



# THE CORPORATION OF THE CITY OF VERNON

## MATTERS REFERRED

July 19, 2021

### A. AGENDA CHANGES:

1. **SEE ITEM – 9. J. – UNFINISHED BUSINESS** – Support for O’Keefe Glamping Grant
2. **ADD ITEM – 9. K. - UNFINISHED BUSINESS** – 1800 Phoenix Drive Rezoning Amendment Bylaw #5820, 2020 – Memo: Request for Processing Time Extension
3. **ADD ITEM – 12. (ii) – LEGISLATIVE MATTERS, BYLAWS – ADOPTION – “4403 20<sup>th</sup> Street Rezoning Amendment Bylaw Number 5766, 2019”**
  - Memo dated July 7, 2021 from the Manager, Current Planning, “4403 20<sup>th</sup> Street Rezoning Amendment Bylaw #5766, 2019”, re: confirmation of conditions met, consideration of adoption.

### B. DECLASSIFIED MOTIONS FROM THE IN-CAMERA MEETING HELD MAY 25, 2021:

**PURCHASE 1803 41<sup>ST</sup>  
AVENUE AND 1808 43<sup>RD</sup>  
AVENUE – GIROUARD  
PARK  
(0910-20)**

*‘THAT Council direct Administration to purchase for park 1803 41<sup>st</sup> Avenue – PID: 002-570-637, Legal: Lot 2 Plan 36093 Section 2 Township 8 ODYD and an approximately 2,500 m<sup>2</sup> portion of 1808 43<sup>rd</sup> Avenue – PID: 010-983-104, Legal: Lot 1 Plan 2667 Section 2 Township 8 ODYD, from Mary Elizabeth Demer and Marvin Lorne Morrell (the “Vendors”), for the total purchase price up to \$710,000 (\$704,000 plus adjustments for property taxes and water/sewer charges as applicable);*

*AND FURTHER, that Council in order to facilitate the purchase, direct Administration to subdivide 1808 43<sup>rd</sup> Avenue – PID: 010-983-104, Legal: Lot 1 Plan 2667 Section 2 Township 8 ODYD with the south boundary of the property in line with the neighbouring properties to the west, with the Vendors retaining the house on 43<sup>rd</sup> Avenue and an approximately 1,600 m<sup>2</sup> lot, and the City purchasing the approximately 2,500 m<sup>2</sup> portion to the south, dedicate as road that approximately 250 m<sup>2</sup> portion of Lot 1 Plan 2667 required for 41<sup>st</sup> Avenue, and consolidate that approximately 2,250 m<sup>2</sup> remainder portion of Lot 1 Plan 2667 and Lot 2 Plan 36093,*

*with Girouard Park at 4115 20<sup>th</sup> Street – PID: 012-134-481, Legal: Lot 2 Plan 40268 Section 2 Township 8 ODYD, at an estimated cost of no more than \$15,000 for the survey and legal required;*

*AND FURTHER, that Council in order to make the land safe and useable by the public as park, direct Administration to complete an initial landscape clean-up and trail implementation, including: removing dead wood, removing hazard trees, lifting the canopy and thinning vegetation, all to Firesmart and CPTED (Crime Prevention Through Environmental Design) principles, at an estimated cost of no more than \$100,000;*

*AND FURTHER, that Council direct Administration to draw the total funds required for the parkland purchase including survey and legal costs, at an estimated cost of no more than \$725,000 - \$717,750 (99%) from Regional District of North Okanagan Parks D.C.C.'s collected and held in the name of the City of Vernon, and the remaining \$7,250 (1%) from the City Parkland Statutory Reserve;*

*AND FURTHER, that Council direct Administration to draw the total funds required for initial landscaping and trail creation, in order to make the land safe and useable by the public as park, at an estimated cost of no more than \$100,000 - \$99,000 (99%) from Regional District of North Okanagan Parks D.C.C.'s collected and held in the name of the City of Vernon, and the remaining \$1,000 (1%) from the City Park Legacy Reserve;*

*AND FURTHER, that Council **declassify** the resolution and remove from confidential, after the transfer of the parkland to the City is registered with the Land Title and Survey Authority of B.C.'*



