

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: February 4, 2021
RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2455.43, 2020, Electoral Area “D” Zoning Amendment Bylaw be adopted.

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

Zone: Okanagan Falls Town Centre (OFTC) **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.

Background:

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.


A Public Hearing was subsequently held electronically on January 7, 2021, where the total number of public members present was unknown, followed by Board approval of third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI) due to the amendment applying to land within 800 metres of a controlled area, was obtained on January 18, 2021.

Alternatives:

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 THAT first, second and third readings of Electoral Area “D” Zoning Amendment Bylaw No. 2455.43, 2020, be rescinded and the bylaws abandoned.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo

Attachment No. 1 – Site Photo

