



## **CORPORATION OF THE CITY OF VERNON**

### **ADVISORY PLANNING COMMITTEE**

**TUESDAY, OCTOBER 14, 2020 @ 4 P.M.**

**OKANAGAN LAKE ROOM**

## **A G E N D A**

**1) ADOPTION OF AGENDA**

**2) ADOPTION OF MINUTES**

September 29, 2020 (attached)

**3) NEW BUSINESS:**

a) **ZON00359/360/361**- Rezoning Application for 6309, 6321 and 6335 Okanagan Landing Road

b) **DVP00500** – Development Variance Permit Application for 2200 58 Avenue

**4) INFORMATION ITEMS:**

**5) DATE OF NEXT MEETING:**

The next meeting is tentatively scheduled for **Tuesday, October 28, 2020.**

**6) ADJOURNMENT**



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, SEPTEMBER 29, 2020

**PRESENT:** VOTING

Mark Longworth, Chair  
Phyllis Kereliuk  
Doug Neden  
Harpreet Nahal  
Bill Tarr  
Mayor Cumming (Alternate Appointed Member)

NON-VOTING

Councillor Mund (Appointed Member)

**ABSENT:** Joshua Lunn  
Larry Lundgren  
Lisa Briggs  
Don Schuster  
Monique Hubbs-Michiel

**STAFF:** Craig Broderick, Manager, Current Planning / Staff Liaison  
Janice Nicol, Legislative Committee Clerk

**ORDER**

The Chair called the meeting to order at 4:17 p.m.

**ADOPTION OF  
AGENDA**

Moved by Doug Neden, seconded by Phyllis Kereliuk;

THAT the Advisory Planning Committee agenda for  
September 29, 2020 be adopted.

**CARRIED.**

**ADOPTION OF  
MINUTES**

Moved by Phyllis Kereliuk, seconded by Doug Neden;

THAT the minutes for the Advisory Planning Committee  
meeting of September 15, 2020 be adopted.

**CARRIED.**

**NEW BUSINESS:****DEVELOPMENT  
VARIANCE PERMIT  
APPLICATION FOR 156  
SUNSET BOULEVARD  
(DVP00499)**

The Manager, Current Planning reviewed development variance permit application DVP00499 for 156 Sunset Boulevard. The Committee noted the following:

- Wall does not appear to block views of the lake and being 6 inches closer does not appear to increase the impact on the neighbours.

Moved by Doug Neden, seconded by Harpreet Nahal;

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00499 to vary the following section of Zoning Bylaw #5000 in order to reduce spacing between multiple retaining walls on a residential property on Lot 27, Plan KAS1975, DL 6, ODYD (156 Sunset Boulevard):

- a) Section 6.5.11 from 1.2m to 1.0m;

AND FURTHER, that Council support of DVP00499 is subject to the following:

- a) the site plan and elevations, intended to illustrate the general location and character of the retaining wall, as shown on Attachment 2 in the report titled "Development Variance Permit Application for 156 Sunset Boulevard" and dated September 24, 2020 by the Manager, Current Planning, be attached to and form part of DVP00499 as Schedule 'A'.

**CARRIED.**

**INFORMATION ITEMS:**

The Manager, Current Planning reviewed the following APC related applications discussed at the September 28, 2020 Council meeting:

- **DVP00483 – 3400 Coldstream Avenue** – DVP issued once all conditions are satisfied
- **OCP00073 – 6141 Hwy 97 and 6162 Pleasant Valley Road** – extension to Oct. 15/21 granted

- **ZON00341 – 7497 and 7501 Brooks Lane** – extension to Oct. 28/21 granted
- **ZON00352 – 3405 27<sup>th</sup> Street** – PH held, received third reading
- **LUC00016/ZON00347 – 2724 Howser Place** – PH held, LUC discharge received third reading, ZON application defeated at third reading.

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is tentatively scheduled for **Wednesday, October 14, 2020.**

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at: 4:27 p.m.

**CERTIFIED CORRECT:**

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Chair



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

**SUBMITTED BY:** Craig Broderick,  
Manager, Current Planning  
  
Keltie Chamberlain,  
Planning Assistant

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** October 13, 2020  
**REPORT DATE:** October 2, 2020  
**FILE:** ZON00359, ZON00360, ZON00361  
(3360-20)

**SUBJECT:** REZONING FOR 6309, 6321 AND 6335 OKANAGAN LANDING ROAD

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## **PURPOSE:**

To review the application to rezone the subject properties from I2: Airport Residential and RR: Rural Residential to RH1: Low-Rise Apartment Residential to develop thirteen stacked row house units as affordable housing at 6309, 6321 and 6335 Okanagan Landing Road.

## **RECOMMENDATION:**

THAT Council support the rezoning applications for Lot 1, Plan 23913, District Lot 66-67, ODYD (6309 Okanagan Landing Road) from RR: Rural Residential to RH1: Low-Rise Apartment Residential, and for Lot 2, Plan 23913, District Lot 62&66-67, ODYD (6321 Okanagan Landing Road) and Lot 3, Plan 23913, District Lot 62&67, ODYD (6335 Okanagan Landing Road) from I2: Airport Residential to RH1: Low-Rise Apartment Residential;

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

- a) That the operator, Vernon and District Community Land Trust, enter into a Housing Agreement with the City; and
- b) That a restrictive covenant be registered on the subject property to limit the density on the site to Residential Low Density (maximum 12 units per acre);

AND FURTHER, that this report be forwarded to the Advisory Planning Committee for review and comment, with any arising resolution brought forward to the Public Hearing as input for Council's consideration.

## **ALTERNATIVES & IMPLICATIONS:**

1. THAT Council not support the rezoning applications for Lot 1, Plan 23913, District Lot 66-67, ODYD (6309 Okanagan Landing Road) from RR: Rural Residential to RH1: Low-Rise Apartment Residential, and for Lot 2, Plan 23913, District Lot 62&66-67, ODYD (6321 Okanagan Landing Road) and Lot 3, Plan 23913, District Lot 62&67, ODYD (6335 Okanagan Landing Road) from I2: Airport Residential to RH1: Low-Rise Apartment Residential.

*Note: This alternative does not support the rezoning application. The application as proposed would not move forward.*

## **ANALYSIS:**

### **A. Committee Recommendations:**

Should Council support the application moving forward, the Advisory Planning Committee would review the proposed rezoning application at its meeting of October 14, 2020. The input from the Advisory Planning Committee would form part of the input at the Public Hearing. Due to the time sensitive nature of the funding opportunity from BC Housing, the application is being forwarded directly to Council for consideration.

### **B. Rationale:**

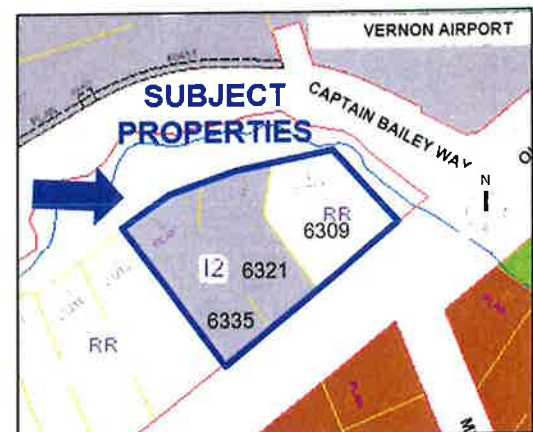
1. The subject properties at 6309, 6321 and 6335 Okanagan Landing Road (Figures 1 and 2), are 0.17 hectare (~0.44 acre), 0.15 hectare (~0.39 acre), and 0.17 hectare (~0.42 acre) respectively. The total area of the properties is 0.5 hectare (1.2 acres).
2. The subject properties are owned by the City of Vernon and are currently undeveloped.
3. The properties are designated Residential Low Density (Attachment 1) in the Official Community Plan (OCP), which has a maximum density of 12 units per acre. Two of the lots are zoned I2: Airport Industrial and one is zoned RR: Rural Residential as per Zoning Bylaw #5000 (Figure 3). The properties are located adjacent to the Vernon Airport and Vernon Creek. A multi use pathway fronts the property on Okanagan Landing Road.
4. Under the current I2: Airport Industrial zoning district (Attachment 2), operation of an airport and associated industrial services are permitted. In the RR: Rural Residential zoning district (Attachment 3), country residential development and complementary uses on larger lots is permitted.
5. Uses within the proposed RH1: Low-Rise Apartment Residential zoning district include medium density development on urban services including apartment housing, care centres major, group home major, seniors housing, senior's supportive housing, and stacked row housing (Attachment 4). To develop the land with stacked row housing, the RH1: Low-Rise Apartment Residential zone has been proposed as other residential zoning designations do not permit this specific housing type.
6. The maximum density on the subject property would be 12 units per acre by covenant. Given the subject property parcel size, the number of units on the consolidated (1.2 acre) site would be 13 units.



