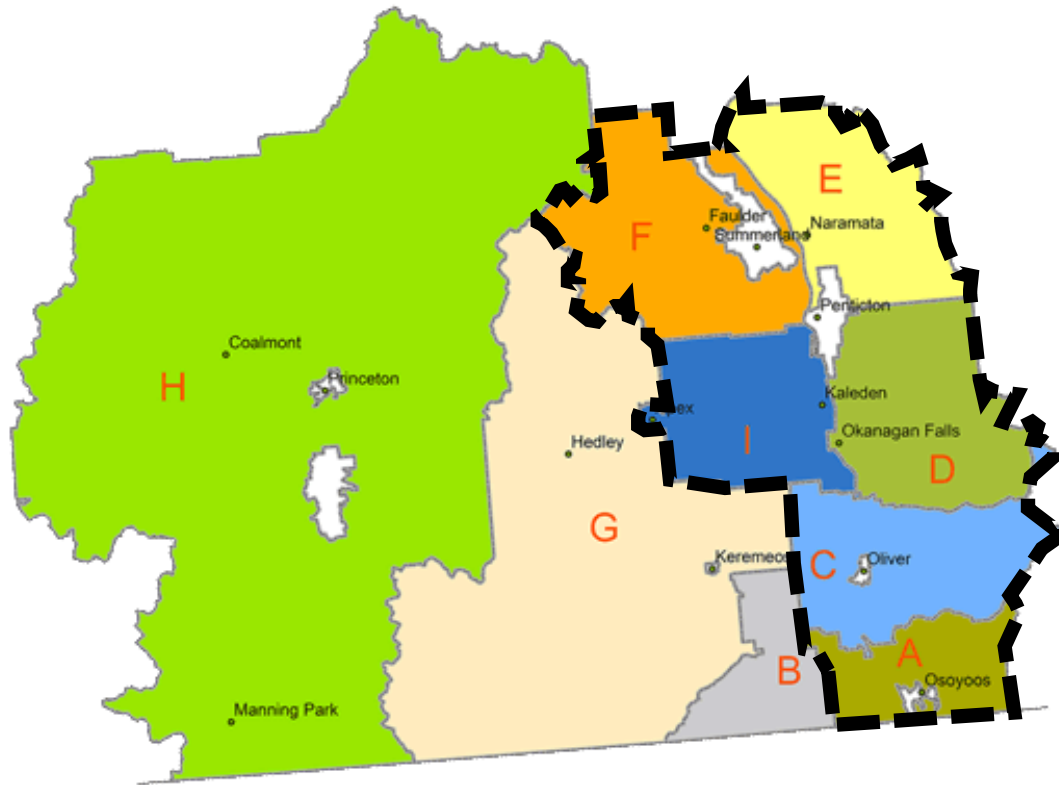


An aerial photograph of a mountain resort in winter. The scene is dominated by snow-covered slopes and dense evergreen forests. In the center, there is a large parking lot filled with cars, surrounded by several multi-story resort buildings with wooden facades. To the left, a wide ski run descends the slope. To the right, more buildings and a road are visible, along with a small cluster of houses on a higher ridge. The overall atmosphere is bright and crisp, typical of a sunny winter day.

– Apex Zone Review –
Public Information Meeting
Tuesday February 4, 2020

Apex Zone Review

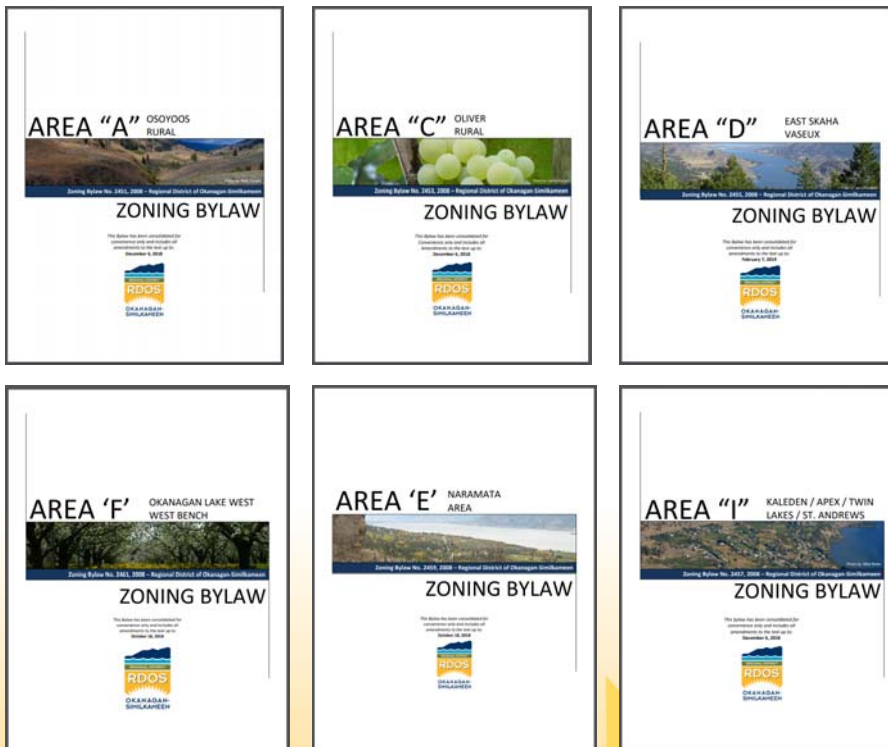
Why is the RDOS Reviewing Zoning at Apex?



- Part of a larger project to introduce a single Zoning Bylaw for the South Okanagan Electoral Areas.

Apex Zone Review

Why is the RDOS Reviewing Zoning at Apex?



