

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 3, 2021

RE: OCP & Zoning Bylaw Amendments – Okanagan Falls Commercial Zone Review
(Okanagan Falls Town Centre Plan – Phase 3)

Administrative Recommendation:

THAT Bylaw No. 2603.15, 2021, a bylaw to amend the Electoral Area D Official Community Plan land use map and “Form and Character Permit Areas” map to implement the Okanagan Falls Town Centre Plan – Phase 3, be read a third time;

AND THAT Bylaw 2455.38, 2021, a bylaw to amend the Electoral Area D Zoning Bylaw be read a third time.

Proposal:

The amendment bylaws are proposing to update the Okanagan Falls Commercial Transition zone as part of the final phase of implementing the Okanagan Falls Town Centre Plan as well as on-going work related to the preparation of a single zoning bylaw for the Okanagan Electoral Areas.

Background:

Between October of 2020 and February of 2021, the Regional District notified property owners on two separate occasions of the proposed zoning changes, and offering to meet to discuss any questions or comments they may have had.

In response, one (1) property owner contacted the Regional District in the fall of 2002, while five (5) property owners contacted the Regional District between February and March of 2021.

At its meeting of April 15, 2021, the Board resolved “that consideration of Zoning Bylaw Amendment – Okanagan Falls Commercial Zone Review be postponed to next meeting.”

At its meeting of May 6, 2021, the Board resolved to defer consideration of the amendment bylaws pending review by the Electoral Area “D” Advisory Planning Commission (APC).

At a special meeting of May 25, 2021, the Electoral Area “D” APC resolved to recommend to the Board that the proposed amendments to the OCP & Zoning Bylaw be approved.

At its meeting of June 3, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of July 8, 2021.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed zoning amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97).

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

A principal objective of the Okanagan Falls Town Centre Plan is to encourage the area north of Highway 97 to become the focal point of the community through the encouragement of new, mixed-used and multi-family residential developments.

In support of this strategic direction, the final phase of the Town Centre Plan involves a review of the commercial C4 zoning south of the Town Centre adjacent to Highway 97 and to replace it with more suitable zoning.

While many of the buildings along this corridor are being used for commercial purposes in the past, and are being proposed for conversion to a different commercial zone, others have been converted to non-commercial uses, such as residential or administrative.

The replacement zoning being proposed for each property was done in consideration of information obtained from BC Assessment classifications, current land use, potential re-development, and policy directions from the OCP and the Town Centre Plan.

Also, through public feedback, a number of properties have been re-designated as Highway Commercial (C4), a new zone that allows a mixed use that retains uses similar to a commercial zone and also allows for dwelling units above or at the rear of the property.

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.

Alternatives:

1. THAT third reading of Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2021, and Zoning Amendment Bylaw 2455.38, 2021, be deferred;
2. THAT first and second reading of Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2021 and Zoning Amendment Bylaw No. 2455.38, 2021 be rescinded and the bylaws abandoned.

Respectfully submitted:



C. Garrish, Planning Manager