



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

JUNE 11, 2024, AT 4:00 PM

OKANAGAN LAKE ROOM (COUNCIL CHAMBER)

A G E N D A

1) **CALL TO ORDER**

2) **LAND ACKNOWLEDGEMENT**

As chair of the City of Vernon's Advisory Planning Committee (APC), and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan nation.

3) **ADOPTION OF AGENDA**

4) **ADOPTION OF MINUTES**

a) April 23, 2024 (Attached)

5) **NEW BUSINESS**

a) **OCP00095 / ZON00409 (6092 OKANAGAN LANDING ROAD)**

6) **INFORMATION ITEMS**

a) Staff Liaison to provide verbal update of APC related items discussed at recent Council meetings.

7) **NEXT MEETING**

The next meeting is tentatively scheduled for **June 25, 2024**

8) **ADJOURNMENT**



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE
ADVISORY PLANNING COMMITTEE MEETING
HELD APRIL 23, 2024 AT 4:00 P.M.
OKANAGAN LAKE ROOM (COUNCIL CHAMBER)**

PRESENT: Claire Ishoy
Kyla Gaudreau
Margo Jarman
Scott Chatterton
Jessica Kirkham
Craig Neville
Mayor Cumming
Jordan Hart
Monique Hubbs-Michiel
Kennedy Mund

GUEST: Emilio Gonzalez, Owner Representative

ABSENT: Harpreet Nahal
Margo Lupien

STAFF: Lydia Korolchuk, Manager, Planning
Craig Broderick, Approving Officer
Roy Nuriel, General Manager, Planning
Jennifer Pounder, Record/Committee Clerk

ORDER The meeting was called to order at 4:01 p.m.

LAND ACKNOWLEDGEMENT *As Chair of the City of Vernon's Advisory Planning Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan nation.*

ADOPTION OF THE AGENDA Moved by C. Ishoy, seconded by M. Jarman:

THAT the agenda of the April 23, 2024 Advisory Planning Committee meeting be adopted.

CARRIED

ADOPTION OF THE MINUTES

Moved by J. Hart, seconded by K. Mund:

THAT the minutes of the March 26, 2024 Advisory Planning Committee meeting be adopted.

CARRIED

NEW BUSINESS:

DVP00633 (x-ref: SUB00787, ZON00300) (1800 PHOENIX DRIVE)

C. Broderick, Approving Officer, provided an overview of the application as follows:

- The subject application is to vary Section 9.15.6 and Section 9.16.6 of Zoning Bylaw 5000 to reduce side yard setbacks to be 1.5m on both sides. The HR1 and HR2 zoning districts require side yard setbacks to total 5.0m. As part of the proposed subdivision, Phase 1 of the development is proposed to be 62 lots. The number of lots may differ depending upon the final road and lot layout based on approved engineering drawings.
- The proposed development is to be constructed over several years. The final unit count will depend on zoning, final road, lot layouts and park locations.

S. Chatterton joined the meeting at 4:06 p.m.

The following questions/comments were received from the Committee:

- Staff confirmed the “pan-handle” on the west side of the property connects to the Grey Canal Road and Trail . Staff are exploring options to connect the proposed development to the Grey Canal Trail and road.
- The proposed reduced setbacks would impact views from homes on uphill lots. Staff also confirmed the builder’s rationale for this request is to provide greater design flexibility and to accommodate secondary suites. The rationale submitted by the applicant provides background information.

Moved by C. Ishoy, seconded by C. Neville:

THAT the Advisory Planning Committee recommends that Council not support Development Variance Permit application 00633 (DVP00633) to vary Section 9.15.6 and Section 9.16.6 of Zoning Bylaw 5000 to allow for reduced

side yard setbacks of 1.5m for residential construction on Phase 1 as part of a proposed subdivision of AMENDED LOT G (SEE DD216774F), SECTIONS 13 AND 24, TWP 8, ODYD, PLAN 1362, EXCEPT PLANS 28422, 36541, KAP82631, KAP84094, KAP90431, EPP38363 AND EPP72337, as outlined in the report titled "Development Variance Permit Application for 1800 Phoenix Drive" dated April 18, 2024 and respectfully submitted by the Approving Officer.