THE CORPORATION OF

**INTERNAL M E M O R A N D U M**

**JULY 19, 2021 - REGULAR MTG**

**SEE ITEM 9. J. - UNFIN. BUS.**

**Support for O'Keefe Glamping Grant**

**TO:** Will Pearce, Chief Administrative Officer **FILE:** 0230-20-37 (2021)  
**PC:** Debra Law, Director, Financial Services **DATE:** July 15, 2021  
**FROM:** Aaron Stuart, Manager Financial Planning and Reporting  
**SUBJECT: SUPPORT FOR O'KEEFE GLAMPING GRANT**

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At their Regular meeting on October 26, 2020, Council supported the O'Keefe Ranch & Interior Heritage Society's (the Society) application to the Community Economic Recovery Infrastructure Program's Destination Development stream to help fund the Society's creation of a Glamping Park.

Unfortunately, the Society's application was denied; however, they are still moving forward with constructing a Glamping Park.

A new Federal funding stream has been announced called the Canada Community Revitalization Fund (CCRF), and is being delivered by Canada's regional development agencies, which in BC is Western Economic Diversification.

The CCRF is for non-profit organizations to adapt and/or improve community spaces and infrastructure to adhere to relevant public health guidelines, and to encourage Canadians to re-engage in and explore their communities.

While the highest priority projects for the CCRF is to revitalize downtown cores, the next item is to reinvent outdoor spaces, which aligns perfectly with the Society's Glamping Park project. This project being "shovel ready" also bodes well for a potential application from the Society.

Since the Society does not own the land, and since a long-term lease is in place, permission to undertake the project is required from the lessor. This permission needs to be from Council due to the City of Vernon being both the land owner and lessor.

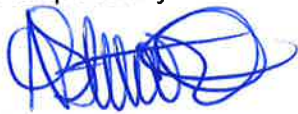
Administration recommends that Council support the Society's grant application.

**RECOMMENDATION:**

THAT Council permit the O'Keefe Ranch and Interior Heritage Society to improve and reinvent a portion of the leased lands to construct a Glamping Park;

AND FURTHER that Council support the O'Keefe Ranch and Interior Heritage Society's application to the Canada Community Revitalization Fund, delivered through Western Economic Diversification, for funding related to the Glamping Park project.

Respectfully submitted:



Aaron Stuart  
Manager, Financial Planning and Reporting



**JULY 19, 2021 - REGULAR MTG**  
**ADD ITEM - 9. K. - UNFIN. BUS**  
**1800 Phoenix Drive Extension**

THE CORPORATION OF THE  
**INTERNAL MEMORANDUM**

**TO:** Will Pearce, CAO **FILE:** ZON00300  
**PC:** Kim Flick, Director, Community Infrastructure and Development Department **DATE:** July 15, 2021  
Keri-Ann Austin, Manager, Legislative Services

**FROM:** Laurie Cordell, Manager, Long Range Planning and Sustainability

**SUBJECT: 1800 PHOENIX DRIVE REZONING AMENDMENT BYLAW #5820, 2020 – REQUEST FOR PROCESSING TIME EXTENSION**

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A rezoning application (ZON00300) is currently in progress for the subject property at 1800 Phoenix Drive.

At its Regular Meeting of July 20, 2020, Council gave Third Reading to Bylaw #5820 “1800 Phoenix Drive Rezoning Amendment Bylaw Number 5820, 2020” – a bylaw to rezone the property from “A2-Rural-Large Holdings” and “R2 – Large Lot Residential” to HR1 – Hillside Residential Single and Two-Family”, “HR2 – Hillside Residential Multi-Family” and “P1 – Parks and Open Space”.