**Figure 1: Property Location**



**Figure 2: Aerial Photo**



**Figure 3: Zoning**

7. The applicant has submitted rezoning applications for the three lots to construct 13 stacked row housing units as affordable housing. The lots would be consolidated by the owner.
8. The 13 affordable housing units on the site would be comprised of four 1 bedroom, eight 2 bedroom, and one 3 bedroom. The project would be for affordable housing targeting seniors, individuals who are differently-abled, and families in need of affordable housing. The scale of the proposed two-storey development would align with the Residential Low Density land use designation of the OCP. Building stacked row housing on the site would lessen the building footprint for the proposed 13 units. There would be eight units on the ground floor and five units on the second floor (Attachment 5).
9. Stacked Row housing is defined as:

**ROW HOUSING, STACKED** means **row housing**, except that **dwellings** may be arranged two deep, either horizontally so that **dwellings** may be attached at the rear as well as the side, or vertically so that **dwellings** may be placed over others. Each **dwelling** will have an individual access to outside, not necessarily at grade, provided that no more than two units share a corridor, steps or path.

10. The applicant is working on behalf of the Vernon and District Community Land Trust who would enter into a housing agreement and a lease agreement with the City on the subject lands. The housing agreement would also address the limited density that would be permitted on the site, thereby ensuring compliance with the Official Community Plan. The housing agreement and associated restrictive covenant would be forwarded to Council for review and approval.
11. During the development permit application review process, the environmental impact assessment, proposed site plan and building elevations would be reviewed for conformity with OCP development permit guidelines, Zoning Bylaw regulations, and Environmental Management Areas regulations. Subdivision and development servicing requirements for any infrastructure upgrades would be addressed during the development permit application and building permit application stages.

**C. Attachments:**

Attachment 1 – OCP Land Use Designation  
Attachment 2 – I2: Airport Industrial zone  
Attachment 3 – RR: Rural Residential zone  
Attachment 4 – RH1: Low-Rise Apartment Residential zone  
Attachment 5 – Site Plan and Rendering

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

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

- Continue to partner with BC Housing, not-for-profits and the development community on affordable housing, including the use of City-owned land.

**E. Relevant Policy/Bylaws/Resolutions:**

The subject property is designated RLD – Residential Low Density Official Community Plan (OCP). The current zoning of the lots is I2: Airport Industrial and RR: Rural Residential.

**BUDGET/RESOURCE IMPLICATIONS:**

N/A

Prepared by:

Oct 7 2020 9:39 AM

Approved for submission to Council:

X *Craig Broderick* ✓

Craig Broderick

DocuSign

*[Signature]*  
\_\_\_\_\_  
Will Pearce, CAO

Date: 07. OCTOBER. 2020

Craig Broderick,  
Manager, Current Planning

Oct 7 2020 9:50 AM

X *Kim Flick* ✓

Kim Flick

DocuSign

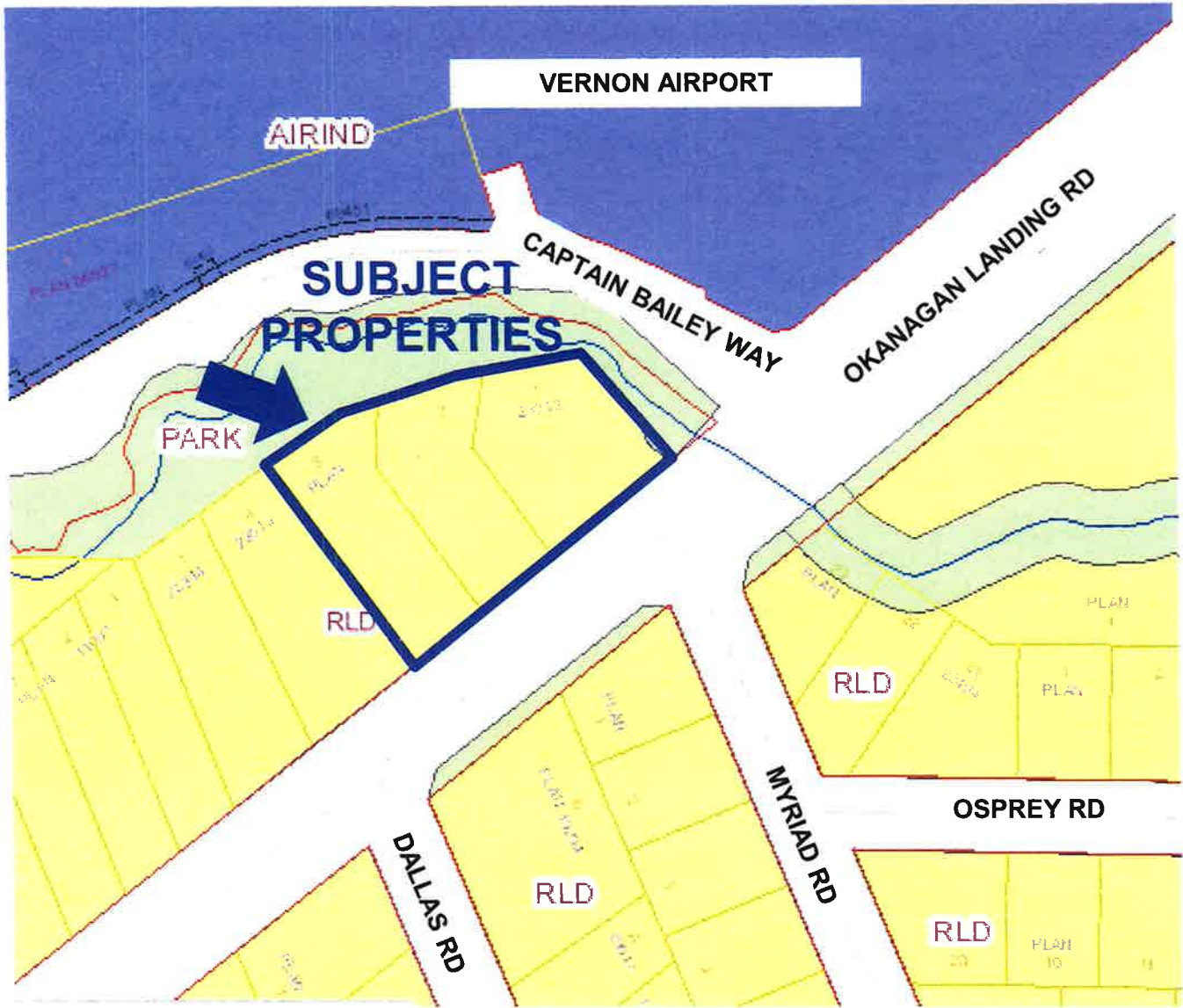
Kim Flick  
Director, Community Infrastructure and Development

**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 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 type="checkbox"/> Engineering & Development                       |
| <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 (Scheduled Oct 14, 2020) |   |  |
| <input type="checkbox"/> OTHER:   |   |  |

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- AIRIND – Airport Industrial
- PARK – Parks & Open Space
- RLD – Residential – Low Density

# OCP Designation

ZON00359



## 11.2 I2 : Airport Industrial

### 11.2.1 Purpose

The purpose is to provide a **zone** for the **development** and operation of an **airport** and associated industrial services.