CARRIED.

ZON00413 (3916, 3918 AND 3920 32ND AVENUE)

L. Korolchuk, Manager, Planning, provided an overview of the application as follows:

- The development site consists of three parcels: 3916, 3918 and 3920 32nd Avenue and is located on the southeast side of the street. Each property has an existing single detached dwelling that would be demolished to allow for lot consolidation and redevelopment. The parcels have a total area of 2,777m² (0.68 ac).
- The applicant is requesting to rezone the three properties from RM2 – Multiple Housing Residential to RH1 – Low-Rise Apartment Residential (Table 1). The proposed RH1 – Low-Rise Apartment Residential zone aligns with the OCP Future Land Use designation of Residential Medium Density (RMD).
- The project proposes a purpose-built rental apartment building that will provide 49 dwelling units of various sizes: 21 bachelor units (4 micro-suites), 18 one-bedroom and 10 two-bedroom units. Eight of the units will be constructed as accessible units. The project meets all building setback and height requirements.

The following questions/comments were received from the Committee:

- It was noticed that some properties around this neighborhood are converting to multifamily. A landscape buffer around the property is a great idea. Suggest large trees in place of smaller ornamental ones to provide a better buffer between uses.

Moved by J. Kirkham, seconded by M. Jarman:

THAT the Advisory Planning Committee recommends that Council support Zoning Application 00413 (ZON00413) to rezone Lot 6, District Lot 70, ODYD, Plan 3720; Lot 7, District Lot 70, ODYD, Plan 3720; and Lot 8, District Lot 70, ODYD, Plan 3720 (3916, 3918 and 3920 32nd Avenue) from RM2 – Multiple Housing Residential to RH1 – Low-Rise Apartment Residential as outlined in the report titled “Rezoning Application for 3916, 3918 and 3920 32nd Avenue” dated April 15, 2024 and respectfully submitted by the Manager, Current Planning;

AND FURTHER, that final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment 7;

AND FURTHER, that prior to final adoption of the Rezoning Bylaw, the Development Permit and Development Variance Permit be ready for issuance.

CARRIED.

Emilio Gonzalez left the meeting at 4:30 p.m.

INFORMATION ITEMS:

Staff provided an update of recent Council decisions on bylaws and applications previously considered by the Advisory Planning Committee.

NEXT MEETING

The next meeting for the Advisory Planning Committee is set for **May 14, 2024 at 4:00 p.m.**

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:37 p.m. by call of the Chair.

CERTIFIED CORRECT:

_____ Chair



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Lydia Korolchuk
Manager, Current Planning

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: June 24, 2024
REPORT DATE: June 6, 2024
FILE: 3340-20 (OCP00095 / ZON00409)

SUBJECT: OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT APPLICATIONS FOR
6092 OKANAGAN LANDING ROAD

PURPOSE:

To review the Official Community Plan (OCP) and zoning amendment applications subsequent to the OCP open house for the property located at 6092 Okanagan Landing Road, which proposes to change the future land use designation and zoning of the site in order to permit a new multi-residential housing development.

RECOMMENDATION:

THAT Council support Official Community Plan Amendment Application 00095 (OCP00095) to amend the Official Community Plan land use designation from PUBINS – Public & Institutional to RMD – Residential Medium Density for the property at Lot 1, District Lot 66, ODYD, Plan KAP92604 (6092 Okanagan Landing Road), as outlined in the report titled “Official Community Plan and Zoning Amendment Applications for 6092 Okanagan Landing Road” dated June 6, 2024 and respectfully submitted by the Manager, Current Planning;

AND FURTHER, that Council support Zoning Amendment Application 00406 (ZON00406) to rezone from P3 – Private Institutional to RH1 – Low Rise Apartment Residential the property at Lot 1, District Lot 66, ODYD, Plan KAP92604 (6092 Okanagan Landing Road), as outlined in the report titled “Official Community Plan and Zoning Amendment Applications for 6092 Okanagan Landing Road” dated June 6, 2024 and respectfully submitted by the Manager, Current Planning;

AND FURTHER, that Council direct Administration to bring forward “6092 Okanagan Landing Road Official Community Plan Amendment Bylaw XXXX, 2024” and “6092 Okanagan Landing Road Zoning Amendment Bylaw XXXX, 2024”, for initial readings and scheduling of a Public Hearing;

