



October 9, 2020  
RDOS  
JoAnn Peachey – Planner I  
101 Martin Street  
Penticton, BC

RE: OK Falls BC Housing Phase 2 – Multi-family residential development

Dear Ms. Peachey,

**Proposal Summary:**

Construction of a 30 unit (12x 1 bedroom + 9x 2 bedroom + 9x 3 bedroom) multi-dwelling residential BC Housing rental accommodation (Phase 2) on the same lot as the 26 unit BC Housing Seniors multi-dwelling residential unit (Phase 1 – constructed 2019). 4 Storeys in building height, constructed with conventional light wood framing on concrete suspended slab above level 1 with under building parking.

Located in RDOS Electoral Area 'D' at 5081 8<sup>th</sup> Avenue in OK Falls, current zoning is Okanagan Falls Town Centre (OFTC). The proposed development is requesting Site Specific Zoning amendments (OFTCs) to Bylaw No. 2455, 2008 as follows:

- 1) Bylaw No. 13.1.15 – Maximum Density:
  - a. Increase maximum density from 100 units per hectare to 112 units per hectare
- 2) Bylaw No. 13.1.7(a)(v) – Minimum Setbacks:
  - a. For a parcel line adjacent to Highway 97 from 4.5m to 0.0m
- 3) Bylaw No. 9.6 (Table 9.2) – Off-Street Parking and Loading:
  - a. Residential (Apartment building, townhouse) from 1.75 per dwelling unit to 1.0 per dwelling unit

Please see supporting rationale on Land Use Bylaw Amendment Application regarding the 3 requested amendments, as well as MOTI access, landscape, and setback permits provided.

Sincerely,  
HDR Architecture, Inc.

Dan Sawyer  
Senior Design Technician, HDR Architecture Associates, Inc.

[hdrinc.com/ca](http://hdrinc.com/ca)

210 Hastings Avenue, Penticton, BC, CA, V2A 2V6  
T (778) 372-4835

Registered Architects: Jim Aalders, Architect AIBC, AAA, MRAIC, LEED AP Veronica Gillies, Architect AIBC, FRAIC, LEED AP BD+C  
Troy Ransdell, Architect AIBC Rod Windjack, Architect AIBC, MRAIC, LEED AP

**PROPERTY DESCRIPTION**

Civic address: 5081 8 <sup>th</sup> Ave, OK Falls, BC						Electoral Area: D
Legal Description						
Lot:	Plan:	Block:	District Lot:	Section:	Township:	
Lot 1, DL 374, SDYD, PLAN KAP12558						
Current land use:						
OFTC						
Surrounding land uses:						
OFTC						
Current method of sewerage disposal:		<input checked="" type="checkbox"/> Community Sewer	<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Other		
Current method of water supply:		<input checked="" type="checkbox"/> Community Water	<input type="checkbox"/> Well	<input type="checkbox"/> Other		
Any restrictive covenants registered on the subject property: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if YES, attach details)						
Any registered easements or rights-of-ways over the subject property: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (if YES, attach details)						
Agricultural Land Reserve: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			Is ALC approval required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the subject property possess a legal road access: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (if NO, provide details)						
Development Permit Area Designations:						
<input type="checkbox"/> Watercourse	<input type="checkbox"/> Multiple Family	<input type="checkbox"/> Protection of Farming	<input type="checkbox"/> Commercial			
<input type="checkbox"/> Environmentally Sensitive	<input type="checkbox"/> Industrial	<input type="checkbox"/> Naramata Townsite	<input type="checkbox"/> Hillside			

**TYPE OF APPLICATION:**

<input type="checkbox"/> Official Community Plan (OCP)	<input checked="" type="checkbox"/> Zoning	<input type="checkbox"/> Joint OCP & Zoning
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**REQUESTED LAND USE DESIGNATION AMENDMENT(S):**

Existing OCP Designation:	Existing Zoning: <b>OFTC</b>
Proposed OCP Designation:	Proposed Zoning: <b>OFTCs – Site Specific</b>

**REQUIRED DOCUMENTATION:**

All plans and drawings referred to in this section should be submitted with one full scale and one reduced (11 x 17) copy suitable for black and white reproduction. When possible, digital versions should also be included.

