

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission
FROM: B. Newell, Chief Administrative Officer
DATE: November 9, 2021
RE: Zoning Bylaw Amendment – Electoral Area “D”

Purpose: To allow for the development of strata complex with a total of 60 units. **Folio:** D-00888.015
Civic: 5356 8th Avenue **Legal:** Lot A, Plan EPP54703, District Lot 2883S, SDYD
Zone: Campground Commercial (CT2) **Proposed Zone:** Okanagan Falls Town Centre Site Specific (TCs)

Proposed Development:

This application is seeking to amend the zoning of two subject properties in order to facilitate the development of two six-storey apartment buildings with 30 units in each.

In order to accomplish this, the applicant is proposed to amend the zoning of the property under the Electoral Area “D” Zoning Bylaw No. 2455, 2008, from Campground Commercial (CT2) to Okanagan Falls Town Centre Site Specific (OFTCs), with the site specific regulation stipulating that the maximum density shall be 106 dwelling units per ha.

In support of the rezoning, the applicant has stated that this will be a “modern residential complex that will refresh the Skaha Lake waterfront and provide residents and newcomers Lakeside and Parkside residences ... the development proposal complies with OCP policies that encourage medium/high density residential uses and improved access to the waterfront.”

Site Context:

The subject properties are approximately 2,838 m² and 2,842 m² in area. They are situated on the north side of 8th Avenue and abut Skaha Lake to the north. It is understood that the parcels are currently used as a campground.

The surrounding pattern of development is generally characterised by a residential use and park space to the west, commercial uses to the south and park amenity in the east.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on September 3, 2015, while available Regional District records indicate that building permits have not previously been issued for this property.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw No. 2770, 2017, Okanagan Falls is designated as a “Primary Growth Area”.

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

Falls Town Centre Development Permit (OFTCDP) Area designation while the northern portion of the properties is the subject of a Watercourse Development Permit (WDP) Area designation.

Under the Electoral Area “D” Zoning Bylaw No. 2455, 2008, the property is currently zoned Campground Commercial (CT2) which permits a campground as a principal use, however, it does not allow for residential development.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject properties are within the floodplain associated with Skaha Lake.

BC Assessment has classified the property as part “Residential” (Class 01), part “Business and Other” (Class 06) and part “Rec/Non Profit” (Class 08).

Analysis:

In considering this proposal, Administration notes that it is consistent with the designation of the properties as a Primary Growth Area under the RGS Bylaw. Further, the OCP encourages medium and high density residential growth in the Town Centre area in order to “promote a more compact urban form and a more complete community”.

It is noted that the applicant is proposing a site specific rezoning to allow for increased density on the subject parcels and Administration is supportive of the proposal as it aligns with the policies outlined in OCP for the Okanagan Falls Town Center.

The OCP is supportive of orienting development towards Skaha Lake in order to “take full advantage of this underutilized natural asset” and further states that “the Town Centre area has sufficient capacity to accommodate a sustained growth rate for the next 20 years and supports up to 300+ additional medium density residential units” (Section 12.1).

Lakefront Access

Administration notes that the OCP bylaw speaks to improving the pedestrian accessibility and walkability of the Town Centre through the provision of a continuous public access along the Skaha Lake waterfront (Section 12.3.10).

In order to address this policy, the applicant has proposed to dedicate a 7.0 metre strip of land from each of the subject properties (approximately 342.1 m²) as an amenity contribution in accordance with Section 17.2.2.14 of the OCP.

Administration acknowledges that the proposed density of 106 units/ha will likely increase if the current parcel sizes are reduced in area in order to provide the lakefront access.

Infrastructure:

The proposed development is to be connected to the community water system operated by the Okanagan Falls Irrigation District (OFID) and the community sewer system operated by the Regional District.

To date, the Regional District has not received referral comments from the OFID regarding their ability to service this proposal, while it is anticipated that an analysis of the sewer system will need to be undertaken along with the sizing of the sanitary mains (capacity). This may include an upgrade of Lift Station #3 as it is known to already be operating at or near capacity.

Riparian Impact:

The applicant has provided a riparian impact assessment for the properties and proposed to maintain a 30 meter setback from the northern boundary of the parcels. Administration also notes that if any development is proposed within the Watercourse Development Permit (WDP) designated area of the properties, it may require the issuance of a WDP.

Floodplain:

As a majority of the property is within the floodplain associated with Skaha Lake, any future development of the property will be required to comply with the floodplain regulations in the zoning bylaw. This will require meeting floodplain elevations and setbacks from the lake.

Future Variances:

Administration understands that the applicant's proposal will require an increase in the maximum permitted building height and a reduction in the required off-street parking requirements for the proposed OFTC zone. These requests would be addressed subsequently through a Development Variance Permit application.

As mentioned above, although Administration is supportive of increased density within the Town Centre, specific requests for increase in the maximum height will be assessed based on the merits of the application.