Prior to final adoption of the rezoning bylaw, all conditions were to be completed as outlined in the following resolution:

*THAT Council support the application to rezone Amended Lot G (SEE DD 216774F) Sections 13 and 24 Township 8 ODYD Plan 1362 Except Plans 28422, 36541, KAP82631, KAP84094, KAP90431, EPP38363 And EPP72337 (1800 Phoenix Drive) within the Foothills Neighbourhood from A2 (Rural – Large Holdings) and R2 (Large Lot Residential) to HR1 (Hillside Residential Single and Two Family), HR2 (Hillside Residential Multi-Family), and P1 (Parks and Open Space);*

*AND FURTHER, that prior to adoption of a zoning amendment bylaw:*

- a) Registration of a Section 219 “No Disturb” Covenant on the remnant parcel (lands beyond Phase 1 as shown in Attachment 7) that would restrict future subdivision or any development until the approval of a pre-plan, consistent with the Foothills Neighbourhood Plan, that would identify the location of a future road network that specifically connects with Mountridge Drive to the north and generally to the road network to the east, respects sensitive areas including seasonal water bodies or drainage courses, and provides for future parks and trail connections;*
- b) Registration of a Section 219 covenant requiring that as a condition of future subdivision, the applicant provide appropriate land for and construct at their cost*

*a trail network in general accordance with the trail network shown in the Foothills Neighbourhood Plan;*

- c) Registration of a Section 219 covenant requiring that as a condition of future subdivision, the applicant convey undevelopable lands contiguous with the areas proposed to be zoned park and containing both high ESA areas and areas of slope greater than 30% to the City without compensation;*
- d) Registration of a 50 metre radius no-build and no-disturb covenant for the area surrounding the archaeological site;*
- e) Confirmation of the downstream capacity of the existing drainage system to handle flows from the proposed development;*
- f) The applicant provide geotechnical information regarding slope, soil and hydrogeological conditions along the edge of the environmentally sensitive area in Phase 1 of the proposed development, including recommendations regarding the location of final lot lines, a no disturb covenant, and safe building setbacks in this area;*
- g) Submission of Subdivision and Environmental Development Permit applications for Phase 1 of the development including design of on-site and off-site works and services necessary to service the first phase of development and receipt of a supportable subdivision layout to the satisfaction of the Approving Officer; and*
- h) Finalization of a traffic impact assessment which details any necessary off-site improvements as a result of the proposed development and registration of any necessary covenants restricting development phases until such improvements are complete.*

An extension to the processing timeline is requested for the subject bylaws as they expire on July 20, 2021. The extension will accommodate the time for the required covenants, which have been received at Land Titles, to be registered.

**RECOMMENDATION:**

THAT pursuant to the “Bylaws – Inactive Policy” Council approves a two month extension to the processing period for 1800 Phoenix Drive Rezoning Amendment Bylaw Number 5820, 2020 to September 20, 2021.

Jul 19 2021 9:05 AM

**X** Laurie Cordell   
Laurie Cordell DocuSign

Laurie Cordell  
Manager, Long Range Planning and Sustainability

THE CORPORATION OF THE CI

BYLAW NUMBER 5766

A bylaw to amend the City of Vernon  
Zoning Bylaw Number 5000

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WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw Number 5000;

AND WHEREAS all persons who might be affected by this amendment bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the **"4403 20<sup>th</sup> Street Rezoning Amendment Bylaw Number 5766, 2019"**.
2. Pursuant to the Official Zoning Map, Schedule "A" attached to and forming part of Bylaw Number 5000, is hereby amended as follows:

That the following legally described lands be rezoned from **"R5: Four-plex Housing Residential"** to **"RH2: Stacked Row Housing Residential. RM1 – Row Housing"**

**Legal Description:**

**PARCEL B, LOT 32, SEC 2, TWP 8, ODYD PLAN 474 EXC WEST 20 FEET SHOWN ON PLAN B5878 (4403 20<sup>th</sup> Street)**

and by changing the Zoning Map accordingly, all in accordance with the bolded area as shown on Schedule "A" attached to and forming part of this bylaw.