### 11.2.2 Primary Uses

- aerospace research and development
- airport
- aircraft sales/rentals/repairs/maintenance/construction
- airport terminal and navigational facilities
- convenience vehicle rentals
- educational services, private
- educational services, public
- gas bars
- non-accessory parking
- utility services, minor impact

### 11.2.3 Secondary Uses

- bulk fuel depots
- commercial storage
- emergency and protective services
- fleet services
- food primary establishment
- liquor primary establishment, major
- liquor primary establishment, minor
- offices
- outdoor storage
- residential security/operator unit
- retail stores, convenience
- retail stores, general
- vehicle and equipment services, industrial and agricultural

### 11.2.4 Subdivision Regulations

- Minimum **lot width** is 25.0m.
- Minimum **lot area** is 2000m<sup>2</sup>.

### 11.2.5 Development Regulations

- Maximum **height** is 10.0m for airport associated industrial buildings. It is unrestricted for mechanical **structures**. The maximum **height** for airport and airport related buildings are subject to federal or provincial regulations and in no case shall exceed the **heights** permitted in the *City of Vernon Regional Airport Zoning Regulations, Bylaw No. 4578*.
- Minimum **front yard** is 6.0m.
- Minimum **side yard** is 0.0m, except it is 6.0m for exterior side yards.
- Minimum **rear yard** is 4.5m, except it is 7.5m for any **flanking street**, and 10.0m where the **abutting** land is zoned or designated Residential, Agriculture or Institutional.
- Maximum **site coverage** is 80%.

### 11.2.6 Other Regulations

- In addition to the regulations above, the *City of Vernon Regional Airport Zoning Regulations, Bylaw No. 4578* applies.
- Individual **convenience retail** services shall not have a total **gross floor area** of greater than 300m<sup>2</sup>.
- No **use** shall produce dust, or other emissions except standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- No **use** shall produce odour, glare, or noise that creates a **nuisance**.
- There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radioactive materials.
- Only one **residential security/operator unit** is permitted on a **site**.
- 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.
- **Outdoor storage** shall be screened from view of any **street** or **lane** and from **adjacent** properties. There shall be no **outdoor storage** of toxic, noxious, explosive, or odorous materials.
- 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)

RR

## 9.1 RR : Rural Residential

### 9.1.1 Purpose

The purpose is to provide a **zone** for country residential **development**, and complementary **uses**, on larger **lots** in areas of high natural amenity and limited urban services.

### 9.1.2 Primary Uses

- greenhouses and plant nurseries
- single detached housing

### 9.1.3 Secondary Uses

(\* the following uses are subject to Secondary Use Development Permit approval prior to undertaking any development or change in use, except for care centre, minor where four (4) or less persons are being cared for) Bylaw No. 4884

- animal clinics, major
- animal clinics, minor
- bed and breakfast homes (in single detached housing only) (Bylaw 5498)
- boarding rooms
- care centres, minor
- \*group home, minor
- home based businesses, rural
- home based businesses, minor
- home based businesses, major
- second kitchens
- secondary suites

### 9.1.4 Subdivision Regulations

- Minimum **lot width** is 40.0m.
- Minimum **lot area** is 4000m<sup>2</sup>, or 10,000m<sup>2</sup> if not serviced by a **community sewer system**.
- Maximum **density** is 2.5 units per hectare (1 unit/ acre).

### 9.1.5 Development Regulations

- Maximum **site coverage** is 10% for residential **development**, and it is 35% for agricultural **structures** except it may be increased to 50% for **greenhouses** with closed wastewater and stormwater management systems.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 6.0m for **secondary buildings** and 13.0m for **secondary structures**.
- Minimum **front yard** is 7.5m.
- Minimum **side yard** is 2.0m for a 1 or 1.5 **storey** portion of a **building** and 2.3m for a 2 or 2.5 **storey** portion of a **building**, except it is 4.5m from a **flanking street**.
- The minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- **Secondary buildings** housing more than 4 animals shall be located no closer than 15.0m to any **lot line**.
- The maximum **height** of any vertical wall element facing a **front, flanking** or **rear yard** (including **walkout basements**) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be set back at least 1.2m.

- All decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey in height**, such measurements to include the **height** of any support **structure or retaining wall**.

#### 9.1.6 Other Regulations

- There shall be no more than one **single detached house** per lot.
- 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 (0.8 acre).
- **Major animal clinics** shall not be located on parcels less than 2.0ha (5 acres).
- For **sites** within the **Agricultural Land Reserve**, the maximum **gross floor area** of **agricultural and garden stands** selling produce that is produced off-site shall be the lesser of 50.0m<sup>2</sup> or 33% of the total floor area of the **agricultural and garden stand**.
- Retail sales are subject to the *BC Agricultural Land Commission Act* and regulations.
- 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)

**RH1**

## 9.12 RH1 : Low-Rise Apartment Residential

### 9.12.1 Purpose

The purpose is to provide a **zone** primarily for medium **density** apartments on urban services.

### 9.12.2 Primary Uses

- **apartment housing**
- **care centres, major**
- **group home, major**
- **seniors assisted housing**
- **seniors housing**
- **seniors supportive housing**
- **stacked row housing**

### 9.12.3 Secondary Uses

- **home based businesses, minor**
- **real estate sales centres** (in apartment housing only)

### 9.12.4 Subdivision Regulations

- Minimum **lot width** is 30.0m.
- Minimum **lot area** is 1400m<sup>2</sup>, or 10,000m<sup>2</sup> if not serviced by a **community sewer system**.

### 9.12.5 Development Regulations

#### (a) Density:

The maximum Floor Space Ratio (FSR) is 1.50, except that:

- With a housing agreement pursuant to Section 4.9, the maximum **density** shall be increased by FSR 0.25; and
- Where **parking spaces** are provided completely beneath habitable space of a primary **building** or beneath useable common amenity areas, providing that in all cases the parking spaces are screened from view, the maximum **density** shall be increased by FSR 0.25; or
- Where all the required parking is not accommodated completely beneath the habitable space of a primary **building** or useable common amenity areas, the additional density permitted shall be determined through multiplying the FSR 0.25 by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas;

Provided that the maximum Floor Area Ratio with all bonuses shall not exceed FSR 2.00.

#### (b) Building Regulations:

- Maximum **site coverage** is 65% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 85%.
- Maximum **height** is the lesser of 16.5m or 4.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.

- Minimum **front yard** is 4.5m.
- Minimum **side yard** is 4.5m, except it is 4.5m from a **flanking street**.
- Minimum **rear yard** is 9.0m, except it is 1.0m for **secondary buildings**. (*Bylaw 5661*)

#### 9.12.6 Other Regulations

- A minimum area of 5.0m<sup>2</sup> of private open space shall be provided per **bachelor dwelling, congregate housing bedroom** or group home **bedroom**, 10.0m<sup>2</sup> of private open space shall be provided per 1 **bedroom dwelling**, and 15.0m<sup>2</sup> of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- No continuous **building frontage** shall exceed 40.0m for a 3 to 4.5 **storey building**, or 65.0m for a 2 **storey building**. If the frontage is interrupted by an open courtyard equivalent in depth and width to the **building height**, the maximum continuous 4.5 **storey building frontage** may be 80.0m provided that no **building** section exceeds 40.0m.
- For multi-unit residential housing, one **office** may be operated for the sole purpose of the management and operation of the multi-unit residential **development**. (*Bylaw 5440*)
- For **seniors assisted housing, seniors housing and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- 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. (*Bylaw 5339*)
- 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*)

