



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

TUESDAY, MAY 12, 2020 @ 4 P.M.

OKANAGAN LAKE ROOM

A G E N D A

1) ADOPTION OF AGENDA

2) ADOPTION OF MINUTES

April 28, 2020 (attached)

3) NEW BUSINESS:

a) **DVP00478** – Development Variance Permit application for 5757 Okanagan Landing Road

b) **DVP00475** – Development Variance Permit application for 180 Whistler Place

4) INFORMATION ITEMS:

a) The Staff Liaison reviewed APC related items discussed at the May 11, 2020 Council meeting.

5) DATE OF NEXT MEETING:

The next meeting is to tentatively scheduled for Tuesday, May 26, 2020.

6) ADJOURNMENT



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, APRIL 28, 2020

PRESENT: VOTING

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

NON-VOTING

Mayor Cumming (Alternate Member)

ABSENT: Harpreet Nahal*

Jamie Paterson*
Lisa Briggs
Councillor Mund (Appointed Member)

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

Keltie Chamberlain, Planning Assistant
Janice Nicol, Legislative Committee Clerk

*City conference line was in use, unable to connect with Members

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 April 28, 2020 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Doug Neden, seconded by Phyllis Kereliuk;

THAT the minutes for the Advisory Planning Committee meeting of March 26, 2020 be adopted.

CARRIED.**NEW BUSINESS:****ZONING APPLICATION
FOR 2103 39TH STREET**

The Planning Assistant reviewed Rezoning Application ZON00348 for 2103 39th Street. The Committee noted the following:

- Clarification of location of the salon within the home and where proposed parking will be located. Proposed entry to salon to be from the rear of home;
- Suggestion that the covenant requirement be listed within the Council recommendation.

Moved by Don Schuster, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee recommends that Council support the application to rezone Lot 7, District Lot 74, Plan 23255, ODYD (2103 39th Street) from R2: Large Lot Residential to R2h to allow for a “home based business, major” use within the existing single family dwelling at 2103 39th Street, subject to the following conditions:

- a) That no person other than residents of the primary residence shall be engaged in the home based business, major;
- b) That the home based business, major shall not generate more than one client to the site at any given time;
- c) That the home based business, major be limited to a one-chair hair salon; and
- d) That stipulates details of any signage for the home based business to one sign, non-illuminated, 0.5m², no higher than 1.2m, attached to the dwelling or ground mounted near the vehicle entrance with consideration of sight lines.

AND FURTHER, that the Advisory Planning Committee recommends that Council’s support of ZON00348 is subject to the following:

- a) that the site and floor plans, generally shown as Attachment 1 in the report titled “Rezoning Application for 2103 39th Street” dated April 20, 2020, by the Planning Assistant be attached to and form part of ZON00348 as Schedule ‘A’.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
FOR 3417 30TH AVENUE**

The Planning Assistant reviewed Development Variance Permit application #00484. The deteriorated paint on the corner of the building will be addressed before the DVP is issued. The Committee noted the following:

- Concern that variance is being requested after the signs have been installed
- Concern that the colours on the sign are not aesthetically pleasing.

Moved by Monique Hubbs-Michiel, seconded by Larry Lundgren;

THAT the Advisory Planning Committee recommends that Council support the development variance permit application for the subject property located on Lot A, Plan 34416, District Lot 71-72, ODYD (3417 30th Avenue) to vary Sign Bylaw #4489 to have signs that exceed the maximum sign area and number of signs permitted for fascia signs;

AND FURTHER, that the Advisory Planning Committee recommends that Council’s support of DVP00484 is subject to the following:

- a) That the site plan, sign details, and rational generally shown as Attachment 1, 2, and 3 inclusive in the report titled “Development Variance Permit Application for 3417 30th Avenue and dated April 23, 2020 by the Planning Assistant, be attached to and form part of DVP00484 as Schedule ‘A’.

CARRIED.

INFORMATION ITEMS

The Manager, Current Planning reviewed the following APC related applications discussed at the April 27th, 2020, Council meeting:

- **ZON00343** – Rezoning Application for 9188 Tronson Road – first and second readings received, PH scheduled for May 25, 2020
- **OCP Boundary Extension** for BX Elementary School – read a third time and adopted.

It was noted that there has been a change at the Regional District level, water meter location for commercial, industrial and institutional buildings are now under the jurisdiction of their respective elected officials. If the service is beyond 20m from the property line, it can be brought forward for a variance.

There is a large excavation hole at 1605 32nd Avenue and 3106 16th Street with minimal fencing around it, seems to be a safety concern.

NEXT MEETING

The next meeting of the Advisory Planning Committee is to tentatively scheduled for May 12, 2020.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at: 4:22 p.m.

