

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission
FROM: J. Zaffino, Chief Administrative Officer
DATE: May 13, 2024
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “E”

Purpose: To allow for the construction of a single detached dwelling on each of the seven legal lots which comprise the subject property.

Folio: E-00598.000 **Legal:** Lot 1-7, Block 12, District Lot 210, SDYD, Plan 519

Civic: 3325 3rd Street / Unaddressed Property at the NE Corner of 1st and Gwendoline Avenue

OCP: Administrative, Cultural and Institutional (AI) **Zone:** Naramata Centre (NC)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to allow for the construction of a single detached dwelling on each of the seven legal lots which comprise the subject properties.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 3010, 2023, from Administrative, Cultural and Institutional (AI) to Low Density Residential (LR); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Naramata Centre (NC) to Low Density Residential One (RS1).

In support of the rezoning, the applicant has stated that:

These lands have been owned and operated by the Naramata Centre for decades and have now been identified as surplus to their needs. The intention now is for these lands to be re-purposed to allow for new housing support the sustainable growth and vibrancy of the Naramata Village. The proposed project utilises the existing legal lots to bring homes to Naramata as was originally planned for the village. The homes that will be constructed on these lots aim to fit in with the community and complement the surrounding primarily single-family homes.

Site Context:

The subject property is approximately 1,875 m² in area and is situated on the north side of Gwendoline Avenue between 1st Street and 3rd Street. It is understood that the lots which make up the easterly property currently contain the Naramata Centre’s Robson House, while the westerly property is vacant.

The surrounding pattern of development is generally characterised by low density residential development.

Background:

The current boundaries of the subject property were created on July 8, 1908.

Available Regional District records indicate that building permits have not previously been issued for this property.

Under the Regional Growth Strategy (RGS) Bylaw No. 2770, 2017, Naramata is designated as a Rural Growth Area.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 3010, 2023, the subject property is currently designated Administrative, Cultural and Institutional (AI).

To support the objectives of the RGS and provide additional direction with respect to growth management, the Electoral Area “E” Official Community Plan Bylaw outlines the Naramata Rural Growth Area boundary (which generally includes lands with existing servicing and those lands identified within Phases 1 & 2 of the Liquid Waste Management Plan) and supports directing growth to this area.

The Rural Growth Area is broken down into three containment areas (“A”, “B”, and “C”) which identify lands for short-, mid-, and long-term growth. The subject properties are located within Growth Containment Area “A”, being the area in which commercial, retail and slightly higher residential densities are directed to occur.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Naramata Centre (NC) which restricts the use of the properties to limited institutional uses in relation to the operations of the Naramata Centre Society (i.e., church, institutional camp, educational facility, and related accessory uses).

Given the small lot sizes (i.e., ranging from ~ 230-275 m² in area), the parcels are fairly limited with respect to the developable area on-site. Based on the proposed development plans submitted by the applicant it is noted that, should the proposed amendments be approved and the development be pursued as-is, variances will be required in order to reduce parcel line setbacks on several of the subject lots. Maximum parcel coverage variances may also be required depending on the final building plans.

BC Assessment has classified the property at 3325 3rd Street (Lots 1-4) as part Business and Other (Class 6) and Recreational Property/Non-Profit Organization (Class 8), and the unaddressed property at the northeast corner of 1st and Gwendoline Avenue (Lots 5-7) as Recreational Property/Non-Profit Organization (Class 8).

Analysis:

In considering this proposal, it is understood that the lands under application have been deemed to be surplus to the needs of the Naramata Centre Society, and that the Society had undertaken a process in which the applicant was selected to re-purpose the properties for a residential development.

While the proposal would ultimately result in a reduction to the Administrative, Cultural and Institutional (AI) land base in the Electoral Area, Administration recognizes that the re-designation of Naramata Centre lands for mixed-density development is contemplated under the Electoral Area “E” OCP Bylaw.

Specifically, the OCP speaks to “re-designating Naramata Centre in order to allow mixed density development including townhouses, apartment buildings, duplexes, assisted living and special needs housing ...”