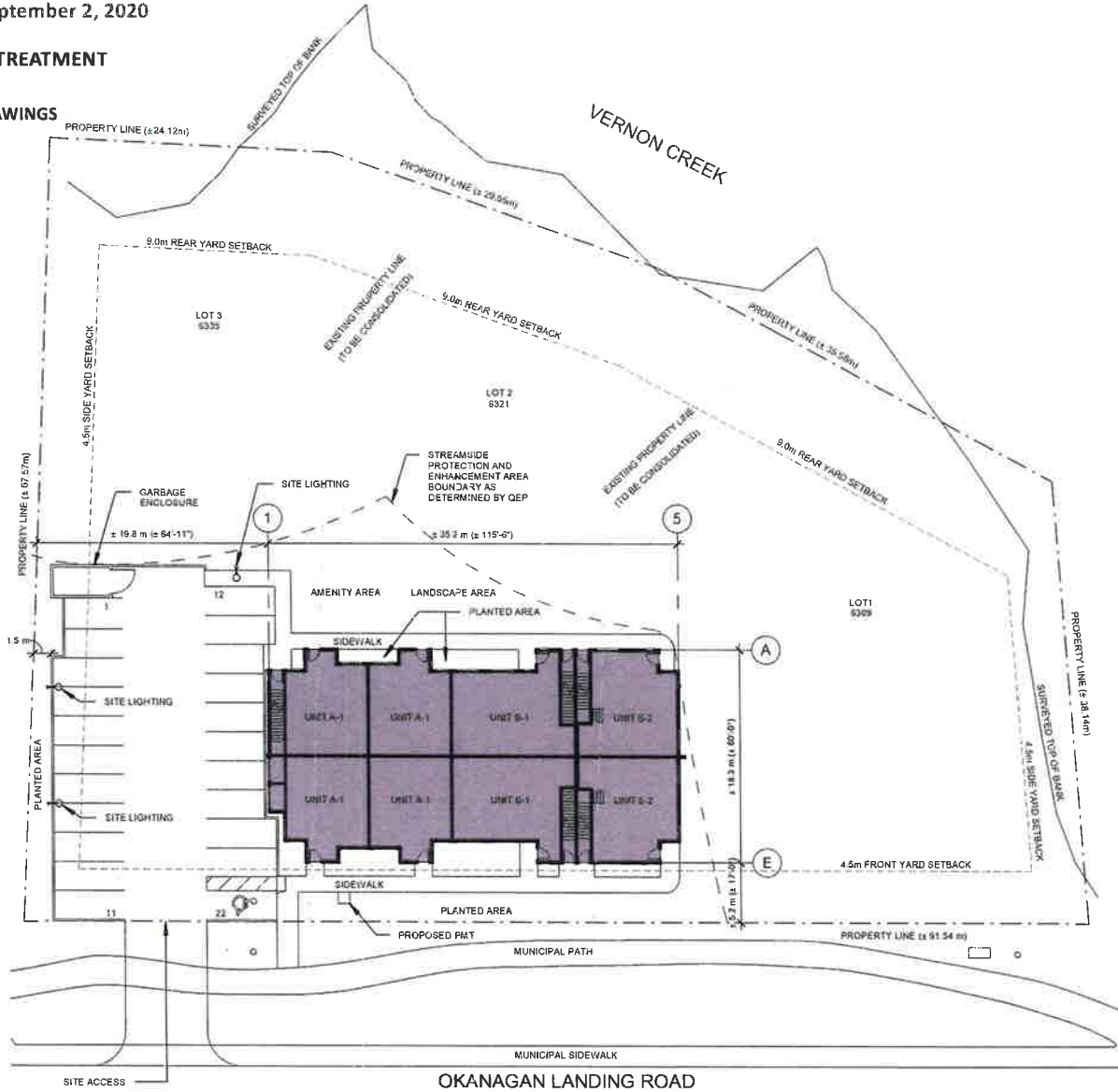
Okanagan Landing Road Development Permit Application

Vernon, BC September 2, 2020

4.0 ARCHITECTURAL TREATMENT

4.2 ARCHITECTURAL DRAWINGS

COPY ORIGINAL SEALED HARD COPY SUBMITTED SEPARATELY



1 SITE PLAN  
1/32" = 1'-0"



4.0 ARCHITECTURAL TREATMENT

4.4 CONCEPTUAL RENDERINGS



RENDERING IS AN ARTISTIC INTERPRETATION FOR ILLUSTRATIVE PURPOSES ONLY

VIEW FROM OKANAGAN LANDING ROAD



# 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:** November 9, 2020  
**REPORT DATE:** October 7, 2020  
**FILE:** DVP00500

**SUBJECT:** DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 2200 58<sup>TH</sup> AVENUE

**PURPOSE:**

To review the development variance permit application to vary Sign Bylaw #4489 from a maximum of two freestanding signs to five at 2200 58<sup>th</sup> Avenue.

**RECOMMENDATION:**

THAT Council support the development variance permit application for the subject property located on Lot 1 Sections 10 and 11, Plans KAP70210 and KAP72044, TP8, ODYD (2200 58<sup>th</sup> Avenue) to increase the number of freestanding signs on the property from two to five, subject to the following:

- a) The number of freestanding signs be limited to the additional four on the west side of the Walmart building for "pick up" parking; and
- b) That the site plan and sign details generally shown as Attachment 1 and 2 inclusive in the report titled "Development Variance Permit Application for 2200 58<sup>th</sup> Avenue" and dated October 7, 2020 by the Planning Assistant, be attached to and form part of Development Variance Permit #DVP00500 as Schedule 'A'.

**ALTERNATIVES & IMPLICATIONS:**

- 1. THAT Council not support the development variance permit application for the subject property located on Lot 1 Sections 10 and 11, Plans KAP70210 and KAP72044, TP8, ODYD (2200 58<sup>th</sup> Avenue) to increase the number of freestanding signs on the property from two to five.

*Note: Denial of the variance application would not allow the proposed signs and the applicant would have to meet the requirements of Sign Bylaw #4489.*

**ANALYSIS:**

**A. Committee Recommendations:**

“ ”

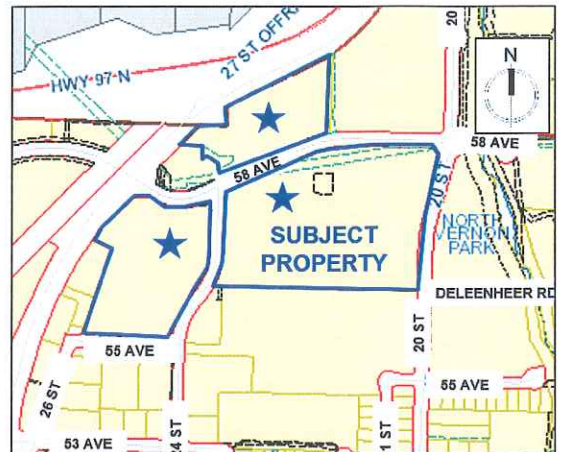
**B. Rationale:**

1. The subject property at 2200 58<sup>th</sup> Avenue, as shown on Figures 1 and 2, is 9.3 hectares (23 acres) in area. The property is designated CCOM – Community Commercial in the Official Community Plan (OCP) and is zoned C5: Community Commercial.
2. The subject property is an existing Smart Centre and includes the existing Walmart Supercentre where the proposed freestanding signs would be located.
3. Sign Bylaw #4489 permits a maximum of two freestanding signs on a site as follows:

***Number (of signs)***

*Not more than one freestanding sign per street frontage shall be permitted unless the frontage per street exceeds 50.0 m (164.05 ft) in length in which case one additional freestanding sign shall be permitted.*

4. The subject property exceeds 50.0m in length and therefore, two signs are permitted. The length of the property frontage in total is 2,231.0 m. Walmart is located on a portion of the property with approximately 855.0 m of frontage.
5. The owner has submitted a sign permit application and development variance permit application to increase the maximum number of freestanding signs permitted on the site in the locations shown in Attachment 1. The freestanding signs would be double-sided and face eight parking stalls, reserving them as customer pickup spaces. This does not impact the parking requirements of the site.
6. The site has one existing freestanding sign in place on the corner of 27<sup>th</sup> Street and 58<sup>th</sup> Avenue. The applicant is proposing four additional double-sided, freestanding signs in the parking lot of the existing Walmart store, for a total of five freestanding signs on the subject property.
7. The applicant has provided a rationale letter for the proposed variance (Attachment 3) which states the additional freestanding signs would:
  - a. Provide convenient and efficient customer pick up spaces on the site;
  - b. Improve online pick up sales for customers;
  - c. Provide visibility for reserved pick up parking spaces;
  - d. Not impact the parking requirement; and
  - e. Not impact pedestrian walkways.
8. An increase to the number of freestanding signs on the subject property would locate convenient customer “pick up” parking spaces within the existing parking lot in response to the increase in demand for this online service. The proposed signs would not negatively impact the parking or pedestrian



**Figure 1: Property Location Map**



**Figure 2: Aerial Photo of Property**

circulation. Administration is in support of the modified variance to increase the maximum number of freestanding signs from two to five.

9. In order to protect the public, Council members, and staff, the City has implemented strict physical distancing measures in all City facilities, which follow the guidelines and Orders of the Provincial Health Officer (PHO).

Until further notice, to support these measures, Council has directed Administration to receive public input development variance permit applications in written form only, until physical distancing requirements have been lifted by the PHO.