BYLAW NUMBER 5766

3. Zoning Bylaw Number 5000 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this 29<sup>th</sup> day of July, 2019

READ A SECOND TIME this 29<sup>th</sup> day of July, 2019

PUBLIC HEARING held this 19<sup>th</sup> day of August, 2019

RESCIND SECOND READING this 13<sup>th</sup> day of January 2020

READ A SECOND TIME, AS AMENDED this 13<sup>th</sup> day of January, 2020

PUBLIC HEARING held this 10<sup>th</sup> day of February, 2020

READ A THIRD TIME this 10<sup>th</sup> day of February, 2020

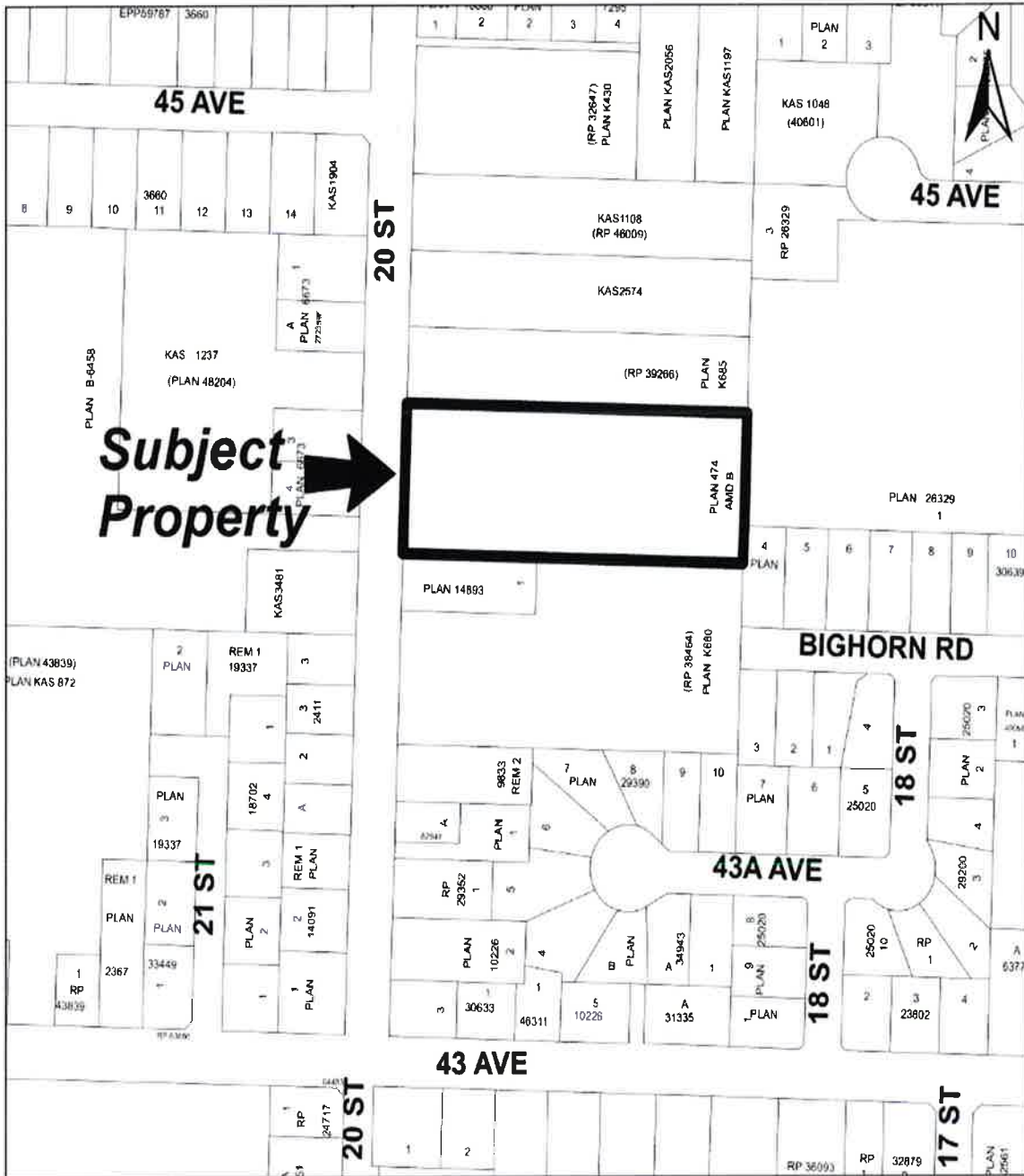
ADOPTED this        day of        , 2020.