While the lands are understood to be surplus to the operational needs of Naramata Centre, given the remaining amount of AI designated lands within Naramata, the re-designation of these parcels will not adversely impact the provision of facilities such as schools, religious buildings, recreation facilities, community centres, public health facilities, etc. in future.

Additionally, Administration notes that increasing residential densities within the “Lower Naramata” (“townsite”) area is generally consistent with the designation of Naramata as a Rural Growth Area under the RGS as well as various policies in the OCP Bylaw.

The “Lower Naramata” area contains supportive amenities such as small-scale commercial businesses, elementary school, and parks and is serviced by the Naramata Water System, which makes the area suitable for supporting increased residential use.

Furthermore, the OCP Bylaw contains policy which directs the development of new housing to existing vacant lots (with servicing), and further encourages residential infill development.

While infill development does not generally include proposals which require OCP amendments, Administration notes that the seven parcels already exist and that subdivision is not required to facilitate the proposed development.

Alternative:

Conversely, Administration recognises that the proposal to develop the properties to single detached dwellings is not consistent with the existing Administrative, Cultural and Institutional (AI) designation of the properties.

Summary:

In light of the comments above, Administration is supportive of the proposed amendments.

Administrative Recommendation:

THAT the Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.10, 2023, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.39, 2024, be supported.

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:



Shannon Duong, Planner II

Endorsed By:



C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Context Maps

No. 2 – Applicant’s Context Plan

No. 3 – Applicant’s Site Plan

No. 4 – Applicant’s 3D Rendering

No. 5 – Applicant’s Building Elevations (Lots 1 – 4)

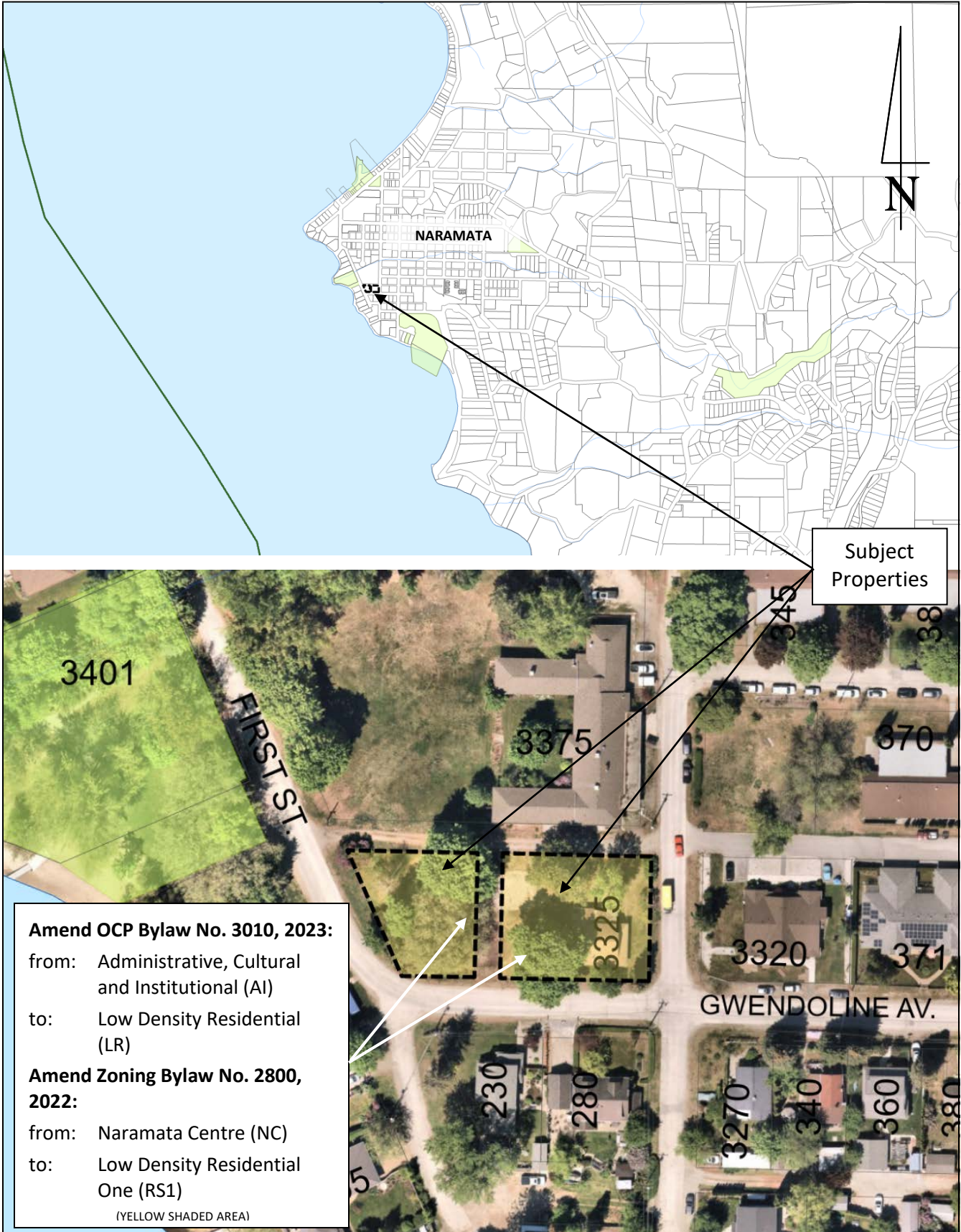
No. 6 – Applicant’s Building Elevations (Lot 5)

