

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: June 7, 2018

RE: Okanagan Falls Town Centre Plan OCP Amendments – For Information Only

Purpose:

To discuss those properties in Okanagan Falls that are currently zoned Okanagan Falls Town Centre (C4) under the Electoral Area “D-2” Zoning Bylaw No. 2455, 2008, but which are outside of the Okanagan Falls Town Centre Plan area.

Issue:

The Okanagan Falls Town Centre Plan is recommending the creation of a new Town Centre (TC) designation, development permit area designation, updating of the Okanagan Falls Town Centre Zone (i.e. by no longer requiring the provision of ground floor retail) and that the extent of this zone be reduced to the area generally bounded by Highway 97 to the south, Main Street to the east and the Okanagan River Channel to the west (see Attachment No. 1).

The Plan is, however, silent on what is to become of the approximately 31 parcels currently designated Commercial (C) under the OCP, designated in a commercial development permit area and zoned Town Centre (C4) that occur outside of the Town Centre Study Area and generally front Highway 97 south of 9th Avenue (see Attachment No. 1).

Background:

The Okanagan Falls Town Centre Plan was commenced in 2014 with the objective of helping to “reverse the economic fortunes of Okanagan Falls” by creating a land use plan to guide strategic public and private investments and partnerships, and to foster positive streetscape improvements and quality urban design that together will provide a distinctive sense of place. The planning process was conducted in three (3) phases and included significant consultation with the community and other stakeholders.

At its meeting of November 16, 2017, the Planning and Development (P&D) Committee of the Regional District Board accepted the Okanagan Falls Town Centre Plan – Phase 3 Report, prepared by Urban Forum Associates.

The Board further directed Administration to “prepare an amending Bylaw to the Electoral Area “D-2” Official Community Plan based on the recommendations of the Okanagan Falls Town Centre Plan – Phase 3 Report for the Board’s consideration.”

The OCP Amendment Bylaw (No. 2603.11) that will give effect to the Okanagan Falls Town Centre Plan is currently the subject of consultation with external agencies and is tentatively scheduled to be brought forward for Board consideration at a forthcoming meeting.

At its meeting of November 16, 2017, the Board also directed Administration to complete a review of the Electoral Area “D-2” Zoning Bylaw to ensure conformance to the Okanagan Falls Town Centre Plan – Phase 3 Report as a strategic project for 2018, and this work remains on-going.

The Zoning Amendment Bylaw (No. 2455.38) that will give effect to the proposed changes to the C4 Zone is currently being drafted by staff.

Analysis:

While Administration is wholly supportive of the creation of the Okanagan Falls Town Centre designation, development permit area and zone, this will, nevertheless, result in the removal of a significant area of land from the existing Commercial (C) designation and C4 Zone.

In resolving the policy directions and zoning to be applied to these other commercially designated parcels, Administration is cognizant that a principal objective of the Town Centre Plan is to encourage the area north of Highway 97 becoming the focal point of the community by encouraging new, mixed-used and multi-family residential developments to locate in this area.

Accordingly, continuing to encourage similar uses outside of the Town Centre area is seen to be at cross-purposes with the intent of the Plan.

Retaining the C4 Zone on these lands will also stretch the coherence of the Electoral Area “D-2” OCP and Zoning Bylaws as the intent of maintaining two “Okanagan Falls Town Centre” Zones (i.e. C4 vs. OTC) will not be clear, nor will the relationship of the C4 Zone to the Commercial (C) and Town Centre (TC) designations be clear.

To address this, Administration considers there are two basic options available to the Board, and which are outlined as follows:

Option 1 - Status Quo: The current C4 Zone is retained, subject to a name change in order to eliminate confusion with the new Okanagan Falls Town Centre (OTC) Zone.

This approach would be the least intrusive in terms of zoning changes for affected properties, but would result in a zoning that is substantially similar to the proposed OTC Zone.

As noted above, this could also result in parcels south of 9th Avenue being contemplated for development that the Plan is attempting to encourage in the Town Centre area.

Option 2 - Zone Review: The C4 Zone is deleted from the bylaw and, in its place, new zones are applied to affected properties outside of the Town Centre area.

This would have the benefit of allowing more specific zones to be applied to properties such as the Royal Canadian Legion and Heritage Museum sites (i.e. Administrative and Institutional) and OK Falls pub and motel (i.e. Tourist Commercial One). It would also allow for an extension of the policy direction of applying the Medium Density Residential (MR) designation to the area south-west of Highway 97 that was pursued as part of the 2013 review of the OCP Bylaw.

This latter approach could also be used to recognise the existing trend of commercially zoned properties in this area being converted to residential uses (i.e. former motel use at the corner of 10th and Highway 97).

For existing commercial uses fronting the south side of Highway 97 between Main Street and Cedar Street, Administration considers there to be merit in retaining a Commercial OCP designation.

