

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: January 7, 2021
RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2455.43, 2020, Electoral Area “D” Zoning Amendment Bylaw be read a third time.

Purpose: To allow for a 30 unit apartment building (Phase 2 of South Skaha Housing Society Project)

Owners: South Skaha Housing Society Agent: HDR Architecture Associates, Inc. Folio: D-00998.010

Legal: Lot 1, Plan 12558, District Lot 374, SDYD Civic: 5081 8th Avenue

OCP: Town Centre (TC) Zone: Okanagan Falls Town Centre (OFTC)

Proposed OCP: Town Centre (TC) Proposed Zoning: Okanagan Falls Town Centre Site Specific (OFTCs)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to allow for the development of an additional 30 multi-dwelling units in the form of an apartment building.

In order to accomplish this, following amendments to Electoral Area “D” Zoning Bylaw No. 2455, 2008 are being proposed by the applicant:

- amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “D” Zoning Bylaw No. 2455, 2008, Okanagan Falls Town Centre (OFTC) to Site Specific Okanagan Falls Town Centre (OFTCs);
- increase the maximum density from 100 to 112 dwelling units per ha on the subject parcel
- reduce the minimum setback for a parcel line adjacent to Highway 97 from 4.5 m to 0.0 m on the subject parcel; and
- reduce the required number of parking spaces for Residential (apartment building, townhouse) uses from 1.75 to 1.0 spaces per dwelling unit for the subject parcel.

In support of the rezoning, the applicant has stated that “BC Housing projects support lower income tenants ... Increased density in this location of OK Falls will benefit local businesses and sense of community in a historically under-utilized area in a high profile location ...”

“The 0.0 m setback would allow for the construction of a 4 storey, 30 unit, multi-family residential building ... the proposed development would otherwise not fit within the confines of the property boundary ... all residents will be provided with 1 dedicated parking spot, with 4 additional parking spaces that can be designated as “Visitor Parking”.”

Site Context:

The subject property is approximately 5,014.05 m² in area and is situated on the north side of Highway 97 in the town centre of Okanagan Falls. It is understood that the parcel is comprised of a 26 multi-dwelling unit building (Phase 1 of a BC Housing project for seniors) with 27 surface parking stalls.

The surrounding pattern of development is generally characterised by a mix of uses including commercial businesses fronting Highway 97 and residential uses towards Skaha Lake and Christie Memorial Provincial Park.

Background:

On November 16, 2020, a Public Information Meeting (PIM) was held electronically and was attended by approximately one member of the public (as well as the applicants and six members of the South Skaha Housing Society Board).

At its meeting of November 10, 2020, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board to consider the impacts of the three big changes to the zoning bylaw (parking, front setback and density) in this development application.

At its meeting of December 3, 2020, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of January 7, 2021.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97).

Analysis:

In considering this proposal, Administration notes that the application aligns with the goals of the Regional Growth Strategy (RGS) and Electoral Area “D” OCP Bylaw to promote low-rise apartments and affordable units in the Okanagan Falls Town Centre.

The development will further provide a range of affordable units in a central location and attract a mix of socio-economic groups and household types. Affordability will range from deep subsidy rental rates, rent geared to income (RGI), and affordable market (CMHC average for moderate income). The proposed increase in density will contribute to both meeting housing needs and supporting growth in Okanagan Falls.

In response to the proposed reduction of parking stalls, affordable housing projects tend to have less parking demand, as the projects are geared towards lower income tenants with fewer personal vehicles per household and it is common planning practice to have parking reductions for affordable housing development.

In this instance, 63 parking stalls will be provided, including one per dwelling unit and an additional seven visitor parking stalls for the site, as well as bicycle racks. In addition, the site is within walking

distance of the parks and businesses located in Okanagan Falls to promote alternative transportation (i.e. walking, cycling, scootering).

In response to the proposed reduction of the setback fronting Highway 97, the building is improved by being located closer to the sidewalk as it strengthens the connection between the public and private realms. The physical separation of 11.5 m from the edge of the paved road and proposed building alleviates any potential concerns with proximity of building access to a busy roadway.

Conversely, Administration recognises that it is not generally considered good planning practice to allow “spot zoning” as this introduces discrepancies between permitted uses within a specific area.

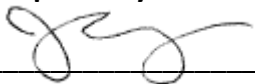
Specifically, this site will contain more density than is permitted on surrounding parcels with fewer vehicle parking and building setback requirements. Of the 30 units proposed, 18 of those units (60%) are 2 or 3 bedroom units which would cater to larger households without the benefit of multiple parking stalls servicing the unit and without nearby on-street parking to accommodate overflow.

