

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission
FROM: B. Newell, Chief Administrative Officer
DATE: November 10, 2020
RE: Zoning Bylaw Amendment – Electoral Area “D”

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:

Parcel information:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on September 13, 1962, while available Regional District records indicate that a building permit for multi-family senior housing (2018) has previously been issued for this property. A temporary use permit and development permit were also issued in 2018 for a 26 unit residential building with 27 parking stalls.

The subject property is within the Okanagan Falls Fire District, is serviced by community sewer and water is purveyed by Okanagan Falls Irrigation District and has been classified as “Residential” (Class 01) by BC Assessment.

Ministry of Transportation and Infrastructure (MoTI) has issued a setback permit to permit a setback of 0.0 metres from the road reserve abutting the southern property line (Highway 97) and a permit to install landscaping within the right-of-way.

RDOS Regional Growth Strategy (RGS):

Under the Regional Growth Strategy (RGS) Bylaw No. 2770, 2017, the subject parcel is within the Okanagan Falls Primary Growth Area.

The RGS includes objectives and policies to focus development to serviced areas in designated Primary Growth Areas and Rural Growth Areas (Goal 1), give property to infill development in both Primary Growth Areas and Rural Growth Areas (Objective 1B-2), support a range of accessible and affordable housing (Objective 4B-3), and direct development to areas with publically operated services and infrastructure (Objective 3-A).

Electoral Area “D” OCP Bylaw:

Under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is currently designated Town Centre (TC), and is the subject of Okanagan Falls Town Centre Development Permit (OFTCDP) Area designation.

The Electoral Area “D” OCP Bylaw contains the following applicable objectives and policies:

- Encourages the most efficient use of land and existing physical infrastructure by promoting infill and intensification of land uses in the Primary growth containment boundary (Section 7.6.5) and encourages increased residential development densities in the form of...low-rise apartments (Section 7.6.4)
- Encourages a range of medium residential dwelling types and sizes, including affordable units, in the Okanagan Falls Town Centre area in order to accommodate and attract people of different socio-economic groups, ages and lifestyles (Section 12.2.4)

Electoral Area “D” Zoning Bylaw No. 2455, 2008:

Under the Electoral Area “D” Zoning Bylaw No. 2455, 2008, the property is currently zoned Okanagan Falls Town Centre (OFTC) which permits, among other uses, multi-dwelling units. The maximum density permitted is 100 dwelling units per hectare (which equates to a maximum of 50 dwelling units on the subject parcel).

The OFTC zone has zero lot line setbacks for all property lines except those fronting Highway 97 where a 4.5 metre setback is required (coinciding with Ministry of Transportation and Infrastructure setback permit requirements).

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.

Administrative Recommendation:

THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.

Options:

1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:
 - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the subject development application be denied.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps

No. 2 – Applicant’s Site Plan

No. 3 – Applicant’s Building Elevations

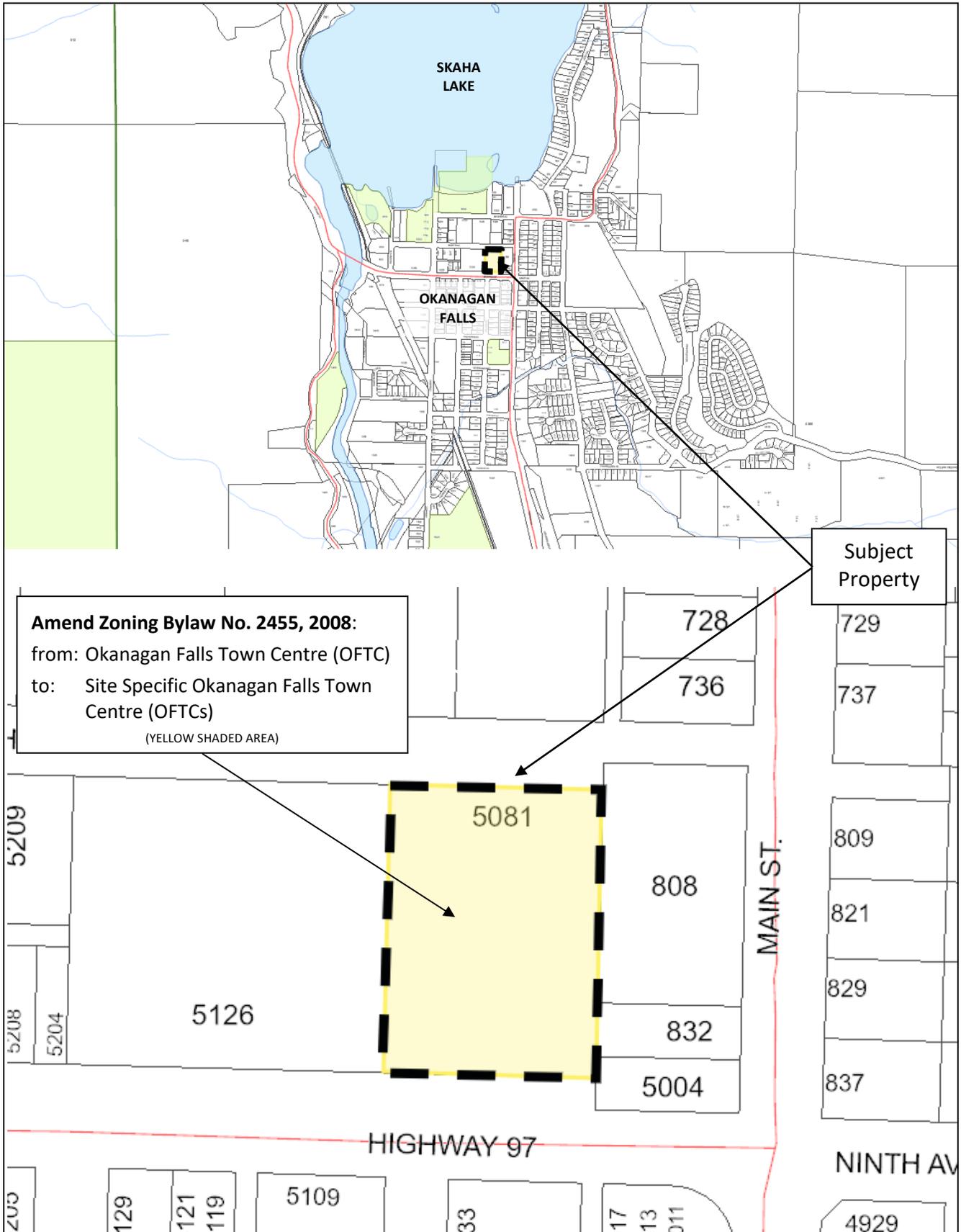
No. 4 – Applicant’s Building Elevations

No. 5 – Applicant’s Building Elevations

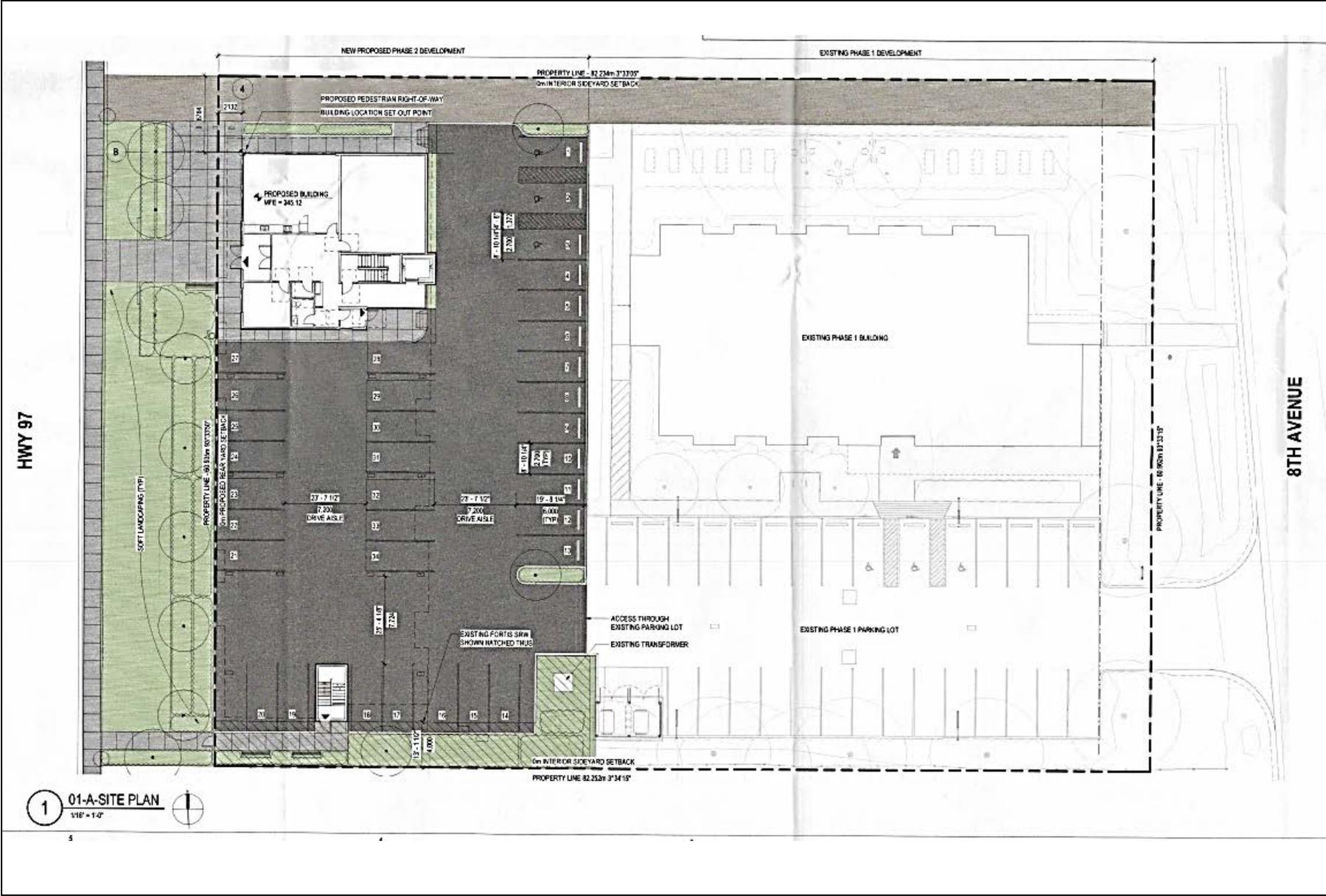
No. 6 – Site Photo (October 2020)

No. 7 – Site Photo (October 2020)

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant’s Site Plan



1 01-A-SITE PLAN
 V18 - 1:0"

Attachment No. 3 – Applicant’s Building Elevations



VIEW LOOKING NORTH EAST



VIEW LOOKING WEST



VIEW LOOKING NORTH WEST



VIEW LOOKING SOUTH EAST

Attachment No. 4 – Applicant’s Building Elevations



Attachment No. 5 – Applicant’s Building Elevations



Attachment No. 6 – Site Photo (October 2020)



Attachment No. 7 – Site Photo (October 2020)