Only those written submissions (or emails to [phearings@vernon.ca](mailto:phearings@vernon.ca)) received prior to the Public Input Session shall be distributed to Council.

As part of the notification process, \_\_\_ letters were sent to neighbouring residents, tenants and property owners. At the time of report writing, \_\_\_ written submissions had been received. As input is received, it is placed on the City of Vernon website Development Variance Permits – Public Input as well as in a binder at the front counter of the Community Services Building.

**C. Attachments:**

- Attachment 1 – Site Plan
- Attachment 2 – Sign details
- Attachment 3 – Letter of Rationale

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

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

- N/A

**E. Relevant Policy/Bylaws/Resolutions:**

1. The subject property is designated CCOM – Community Commercial in the Official Community Plan (OCP) and is zoned C5: community Commercial in Zoning Bylaw #5000.
2. 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

Keltie Chamberlain  
Planning Assistant

\_\_\_\_\_  
Will Pearce, CAO

Date: \_\_\_\_\_

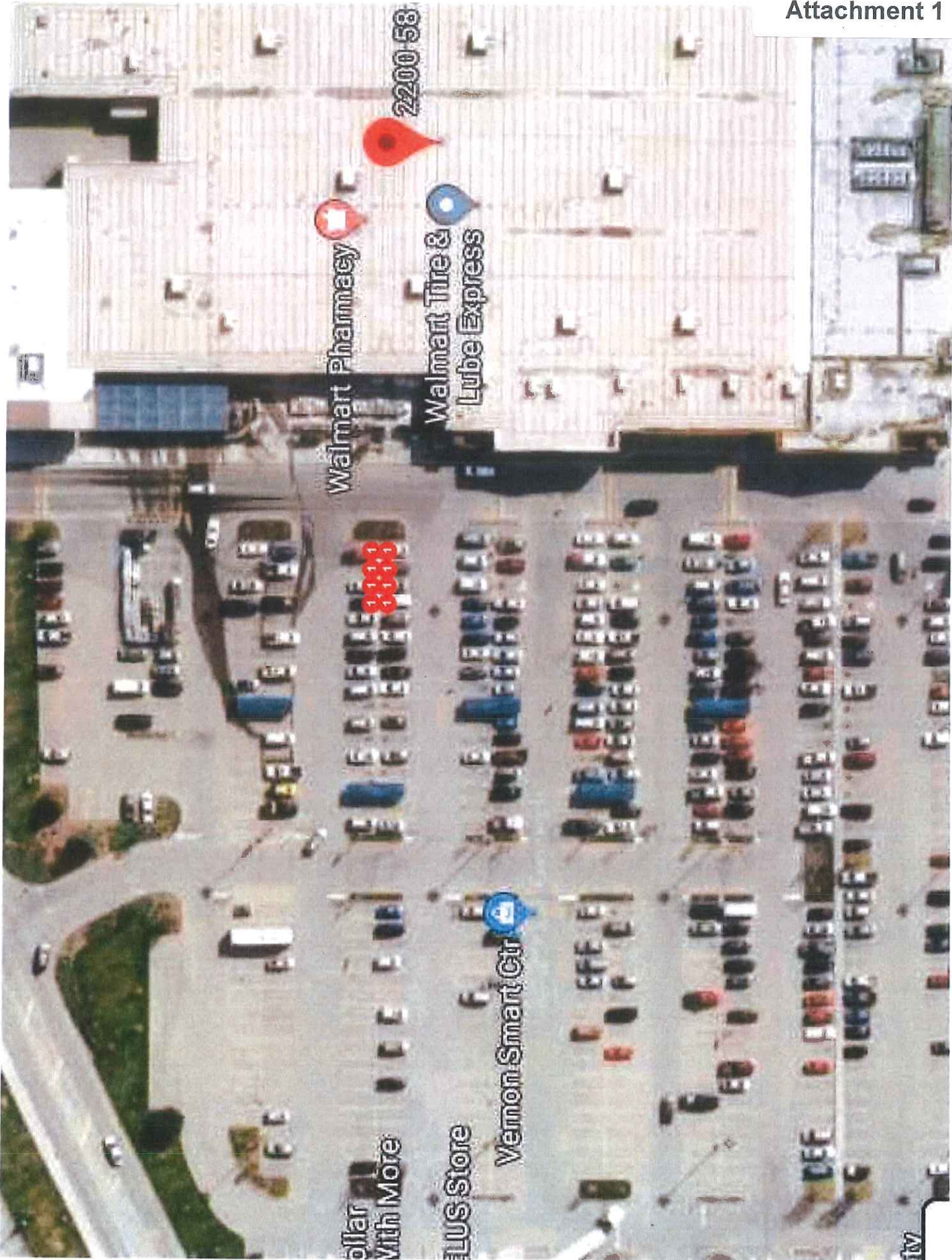
**X**

Signer 2

Kim Flick  
Director, Community Infrastructure and Development

**REVIEWED WITH**

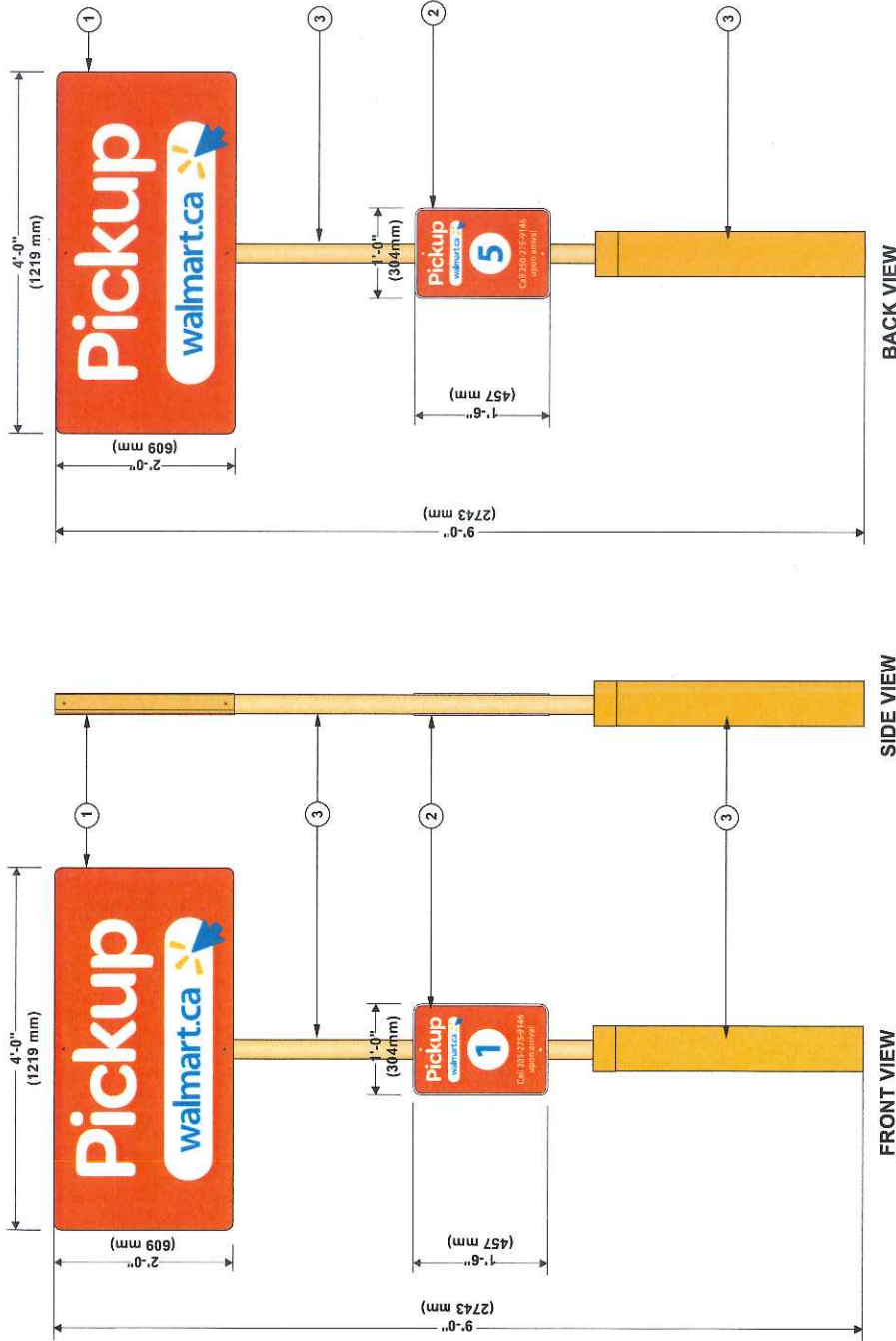
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|---|---|--|
| <input type="checkbox"/> Corporate Services                           | <input type="checkbox"/> Operations           | <input checked="" type="checkbox"/> Current Planning               |
| <input type="checkbox"/> Bylaw Compliance                             | <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                 |
| <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 (October 14, 2020) |   |  |
| <input type="checkbox"/> OTHER:                                       |   |  |



