

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission

FROM: B. Newell, Chief Administrative Officer

DATE: May 25, 2021

RE: OCP & Zoning Bylaw Amendment – C4 Zone Review

Purpose:

It is being proposed that the Regional District Board initiate an amendment to the Electoral Area “D” Official Community Plan (OCP) and Zoning Bylaws in order to address those properties which are currently zoned Okanagan Falls Town Centre Transition (C4) and that are outside of the Okanagan Falls Town Centre Plan area.

This Update is being undertaken as part of the final phase in implementing the Okanagan Falls Town Centre Plan as well as on-going work related to the introduction of a single zoning bylaw for the South Okanagan Electoral Areas.

Issue:

The Okanagan Falls Town Centre Plan recommended the creation of a new Town Centre (TC) OCP land use designation, development permit area designation, and Okanagan Falls Town Centre (OFTC) Zone, and that the extent of this zone only be applied to the area generally bounded by Highway 97 to the south, Main Street to the east and the Okanagan River Channel to the west (see Attachment No. 1).

The Town Centre Plan was, however, silent on what was to become of the parcels currently designated Commercial (C) under the OCP and zoned C4 that occur outside of the Town Centre Study Area and generally front Highway 97 south of 9th Avenue (see Attachment No. 1).

Background:

There are approximately 31 parcels that retained the C4 Zone following the introduction of the Okanagan Falls Town Centre (OFTC) Zone in 2019. These parcels are generally situated south of the OFTC Zone on parcels adjacent Highway 97 south of Main Street and 9th Avenue.

The proposed amendments contained in the bylaws will result in the following transitions away from the C4 Zone:

- 16 parcels to the General Commercial (C1) Zone;
- 7 parcels to the Medium Density Residential (RM1) Zone;
- 5 parcels to a new Highway Commercial (C4) Zone;
- 2 parcels to the Administrative and Institutional (AI) Zone; and
- 1 parcel to the Tourist Commercial (CT1) Zone.

The Okanagan Falls Town Centre Plan was commenced in 2014 with the objective of helping to “reverse the economic fortunes of Okanagan Falls” by creating a land use plan to guide strategic

public and private investments and partnerships, and to foster positive streetscape improvements and quality urban design that together will provide a distinctive sense of place. The planning process was conducted in three (3) phases and included significant consultation with the community and other stakeholders.

Incorporating the Okanagan Falls Town Centre Plan into the Electoral Area “D” land use bylaw has been done in the following phases:

- Phase 1: introduction of a new Town Centre (TC) land use designation and development permit area designation to the OCP Bylaw (adopted August 2, 2018),
- Phase 2: introduction of a new Okanagan Falls Town Centre (OFTC) Zone to the Zoning Bylaw (adopted February 7, 2019); and
- Phase 3: is to address the remnant C4 Zone which resulted following the introduction of the OFTC Zone in 2019. This Phase was originally scheduled to occur in 2019, but was delayed until 2021.

At its meeting of May 6, 2021, the Regional District Board resolved to defer consideration of first reading of Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2021, and Zoning Amendment Bylaw No. 2455.38, 2021, in order that these bylaws could be considered by the Electoral Area “D” Advisory Planning Commission (APC).

Analysis:

While Administration has been wholly supportive of the creation of the Okanagan Falls Town Centre designation, development permit area and zone, the Town Centre Plan has resulted in the removal of

In resolving the policy directions and zoning to be applied to these other commercially designated parcels south of Main Street, Administration is cognizant that a principal objective of the Town Centre Plan is to encourage the area north of Highway 97 becoming the focal point of the community by encouraging new, mixed-used and multi-family residential developments to locate in this area.

Accordingly, continuing to encourage similar uses outside of the Town Centre area is seen to be at cross-purposes with the intent of the Plan. However, Administration is also cognizant that many of the existing buildings along the highway are being used for commercial or mixed use purposes and will likely continue to do so in the foreseeable future.

As a short-term measure, the title of the C4 Zone was amended to include a reference to “Transition” in recognition that the status of this zone was under review and would be changing in future.

In considering suitable alternatives to the current C4 Zone, reference was made to BC Assessment classifications, current land use, potential re-development, and policy directions from the OCP and the Town Centre Plan.

As a result of public feedback, it is further being proposed that a new C4 Zone, to be titled “Highway Commercial” be introduced in order to allow for a mixed commercial zone (i.e. commercial uses on the ground floor with an allowance for dwelling units above or at the rear of the property).

Additional information regarding these proposed amendments, including copies of the amendment bylaws and previous Board and Committee reports can be accessed at the following webpage (see “Amendment Bylaw Status – Phase 3”): <https://www.rdos.bc.ca/development-services/planning/strategic-projects/ok-falls-town-centre-revitalization-plan>

In summary, Administration believes that the proposed changes support the direction of the Okanagan Falls Town Centre Plan, and the Electoral Area “D” OCP while encouraging a broad range of commercial uses along the highway and the potential for greater residential density by introducing a Medium Density zone.

Administrative Recommendation:

THAT the APC recommends to the RDOS Board of Directors that the proposed changes to the Okanagan Falls Town Centre Transition (C4) Zone be approved.

Options:

1. THAT the APC recommends to the RDOS Board of Directors that the proposed changes to the Okanagan Falls Town Centre Transition (C4) Zone be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the proposed changes to the Okanagan Falls Town Centre Transition (C4) Zone be approved with the following conditions:
 - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the proposed changes to the Okanagan Falls Town Centre Transition (C4) Zone be denied.

Respectfully submitted:



C. Garrish, Planning Manager

Attachments: No. 1 – Current OCP Designations in Okanagan Falls

Attachment No. 1 – Current OCP Designations in Okanagan Falls