CERTIFIED CORRECT:

Chair



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Keltie Chamberlain,
Planning Assistant

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: June 8, 2020
REPORT DATE: May 7, 2020
FILE: DVP00478

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 5757 OKANAGAN LANDING ROAD

PURPOSE:

To review the Development Variance Permit application #00478 to vary sections of Zoning Bylaw #5000 to increase the maximum floor area of a secondary suite within a secondary building from 90m² to 104m² on the property located at 5757 Okanagan Landing Road.

RECOMMENDATION:

THAT Council support the Development Variance Permit application #DVP00478 to vary the following section of Zoning Bylaw #5000 to increase the maximum size of a secondary suite within a secondary building from 90m² to 104m² on the property located on Lot A, DL 66, Plan 228582, ODYD, (5757 Okanagan Landing Road):

- a) To vary Section 5.55, to increase the maximum floor area of a secondary suite from 90m² to 104m².

AND FURTHER, that Council's support of DVP00478 is subject to the following:

- a) That the survey plan and elevation plan intended to illustrate the height of the proposed structure and noted as Attachment 1 and 2 in the report titled "Development Variance Permit Application for 5757 Okanagan Landing Road" and dated May 7, 2020 by the Planning Assistant be attached to and form part of DVP00478 as Schedule 'A'.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support the Development Variance Permit Application #DVP00478 to vary the following section of Zoning Bylaw #5000 to increase the maximum size of a secondary suite within a secondary building from 90m² to 104m² on the property located on Lot A, DL 66, Plan 228582, ODYD, (5757 Okanagan Landing Road):

- a) To vary Section 5.55, to increase the maximum floor area of a secondary suite from 90m² to 104m².

Note: This alternative does not support the requested variance and the floor area of the secondary suite would have to be constructed in accordance with Zoning Bylaw #5000.

ANALYSIS:

A. Committee Recommendations:

At its meeting of May 12, 2020, the Advisory Planning Committee passed the following resolution:

"

"

B. Rationale:

1. The subject property is located at 5757 Okanagan Landing Road, as shown on Figures 1 and 2. The property is approximately 0.81 ha (2 acres). The land is designated as RLD – Residential Low Density within the Official Community Plan (OCP) and is in the A3: Rural Small Holdings zoning district of Zoning Bylaw #5000. The lot is currently developed with a Single Family Dwelling and secondary building.

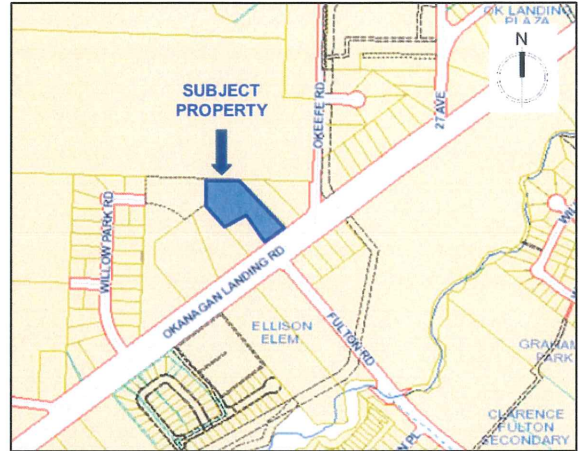


Figure 1 – Property Location Map

2. The applicant is proposing to construct a two-storey addition to the secondary building containing a suite and located on the north side of the property as shown in Figure 2 and Attachment 1 and 2. The structure would contain a secondary suite on the upper floor with parking on the first floor. The zoning bylaw provisions that would need to be varied include:

a) Section 5.55, to increase the maximum floor area of a secondary suite from 90m² to 104m².

b) The existing primary dwelling is located in the middle portion of the property on a pan handle lot adjacent to a mix of uses including residential, commercial, institutional, and agricultural uses within the ALR. The access to the property is from the Okanagan Landing frontage Road.

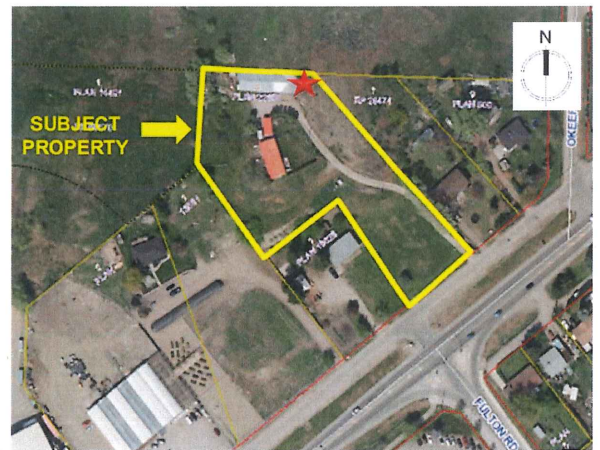


Figure 2 – Aerial Location Map

c) The applicant is proposing an addition to the existing secondary building. The floor area of the secondary building main floor is 104m² and the area of the proposed secondary suite on the upper floor would align with the lower floor building footprint.