No. 7 – Applicant’s Building Elevations (Lot 6)

No. 8 – Applicant’s Building Elevations (Lot 7)

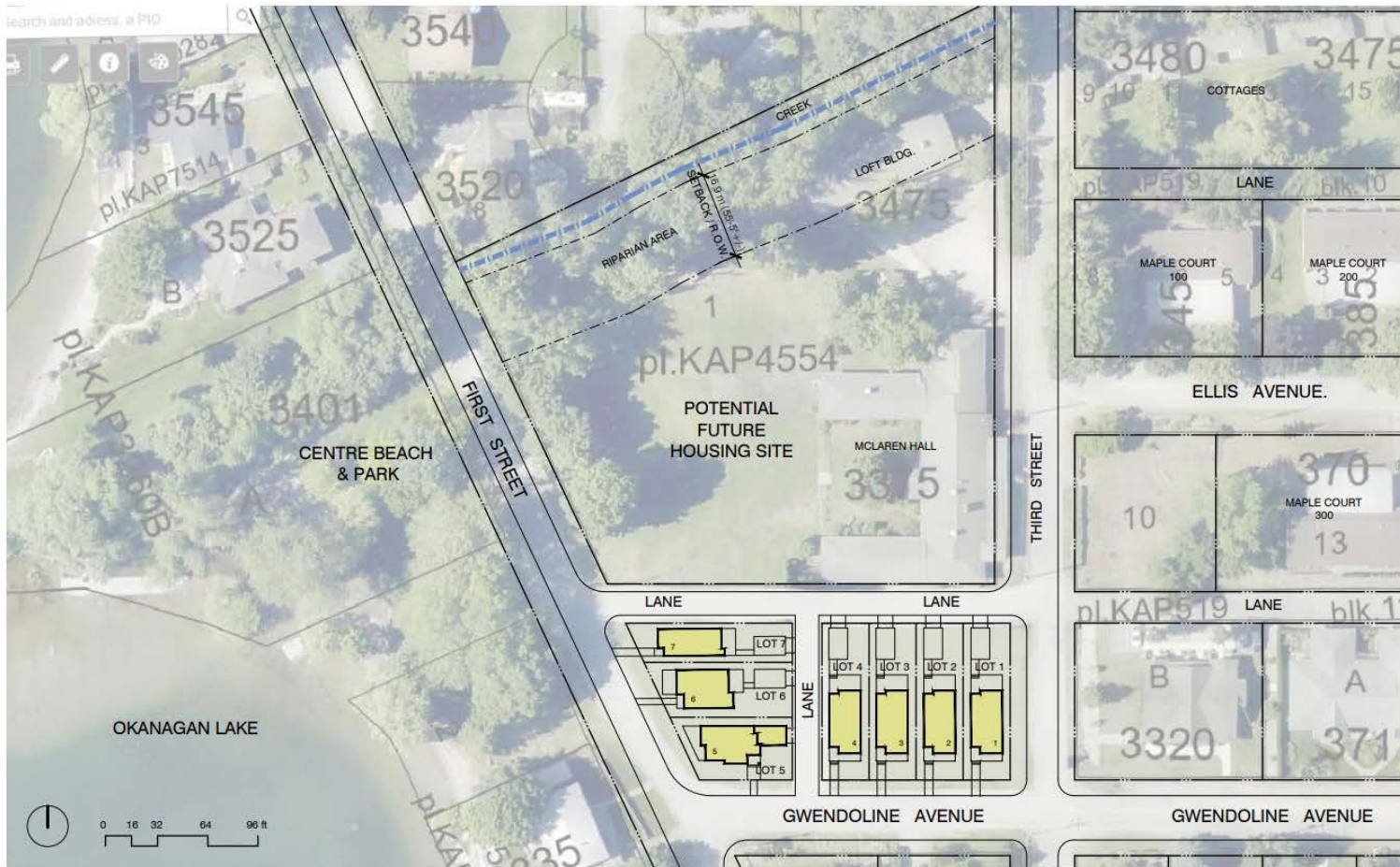
No. 9 – Aerial Imagery (2023)