Summary:

Of these two options, Administration favours No. 2 as it will directly complement the intent of the Town Centre (TC) designation, which is to see the area north of Highway 97 between Main Street and

Cedar Street becoming “the centre for commercial development in the Electoral Area” and a preferred location for medium and higher density residential development of excellent architectural design.

Option 2 may also allow for a new strategic direction to be applied to properties outside of the Town Centre (TC) designation that have struggled to accommodate commercial uses.

Public Consultation:

Administration considers the amendments outlined above, particularly, those contained within Option 2, to be a starting point for consultation with affected property owners.

An information meeting is currently being planned to present the proposed changes to the community and to elicit feedback. Affected property owners will be directly contacted advising of the proposed changes (i.e. Option 1 or 2) and to solicit feedback.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



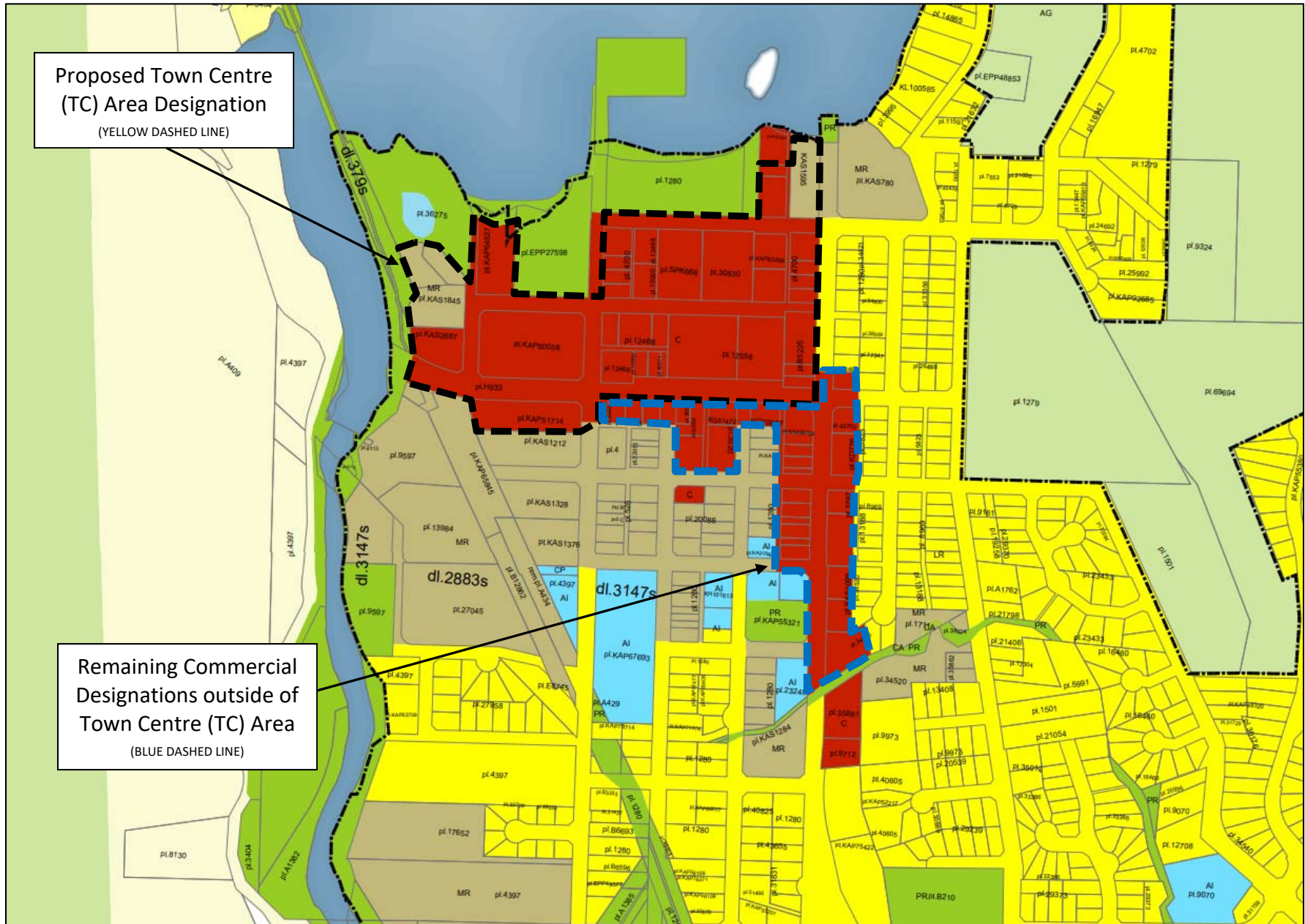
B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Current OCP Designations (Electoral Area “D-2”)

No. 2 – Proposed OCP Designations (Option 2)