AND FURTHER, that final adoption of the OCP and Zoning Amendment Bylaws, the Development Permit be ready for issuance.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support Official Community Plan Amendment Application 00095 (OCP00095) to amend the Official Community Plan land use designation from PUBINS – Public & Institutional to RMD – Residential Medium Density and rezoning application 00406 (ZON00406) to rezone from P3 – Private Institutional to RH1 – Low Rise Apartment Residential for the property at Lot 1, District Lot 66, ODYD, Plan KAP92604 (6092 Okanagan Landing Road), as outlined in the report titled “Official Community Plan and Zoning Amendment Applications for 6092 Okanagan Landing Road” dated June 6, 2024 and respectfully submitted by the Manager, Current Planning.

Note: This alternative does not support the OCP and rezoning amendment applications. The property would retain the existing designations.

ANALYSIS:

A. Committee Recommendations:

At its meeting of June 11, 2024, the Advisory Planning Committee passed the following resolution:

THAT the Advisory Planning Committee recommends that Council...

B. Rationale:

1. Public Information Session

In accordance with OCP Amendment Applications Policy – Section 4, a public open house was hosted by the applicant to provide community residents with an additional opportunity to consider the OCP amendment application and to provide feedback directly to the applicant prior to the proposed bylaw amendment being considered by Council for First Reading.

The public open house was advertised in the local newspaper (the Morning Star) on two dates (Thursday May 9 and May 16, 2024). The open house was held in-person and on-line on Friday, May 24, 2024. The Info Session did not have any in-person or on-line attendees.



Figure 1: Property Location Map

2. Project Overview

The applicant is requesting an Official Community Plan (OCP) and Zoning Bylaw amendment for the subject property at 6092 Okanagan Landing Road, in the Okanagan Landing East neighbourhood. The parcel is located to the southeast of the Vernon Regional Airport (Figures 1 and 2). Refer to Attachment 3 for the Project Rationale submitted by the applicant.



Figure 2: Aerial View of Property

3. Background

In 2017, Council supported applications to amend the OCP Future Land Use designation from RLD – Residential Low Density to PUBINS – Public & Institutional and rezoning from A3 – Rural Small Holdings to P3 – Private Institutional in order to accommodate a seniors’ supportive housing development (Attachments 1 and 2).

4. The project did not proceed at that time and due to current changing market conditions, the applicant is seeking to revise the application to appeal to a wider demographic.
5. The applicant has suggested that the proposal would remain similar in nature to the building design and overall density of the previously approved development applications. This would be reviewed through the Development Permit application process.

The primary change is to the building tenure with the provision of purpose-built rental housing that is available to a broader market. By changing the OCP and zoning designations, affordable rental housing options would be made available to not only seniors, but to young professionals and families as well. This change would provide a more diverse housing development that integrates seniors into the community rather than isolating them. A Housing Agreement would be required through the Development Permit process to ensure the rental tenancy for the site.

6. The city’s future growth will see increased density focused within Development District 1 (City Centre) and Development District 2 (Neighbourhood). Growth within Development District 3 (Hillside Residential and Agricultural) will be focused to key areas primarily adjacent to arterial roadways. This will be reflected in the Official Community Plan update that is currently underway.
7. The rear of the property is adjacent to an environmentally sensitive area (Vernon Creek). As part of the previous applications, the highly sensitive areas of the parcel were dedicated to the City of Vernon and a statutory right of way was registered for the portion of land located to the south of Vernon Creek for the purpose of a public trail access.
8. The property is vacant as the existing buildings were demolished as part of the original application approvals. There has been recent ground work occurring as site preparations for the project proposal.