# CB4-53532

## D/F PARKING SIGNS

Installation:	<input type="checkbox"/> Interior	<input checked="" type="checkbox"/> Exterior
#	Descriptions:	
1	ACM FACE PRE-PAINTED ORANGE (PMS 168C) WITH VINYL APPLIED ON FIRST SURFACE	
2	PRE-PAINTED WHITE ALUMINIUM 0.090" WITH GRAPHICS DIGITALLY PRINTED ON REFLECTIVE VINYL APPLIED ON FIRST SURFACE	
3	POST & BOLLARDS BY OTHERS	



# Pattison Sign Group

Tel: (604) 735-5506 | Fax: (677) 737-1734 | Toll Free: 1-800-51  
 Client: WALMART #3169  
 Site: 2200 - 58TH AVE, VERNON, BC  
 Consultant: L. DUGUAY  
 Draftsman: CINDY ST-ONGE  
 Date: 12.11  
 Page: 1/5 Scale: 3/4" = 1'-0"

Date: / /  
 Customer Approval:

**Customer Approval:**

Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Notes:**

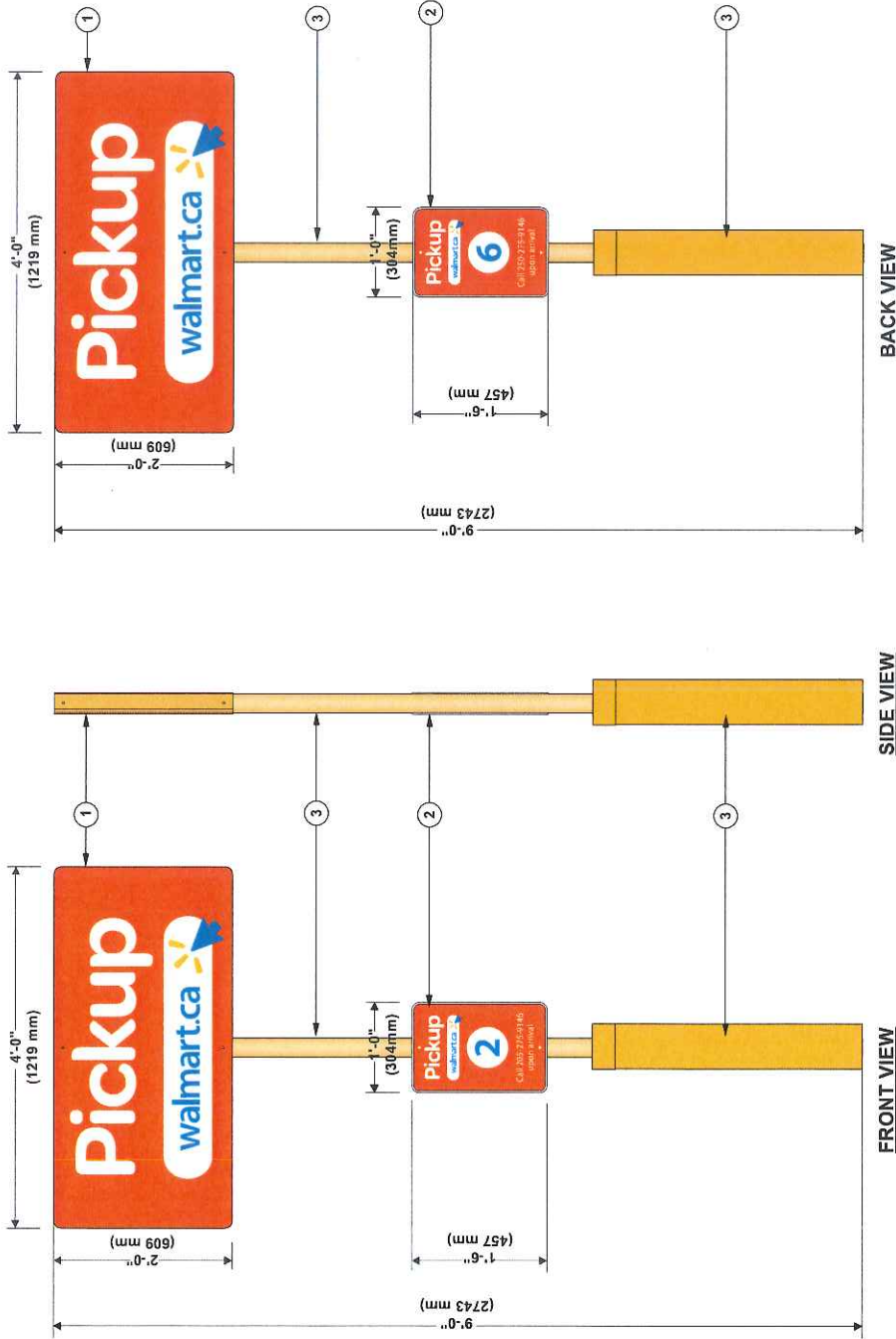
- 1. All signs must be installed in accordance with the manufacturer's instructions.
- 2. All signs must be installed in a clean, dry, and well-ventilated area.
- 3. All signs must be installed in a location that is easily visible to the public.
- 4. All signs must be installed in a location that is not subject to excessive weathering.
- 5. All signs must be installed in a location that is not subject to excessive vibration.
- 6. All signs must be installed in a location that is not subject to excessive salt crystallization.
- 7. All signs must be installed in a location that is not subject to excessive acid rain.
- 8. All signs must be installed in a location that is not subject to excessive air pollution.
- 9. All signs must be installed in a location that is not subject to excessive noise.
- 10. All signs must be installed in a location that is not subject to excessive electromagnetic interference.

www.pattison.com

# CB4-53532

## D/F PARKING SIGNS

Installation:	<input type="checkbox"/> Interior	<input checked="" type="checkbox"/> Exterior
#	Descriptions:	
1	ACMI FACE PRE-PAINTED ORANGE (PMS 166C) WITH VINYL APPLIED ON FIRST SURFACE	
2	PRE-PAINTED WHITE ALUMINIUM 0.090" WITH GRAPHICS DIGITALLY PRINTED ON REFLECTIVE VINYL APPLIED ON FIRST SURFACE	
3	POST & BOLLARDS BY OTHERS	



Date: / /

Customer Approval:

**Pattison Sign Group**  
10000 166th Street, Surrey, BC V4N 1C7  
Tel: (604) 735-5506 Fax: (604) 737-1734  
www.pattisonsgroup.com

**Prohibited Signage:** No signs that are illegal under any applicable laws, regulations, codes, or ordinances. No signs that are defamatory, obscene, libelous, or otherwise offensive to any person or group of persons. No signs that are false or misleading. No signs that are a nuisance to any person or group of persons. No signs that are a hazard to any person or group of persons. No signs that are a violation of any applicable laws, regulations, codes, or ordinances.