d) The A3: Rural- Small Holding zoning district (Section 8.3) permits a secondary suite to be located within a secondary building. The permitted height of secondary buildings is 13m and the permitted floor area is a maximum of 90m². Therefore, the applicant has requested that the floor area provisions for a secondary building be varied in order to build the suite in the proposed building envelope consistent with the main floor.

e) Administration supports the subject development variance permit application for the following reasons:

a) The development provides for a more efficient use of a large lot;

b) The proposed building design is compatible with existing neighbourhood development;

c) The proposed lot layout provides the required parking spaces, meeting zoning bylaw requirements;

d) The proposed secondary suite provides affordable housing options in the City; and

e) The requested variance would not negatively impact adjacent properties because of the large lot size.

C. Attachments:

Attachment 1 – Survey Plan

Attachment 2 – Building elevations

Attachment 3 – Zoning Bylaw #5000 Section 5.5 Secondary Suite regulations, and the A3: Rural – Small Holdings zoning district

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

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

- Review and streamline residential development approval process.

E. Relevant Policy/Bylaws/Resolutions:

1. The Official Community Plan (OCP) designates the property as Residential Low Density. The proposal is within the A3: Rural – Small Holdings zoning district, which conforms to the OCP. Supporting policies within the OCP include:

Goal 18: Support and encourage a variety of housing options to meet the diverse needs of all residents in the region.

Policy 7.8 Continue efforts to accommodate secondary suites.

2. The following sections of Zoning Bylaw #5000 apply to the subject DVP application:

Section 5.5.5: The maximum floor area of a secondary suite shall not exceed the lesser of 90m² or 40% of the total floor area of the primary building. Where a secondary suite is located in a secondary building, the maximum floor area of the secondary suite shall not exceed the lesser of 90m² or 60% of the total floor area of the primary building.

Section 8.3.5: The maximum height is the lesser of 9.5m or 2.5 storeys, except it is 13.0m for secondary buildings and 16.0m for agricultural structures.

3. The Local Government Act provides Council with the authority to vary local bylaws based on site specific considerations. The granting of such variances does not set precedence within the community for future variances to be based upon, as each variance application must be evaluated on its own merit and potential implications to the whole community and the specific neighbourhood.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Signer 1

Will Pearce, CAO

Date:

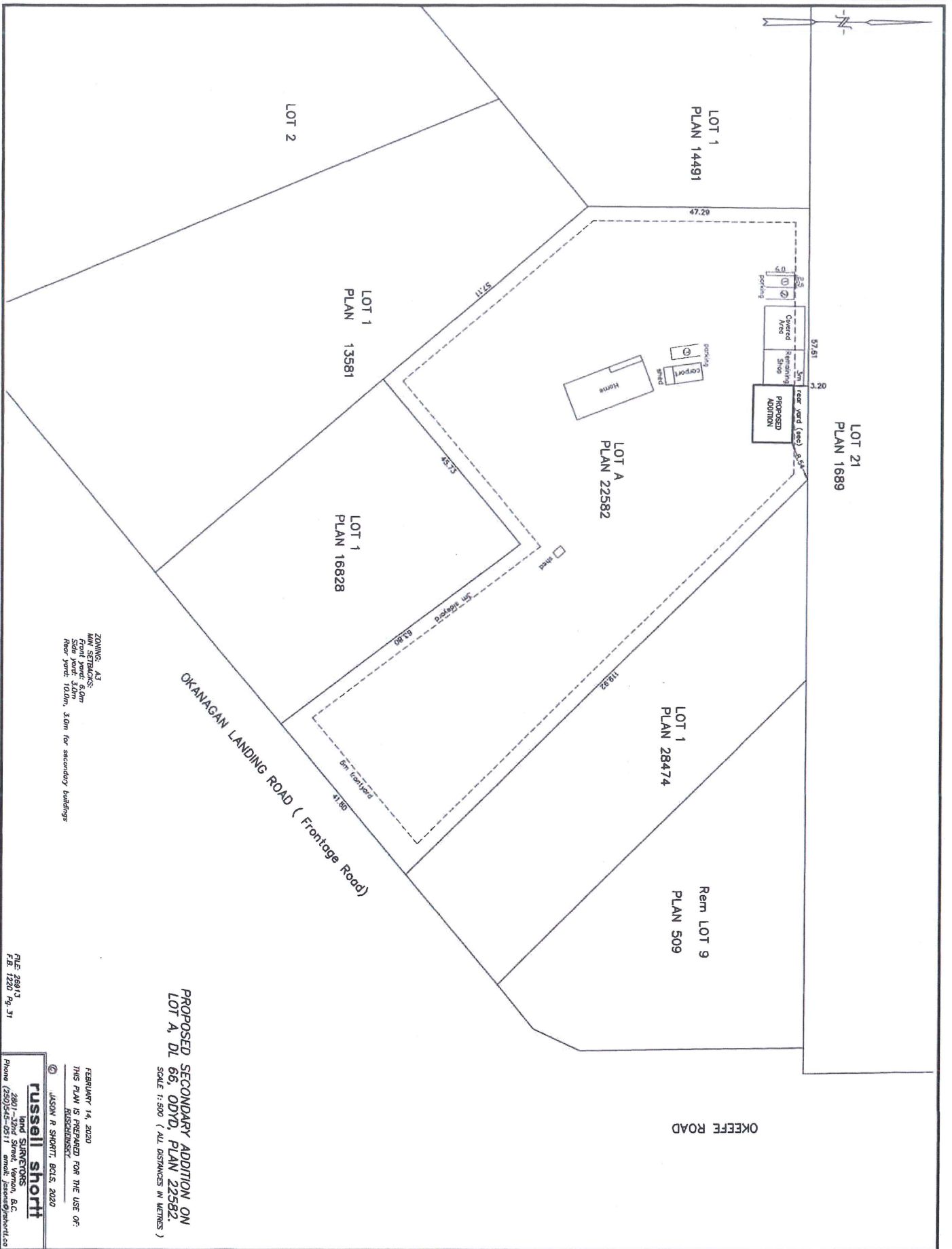
Keltie Chamberlain
Planning Assistant

Right-click to sign
with *DocuSign*

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 type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input checked="" 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 checked="" type="checkbox"/> Economic Development & Tourism |
| <input checked="" type="checkbox"/> COMMITTEE: APC (May 12, 2020) | | |
| <input checked="" type="checkbox"/> OTHER: Legal Counsel | | |

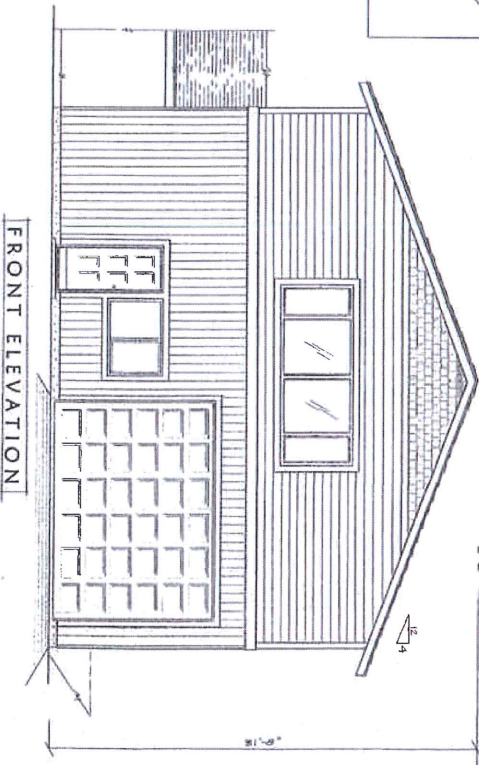
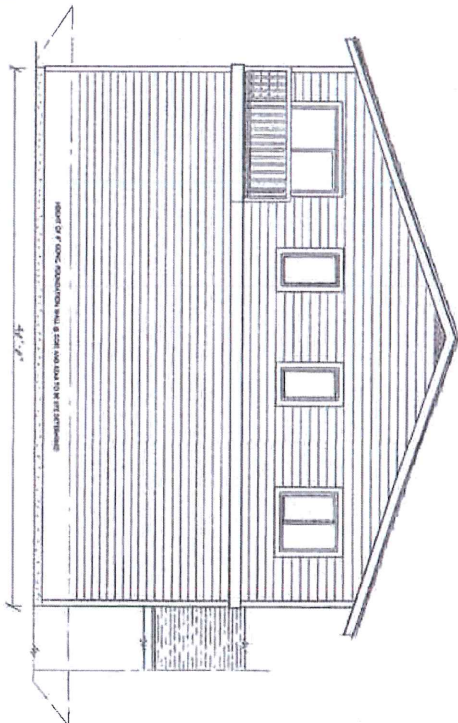
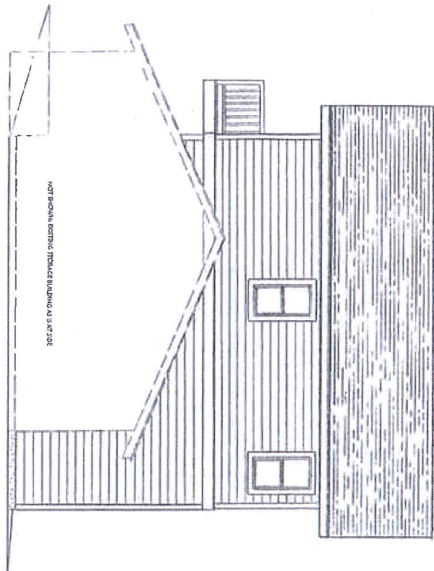
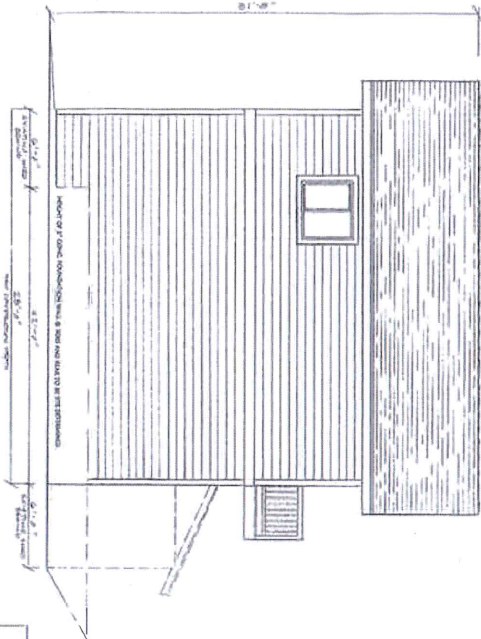