	Zoning	Existing Use
North	I1 - Light Industrial I2 - Airport Industrial	Various industrial uses/ businesses including outdoor storage
East	A3 - Rural - Small Holdings	Single detached housing
South	P1 - Parks and Open Space A3 - Rural - Small Holdings	Vernon Creek Single detached housing
West	A3 - Rural - Small Holdings	Single detached housing

Table 1: Surrounding Properties - Zoning & Actual Use

9. Administration supports the OCP and rezoning amendment applications for the following reasons:

The development:

- adds density to an area that will be targeted in the OCP update for increased density and redevelopment as it is located on an arterial road, provides easy access to transit, amenities and services and to job opportunities in the area;
- adds to the rental housing pool within the City of Vernon and provides housing opportunities to a wider range of the population; and
- will provide further opportunities to protect the environmentally sensitive area adjacent to Vernon Creek through the Development Permit process.

C. Attachments:

- Attachment 1 – Official Community Plan Map
- Attachment 2 - Zoning Map
- Attachment 3 - Applicant Letter of Rationale

D. Council's Strategic Plan Alignment

- Governance & Organizational Excellence
- Recreation, Parks & Natural Areas
- Environmental Leadership
- Livability
- Vibrancy
- Not Applicable

E. Relevant Policy/Bylaws/Resolutions:

1. Official Community Plan Bylaw 5470:
 - Current OCP Designation: PUBINS – Public & Institutional
 - Proposed OCP Designation: RMD – Residential Medium Density
 - Development District #3 – Hillside Residential and Agricultural District
2. Zoning Bylaw 5000:
 - Current Zoning: P3 - Private Institutional
 - Proposed Zoning: RH1 - Low Rise Apartment Residential
3. Local Government Act.
 - Division 3 - Public Hearings on Planning and Land Use Bylaws
 - Sec. 464 - Requirement for a public hearing before adopting a bylaw

BUDGET/RESOURCE IMPLICATIONS:

N/A

FINANCIAL IMPLICATIONS:

- None
- Budget Previously Approved
- New Budget Request
(Finance Review Required)

Prepared by:

Approved for submission to Council:

X _____
 Lydia Korolchuk
 Manager, Current Planning

X _____
 Patricia Bridal, CAO

Date: _____

X _____
 Terry Barton, Director
 Planning and Community Services

REVIEWED WITH

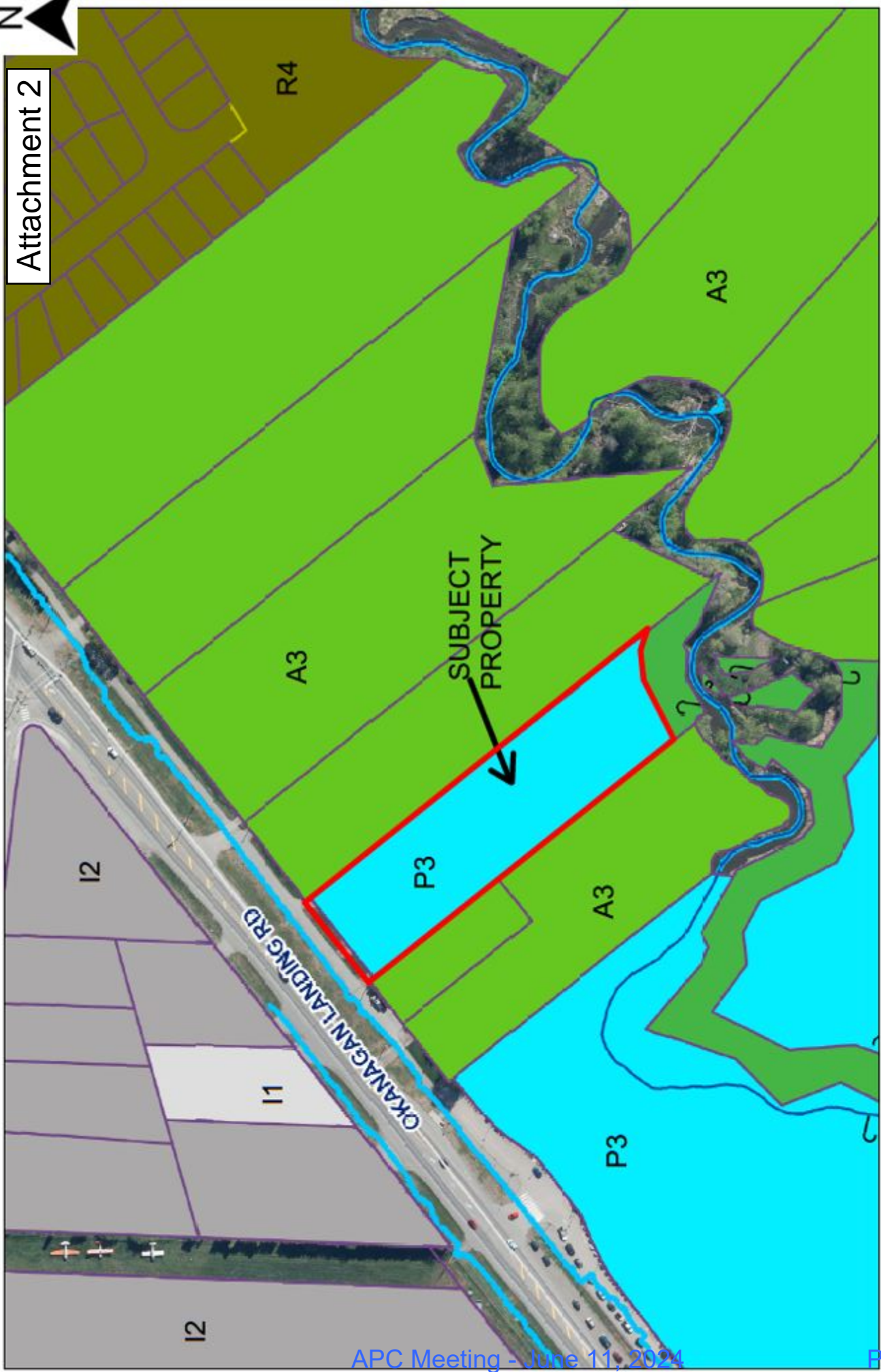
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| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning (Approving Officer) |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <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 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 type="checkbox"/> COMMITTEE: APC | | |
| <input type="checkbox"/> OTHER: | | |