\_\_\_\_\_  
Mayor:

\_\_\_\_\_  
Corporate Officer:



**SCHEDULE 'A'**  
**Attached to and Forming Part of Bylaw 5766**  
**"4403 20<sup>th</sup> Street Rezoning Amendment Bylaw Number 5766, 2019"**





THE CORPORATION OF THE CITY OF VERNON

**INTERNAL M E M O R A N D U M**

**TO:** W. Pearce, CAO **FILE:** ZON00331

**PC:** K. Flick, Director, Community Infrastructure and Development **DATE:** July 7, 2021  
K. Austin, Manager, Legislative Services

**FROM:** C. Broderick, Manager, Current Planning

**SUBJECT:** 4403 20<sup>TH</sup> STREET REZONING AMENDMENT BYLAW #5766, 2019

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At its Regular Meeting of January 13, 2020, Council passed the following resolution:

*THAT Council **rescind** Second Reading of Bylaw #5766 to rezone Parcel B, Lot 32, Sec 2, Twp 8, ODYD, Plan 474 exc. the west 20 feet shown on Plan B5878 (4403 20<sup>th</sup> Street) from R5: Four-plex Housing Residential to RH2: Stacked Row Housing Residential, and all conditions relating to the RH2: Stacked Row Housing Residential zone;*

*AND FURTHER, the Council **approve an amendment** to Bylaw #5766 by replacing the RH2: Stacked Row Housing Residential zone with RM1: Row Housing in order to allow for multi-family development;*

*AND FURTHER, that:*

- a) Prior to final adoption of Bylaw #5766 (as amended) 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; and*
- b) That a restrictive covenant be registered on title to provide for a future statutory right of way to allow for a future pedestrian and cycling connection between 20<sup>th</sup> Street and Pleasant Valley Road.*

At its Regular Meeting of February 10, 2020, Council gave Third Reading to Bylaw #5766 (Attachment 1), 4403 20<sup>th</sup> Street Rezoning Amendment Bylaw #5766, 2019 – a bylaw to rezone the subject property from R5: Four-plex Housing Residential to RM1: Row Housing.

At its Regular Meeting of March 8, 2021 Council granted an extension of the processing timeline for the subject bylaw to February 10, 2022.

The applicant has fulfilled all conditions of the rezoning and as such, Council can consider adoption of 4403 20<sup>th</sup> Street Rezoning Amendment Bylaw #5766, 2019.





The site is in the Harwood neighbourhood and is located at 4403 20<sup>th</sup> Street (Attachment 2). The draft site plan is attached (Attachment 3) and the applicant is working on finalizing the Development Permit drawings. The required Restrictive Covenant has been registered the Land Titles Office.

**RECOMMENDATION:**

THAT 4403 20<sup>th</sup> Street Rezoning Amendment Bylaw Number 5766, 2019 be adopted.

Respectfully submitted:

Jul 7 2021 12:44 PM

  
  
  
\_\_\_\_\_  
Craig Broderick 

Craig Broderick  
Manager, Current Planning

**ATTACHMENTS:**

- Attachment 1 – 4403 20<sup>th</sup> Street Rezoning Amendment Bylaw #5766, 2019
- Attachment 2 – Site Location Map
- Attachment 3 – Draft Site Plan