For variance requests seeking to reduce parking requirements, these can be challenging as Okanagan Falls is a relatively rural community and does not offer the same level of alternate transportation options or other services (i.e. health, financial, employment, etc.) that are available in urban centres. As a result, car ownership becomes more important as does the need for providing the required vehicle parking spaces set out in the zoning bylaw.

"Form & Character":

The applicant will be required to apply for a development permit for "form & character" as the property is within the OK Falls Town Centre designation prior to the issuance of a Building Permit.

The proposal will have to meet the guidelines outlined in the OCP bylaw, the intent of which is to ensure high-quality design for developments, support the creation of pedestrian-friendly Town Centre and optimize views of and access to the lakefront.

This includes encouraging structures be articulated with variations in massing, materials and detailing to reduce the impacts of building scale on the surrounding area. Further, residential buildings greater than three storeys in height should have the fourth and any higher floors stepped back a minimum of 2.1 metres to reduce the apparent building height and bulk.

Alternative Option

Conversely, Administration recognizes that the subject properties are an excellent campground location with lakefront access that provide recreational opportunities to tourists and locals.

Summary:

In summary, this proposal is seen to be consistent with the RGS and OCP Bylaws and Administration is supportive of the proposal.

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:

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps

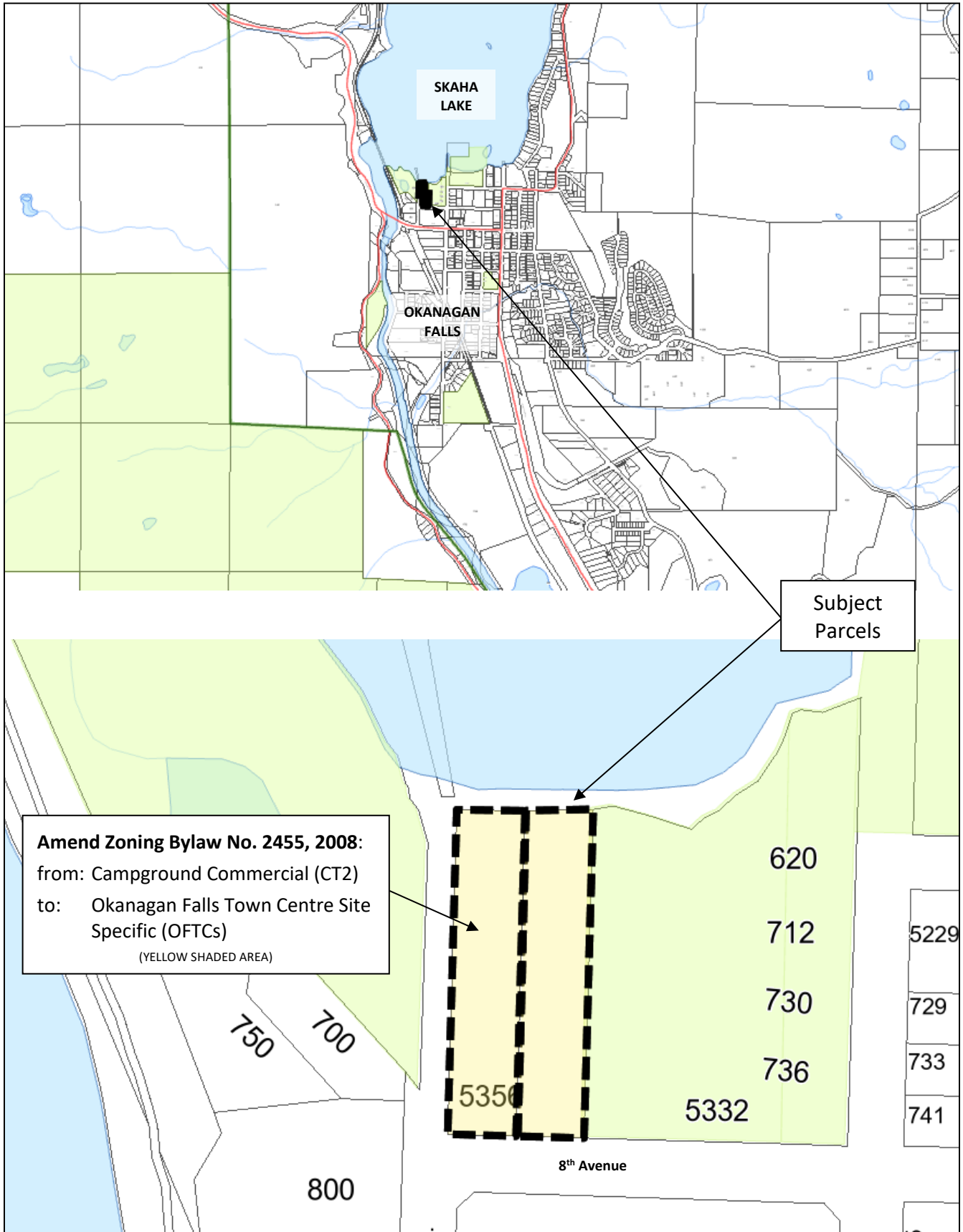
No. 2 – Aerial Photo

No. 3 – Applicant’s Site Plan and Amenity Dedication Proposal

No. 4 – Applicant’s Building Elevations

No. 5 – Site Photo

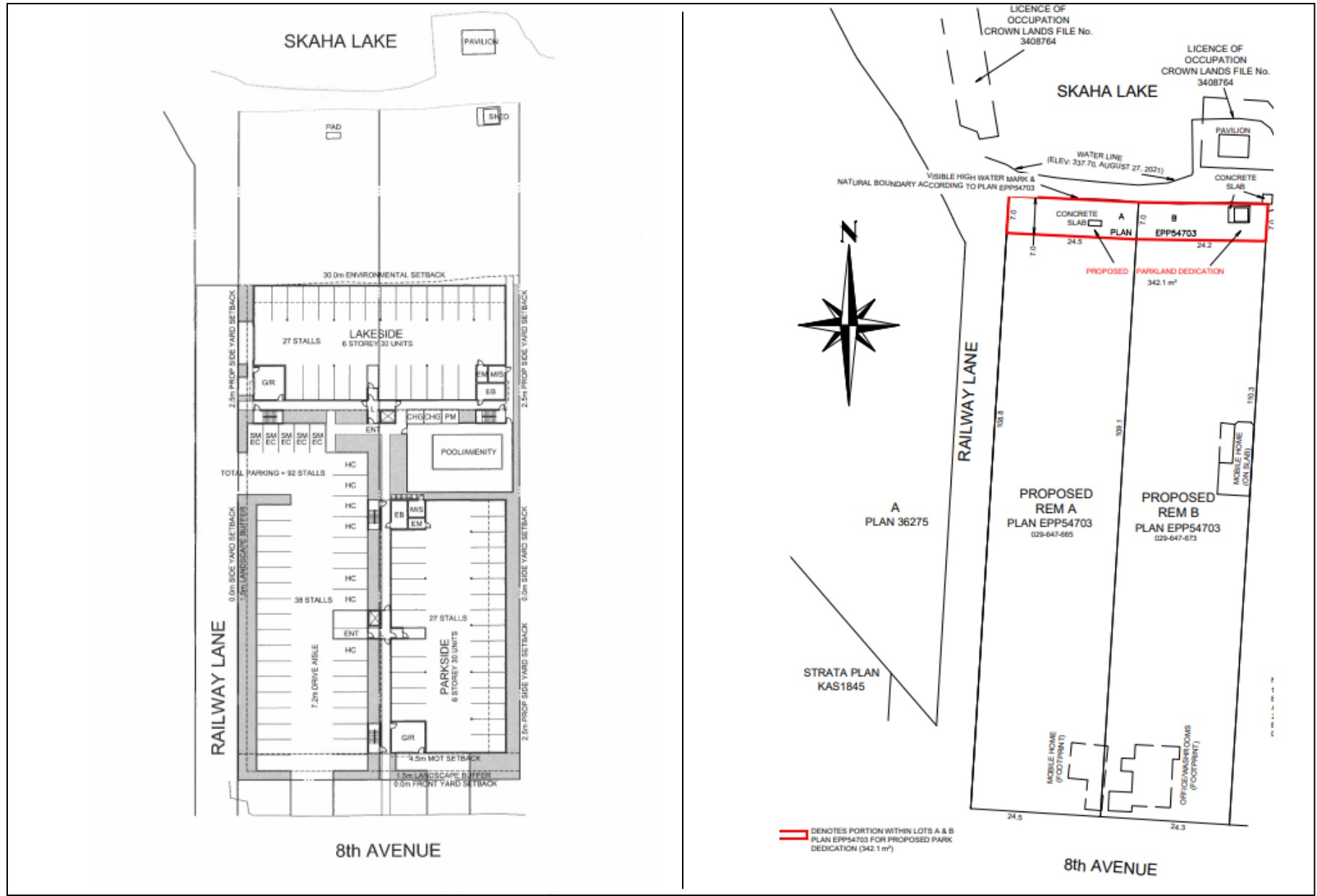
Attachment No. 1 – Context Maps



Attachment No. 2 – Aerial Photo



Attachment No. 3 – Applicant’s Site Plan and Amenity Dedication Proposal



Attachment No. 4 – Applicant’s Building Elevations



LAKESIDE
NORTH ELEVATION



LAKESIDE
EAST ELEVATION



LAKESIDE
SOUTH ELEVATION



LAKESIDE
WEST ELEVATION

Attachment No. 5 – Site Photo (October 2021)