OCP Designation

OCPO0095 / ZON00409

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



Zoning

OCP000095 / ZON00409

- A3 – Rural Small Holdings
- R4 – Small Lot Residential
- I1 – Light Industrial
- I2 – Airport Industrial
- P1 – Parks & Open Space
- P3 – Private Institutional



City of Vernon
Planning Department
Vernon, BC

July 21, 2023

Attention: Roy Nuriel
Barbara Everdene
Michelle Austin

Dear members of the Planning Department,

RE: Official Community Plan Amendment – Proposal for Zoning Change

I am writing to formally submit an application for an Official Community Plan Amendment to change the land use on a development property in the City of Vernon. The purpose of this proposal is to request a zoning change from the current P3 seniors care services designation to a multifamily zoning classification. This amendment aims to address the pressing need for attainable rental housing while incorporating sustainable and community-oriented features, including organic gardens for the benefit of the residents.

Our project represents a significant opportunity to align with the City of Vernon's overall housing strategy and contribute to the realization of its goals. The following rationale outlines the key reasons why this amendment should be considered favorably:

1. Meeting the Housing Needs: The City of Vernon, like many other communities, faces a critical shortage of affordable rental housing options. By rezoning the property to allow for multifamily development, we aim to create a diverse housing stock that caters to the needs of various demographic groups, including seniors, young professionals, and families. This zoning change would ensure that residents from different walks of life can find suitable and affordable housing in our community.

After the pandemic, it became abundantly clear that many seniors in our communities are facing severe loneliness. Increasing evidence demonstrates that social isolation has a detrimental impact on individual's health and well-being. Studies have found that social isolation and loneliness are major risk factors that have been linked with poor physical and mental health status: increased blood pressure, heart disease, obesity, diminished immune system functioning, depression, anxiety, poorer cognitive functioning, increased risk of Alzheimer's disease, and mortality. Social isolation has been associated with an approximately 50% increased risk of developing dementia, a 29% increased risk of incident coronary heart disease and a 32% increased risk of stroke.

<https://ghrp.biomedcentral.com/articles/10.1186/s41256-020-00154-3>

A google search for "research on seniors isolation during covid" yields 201,000 results, with report after report confirming the above data and highlighting the severe and critical exacerbation of these issues through the pandemic. Seniors living in isolation is a real problem.