- Part of a larger project to introduce a single Zoning Bylaw for the South Okanagan Electoral Areas.
- Will replace 6 current zoning bylaws.



Apex Zone Review

Why is the RDOS Reviewing Zoning at Apex?

- Has been 12 years since the Zoning Bylaws were adopted;
- Bylaws are in need of updating to ensure internal consistency (i.e. Area “I” 200+ individual amendments);
- Part of larger project to bring consistency across electoral area projects:
 - improve ease of use (staff and public);
 - reduce inefficiencies (maintaining 6 bylaws); and
 - improve coherence of bylaws (legal).



Apex Zone Review

Zone Reviews Completed to Date:

- Agricultural Zones (2017);
- Industrial Zones (2018);
- Commercial Zones (2018);
- Tourist Commercial Zones (2018);
- OK Falls Town Centre Zone (2018);
- Naramata Village Centre Zone (2018);
- Administrative & Institutional Zones (2019); and
- Residential Zones – Phase 1 (2020)*.

Mixed Use Apex
Alpine (RMU) Zone

??????

Apex Zone Review

What is the “Mixed Use Apex Alpine” Zone?

- Zoning Bylaw establishes it as a **Medium Density Zone***;
- allows for **Low Density** dwelling types (i.e. single detached);
- allows for a wide range of **Commercial** uses;
- allows for **Tourist Commercial** uses;
- allows for **Administrative and Institutional** uses; and
- allows for densities of **55 units/ha**.



Apex Zone Review

“Consistency Rule”

Section 478 of the *Local Government Act*:

- All bylaws enacted or works undertaken by a Regional District Board after the adoption of an official community plan **must** be consistent with the relevant plan.



Apex Zone Review

“Consistency Rule”

Electoral Area “I” OCP Bylaw:

- The use of lands designated Medium Density Residential (MR) shall be for multi-family developments, including triplexes, fourplexes, and townhouses that fit with the residential intent of the designation.
- The maximum density of lands designated MR shall be between 30 and 35 dwelling units per gross hectare*.

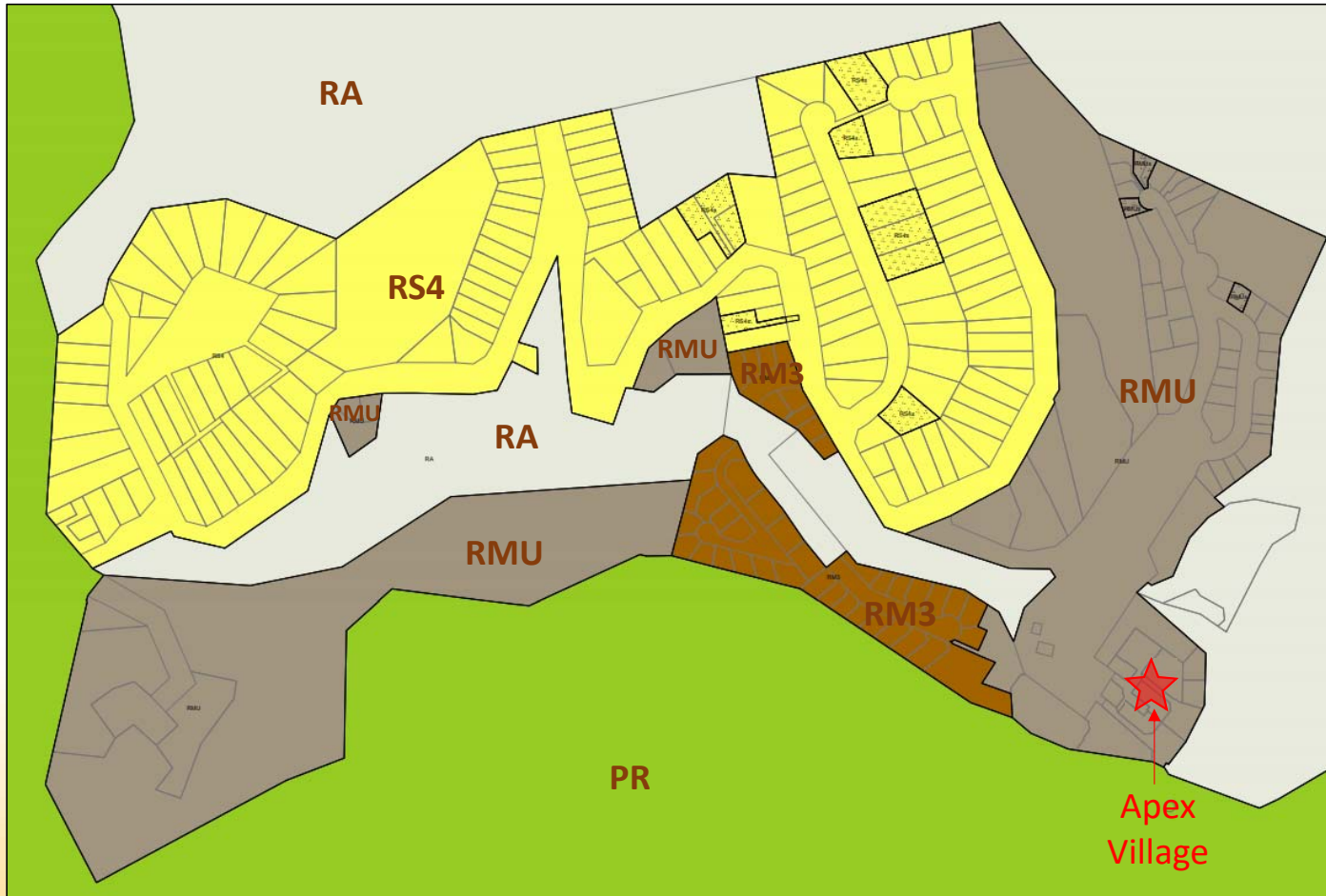
Apex Zone Review

Does the “Mixed Use Apex Alpine” Zone Meet the Consistency Rule?

