.6: to increase the maximum height of a secondary building from 4.5 m or one storey to **8.0 m** or two storeys;
 - b) Section 5.5.6: to increase the maximum height of a secondary building containing a secondary suite from 7.5 m to **8.0 m**;
 - c) Section 9.3.5: to increase the maximum height of a secondary building from 4.5 m to **8.0 m**, and
 - d) Section 9.3.6: to allow the access for the primary residence to remain off 15th Street, and permit the proposed secondary building with suite to access the rear lane; and
 - e) Subdivision and Development Servicing Bylaw #3843 Schedule B Section 3.5.4. to increase the minimum combined access width of primary and secondary accesses on a residential lot from 8.0 m to 11.0 m;

AND FURTHER, that Council support of DVP00453 is subject to the following:

- a) That the site plan and elevation plans, intended to illustrate the general form, character and massing of the proposed residence, and noted as Attachments 1 and 2 in the report titled "Development Variance Permit Application for 3402 15th Street" and dated November 18, 2019 by the Manager, Current Planning be attached to and form part of DVP00453 as Schedule 'A'; and
- b) *any conditions that may be cited by Council.*

Note: This alternative supports the development permit application subject to the conditions recommended by Administration, as well as additional conditions as cited by Council.

3. THAT Council not support Development Variance Permit Application #DVP00453 to vary the following sections of Zoning Bylaw #5000 and Subdivision and Development Servicing Bylaw #3843 in order to construct a secondary building with suite on Lot 2, Sec 35, Twp 9, ODYD, Plan 4781 (3403 15th Street).

Note: This alternative would not allow the application to proceed as proposed.

ANALYSIS:

A. Committee Recommendations:

At its meeting of November 26, 2019 the Advisory Planning Committee passed the following resolution:

“ “

B. Rationale:

1. The subject property is located at 3403 15th Street, as shown on Figures 1 and 2. The property is approximately 807 m² in size. The property contains a single family residence, and the owner proposes to construct a secondary building with suite in the rear yard.
2. The subject application proposes to vary the following sections of Zoning Bylaw #5000 and Subdivision and Development Servicing Bylaw #3843 in order to construct the secondary building with suite:
 - a) Section 4.5.6.: to increase the maximum height of a secondary building from 4.5 m or one storey to 8.0 m or two storeys;
 - b) Section 5.5.6.: to increase the maximum height of a secondary building containing a secondary suite from 7.5 m to 8.0 m;
 - c) Section 9.3.5.: to increase the maximum height of a secondary building from 4.5 m to 8.0 m;
 - d) Section 9.3.6.: to allow the access for the primary residence to remain off 15th Street, and permit the proposed secondary building with suite to access the rear lane; and
 - e) Subdivision and Development Servicing Bylaw #3843 Schedule B Section 3.5.4. to increase the minimum combined access width of primary and secondary accesses on a residential lot from 8.0 m to 11.0 m.



Figure 1 – Property Location Map



Figure 2 – Aerial Photo

3. While Administration is supportive of a secondary suite on this property, there are concerns regarding the height and massing of the proposed secondary building in the context of the form and character of the surrounding neighbourhood.
4. These concerns were expressed to the property owner, with suggestions for a change in roofline and the use of dormers to accommodate suite living area without exceeding the 7.5 m building height maximum. The property owner has chosen to keep the original building design, which is included with this report as Attachment 2.
5. Administration supports the requested variances **to a maximum height of 7.5 m** for the secondary building for the following reasons:
 - a) The addition of a secondary suite in this neighbourhood will add to the diversity of housing options available in the community;
 - b) The adjacent lane provides appropriate vehicle access;
 - c) The proximity to Silver Star Elementary School would make this location attractive to a variety of tenants; and
 - d) The proximity to Silver Star Elementary School eliminates the view impacts created by a two storey structure in the rear yard of the property as opposed to having residential land uses to the east.
6. Administration supports the requested variance to the minimum combined access width of the primary and secondary access for the following reasons:
 - a) Approval of this variance reduces a barrier to infill development;
 - b) Splitting the accesses between the laneway (a pedestrian & bike corridor) and 15th St (a collector road), reduces the number of vehicles using the "pedestrian & bike corridor"; and
 - c) The access that would be retained is not directly adjacent to a sidewalk.