No. 3 – Overview of Commercial Designated Parcels Located South of 9th Avenue

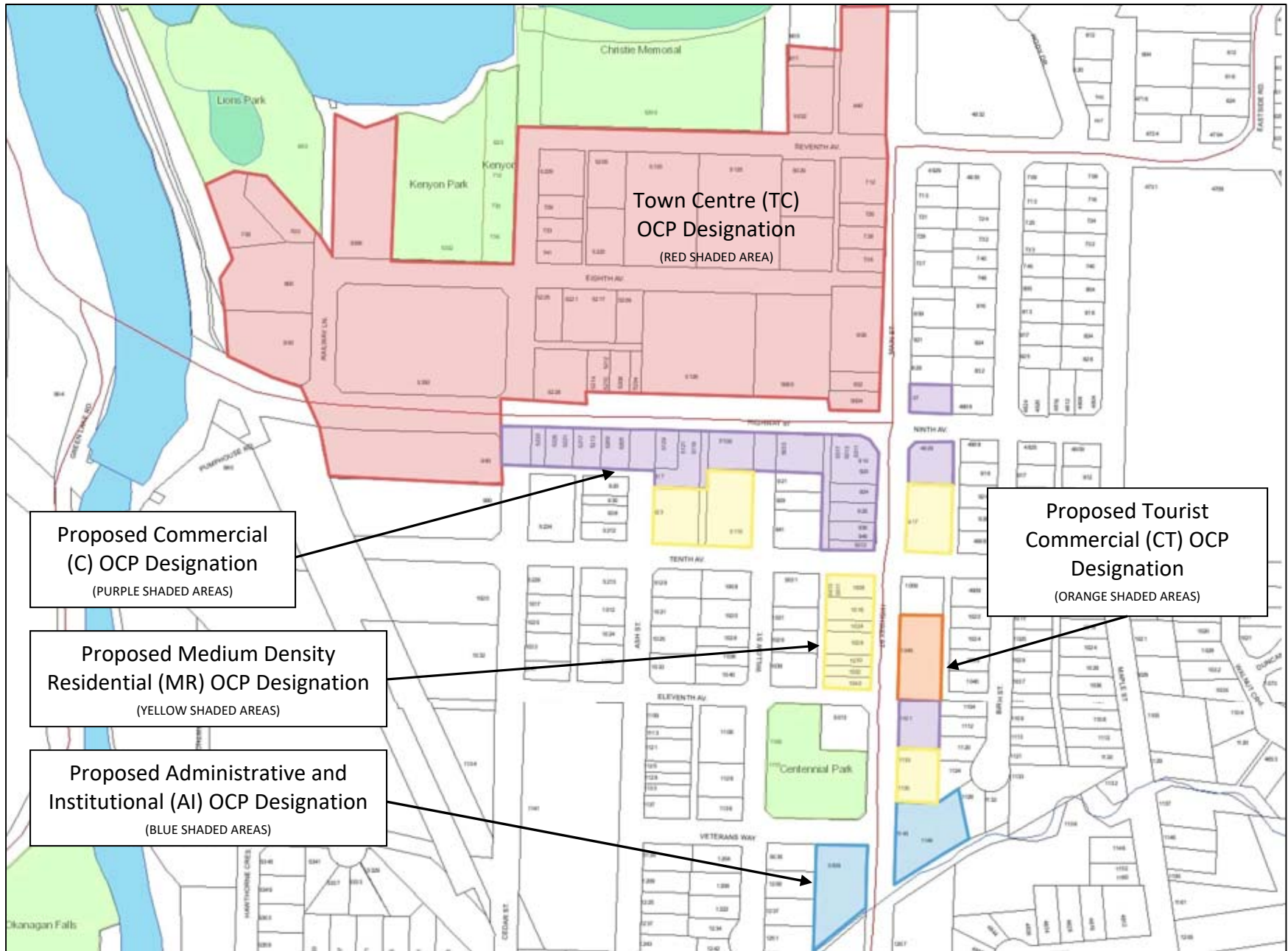
Attachment No. 1 – Current OCP Designations (Electoral Area “D-2”)



Proposed Town Centre
(TC) Area Designation
(YELLOW DASHED LINE)

Remaining Commercial
Designations outside of
Town Centre (TC) Area
(BLUE DASHED LINE)

Attachment No. 2 – Proposed OCP Designations (Option 2)



Proposed Commercial (C) OCP Designation (PURPLE SHADED AREAS)

Proposed Medium Density Residential (MR) OCP Designation (YELLOW SHADED AREAS)

Proposed Administrative and Institutional (AI) OCP Designation (BLUE SHADED AREAS)

Proposed Tourist Commercial (CT) OCP Designation (ORANGE SHADED AREAS)

