

REZONING APPLICATION, FEB 2023

5356 8TH AVENUE, OKANAGAN FALLS, ELECTORAL AREA "D"



PROPOSED DEVELOPMENT



AERIAL VIEW OF LOT

PROPOSED REZONE – CAMPGROUND COMMERCIAL (CT₂) TO OKANAGAN FALLS TOWN CENTRE (OFTC)

THE PROPOSED REDEVELOPMENT INCLUDES TWO FOUR STOREY TOWERS ON TOP OF A 1-STOREY PARKADE WITH ADDITIONAL SURFACE PARKING AND AMMENITY SPACE. THE NEW DEVELOPMENT AIMS TO REJUVINATE THE OKANAGAN FALLS TOWN CENTRE BY PROVIDING NEW OPPURTUNITY FOR EXISTING RESIDENTS AND NEW RESIDENCE FOR OKANAGAN FALLS.

SITE CONTEXT

- A) THE PROPERTIES ARE JOINTLY OPERATED AS THE SUN & SAND RV PARK AS 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 LICENSE OF OCCUPATION NO. 348225 WAS GRANTED BY THE CROWN ON AUG 16, 2016, FOR 30 YEARS. THE LICENSE 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 INTO ONE STRATA WITH TWO STRATA PHASES
- E) COMMUNITY WATER SERVICE PROVIDED BY OKANAGAN FALLS IRRIGATION DISTRICT F. COMMUNITY SANITARY SEWER SERVICE PROVIDED BY OKANOGAN FALLS WASTEWATER TREATMENT PLANT
- F) COMMUNITY SANITARY SEWER SERVICE PROVIDED BY OKANAGAN FALLS WASTEWATER TREATMENT PLANT



Okanagan Falls Overlooking Skaha Lake from See Ya Later Winery, Photo Destination BC Kari Medig

EAST SKAHA, VASEUX EA "D" LAND USE BYLAWS AND 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 OKANAGAN MODERN CONTEMPORARY - 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 REQUESTING 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 19.35 M-+. OCP POLICY STATES THAT THE REGIONAL BOARD MAY SUPPORT INCREASED BUILDING HEIGHT WHERE A HIGH STANDARD OF ARCHITECTURAL DESIGN CAN BE DEMONSTRATED.
- F) THE LAKESIDE BUILDING IS PROPOSED TO BE SETBACK 3.0 M FROM RAILWAY LANE. APPROVAL WILL BE SOUGHT FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE FOR A SETBACK OF LESS THAN 4.5 M.
- G) REQUIREMENT FOR A PUBLIC ACCESS CORRIDOR FRONTING THE SKAHA LAKE WATERFRONT IS ACKNOWLEDGED AND ENCOURAGED TO PROVIDE LAKE AND KVR ACCESS

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, FIRST FLOOR PARKING PLAN AND RENDERINGS

AMMENITIES

- A) SKAHA LAKE BEACH ACCESS
- B) KETTLE VALLEY RAIL TRAIL ACCESS
- C) ADJACENT TO KENYON AND LIONS PARKS
- D) WHARF AND PAVILION ACCESS ON THE LAKE
- E) GENEROUS SIZED COVERED DECKS
- F) COMMON POOL, LOUNGE AND COOKING AREA BETWEEN BUILDINGS
- 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



<https://cf.bstatic.com/xdata/images/city/1680x560/677767.jpg?k=oda8b1602b465ba50546dcf132d82571ba448e85b372feode085of39e51988aa&o=>

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 AND PARKING DETAILS
- H) PROPOSED DEVELOPMENT – RENDERINGS
- I) BC LAND SURVEYOR TOPOGRAPHIC SURVEY PLAN SEPTEMBER 2, 2021