



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD OCTOBER 24, 2023 AT 4:00 PM OKANAGAN LAKE ROOM, CITY HALL

PRESENT: Monique Hubbs-Michiel, Chair
Jessica Kirkham
Kennedy Mund
Craig Neville
Margo Jarman
Harpreet Nahal
Kyla Gaudreau
Mayor Cumming (4:00 pm)
Claire Ishoy
Jordan Hart

ABSENT: Scott Chatterton, Vice Chair
Margo Lupien
Councillor Mund

STAFF: Michelle Austin, Planner – Staff Liaison
Matt Faucher, Planner
Ellen Croy, Manager, Transportation
Jade Adams-Longworth, Secretary I – Corporate Services

ORDER The meeting was called to order at 3:59 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 Margo Jarman, seconded by Harpreet Nahal:

THAT the agenda of the October 24, 2023 Advisory Planning Committee meeting be adopted as amended.

CARRIED.

**ADOPTION OF THE
MINUTES** Moved by Clair Ishoy, seconded by Craig Neville:

THAT the amended minutes of the September 12, 2023 Advisory Planning Committee meeting be adopted.

AND FURTHER THAT the minutes of the September 26, 2023 Advisory Planning Committee meeting be adopted.

CARRIED.

NEW BUSINESS:

Harpreet Nahal declared a conflict of interest and left the meeting at 4:00 p.m.

Mayor Cumming entered the meeting at 4:00 p.m.

**REZONING
AMENDMENT AND
DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
3300 31st AVENUE
(ZON00407/DVP00617)**

A Planner, provided an overview of the application as follows:

- This application is seeking to develop the property at 3300 31st Avenue to create both Commercial units (on the bottom) and Residential units (above).
 - The property is currently a vacant lot, but services are in place and ready to be hooked up.
 - If the Commercial units require outdoor or patio space, they can pursue a permit to use a parking space (similar to what other businesses downtown do).
- The property is zoned at C7: Heritage Business District, and the applicant is looking to rezone to C8: Central Business District.
 - These zones use floor space ration (FSR) to regulate density. Density for some other zones is regulated using units/per hectare.
- The applicant is requesting four (4) variances:
 1. Sec. 4.1.2: To permit a building greater than 15m in height located in a commercial zone to project lines extending toward the building at right angles from the center line of the rear lane at an angle of 70 ° to the horizontal.
 - Only the top two levels on the rear side of the building would be encroaching on the setback for the 70 ° build triangle.
 - A shadow analysis was conducted and there would be minimal shadows cast on the surrounding buildings for short periods.
 - The Committee noted that site lines and shadows are cast by tall buildings, but that shouldn't restrict density. And that a six-storey building is very different then a twelve-storey building.
 2. Sec. 7.1.2 (Table 7.1): Reduce the minimum required parking stalls (124 to 76 stalls).
 3. Sec. 7.1.2 (Table 7.1): Reduce the minimum required visitor parking stalls (14 to 0 stalls).

4. Sec. 10.8.5: To relax the minimum setback for any portion of a building about 15m in height (from 3.0m to 1.44m).
 - The setbacks on the west side of the property would be met.
 - The setback on the east side of the property would need to be reduced from 3.0m to 2.6m.
 - The setback on the rear side of the property would need to be reduced from 3.0m to 1.44m.
 - Clarification was given that the building would continue straight up versus tiering in, and that there would be no overhang.
- These variances would allow for 95 residential units and 14 commercial units with a total of 0.8 stalls per unit.
 - Commercial parking stalls would be multi-use in the evenings.
 - The parking stalls would be assigned to the units and tenants in the building.
 - While there is less parking than units, there is significantly more bike parking (at a 3:1 ratio).
 - Residential bicycle parking would be within storage lockers on parkade levels that can be accessed by residents.
 - Visitor bicycle parking would be on the main commercial level, and would be accessible to the public.
 - The applicant and developer should look at putting EV charging for the bike storage lockers and parkade.
- The Committee noted that they would like to see the City bring forward an initiative that requires developers to include more EV charging, and the possibility of having car-share options in new developments.
- Clarification was given that no traffic impact assessment was required, and that the City reviews safety locations and at-risk intersections with ICBC frequently.
 - Currently there is no need for an additional traffic light.
- There would be some affordable units, but the rent would be controlled through the property owner.
- The Committee noted that the proposed development has nice architecture and would fit in nicely in the area (with the City's Parkade and the Art Gallery near it).

Moved by Margo Jarman, seconded by Claire Ishoy:

THAT the Advisory Planning Committee recommends that Council support Zoning Application 00407 (ZON00407) to rezone Lot A, DL 72, ODYD, Plan KAP89332 (3300 31st Avenue) from C7 – Heritage Business District to C8 – Central

Business District as outlined in the report titled "Zoning and Development Variance Permit Applications for 3300 31st Avenue" dated October 17, 2023, and respectfully submitted by the Current Planner;

AND FURTHER, the Advisory Planning Committee recommends that Council direct Administration to hold a public hearing, pursuant to 464(1) of *the Local Government Act*, on a proposed bylaw to rezone Lot A, DL 72, ODYD, Plan KAP89332 (3300 31st Avenue) from C7 – Heritage Business District to C8 – Central Business District;

AND FURTHER, the Advisory Planning Committee recommends that Council support of Zoning Application 00407 (ZON00407) is subject to the following:

- a) That prior to final adoption of the zoning amendment bylaw, a Development Permit be ready for issuance;

AND FURTHER, the Advisory Planning Committee recommends that Council support Development Variance Permit Application 00617 (DVP00617) to vary Zoning Bylaw 5000 for Lot A, DL 72, ODYD, Plan KAP89332 (3300 31st Avenue), as follows:

- a) Section 4.1.2, to permit a building greater than 15m in height located in a commercial zone to project above lines extending toward the building at right angles from the centre line of the rear lane at an angle of 70° to the horizontal;
- b) Section 7.1.2, Table 7.1, minimum required parking stalls for the use of Apartment Housing from 124 to 76;
- c) Section 7.1.2, Table 7.1, minimum required visitor parking stalls for Residential Uses from 14 to 0; and
- d) Section 10.8.5, to relax the minimum setback for any portion of a building above 15m in height from 3.0m to 1.44m from any property line abutting a street.

AND FURTHER, the Advisory Planning Committee recommends that Council support of Development Variance Permit Application 00617 (DVP00617) is subject to the following:

- a) That the site plan, floor plan, building elevations and renderings illustrating the general siting, layout and dimensions of the proposed development (Attachment 1) in the report titled "Rezoning and Development Variance Permit Applications for 3300 31st Avenue" dated October 17, 2023, and respectfully submitted by the Current

Planner, be attached to and form part of DVP00617 as Schedule 'A'.

CARRIED.

Ellen Croy left the meeting at 4:35 p.m.

INFORMATION ITEMS:

The Staff Liaison 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 tentatively scheduled for November 7, 2023.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:38 pm.

CERTIFIED CORRECT:

A handwritten signature in black ink, consisting of a long horizontal stroke followed by a series of loops and a final flourish.

Chair