ZONING: A1
 MIN SETBACKS:
 Front yard: 6.0m
 Side yard: 3.0m
 Rear yard: 15.0m, 3.0m for secondary buildings

PROPOSED SECONDARY ADDITION ON
 LOT A, DL 66, ODYO, PLAN 22582.
 SCALE 1:500 (ALL DISTANCES IN METERS)

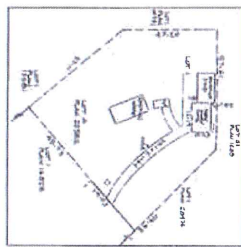
FILE: 28913
 FEB. 12/20 Pg. 31

FEBRUARY 14, 2020
 THIS PLAN IS PREPARED FOR THE USE OF:
 RUSCHENSKY
 JASON R SHORFF, BCLS, 2020
russell shorff
 LAND SURVEYORS
 2801-33rd Street, Vernon, B.C.
 Phone (250)545-0511 email: jason@rshorff.ca



SITE PLAN
 SEE SHEET 2 FOR OVERALL PLAN
 LOT # 1, LOT # 2
 DIST. LOT # 1
 PLAN 25502
 C.O.V.D.

NOTES:
 1. THIS PLAN IS FOR INFORMATION ONLY.
 2. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA.



EXTENSION FINISHES SHOWN
 FINISHES SHOWN ARE FOR INFORMATION ONLY. FINISHES TO BE USED ARE TO BE DETERMINED BY THE CLIENT AND CONTRACTOR. FINISHES TO BE USED ARE TO BE DETERMINED BY THE CLIENT AND CONTRACTOR.

CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING AND LOGGING.

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.
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 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING AND LOGGING.

PROJECT TITLE:
 PROJECT: 25502-01-001
 CLIENT: M. & M. RUDCHENKO
 5710 OAKWOOD AVENUE, SUITE 100
 CHICAGO, IL 60630
 CONTRACT NO.: 25502-01-001
 DRAWING DATE: 12/15/2019
 DRAWING NO.: 25502-01-001-001

SHEET TITLE:
 NO. 1
 SCALE: 1/4" = 1'-0"
 DATE: DECEMBER 2019
 SHEET # 1 OF 2

STRUTHER DESIGN & DRAFTING
 1814 N. WILSON AVENUE
 CHICAGO, IL 60641
 TEL: 773-334-1111
 WWW.STRUTHERDESIGN.COM

Excerpt of Zoning Bylaw #5000

5.5.5 The maximum floor area of a **secondary suite** shall not exceed the lesser of 90m² or 40% of the total floor area of the primary **building**. Where a **secondary suite** is located in a **secondary building**, the maximum floor area of the **secondary suite** shall not exceed the lesser of 90m² or 60% of the total floor area of the primary **building**. *(Bylaw 5467)*

8.3 A3 : Rural – Small Holdings

8.3.1 Purpose

The purpose is to provide a **zone** for rural areas and agricultural **uses**, as well as other complementary **uses** suitable in a rural setting. The A3c sub-zoning district allows for **care centre, major** as an additional use. *(Bylaw 5467)*