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant’s Context Plan

NARAMATA CENTRE



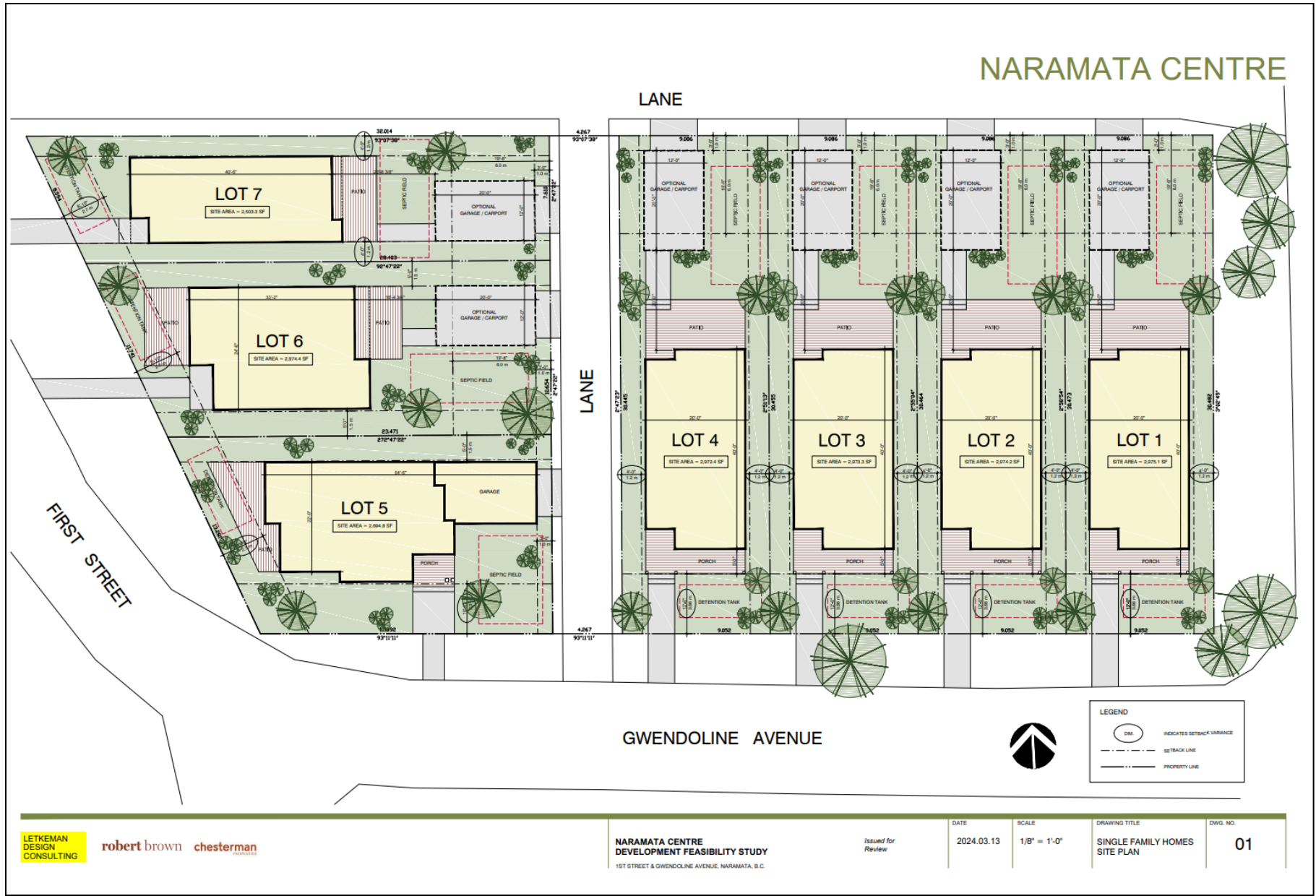
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NARAMATA CENTRE
DEVELOPMENT FEASIBILITY STUDY
1ST STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