- No!
- It cannot be carried forward into the new Zoning Bylaw as a medium density zone.
- The RMU Zone is a Town/Village Centre Zone.



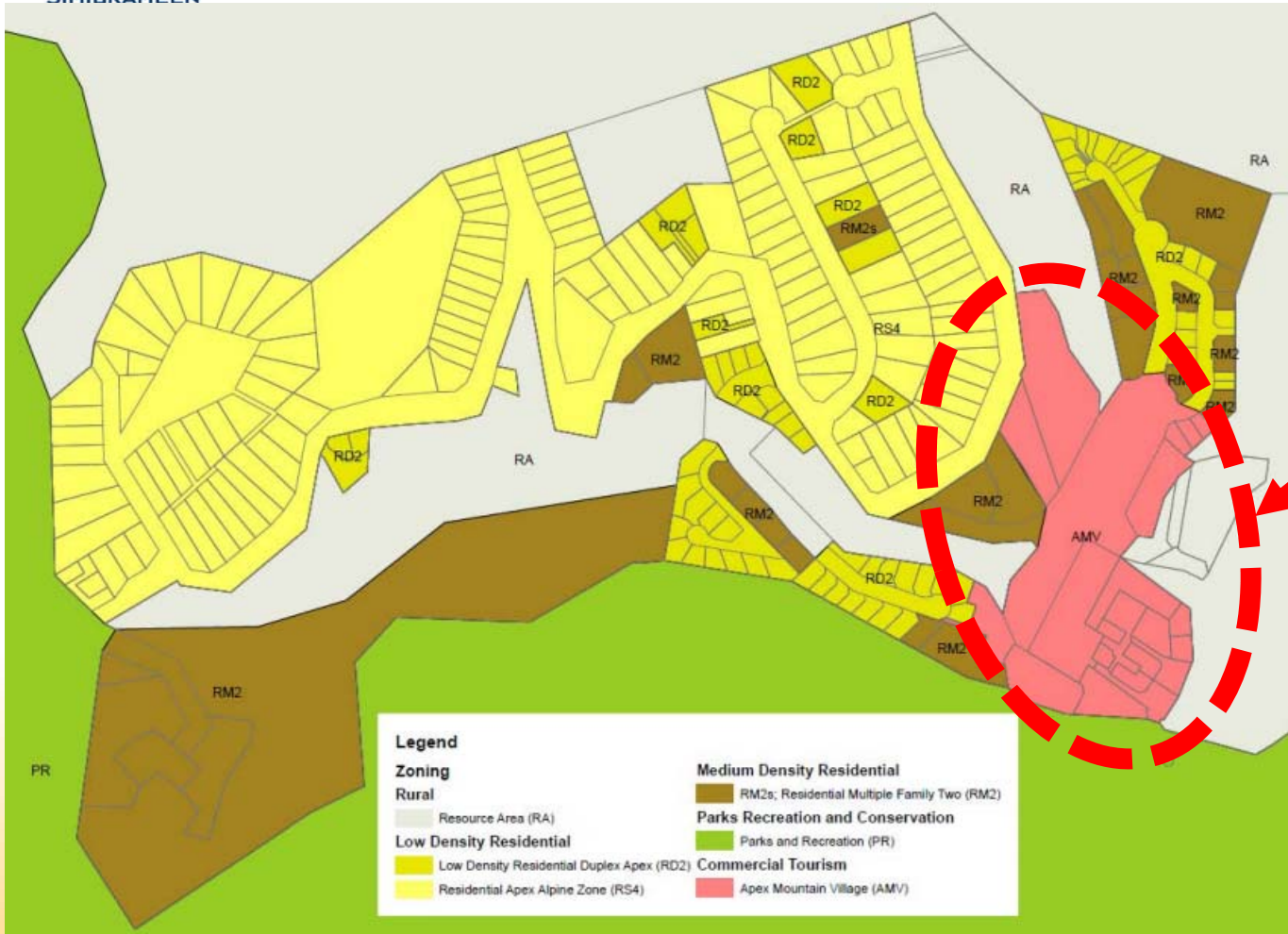
Apex Zone Review



Proposed Zoning Amendment:

The RMU Zone be replaced with a new Apex Mountain Village (**AMV**) be applied to village core area.

Apex Zone Review



Proposed Apex Mountain Village (AMV) Zone

Apex Zone Review

Apex Mountain Village Zone:

- continue to be a mixed-use zone;
- supported by new mixed-use OCP designation of “Village Centre”;
- based on model applied to OK Falls and Naramata townsites;
- Consistent with OCP direction to refocus commercial use on Village area; and
- Updated density provisions.