8.3.2 Primary Uses

- agriculture
- animal clinics, major
- animal clinics, minor
- aquaculture
- campsites, tourist
- care centre, major *(use is only permitted with the A3c sub-zoning district)*
- emergency protective services
- farmers' market
- golf courses
- greenhouses and plant nurseries
- guide and tour services
- single detached housing
- stables and riding academies
- utility services, minor impact
- zoo or botanical gardens

8.3.3 Secondary Uses

- agricultural or garden stands
- agricultural dwellings, additional
- bed and breakfast homes *(in single detached housing only)* or agri-tourist accommodation
- boarding rooms *(Bylaw 5440)*
- brewing or distilling, Class A
- care centres, minor
- home based businesses, rural
- home based businesses, minor
- home based businesses, major
- kennels
- second kitchens
- secondary suites *(Bylaw 5715)*
- wineries and cideries

8.3.4 Subdivision Regulations

- Minimum **lot width** is 24.0m
- Minimum **lot area** is 2.0ha (5 acres)

8.3.5 Development Regulations

- The maximum **site coverage** is 10% for residential **development**, and it is 35% for agricultural **structures** except it may be increased to 75% for greenhouses with closed wastewater and storm water management systems.
- The maximum **height** is the lesser of 9.5m or 2.5 **storeys**, except it is 13.0m for **secondary buildings** and 16.0m for agricultural **structures**.

- The minimum **front yard** is 6.0m.
- The minimum **side yard** is 3.0m, except it is 6.0m from a **flanking street**.
- The minimum **rear yard** is 10.0m, except it is 3.0m for **secondary buildings**.
- No more than one residential unit per lot.
- **Buildings** housing more than 4 animals, used for **processing animal products** or for **agriculture** and **garden stands** shall be located no closer than 15.0m to any **lot line**, except no closer than 30.0m to a **lot** in **residential zones**.

8.3.6 Other Regulations

- Farm and **animal products processing** is allowed provided that a minimum of 50% of the products are produced on-site.
- When a **home based business** of any type involves the cutting and wrapping of wild game and/or the butchering of domestic meat, the **lot** must have a minimum **lot area** greater than 0.33ha (0.6 acre).
- Single wide **mobile homes** shall not be located on **lots** smaller than 2.0ha (5 acres) and double wide **mobile homes** shall not be located on **lots** smaller than 0.8ha (2 acres).
- **Major animal clinics** or **kennels** as well as **stables** and **riding academies** shall not be located on parcels less than 2.0ha (5 acres).
- **Agricultural and garden stands** selling produce grown on the **site** or another **site** operated by the same producer do not have a maximum area. The maximum **gross floor area** of stands selling produce that is produced off-site shall be 50.0m². For **sites** within the **Agricultural Land Reserve**, the maximum **gross floor area** of **agricultural and garden sales** for produce off-site shall be lesser of 33% of the total floor area of the **agricultural or garden stand** or 50.0m².
- Retail sales and other **uses** are subject to the *BC Agricultural Land Commission Act* and regulations where in the **ALR**.
- **Agri-tourist accommodation** shall not be located on **lots** smaller than 2.0ha (5 acres) and shall not exceed 10 bedrooms, campsites or recreational **vehicle** pads.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific **use** regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7. Lands within the **ALR** may also be affected by additional regulations of the *Agricultural Land Commission*.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Craig Broderick
Manager, Current Planning

COUNCIL MEETING: REG COW I/C

COUNCIL MEETING DATE: June 8, 2020

REPORT DATE: May 7, 2020

FILE: DVP00475 (x-ref: SUB00757, SUB00765,
SUB00766, SUB00767)

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 180 WHISTLER PLACE

PURPOSE:

To review the development variance permit application for 180 Whistler Place in order to vary Section 4.16 of Zoning Bylaw #5000 in order to allow for subdivision and construction on lands with slopes in excess of 30%.

RECOMMENDATION:

THAT Council support the development variance permit application to vary Section 4.16 of Zoning Bylaw #5000 in order to allow for subdivision and construction on portions of proposed lots with slopes in excess of 30% on Lot 1, Plan KAP33073, Sec 13, Tp 8, ODYD, Except Plans 36571, KAP47539, KAP47864, KAP50864, KAP52670, KAP60627, KAP67778, KAP75529, KAP76799, KAP78519, KAP80460, KAP81247, KAP82631, KAP85397, KAP86557, KAP87697, and KAP90546 (180 Whistler Place).

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support the development variance permit application to vary Section 4.16 of Zoning Bylaw #5000 in order to allow for subdivision and construction on portions of proposed lots with slopes in excess of 30% on Lot 1, Plan KAP33073, Sec 13, Tp 8, ODYD, Except Plans 36571, KAP47539, KAP47864, KAP50864, KAP52670, KAP60627, KAP67778, KAP75529, KAP76799, KAP78519, KAP80460, KAP81247, KAP82631, KAP85397, KAP86557, KAP87697, and KAP90546 (180 Whistler Place).