**Pattison Sign Group**  
10000 166th Street, Surrey, BC V4N 1C7  
Tel: (604) 735-5506 Fax: (604) 737-1734  
www.pattisonsgroup.com



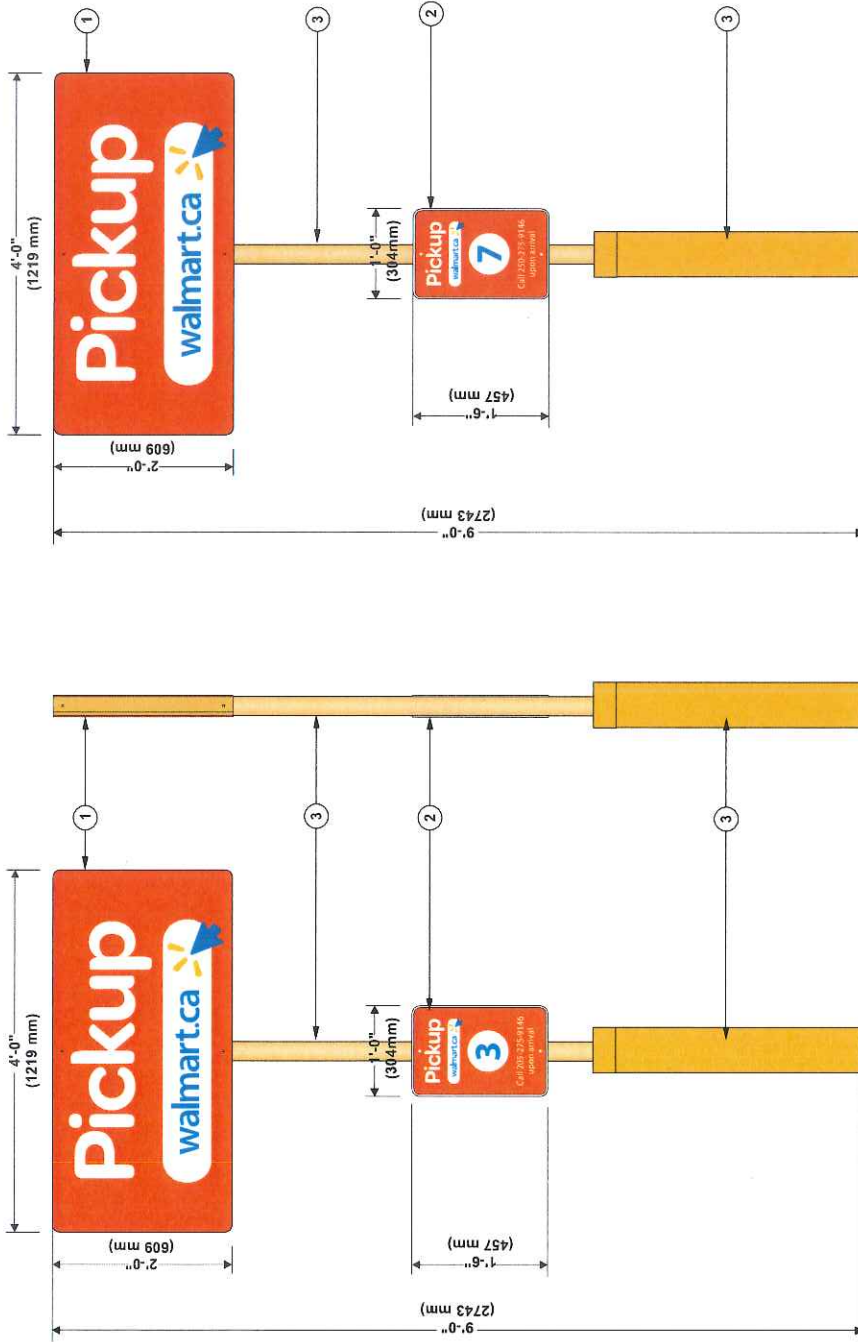
Tel: (604) 735-5506 | Fax: (604) 737-1734 | Toll Free: 1-800-561-9798  
Client: **WALMART #3169**  
Site: **2200 - 58TH AVE, VERNON, BC**  
Consultant: **L. DUGUAY**  
Draftsman: **CINDY ST-ONGE** Date: **12.10.2019**  
Page: **2/5** Scale: **3/4" = 1'-0"**



# CB4-53532

## D/F PARKING SIGNS

Installation:	<input type="checkbox"/> Interior	<input checked="" type="checkbox"/> Exterior
#	Descriptions:	
1	1 CM FACE PRE-PAINTED ORANGE (PMS 166C) WITH VINYL APPLIED ON FIRST SURFACE	
2	PRE-PAINTED WHITE ALUMINIUM 0.090" WITH GRAPHICS DIGITALLY PRINTED ON REFLECTIVE VINYL APPLIED ON FIRST SURFACE	
3	POST & BOLLARDS BY OTHERS	



Date: / /  
Customer Approval:

Patison Sign Group  
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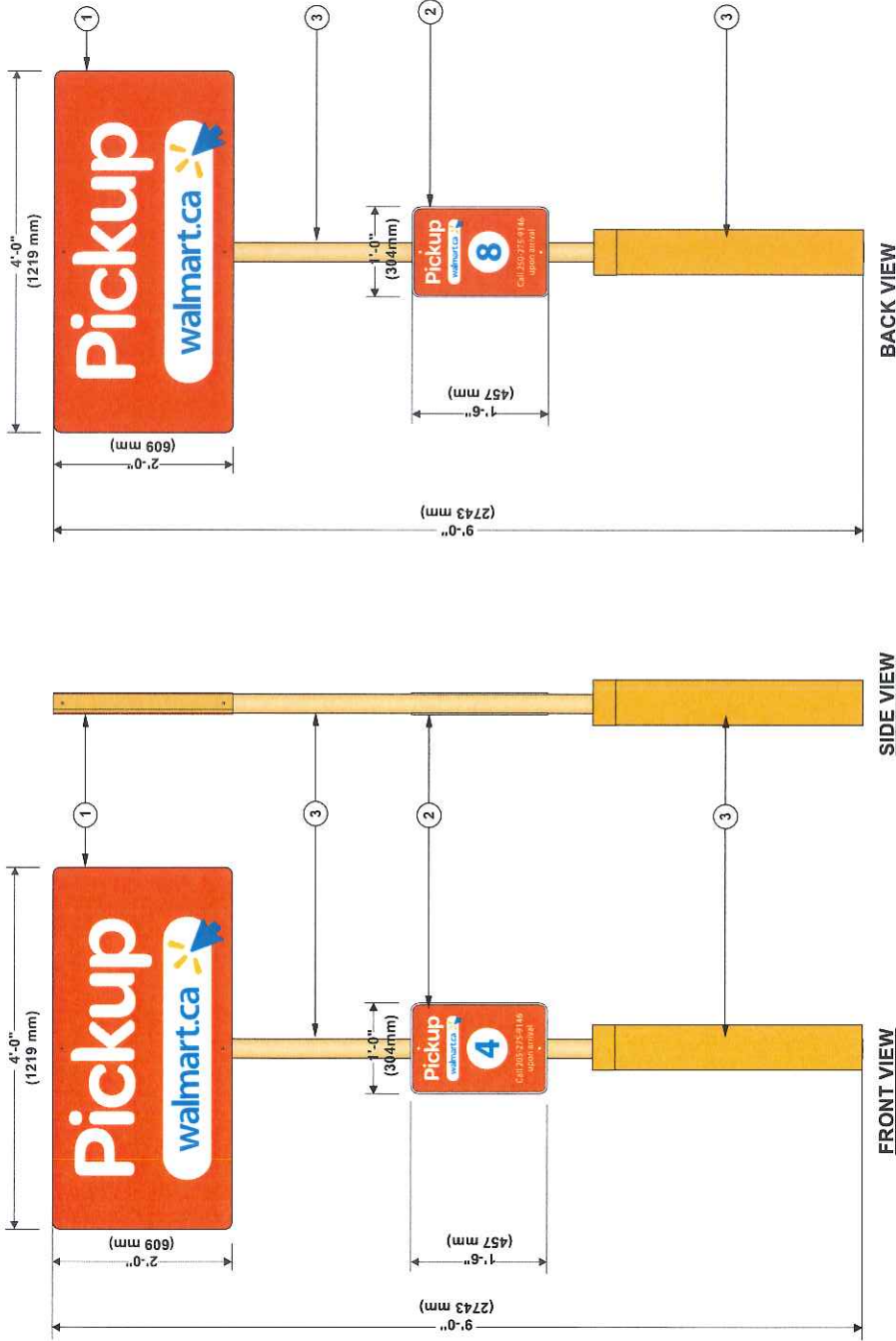
Tel: (506) 795-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client: WALMART #3169  
Site: 2200 - 58TH AVE, VERNON, BC  
Consultant: L. DUGUAY  
Draftsman: CINDY ST-ONGE  
Date: 12.10.2019  
Page: 3/5 Scale: 3/4" = 1'-0"