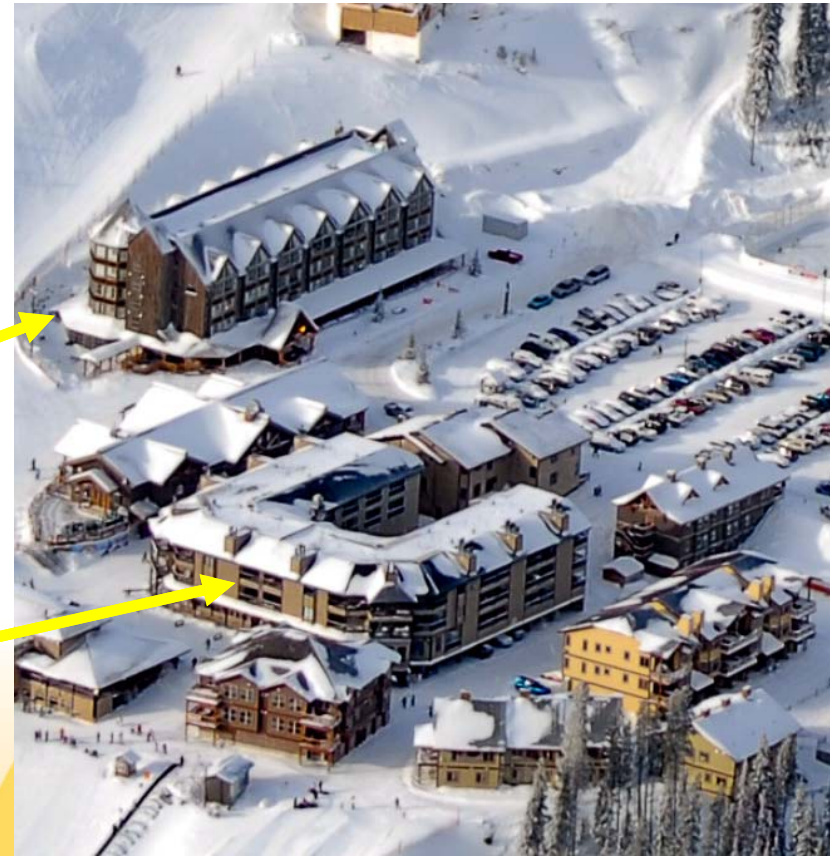
Apex Zone Review

RMU Zone Density:

- 55 units/ha; and
- Floor Area Ratio (FAR) of 2.0.

Apex Mountain Inn
112 units/ha & 2.49 FAR

330 Strayhorse Road
500 units/ha & 4.0 FAR



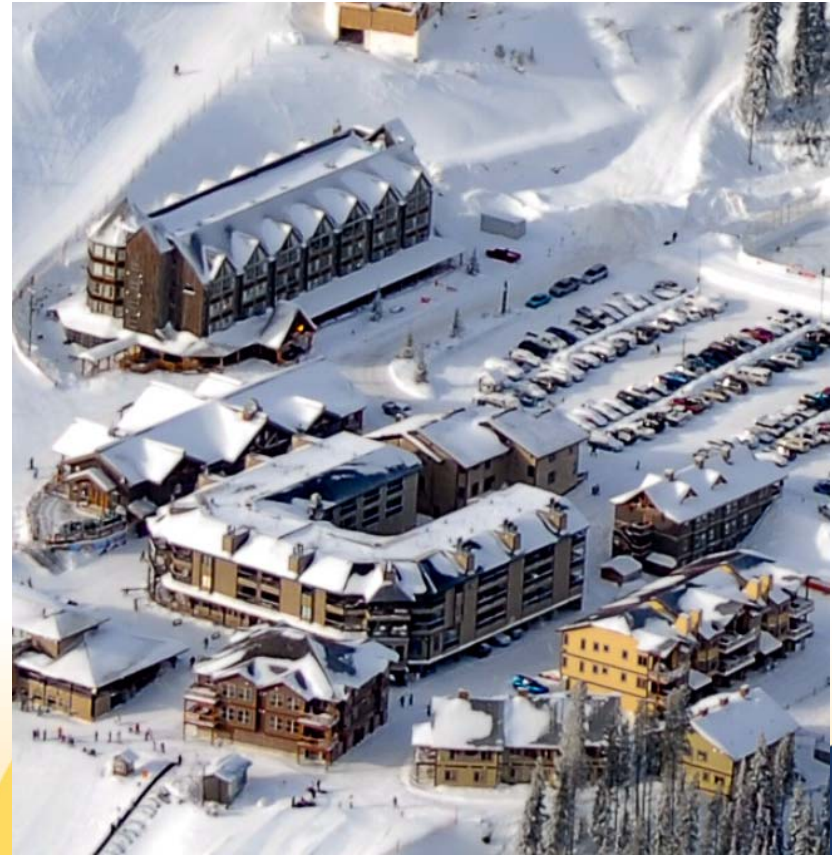
Apex Zone Review

RMU Zone Density:

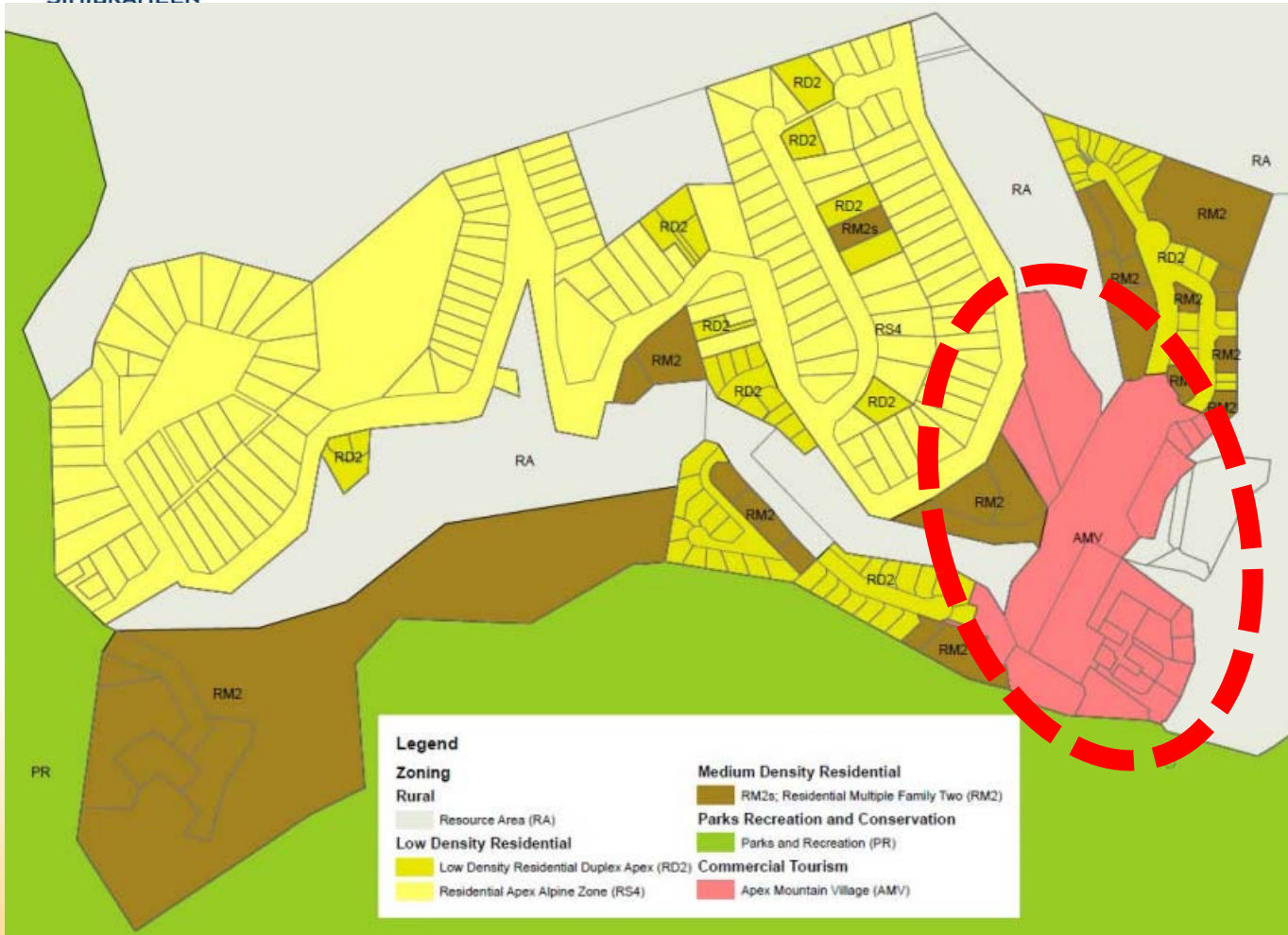
- 55 units/ha; and
- Floor Area Ratio (FAR) of 2.0.

Proposed AMV Zone Density:

- No specified units/ha; and
- Floor Area Ratio (FAR) of 3.0.



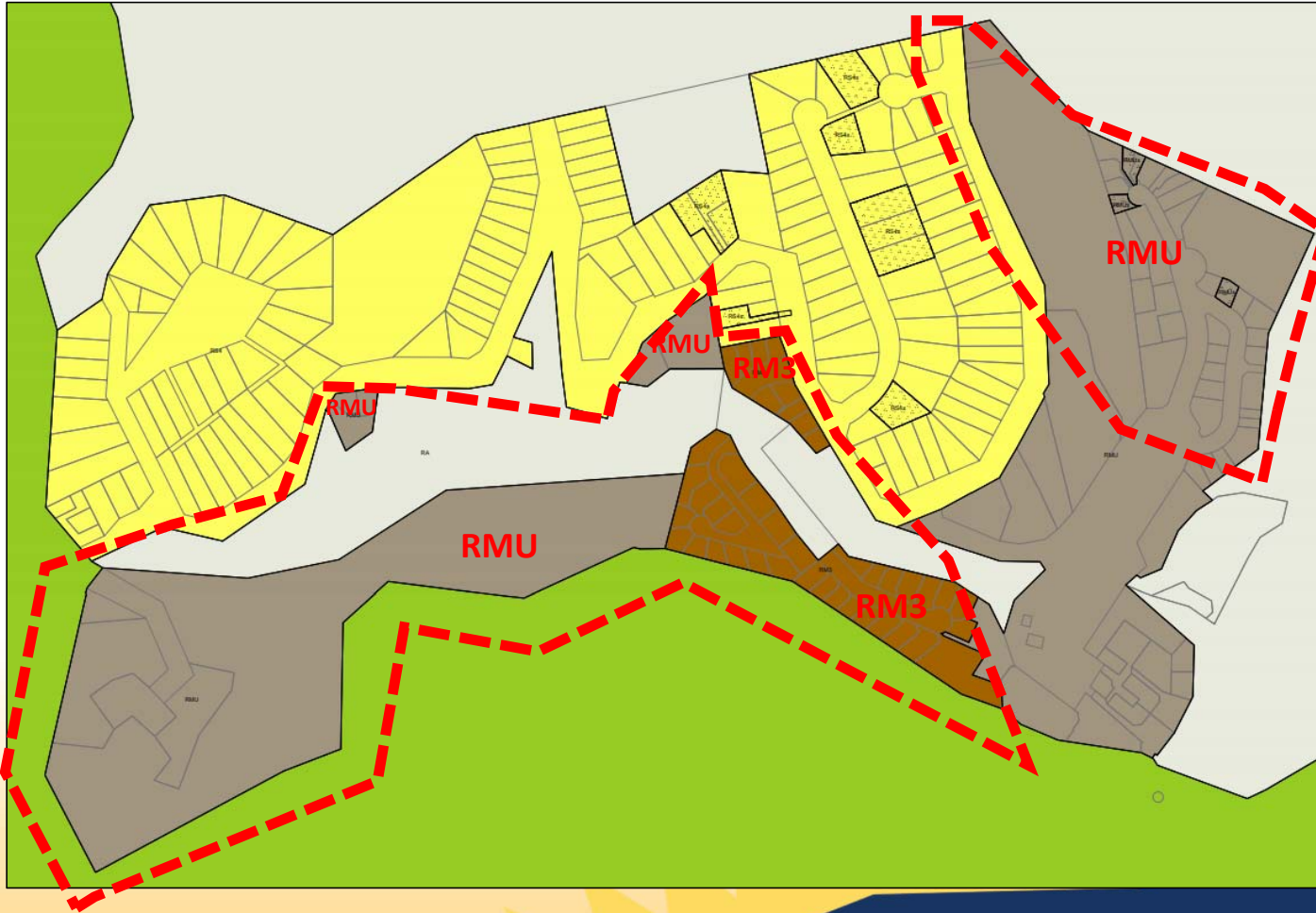
Apex Zone Review



Summary:

Permitted uses to remain largely unchanged; and
Density regulation to be governed by FAR.

Apex Zone Review



**How are RMU
zoned parcels
outside of the
Village Core to
be zoned?**

Apex Zone Review

Residential vs. Commercial Uses:

- OCP Bylaw Review (2016): the community expressed a desire to “consolidate and improve the village centre as the community’s service centre and social heart”.
- The community previously expressed concerns regarding the spread of commercial uses into residential neighbourhoods at Apex when “vacation rentals” were introduced as a permitted use (2014).

Apex Zone Review

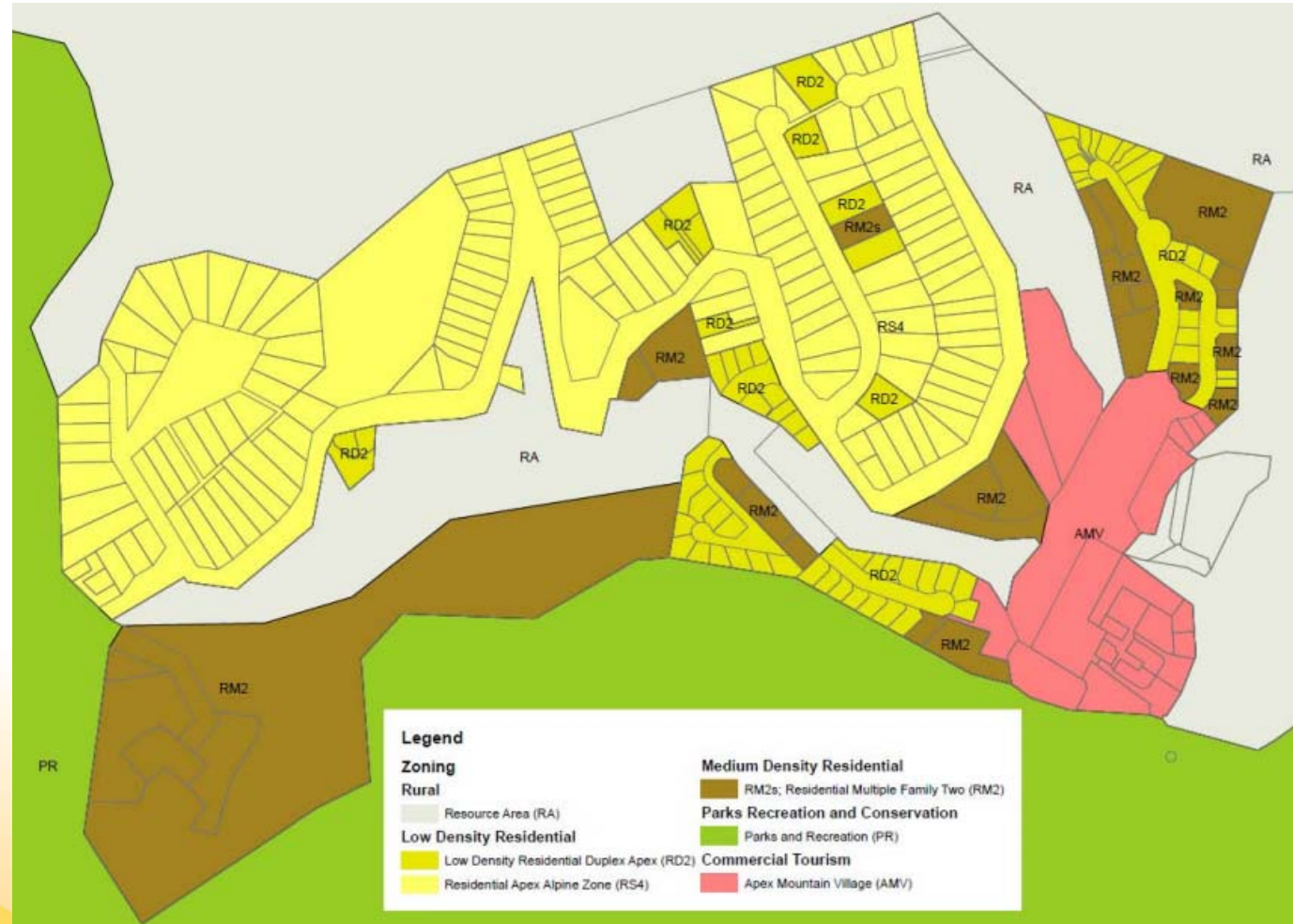
RM2 & RD2 Zones:

- Medium Density Residential Apex (**RM2**), be applied to existing apartments/townhouses.
- Low Density Residential Apex Duplex (**RD2**), be applied to existing single detached & duplex dwellings.
- Commercial uses limited to home occupations, B&Bs and vacation rentals.



Apex Zone Review

Proposed Medium Density Residential Apex (**RM2**) Zone and Low Density Residential Apex Duplex (**RD2**) over remainder of RMU area.

