

# ADMINISTRATIVE REPORT



**TO:** Planning and Development Committee

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** April 19, 2018

**RE:** Review of Residential Zones at Apex (Electoral Area “D-1”)

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**Administrative Recommendation:**

**THAT staff be directed to initiate the Electoral Area “D-1” Official Community Plan (OCP) Amendment Bylaw No. 2683.03, 2018, and Electoral Area “D-2” Zoning Bylaw No. 2457.26, 2018.**

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**Purpose:**

This report proposes amendments to the Residential Zones at Apex Mountain and is part of work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

**Background:**

Under the Electoral Area “D-1” Zoning Bylaw No. 2457, 2008, the zones that generally apply to properties at Apex Mountain have been classified as residential and comprise the Residential Apex Alpine (RS4), Residential Multiple Unit Three (RM3) and Mixed Use Apex Alpine (RMU) Zones.

Despite this, Administration considers the RMU Zone to be a mixed-use zone akin to the Town Centre Zone in Okanagan Falls (albeit on a much smaller scale) and the proposed Naramata Town Centre Zone.

Accordingly, the RMU Zone is seen to straddle the Residential, Commercial and Tourist Commercial Zone Reviews that have previously been before the Planning and Development (P&D) Committee and as such, warranting separate consideration.

**Analysis:**

In undertaking a review of the RMU Zone as part of the broader review of the Residential, Commercial and Tourist Commercial Zones, Administration notes that developed RMU properties outside of the Village core area are almost exclusively residential (with the exception of the many vacation rentals that occur in this community).

Administration also notes that the community has previously expressed concerns regarding the composition of the RMU Zone (most notably during the review process that led to the introduction of vacation rentals as a permitted use) and the extent to which it contemplates the spread of commercial uses into residential areas and to the possible detriment of the Village core area.

Administration also recognises that the community expressed a desire during the recent review of the Electoral Area “D-1” OCP Bylaw to “consolidate and improve the village centre as the community’s service centre and social heart”.

Administration is also aware of the challenges facing commercial businesses in the Okanagan Falls and Naramata areas as well as in member municipalities such as Oliver and Keremeos and similar desires in these areas for vibrant and revitalised town centre cores.

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While the preparation of a Local Area Plan for Apex exceeds the scope of the current work being undertaken in support of a single zoning bylaw for the Okanagan Electoral Areas (as well as available staff resources), Administration considers there to be merit in reconsidering the RMU Zone as part of this process.

Specifically, it is being proposed that direction be taken from the Town Centre approaches being applied to Okanagan Falls and Naramata and that an “Apex Mountain Village” Zone replace the RMU Zone and that the extent of this zone be reduced to the village area shown on Attachment No. 2.

In support of this, it is being proposed to re-draft the RMU designation in the OCP Bylaw to a “Resort Village” designation and to apply this to properties surrounding the “parking lot” at Apex (see Attachment No. 2). NOTE: this change would also require a change in the name of the RMU designation at Twin Lakes to Village Centre (VC).

With regard to those areas currently zoned RMU outside of the village area, such as Clearview Road, north of Strayhorse Road and west of Snow Mountain Place, Administration is proposing the extension of the RM3 Zone for undeveloped parcels.

For developed parcels, the zoning will be determined based on existing dwelling types (i.e. RS4 for single detached dwellings, RD1 for duplexes and RM3 for apartment buildings/condos). A comparison of the current zoning map versus a possible alternate zoning map incorporating these zoning changes is presented at Attachment Nos. 1 & 2.

Further to the Residential Zone Review, it is being proposed to remove “single detached dwellings” and “duplexes” as permitted dwelling types in the RM3 Zone as they are seen to be low density dwelling types.

This has necessitated a further review of existing parcels zoned RM3 and where these are undeveloped and less than 1,000 m<sup>2</sup> in area (being the minimum parcel size required for an apartment building or townhouse) it is being proposed to apply the RD2 Zone (which allows duplexes and single detached dwellings). For developed parcels, an RS4, RD2 or RM3 zone will be applied depending on the existing dwelling type.

**Consultation:**

The Board is asked to be aware that the attached draft amendment bylaws will be used as a starting point for discussion with affected property owners, who will be directly contacted and feedback sought on the proposed amendments prior to consideration of 1<sup>st</sup> reading.

**Alternative:**

THAT staff not be directed to initiate the Electoral Area “D-1” Official Community Plan (OCP) Amendment Bylaw No. 2683.03, 2018, and the Electoral Area “D-1” Zoning Bylaws No. 2457.26, 2008.