Note: This alternative does not support the development variance application. The owner would have to develop the property in accordance with the bylaws and re-design the road and lot layouts.

ANALYSIS:

A. Committee Recommendations:

At its meeting of May 12, 2020, the Advisory Planning Committee adopted the following resolution:

“ “

B. Rationale:

1. The subject property at 180 Whistler Place, as shown on Figures 1 and 2, is designated Hillside Residential (HRES) in the Official Community Plan (OCP) and within the Foothills Neighbourhood Plan. The area is also shown as a Preferred Medium Density Residential Location in the Foothills Neighbourhood Plan.

2. The subject property is zoned HR2 – Hillside Residential Multi-Family. Prior to being rezoned to HR2 on November 12, 2019, the property was zoned RM1 – Row Housing Residential for many years.
3. The subject application is to vary Section 4.16 of Zoning Bylaw #5000 in order to allow a small portion of the site to be developed for residential construction. See Attachment 1: Section 4.16 Hillside Development Areas (Zoning Bylaw #5000). The vast majority of the subject property that exceeds 30% slope will remain undeveloped.
4. As per the proposed lot and road layout (Attachment 2), portions of proposed building pad areas on lots 11 and 12 have slopes exceeding 30%. These areas were created by an excavation that occurred decades ago. Portions of lots 9 and 10 also have small areas of slopes exceeding 30% within the proposed building area.
5. As part of the proposed subdivision, the development is to consist of an extension of Whistler Place, 14 side-by-side duplex structures (i.e. 7 buildings), one three-plex in a side-by-side configuration, and an emergency access/public trail (Attachment 2).
6. Portions of the road structure will be on lands exceeding 30% slopes and are not subject to a variance.
7. Subdivision application SUB00757 is being processed concurrently. A Preliminary Layout Approval has been issued for the proposed subdivision. Pending Council's direction on the Development Variance Permit, the proposed layout will either include or exclude the area having slopes in excess of 30% within the proposed building areas.
8. The proposed subdivision is intended to add to the range of housing types for the Foothills Neighbourhood. The applicant, Foothills Developments Ltd., has completed the majority of development in the Foothills Neighbourhood.

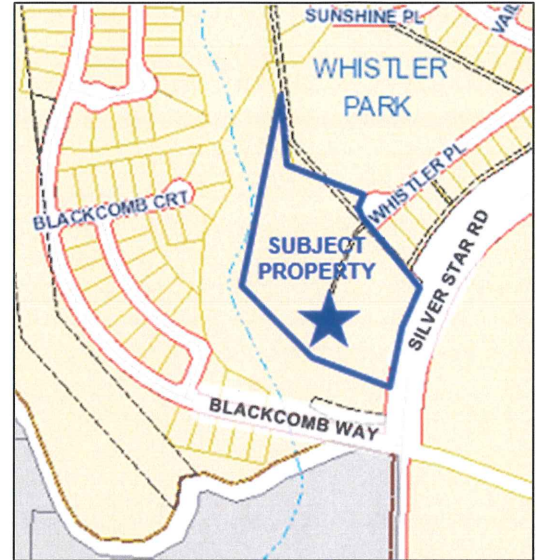


Figure 1 – Property Location Map



Figure 2 – Aerial Photo of Property

C. Attachments:

- Attachment 1 – Section 4.16 Hillside Development Areas (Zoning Bylaw #5000)
- Attachment 2 – Proposed Road and Lot Layout with Slope Analysis

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

The subject application involves the following goals/action items in Council's Strategic Plan 2019 – 2022:

- Support sustainable neighbourhoods by implementing neighbourhood plans and the OCP

E. Relevant Policy/Bylaws/Resolutions:

1. The subject property is designated Hillside Residential (HRES) in the OCP.

- 2. The property is zoned HR2 – Hillside Residential Multi-Family in accordance with Zoning Bylaw #5000.
- 3. The Local Government Act provides Council with the authority to vary local bylaws based on site specific considerations. The granting of such variances does not set a precedent within the community for future variances to be based upon, as each variance application must be evaluated on its own merit and potential implications to the whole community and the specific neighbourhood.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Signer 1

Will Pearce, CAO

Date:

Craig Broderick
Manager, Current Planning

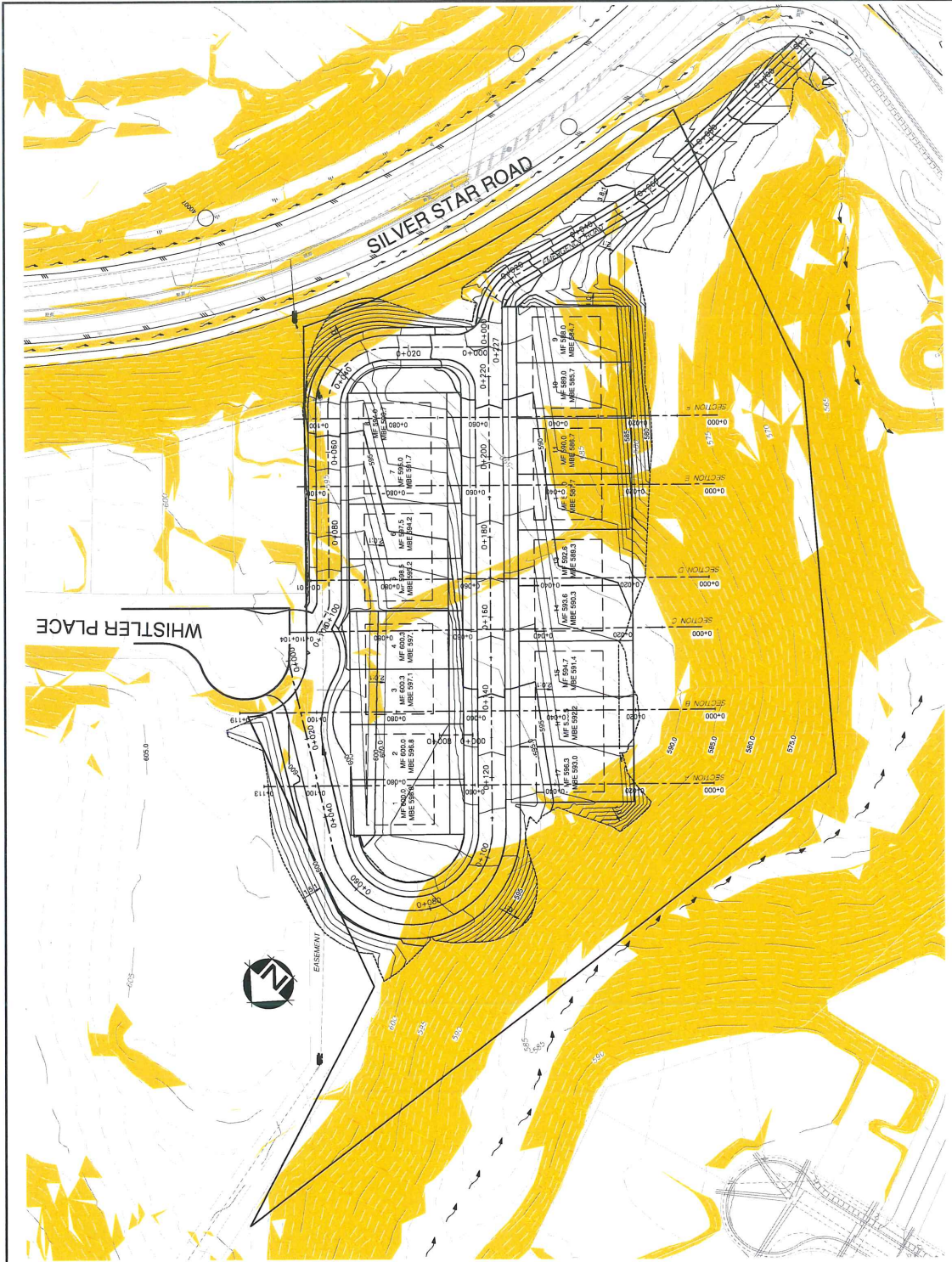
X

Signer 2

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 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 (May 12, 2020) | | |
| <input type="checkbox"/> OTHER: | | |



LEGEND

- EXISTING 5.0m CONTOURS
- EXISTING 1.0m CONTOURS
- PROPOSED EARTHWORK 5.0m CONTOURS
- PROPOSED EARTHWORK 1.0m CONTOURS
- BUILDER SWALE
- DIRECTION OF OVERLAND RUNOFF
- MINIMUM BUILDING ELEVATION (TOP OF BASEMENT SLAB)
- SPOT ELEVATIONS EXISTING GROUND OVER FINISHED GROUND (CUT/FILL DEPTH)
- FINISHED GROUND (CUT/FILL DEPTH)
- > 3.0% SLOPE

TITLE
**FOOTHILLS DEVELOPMENT LTD.
 FOOTHILLS SUBDIVISION WHISTLER PLACE
 GRADING PLAN**

SCALE
 H: 1:500
 V: 1:100

SHEET
 1 of 2



REV. No.	DATE	DEPOSED	DRAWN	CHECKED	DESCRIPTION

DRAWING NUMBER
 G03