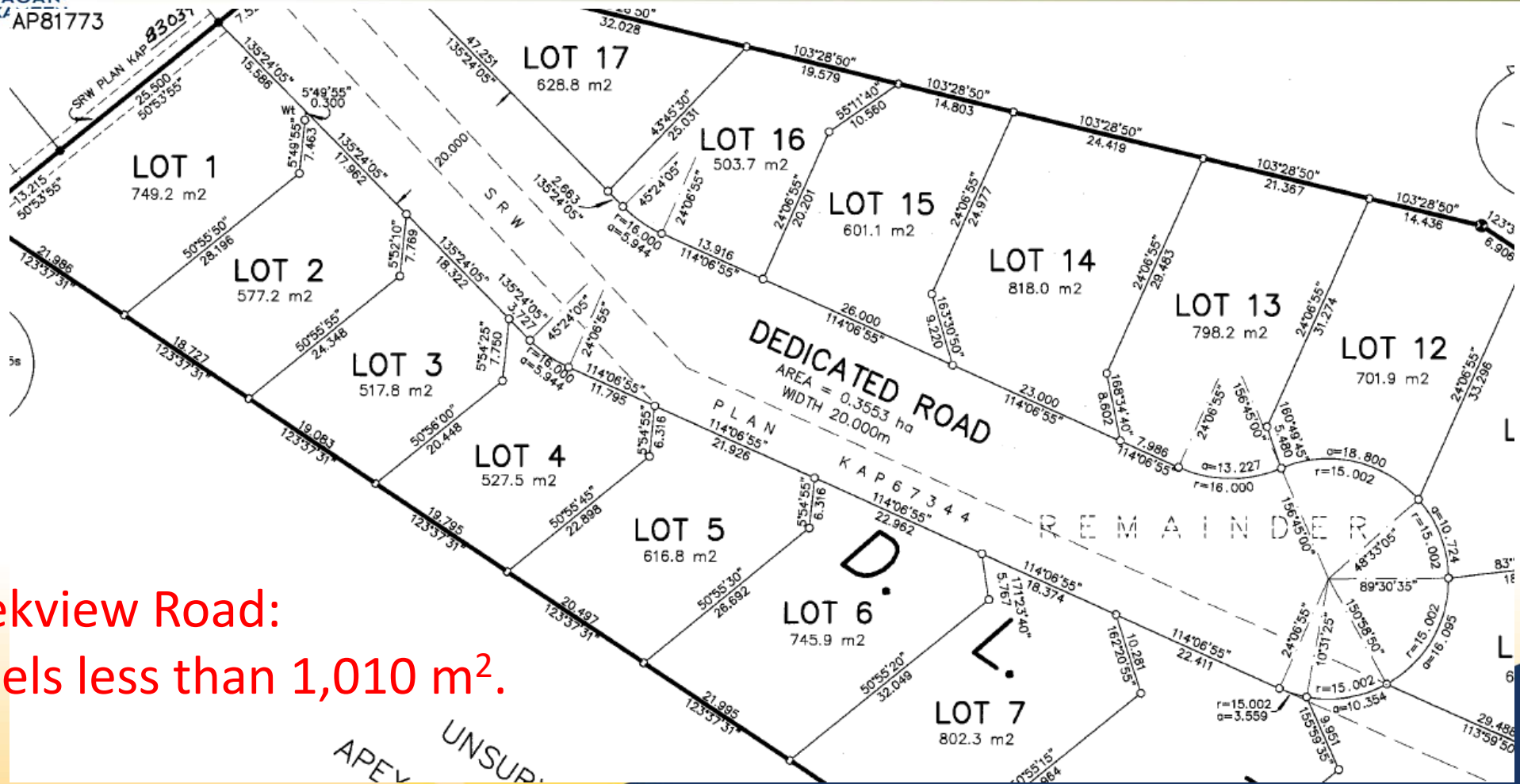


Apex Zone Review

Use of RM2 vs RD2 zoning based upon:

- existing types of development (i.e. townhouses or duplexes, etc.); *OR*
- zoning regulations found in RMU Zone;
 - parcels must be greater than 1,010 m² to be developed to an apartment building or townhouse.
 - parcels less than 1,010 m² can only be developed to single detached or duplexes.

Apex Zone Review



Creekview Road:
 Parcels less than 1,010 m².

Apex Zone Review

Snow Storage:

- an additional area equal to 25% of the required parking area shall be provided for snow storage on-site;
- increased parcel line setbacks for snow shedding, storage and vehicle parking.
 - e.g. 6.0m to 7.5m front setback Duplex (RD2) Zone.