C. Attachments

Attachment 1 – Site Plan

Attachment 2 – Building Elevations

Attachment 3 – Neighbourhood Context

D. Council's Strategic Plan 2019 – 2022 Goals/Deliverables:

This application does not have implications for Council's Strategic Plan 2019 – 2022:

E. Relevant Policy/Bylaws/Resolutions:

1. Section 7.0 Residential

7.8 Continue efforts to accommodate secondary suites.

7.12 Undertake a review of residential zoning districts to determine measures to be incorporated to ensure the scale of new development is compatible with existing dwellings.

13.1 Undertake development of policies with regards to carriage houses, with due consideration of the issues faced in neighbouring jurisdictions with this housing form.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Signer 1

Will Pearce, CAO

Date: _____

Craig Broderick
Manager, Current Planning

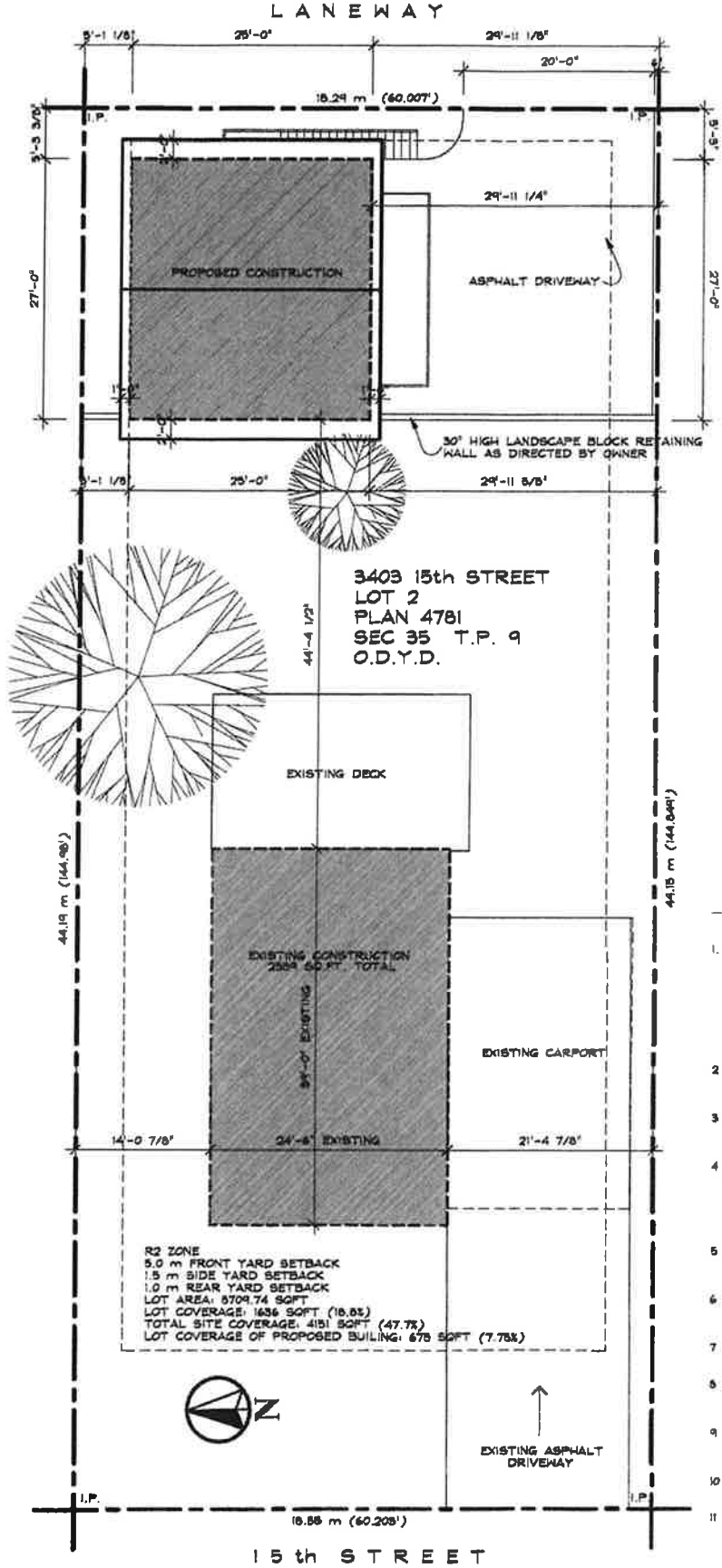
X

Signer 2

Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
|--|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input checked="" 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 checked="" 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 (Nov.26/19) | | |
| <input type="checkbox"/> OTHER: | | |