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5766

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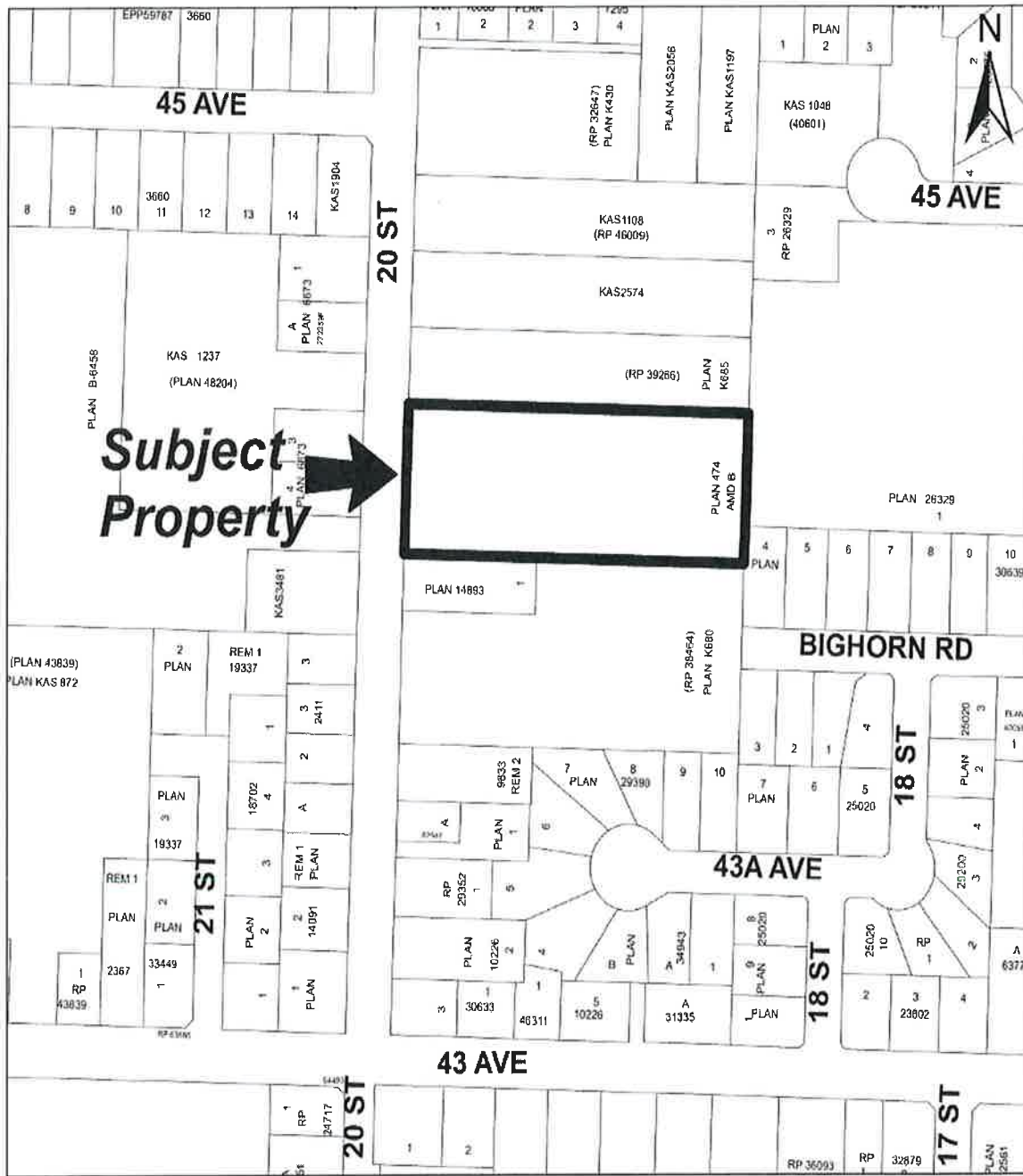