Issued for Review

DATE	SCALE	DRAWING TITLE	DWG. NO.
2024.03.13	1/32" = 1'-0"	SINGLE FAMILY HOMES CONTEXT PLAN	00

Attachment No. 3 – Applicant’s Site Plan

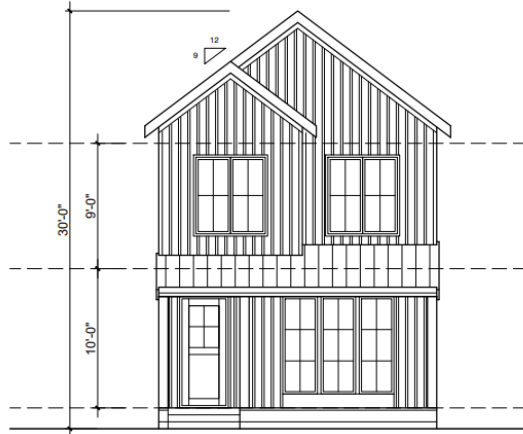


Attachment No. 4 – Applicant’s 3D Rendering

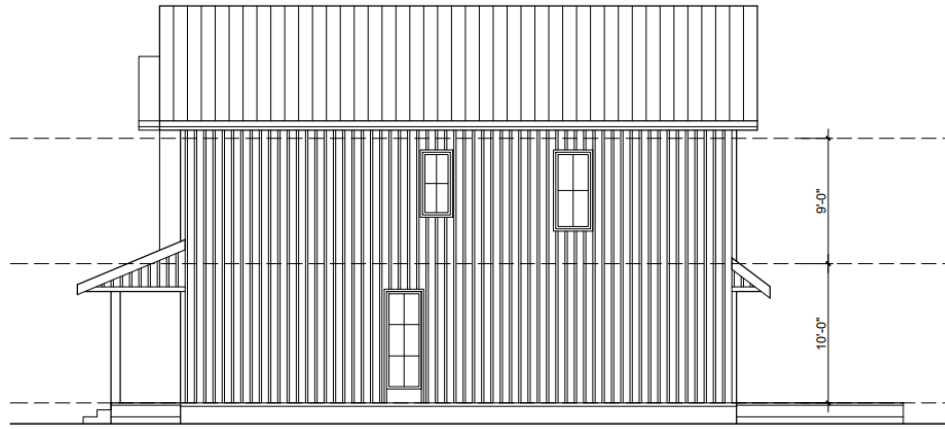


Attachment No. 5 – Applicant’s Building Elevations (Lots 1 – 4)