1 SITE PLAN
A-1 SCALE: 1/8"=1'-0"

MATERIAL SEPARATION CALCULATIONS

SOUTH ELEVATION
 LIGHTING DISTANCE 1.1m
 MAX. AGGREGATE AREA OF GLAZED OPENINGS 1.00 m²
 AREA OF EXPOSING BUILDING FACE AREA 17.9 m²

NORTH ELEVATION
 LIGHTING DISTANCE 1.1m
 AREA OF EXPOSING WALL 30.4 m²
 MAX. AGGREGATE AREA OF GLAZED OPENINGS 1.00 m²
 AREA OF EXPOSING BUILDING FACE AREA 33.4 m²

WEST ELEVATION
 LIGHTING DISTANCE 1.1m
 MAX. AGGREGATE AREA OF GLAZED OPENINGS 1.00 m²
 AREA OF EXPOSING BUILDING FACE AREA 17.9 m²

EAST ELEVATION
 LIGHTING DISTANCE 1.1m
 MAX. AGGREGATE AREA OF GLAZED OPENINGS 1.00 m²
 AREA OF EXPOSING BUILDING FACE AREA 17.9 m²

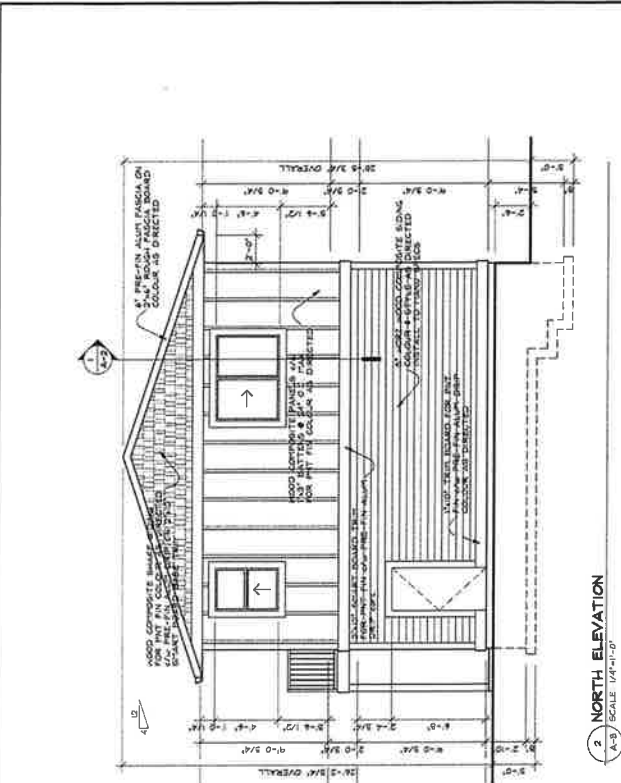
No.	Date	Revisions	By

Hillside Design & Drafting Inc.
 1411 Street East, Unit 10, Scarborough, Ontario M1B 4B6
 Phone: (416) 291-1111
 Fax: (416) 291-1112
 Email: info@hillside-drafting.com