Apex Zone Review

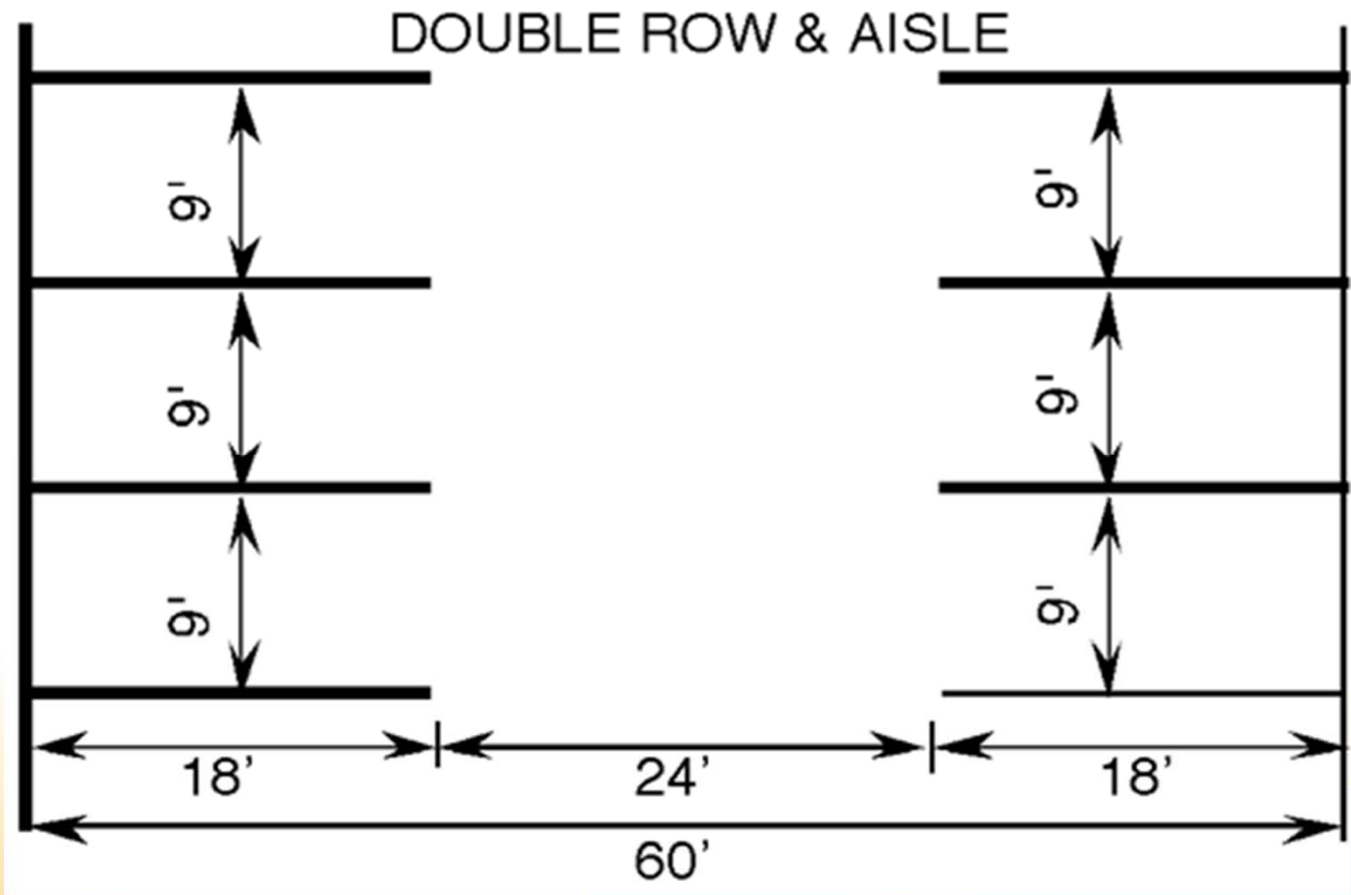
Snow Storage:

Illustrative parking lot
for 6 vehicles.

27' x 60' = 1,620 ft²

25% for snow storage:

405 ft² (37.63 m²)





Apex Zone Review

Vacation Rentals:

- will continue to be a permitted use in the zones that apply to properties Apex (subject to compliance with zoning regulations);
- it is being proposed to amend the current regulation limiting vacation rentals to one per legal parcel:
 - regulation does not properly account for vacation rentals occurring in apartment buildings or townhouses.

Apex Zone Review

Shipping Containers:

- currently permitted in all zones – including at Apex – as “accessory structures”.
- the RDOS Board will consider regulations to prohibit shipping containers in residential zones (including at Apex).





Apex Zone Review

Next Steps:

- Public Information Meeting on February 4th (at RDOS office); and
- Review of Feedback received from public and agencies;
- Possible amendments to bylaws as a result of feedback;
- Consideration of amendment bylaws by RDOS Board at 1st reading (date TBD).



Apex Zone Review

Status Updates:

www.rdos.bc.ca:

- Planning →
- Strategic Projects →
- Apex Mountain Zone Review.

The screenshot shows the RDOS website interface. At the top left is the RDOS logo. The main header includes the text 'REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN' and a search bar. Below the header is a navigation menu with items: Home, Regional Government, Departments, Services, News & Events, and Regional Bylaws. The main content area is titled 'Departments' and shows a breadcrumb trail: 'Development Services > Planning > Strategic Projects > Apex Mountain Zone Review'. The page title is 'Apex Mountain Zone Review'. Under the title is a 'Background' section with the following text: 'As part of on-going work related to the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw, the Regional District is currently in process of reviewing the residential zones at Apex Mountain. Under the Electoral Area "I" Zoning Bylaw No. 2457, 2008, the zones that generally apply to properties at Apex Mountain have been classified as residential and comprise the Residential Apex Alpine (RS4), Residential Multiple Unit Three (RM3) and Mixed Use Apex Alpine (RMU) Zones. Despite being classed as a residential zone, the RMU Zone is a mixed-use zone that allows for a wide range of commercial and is similar to the Okanagan Falls Town Centre Zone and the Naramata Village Centre Zone. For this reason, the review of zones at Apex Mountain is being considered separately from the Residential, Commercial and Tourist Commercial Zone Reviews that have either been completed or are still in process by the Regional District.' Below the text is an aerial photograph of a snowy mountain resort area. At the bottom of the page, there is a section titled 'Proposed Zone Changes' with the text: 'A preliminary review of the RMU Zone revealed that developed properties outside of the Village core area are almost exclusively residential (with the exception of the many vacation rentals that occur in this community). The Regional District is also cognizant of concerns previously raised by the Apex community regarding the RMU Zone during the'.



Apex Zone Review

Questions?