**Certificate of Title** – copies of titles should be dated no more than 30 days prior to the date of application. Copies of titles are available from the Land Titles Office, or through a Government Agent’s Office, a notary, lawyer or search company. The Regional District is also able to obtain a copy of a title at a cost of \$25.00.

**Agent Authorization** (if applicable) – signature requirements on Page 4 of this application form

**Context Map** – showing all areas affected by the zoning bylaw amendment, including existing and proposed zones, adjacent properties and roads, watercourses and other significant natural features.

**Development Plans** – drawn to scale and showing the property that is the subject of the application and how it is proposed to develop and/or use the property.

**Subdivision Plan** – rezoning applications submitted to facilitate the subdivision of land should include a proposed plan of subdivision prepared by a BC Land Surveyor which includes subdivision layout (including all dimensioned lots), lot areas, and any proposed easements and right of ways.

**Site Notification** – to be prepared in accordance with the specifications contained in the Regional District’s Development Procedures Bylaw, and proof of the sign on the subject property included at the time of making application (i.e. photos).

**Supporting Rationale** – the reason why you are seeking a rezoning must be included (i.e. what will the new zoning allow you to do and why is this a good idea?). Please use the space below to provide your rationale or attach as a separate sheet (as necessary).

Please read the Official Community Plan Bylaw for your Electoral Area to see if the Regional District has adopted policies that may support, or speak against your proposed development.

Site Specific Provisions requested:

1) 0.0m Rear Yard setback adjacent to Highway 97:

- See MOTI Setback permit attached.
- The 0.0m setback would allow for the construction of a 4 storey, 30 unit, multi-family residential building in an area of OK Falls that promotes this type of development and revitalization. The proposed development would otherwise not fit within the confines of the property boundary with a 4.5m setback from highway 97. If this project was not adjacent to the highway, the setback would be 0.0m under the current zoning designation.
- The request does not significantly depart from the principle or objective intended by the bylaw as the property boundary is such that it is greater than 11.5m away from the edge of the existing highway, therefore there is ample room for road dedication while still maintaining a buffer from the proposed development from any future road widening.

2) Parking stall requirement reduction from 1.75 stalls per dwelling unit to 1.0 stalls per dwelling unit:

- The reduction of required parking does not significantly depart from the principles or objectives intended by the bylaw, as the property is within walking distance of all amenities offered in OK Falls.
- BC Housing projects support lower income tenants. The existing parking requirements intended in the current bylaw regulations are not required to meet the demands for lower income families or individuals expected to occupy this development.
- The parking has been maximized given the confines of the development and the property

boundaries.

- All residents will be provided with 1 dedicated parking spot, with 4 additional parking spaces that can be designated as "Visitor Parking".

3) Maximum Density increase from 100 dwelling units per hectare to 112 dwelling units per hectare:

- The proposed development (phase 2) is for a 30 unit multi-family building on a parcel that already contains a 26 unit seniors housing development (phase 1) on a property that is 0.5013 hectares. This would result in a total density of 111.7 dwelling units per hectare. Multiple iterations for unit mix and count were evaluated during the design process, and the result for project viability is reflected in the total number of units being proposed.
- Increased density in this location of OK Falls will benefit local businesses and sense of community in a historically under-utilized area in a high profile location.
- Increased density will also provide additional security and sense of safety by having more community members actively utilizing the property and surrounding areas and local businesses.

**AGENT AUTHORIZATION:**

If the registered owner(s) of the subject property elects to have someone act on their behalf in submission of this application this section must be completed:


As owner(s) of the land described in this application, I/we hereby authorize: HDR Architecture  
to act as applicant in regard to this land development application. (Print Name)

Signature of Owner: 	Date: <u>Oct 6/2020</u>
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Signature of Owner: 	Date: <u>Oct 7/2020</u>
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**DECLARATION:**

I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.

  
Signature of Owner or Authorized Agent

OCT. 9/2020  
Date

DAN SAWYER - HDR  
Print name of Owner or Authorized Agent