# CB4-53532

## D/F PARKING SIGNS

Installation:	<input type="checkbox"/> Interior	<input checked="" type="checkbox"/> Exterior
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1	ACM FACE PRE-PAINTED ORANGE (PMS 166C) WITH VINYL APPLIED ON FIRST SURFACE	
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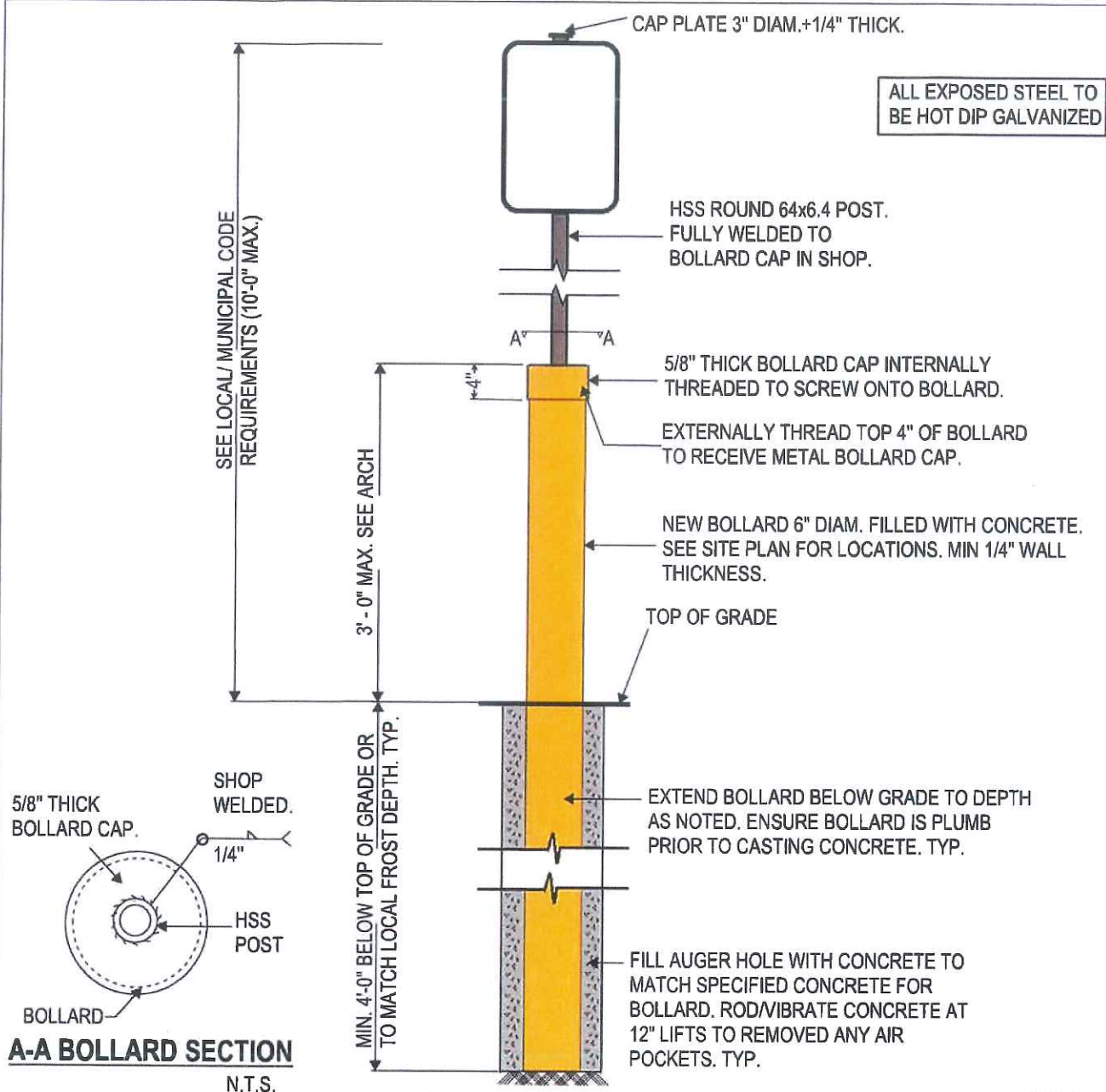
Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client: WALMART #3169  
 Site: 2200 - 58TH AVE, VERNON, BC  
 Consultant: L. DUGUAY  
 Draftsman: CINDY ST-ONGE  
 Date: 12.10.2019  
 Page: 4/5 Scale: 3/4" = 1'-0"

Date: / /  
 Customer Approval:

**www.pattisonsgn.com**

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**1) SECTION SHOWING BOLLARD AND FOUNDATION DETAIL**

N.T.S.



exp Services Inc.



t: +1.905.695.3217  
220 Commerce Valley Drive West  
Suite 500, Markham, ON L3T 0A8  
Canada

www.exp.com

BUILDINGS • EARTH & ENVIRONMENT • ENERGY •  
INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

**WALMART SIGN  
BOLLARD CAP AND  
FOUNDATION DETAILS**

Project No. 2016236

Date MAY 18, 2016

Drawn by JL

Checked by DS

Scale N.T.S.

DWG-4.0



KITCHENER  
WOODBRIDGE  
LONDON  
KINGSTON  
BARRIE  
BURLINGTON

August 18, 2020

**Planning Department**  
**City of Vernon**  
**3001 32 Ave**  
**Vernon, BC, V1T 2L8**

**RE: DEVELOPMENT VARIANCE PERMIT APPLICATION**  
**2200 58<sup>TH</sup> AVENUE, VERNON, BC V1T 9T2**  
**OUR FILE: 16147AO WALMART STORE 3169**

On behalf of our client, Wal-Mart Canada and Calloway REIT (Vernon) Inc., we are pleased to submit the following drawings in support of a Development Variance Permit Application for the Walmart store located at 2200 58<sup>th</sup> Avenue in the City of Vernon. In support of this submission, please find enclosed the following:

1. This Cover Letter detailing submission materials and rationale for the variance;
2. The completed Development Variance Permit Application form;
3. Authorization from the owner granting permission to MHBC Planning to make applications on their behalf;
4. Sign Elevation Drawings including the size of the proposed signs;
5. The Air Photo/Site Plan showing the location of the proposed signs;
6. The Bollard and Foundational Details stamped by a Professional Engineer;
7. A cheque in the amount of \$500.00, representing the application fee.

The plans provided are in support of the parking lot signage proposed to designate 8 parking spaces as 'Online Pickup' spaces. The proposed signage consists of 8 signs on 4 bollards. The bollards will contain 8 larger signs with "Pick up" written on them and 8 smaller signs which have a phone number the customer can call once they have parked in the designated spot. Walmart is trying to establish new branding and to modernize its operation with the online pickup parking and signage. This program is a national roll out, and the signage shown is consistent with other stores across Canada while at the same time ensuring that customers have clear visibility across a full parking lot.

The proposed signs are classified as Freestanding Signs as defined in the *City of Vernon Sign Bylaw 4489*. The number of proposed signs exceeds the maximum amount permitted under Part III (C-5) of the *Sign By-law*. As such, we are submitting this application for a development variance to permit the proposed signage at the subject property noted above. More specifically, we are requesting relief from the Sign By-law to permit 8 signs on 4 bollards for online order pickup service within the existing parking lot.

The total combined area of all of the signs is 7.04 m<sup>2</sup>, each individual sign has a combined area of approximately 0.88 m<sup>2</sup> and has been specifically designed to simply direct customers to the appropriate parking stalls for online pickup sales at the same time ensuring that customers have clear visibility across a

full parking lot. Further, the proposed signage will not take away from the current parking count or affect parking lot traffic flow. Given the location of the parking lot signage, no pedestrian walkways will be affected. The intent of the signs is to clearly demarcate parking stalls for online pick-up sales. Further to this, as the signs are located within the existing parking lots, there will be no impact to any adjacent uses.

We trust that the enclosed documents are sufficient for your review. Should you require any additional information, please do not hesitate to call.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'Oz Kemal', written in a cursive style.

Oz Kemal, BES, MCIP, RPP  
Partner