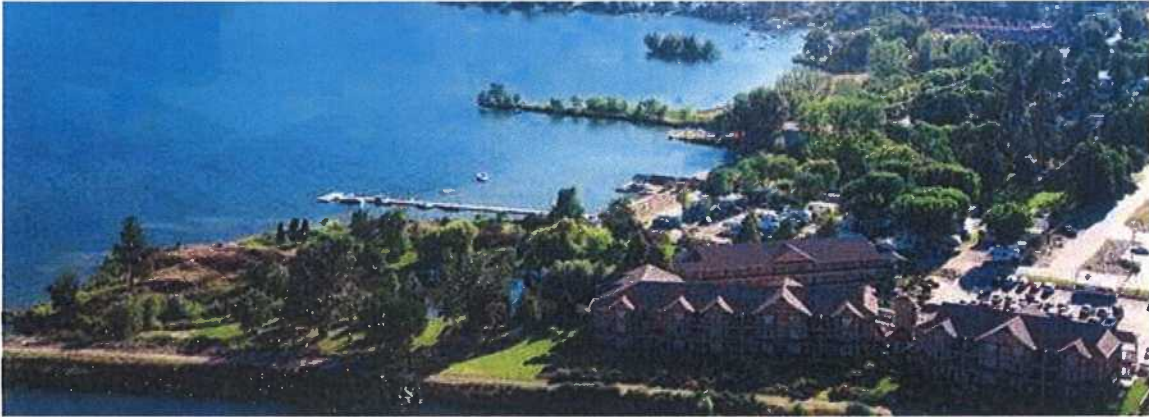


**REZONING APPLICATION September 2021**  
**5356 8<sup>TH</sup> AVENUE, OKANAGAN FALLS, ELECTORAL AREA "D"**



**LOTS A & B, DL 2883S, SDYD, PLAN EPP54703**  
**AGENT FOR THE LANDOWNER IS RESTORATION BY LIAM LTD.**  
**REZONE FROM CAMPGROUND COMMERCIAL ZONE (CT2) TO**  
**OKANAGAN FALLS TOWN CENTRE ZONE (OFTC)**

A phased strata development consisting of two six storey apartment buildings with 30 units in each with under the building vehicle parking and additional surface parking. Restoration by Liam Ltd. proposes to re-develop the site into a modern residential complex that will refresh the Skaha Lake waterfront and provide residents and newcomers Lakeside and Parkside residences in the Town Centre of Okanagan Falls.



## **1. SITE CONTEXT**

- a. The properties are jointly operated as the Sun & Sand RV Park with RV sites, two mobile homes, office/washroom, pavilion, and recycling buildings.
- b. Under Zoning Bylaw No. 2455, 2008 the property is zoned Campground Commercial Zone (CT2)
- c. A Licence of Occupation No. 348225 was granted by the Crown on Aug. 16, 2016, for 30 years. The licence includes the existing wharf and pavilion area.
- d. The two lots would be consolidated in conjunction with an application for a Phased Development Permit for each building to be stratified in two phases.
- e. Community water service provided by Okanagan Falls Irrigation District
- f. Community sanitary sewer service provided by Okanagan Falls Wastewater Treatment Plant
- g. Restoration by Liam Ltd. has an agreement to purchase the land from Art Street Holdings Ltd. subject to several conditions including the property being approved to be rezoned to allow development of an approximately 60-unit residential development.

## **2. EAST SKAHA, VASEUX EA "D" LAND USE BYLAWS & SUPPORTING RATIONALE**

- a. Under Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject properties are designated Town Centre (TC) and are partially subject to a Waterfront Development Permit (WDP). The development proposal complies with OCP policies that encourage medium/high density residential uses and improved access to the waterfront. The development style is proposed as modern craftsman - surrounded by a high standard of landscaping.
- b. The proposed amendment to Zoning Bylaw No. 2455, 2008 is from the Campground Commercial Zone (CT2) to Okanagan Falls Town Centre Zone (OFTC). The development is proposed to comply with the OFTC Zoning regulations for permitted use of an apartment building, parcel size, minimum density, setbacks, parcel coverage and amenity space.
- c. The subject properties are within the floodplain area adjacent to Skaha Lake. The buildings are intended to meet the min. floodplain construction elevation.

- d. A site-specific provision under Section 19.13 of the Zoning Bylaw is requested to increase the density from 56 units to 60 units. In this regard, the Regional Board designated the property as Town Centre in support of high-density residential uses and has approved density increases in two nearby developments.
- e. A maximum height variance will be requested from 15.0 m to 21.88 m<sup>+</sup>. OCP policy states that the Regional Board may support increased building height where a high standard of architectural design can be demonstrated.
- f. A parking stall variance may be requested from 1.75 stalls per dwelling unit to 1.56 stalls per unit, however the goal is to provide 2 stalls per unit which would be confirmed at DP stage.
- g. The Lakeside building is proposed to be setback 2.5 m from Railway Lane. Approval will be sought from the Ministry of Transportation and Infrastructure for a setback of less than 4.5 m.
- h. Requirement for a public access corridor fronting the Skaha Lake waterfront is acknowledged and encouraged to provide lake and KVR Trail access.

### **3. PROFESSIONAL CONSULTATION**

- a. A BC Land Surveyor has prepared a Topographic Survey Plan
- b. A Qualified Environmental Professional has conducted a summary review of environmental regulations applicable to the re-development of the properties and is currently consulting with the Ministry of Environment on Riparian matters.
- c. A BC Archaeological Branch data search indicates that there are no known archaeological sites recorded on either parcel.
- d. An Okanagan based designer has prepared a proposed site layout, elevation, floor and first floor parking plans.

### **4. AMENITIES**

- a. Skaha Lake beach access
- b. Kettle Valley Rail Trail access
- c. Adjacent to Kenyon and Lions Parks
- d. Wharf and pavilion area on the lake
- e. Generous sized covered patios
- f. Common pool 20'x40' with change/washrooms
- g. Native landscaping adjacent to both roads and buildings similar to that found in the nearby parks (Russian Sage, Lavender and Roses). Retention of existing trees where feasible. Low maintenance artificial turf in common areas.
- h. Secure bike storage / Electric Vehicle charging station
- i. Covered parking under the building and shaded surface parking
- j. Close proximity to services and employment in the City of Penticton

### **5. ATTACHMENTS**

- a. Land Use Bylaw Amendment Application form
- b. Agent Authorization form
- c. Title Search prints
- d. Payment receipt \$2400.00 September 11, 2021
- e. Site Disclosure Form - contaminated sites
- f. Site Notification Sign proof of installation September 15, 2021
- g. Site plan with landscaping, access points, pool and parking details
- h. Proposed Development – Elevation/Floor/Parking level plans
- i. BC Land Surveyor Topographic Survey Plan September 2, 2021