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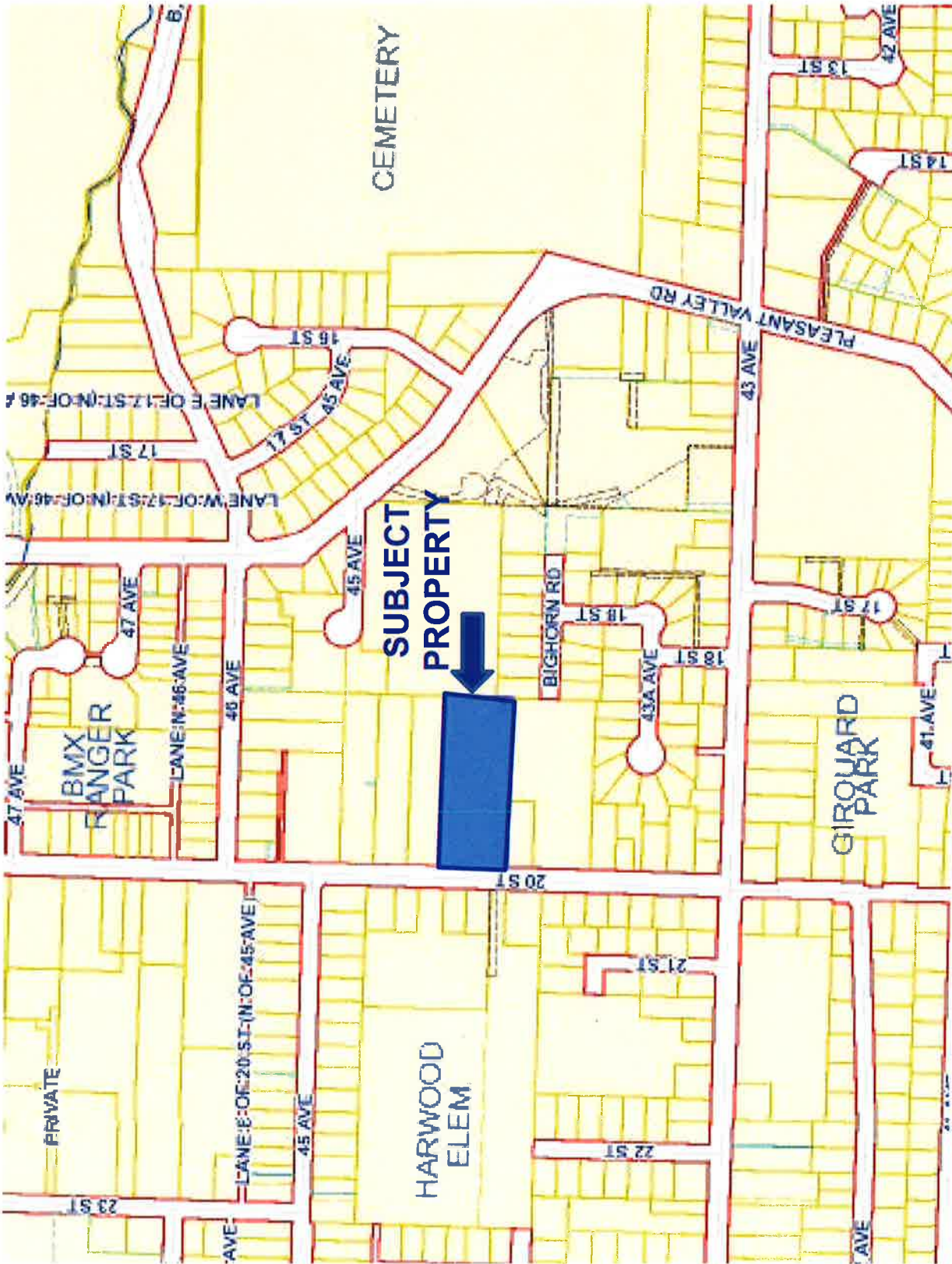
ADOPTED this        day of        , 2020.