Western societies are one of the only places we see this cultural trend of, for lack of a more eloquent way of saying it, depositing our elderly in isolating and homogenous demographic homes to be visited on occasion, outsourcing their care to third parties.

One of the major take aways from the covid-19 pandemic is that we have to change the way we are thinking about how we take care of our elderly. By creating a more multi-faceted community building, we can ensure seniors are integrated into community networks, rather than isolated from them.

2. Supporting the Housing Continuum: As per the City's housing strategy, it is essential to provide housing options that cater to different stages of life. Our proposed development will include amenities and features that are conducive to seniors while also attracting young professionals and families. The proximity of the building location to more comprehensive seniors care facilities that include assisted living and more critical care allows seniors to age in place within their own neighbourhood. Being able to consider potentially transitioning to Creekside Manor, the neighbouring care facility, located on the same block. This approach aligns with the City's vision of a well-rounded and inclusive community, ensuring that individuals can age in place and families can grow within the same neighborhood.

3. Sustainable and Community-Oriented Design: Our proposal goes beyond the mere provision of housing units. We are committed to integrating organic gardens within the development, which will serve as a valuable resource for residents. These gardens will not only promote healthy eating habits but also foster a sense of community, as residents can engage in gardening activities and share the harvest. This sustainable and community-oriented design aligns with the City's goals of promoting healthy living and fostering a strong sense of belonging within neighborhoods.

We have to start innovating in building design – thinking of the environment, the wellbeing of the residents, the building efficiencies and the ability to reduce everyone’s carbon footprint as part of an overall picture. Housing should be more than a building, it should incorporate a nourishing lifestyle, that benefits the residents, the environment and the community.

Getting our hands in the dirt, sharing in community, feeling good about our decisions and reduction of our footprint on the planet, sharing a communal meal and sharing of our wisdom and knowledge – old to young – is all part of an integrated community and a healthy lifestyle.

4. Economic and Social Benefits: The proposed zoning change will have a positive impact on the local economy. The construction of the development will create jobs and generate economic activity in the region. Additionally, by providing attainable rental housing options, our project will attract and retain a skilled workforce, supporting local businesses and encouraging economic growth. Moreover, the inclusion of organic gardens will contribute to food security, improve the overall well-being of residents, and promote a sustainable lifestyle.

5. Use Change Not Density Change: We know our request for RH1 zoning is outside of the COV current OCP, **but so is our current P3 zoning**. We are not asking for an increase in density, just a shift in use.

Our new request for an OCP amendment does not contemplate an increase in density at all, but merely a shift in building use to adapt to the changing situation as a result of the shifting demographic needs of the community.



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The building use is still focused on seniors active, affordable, living, but in a mixed-use, community oriented building with younger individuals as well, rather than a homogenized setting, to allow for more community integration and to adapt to the dramatic shift in market conditions.

6. Seniors Care Services: The site was rezoned P3 almost 10 years ago now and we have struggled since that time to secure an appropriate seniors housing care facility operator for the site. This issue has continued to today as the site has some limitations that have prevented it from being attractive to a housing operator. It's proximity to Creekside seniors facility, which is currently expanding another 96 beds, further exacerbates this issue as the market saturation for seniors care facility beds is already met in this area.

7. Attainable Housing: We would consider as part of the rezoning efforts dedicating a percentage of the units for attainable housing, to meet the needs of seniors in the community that are struggling with the dramatically increasing rental housing market in bachelor/studio or 1 bedroom units. This would be a discussion with the COV to balance density with project feasibility and community needs being addressed. We would be open to a dedication of 10% of the future density towards attainable housing for the City of Vernon, and would enter into a Housing Agreement for same.

In conclusion, we believe that the proposed Official Community Plan Amendment to change the land use zoning is aligned with the City of Vernon's overall housing strategy and will significantly contribute to meeting the community's needs. Our development will provide much-needed attainable rental housing options while incorporating sustainable and community-oriented features such as organic gardens. We kindly request the Planning Department's careful consideration and approval of our application to bring this project to fruition.

Thank you for your time and attention. We look forward to the opportunity to present our proposal in detail and address any questions or concerns you may have.

Sincerely,

889769 BC Ltd

Per: *Krystine McInnes*
Krystine McInnes