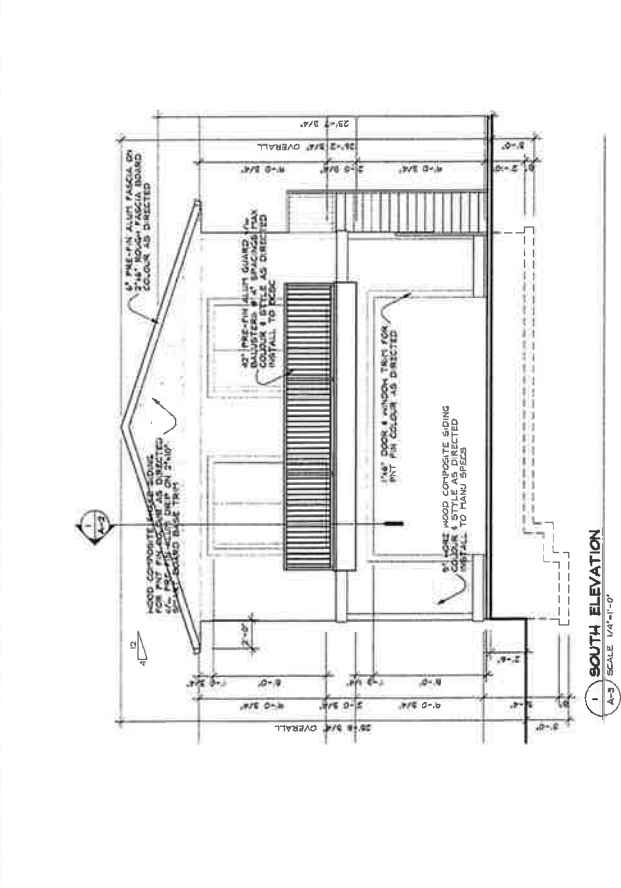
GARAGE at the HEG RESIDENCE

ELEVATIONS

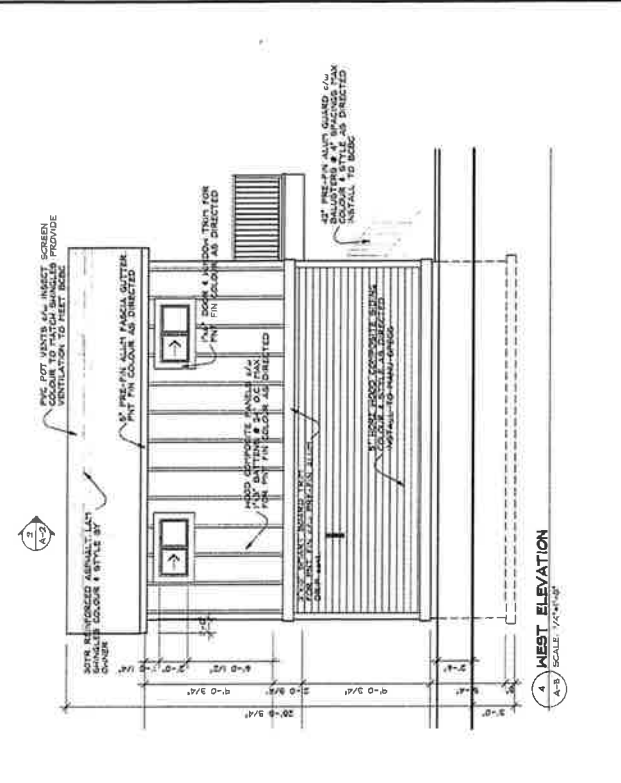
Project No. GT Date 28 03 18
 Drawing No. GT Scale 1/4"=1'-0"
 Issued by Building Permit Submission



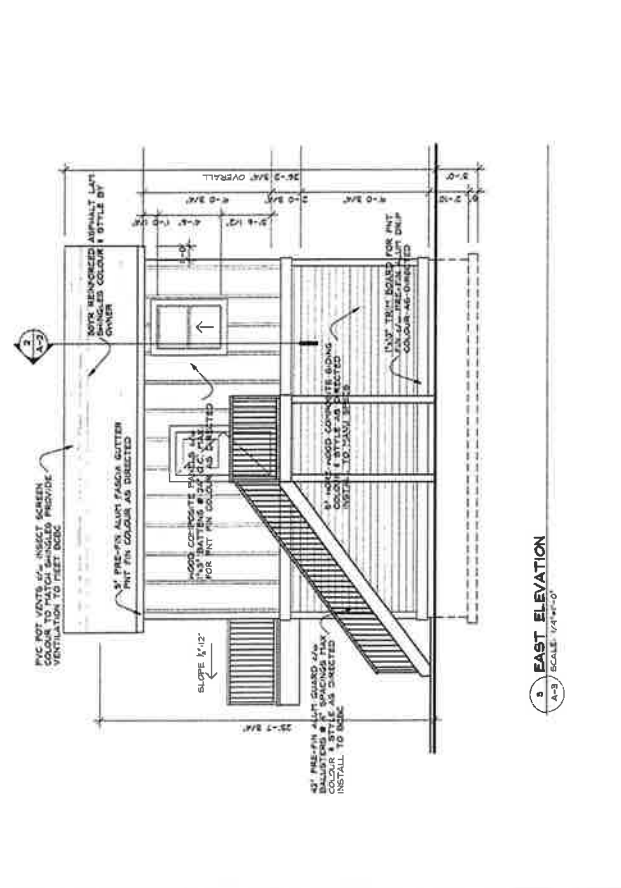
1 SOUTH ELEVATION
 A-B SCALE 1/4"=1'-0"



2 NORTH ELEVATION
 A-B SCALE 1/4"=1'-0"



3 WEST ELEVATION
 A-B SCALE 1/4"=1'-0"



4 EAST ELEVATION
 A-B SCALE 1/4"=1'-0"

Neighbourhood Context

View across from subject property 15th Street



Neighbourhood Context

View of subject property from rear lane