\_\_\_\_\_  
Mayor:

\_\_\_\_\_  
Corporate Officer:

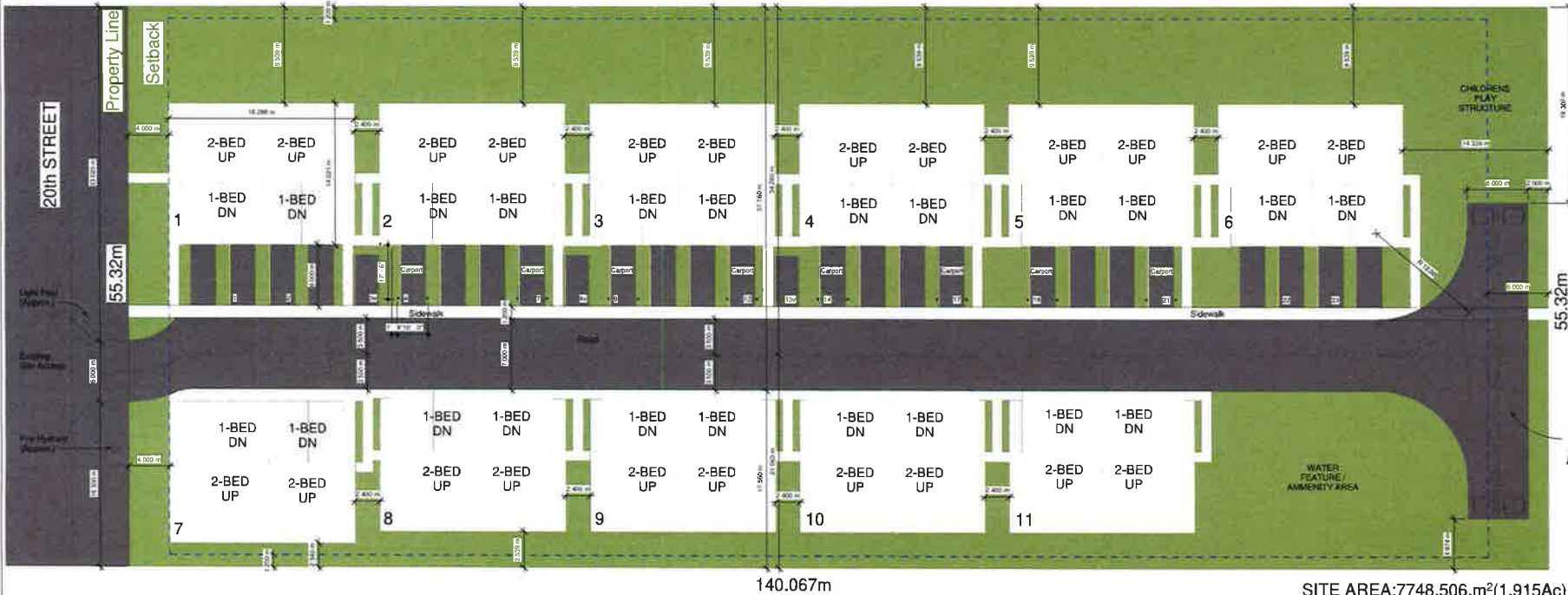
**SCHEDULE 'A'**  
**Attached to and Forming Part of Bylaw 5766**  
**"4403 20<sup>th</sup> Street Rezoning Amendment Bylaw Number 5766, 2019"**





# Location Map





No.	Description	Date
RZ	Rezoning	Mar 12 2019
AC	Amendment	Apr 12 2019
H24	Final Layout	Nov 19 2019

250.307.6818 - 925RDesign.com

**SITE AREA: 7748.506m<sup>2</sup> (1.915Ac)**  
 Density Allowed: 48Units/Ha(19.5Units/Ac) @ 1.915Ac = 37Units  
 +76% of 12Units/Ha(5Units/Ac) Enclosed Parking Bonus = 7Units

**Density Proposed: 44 Units**

**Coverage:**  
 BUILDINGS 1-11: 4 Units/Building  
 Buildings: 254.18m<sup>2</sup> x 11 = 2795.98m<sup>2</sup> = 36.1%(Max 50%)  
 Asphalt: 1538.5m<sup>2</sup> & Sidewalks: 353.01m<sup>2</sup> = 1891.51m<sup>2</sup> = 25.4%  
**Total Coverage: 4687.49m<sup>2</sup> = 60.05% (Max 55% or 85%?)**

**Parking Requirements:**  
 22 - 2 Bedroom Units @ 1.5 Spaces/Unit = 33 Spaces  
 22 - 1 Bedroom+Den Units @ 1.25 Spaces/Unit = 27.5 Spaces  
 Visitor Parking: 1/7Units = 7 Spaces  
**Required: 67.5 Spaces**  
**Provided: 68 Spaces (100%)**  
 (44 Spaces in Garages, 22 Spaces on Site)

RM1 Zoning Setbacks  
 Front: 4m, Sides 1.2m, Rear 6m

CURRENT ZONING: R5 - Vernon  
**PROPOSED ZONING: RM1 - Vernon**  
 Building Designation: Fourplex Housing

1538.6m<sup>2</sup> of Asphalt (19.86%)

4403 20th Street  
 Vernon

Site

Date	JD
Drawn by	
Project No.	925RA
Scale	1/1"

A1