In summary, Administration supports the proposed Zoning Bylaw amendments to enable additional affordable rental accommodation with the Okanagan Falls Town Centre.

Alternatives:

1. THAT third reading of Bylaw No. 2455.43, 2020, Electoral Area “D” Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2455.43, 2020, Electoral Area “D” Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



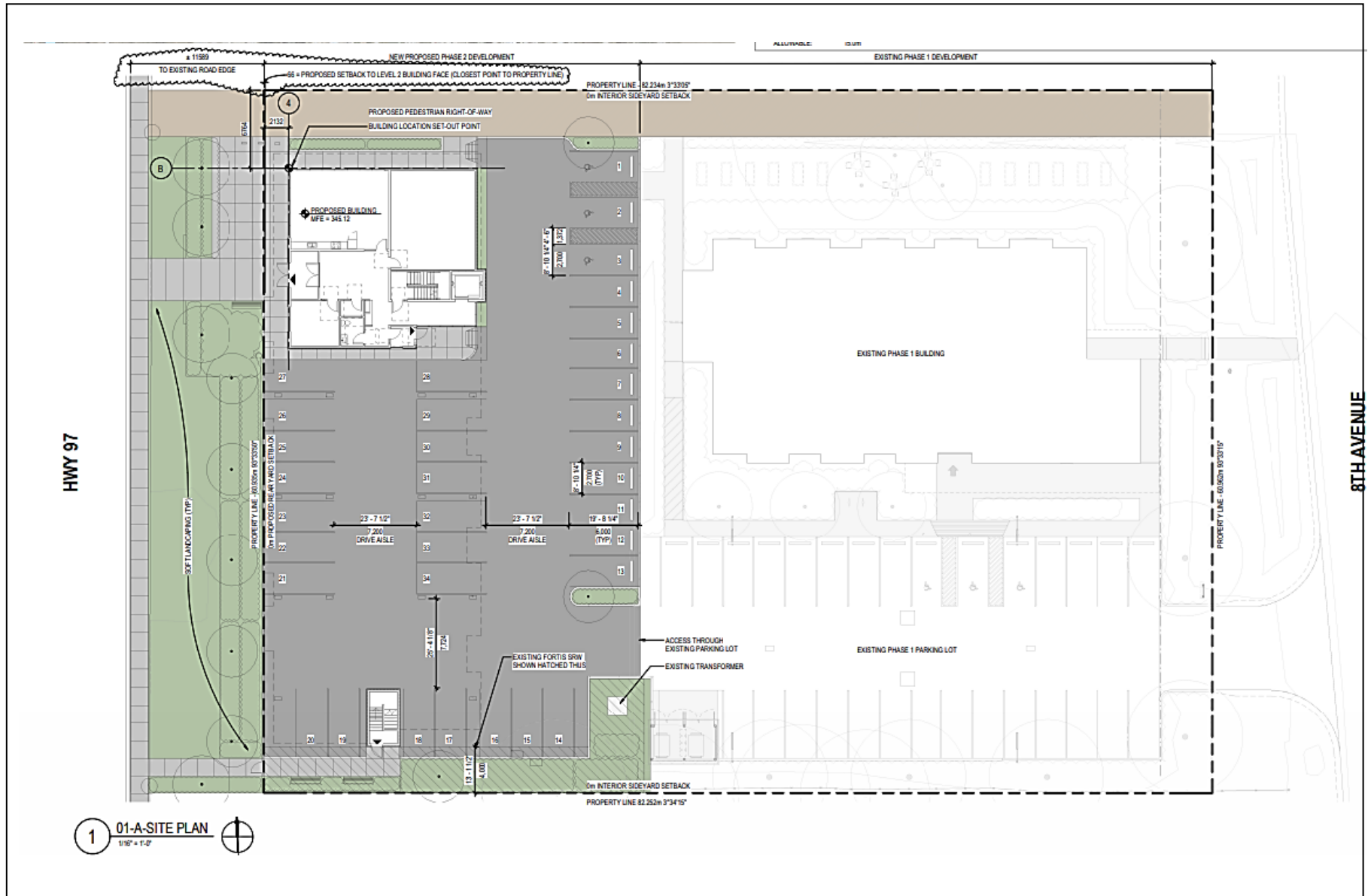
C. Garrish, Planning Manager

Attachments: No. 1 – Applicant’s Site Plan

No. 2 – Applicant’s Building Renderings

No. 3 – Site Photo

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Applicant’s Building Renderings



VIEW LOOKING NORTH EAST



VIEW LOOKING WEST



VIEW LOOKING NORTH WEST



VIEW LOOKING SOUTH EAST

Attachment No. 3 – Site Photo