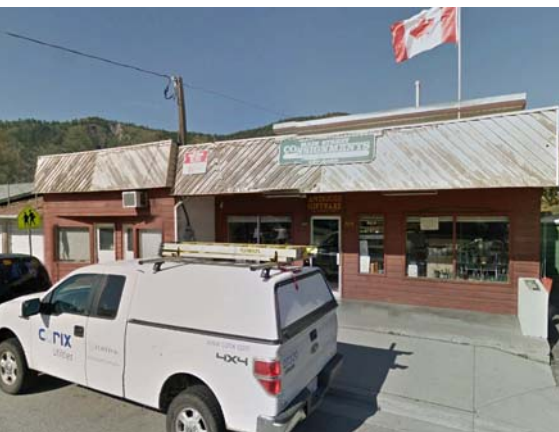
Attachment No. 3 – Overview of Commercial Designated Parcels Located South of 9th Avenue



Civic: 923 Ash Street
Assessment: Residential (Class 01)
Use: unknown (possibly residential)
Comments: Appears to be a converted motel that is currently being utilised as a “multi-unit residential” use.
Proposed OCP: Medium Density Residential (MR)



Civic: 5110 10th Avenue
Assessment: Residential (Class 01)
Use: unknown (possibly residential)
Comments: Appears to be a converted campground (i.e. “13 stall RV Park”). Current “campground” use is assumed to be legally non-conforming.
Proposed OCP: Medium Density Residential (MR)



Civic: 924 Main Street
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: retail / residential
Comments: No comment
Proposed OCP: No change Commercial (C)



Civic: 928 Main Street
Assessment: Residential (Class 01)
Use: unknown (possibly residential)
Comments: It is assumed that apparent dwelling is legally non-conforming.
Proposed OCP: No change
 Commercial (C)



Civic: 946 Main Street
Assessment: Business/Other (Class 06)
Use: retail
Comments: No comment
Proposed OCP: No change
 Commercial (C)



Civic: 5012 10th Avenue
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: retail / residential
Comments: Commercial use of store front would be consistent with current zoning while detached dwelling (at rear) is assumed to be legally non-conforming.
Proposed OCP: No change
 Commercial (C)



Civic: 1008 10th Avenue
Assessment: Residential (Class 01)
Use: residential
Comments: It is assumed that single detached dwelling and duplex (at rear) are legally non-conforming.
Proposed OCP: Medium Density Residential (MR)



Civic: 1016 Main Street
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: retail and residential
Comments: No comment
Proposed OCP: Medium Density Residential (MR)



Civic: 1024 Main Street
Assessment: Residential (Class 01)
Use: residential
Comments: Use of site appears to be a converted retail outlet that is currently being utilized as a residential dwelling unit.
Proposed OCP: Medium Density Residential (MR)



Civic: 1028 Main Street
Assessment: Residential (Class 01)
Use: residential
Comments: It is assumed that duplex use is legally non-conforming.
Proposed OCP: Medium Density Residential (MR)



Civic: 1030 Main Street
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: restaurant; and residential
Comments: No comment
Proposed OCP: Medium Density Residential (MR)



Civic: 1032 Main Street
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: vacant land
Comments: No comment
Proposed OCP: Medium Density Residential (MR)



Civic: 1040 Main Street
Assessment: Business/Other (Class 06)
Use: office; and residential
Comments: No comment
Proposed OCP: Medium Density Residential (MR)



Civic: 5009 Veterans Way
Assessment: Recreation/Non Profit (Class 08)
 Business/Other (Class 06)
Use: Royal Canadian Legion
Comments: Use could be accommodated under AI designation/zone
Proposed OCP: Administrative, Cultural and Institutional (AI)



Civic: 1145 Highway 97
Assessment: Business/Other (Class 06)
Use: OK Falls Heritage Museum
Comments: Use could be accommodated under AI designation/zone
Proposed OCP: Administrative, Cultural and Institutional (AI)



Civic: 1133 & 1135 Highway 97
Assessment: Residential (Class 01)
Use: Multi-Unit Residential with ground floor retail/office
Comments: Currently zoned commercial, but principal use is residential
Proposed OCP: Medium Density Residential (MR)



Civic: 1101 Highway 97
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: heating and cooling sales, installation & servicing
Comments: No comment
Proposed OCP: No change Commercial (C)



Civic: 1045 Highway 97
Assessment: Business/Other (Class 06)
Use: pub, restaurant, hotel
Comments: No comment
Proposed OCP: Tourist Commercial (CT)



Civic: 917 Highway 97
Assessment: Residential (Class 01)
Use: residential dwelling units
Comments: Appears to be a converted motel that is currently being utilised as a “multi-unit residential” use.
Proposed OCP: Medium Density Residential (MR)



Civic: 4929 9th Avenue
Assessment: Business/Other (Class 06)
Use: office (bank)
Comments: No comments
Proposed OCP: No change Commercial (C)