**Respectfully submitted:**

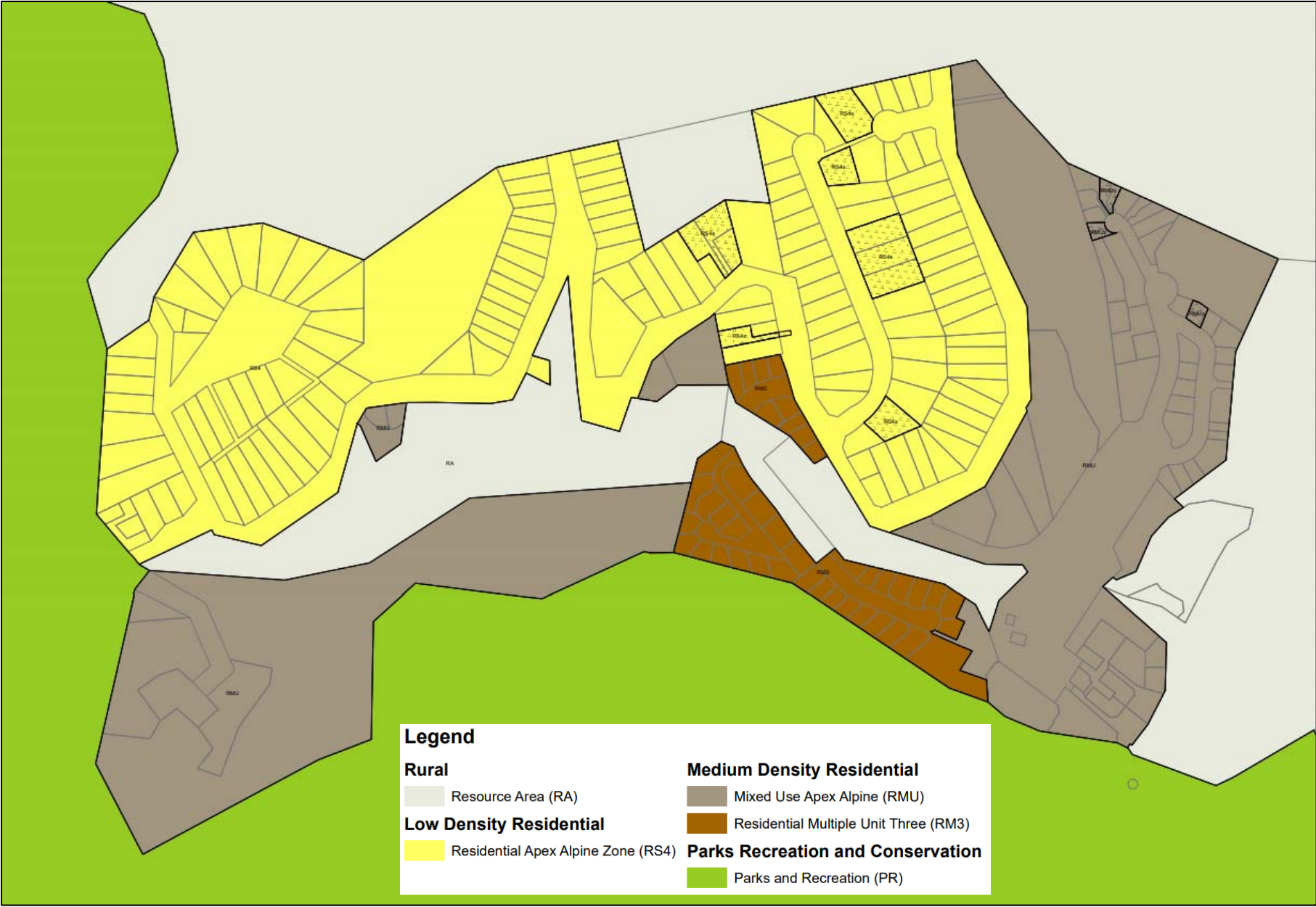
  
C. Garrish, Planning Supervisor

**Endorsed by:**

  
B. Dollevoet, Dev. Services Manager

**Attachments:** No. 1 – Current Zoning Map (Apex)      No. 3 – Draft Amendment Bylaw No. 2683.03  
No. 2 – Proposed Zoning Map (Apex)      No. 4 – Draft Amendment Bylaw No. 2457.26

Attachment No. 1 – Current Zoning Map (Apex)



Attachment No. 2 – Proposed Zoning Map (Apex)