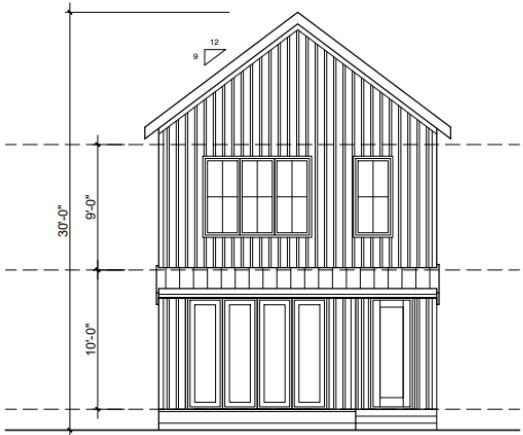
NARAMATA CENTRE



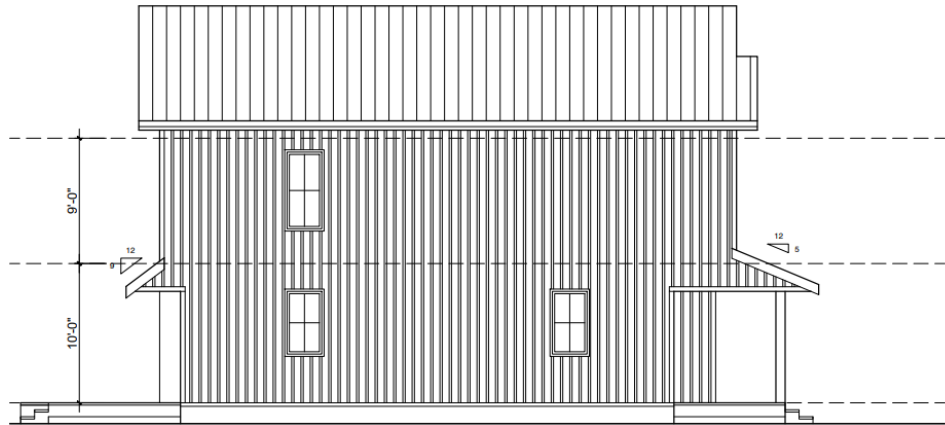
FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)



SIDE ELEVATION (WEST)

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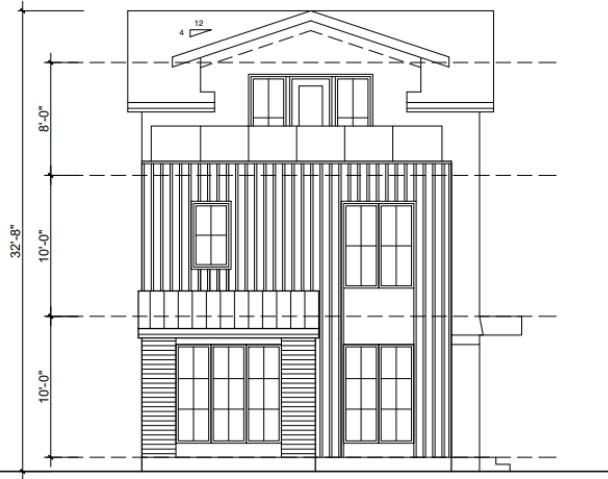
NARAMATA CENTRE
DEVELOPMENT FEASIBILITY STUDY
1ST STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

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Review

DATE	SCALE	DRAWING TITLE	DWG. NO.
2024.03.13	1/4" = 1'-0"	LOTS 1-4 SINGLE FAMILY HOME ELEVATION STUDY	02.1

Attachment No. 6 – Applicant’s Building Elevations (Lot 5)

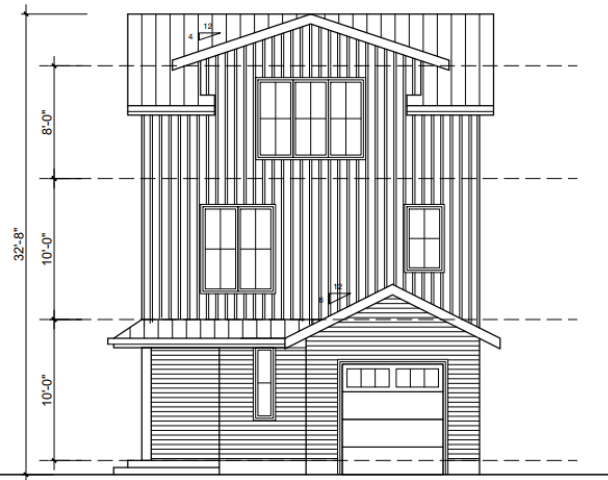
NARAMATA CENTRE



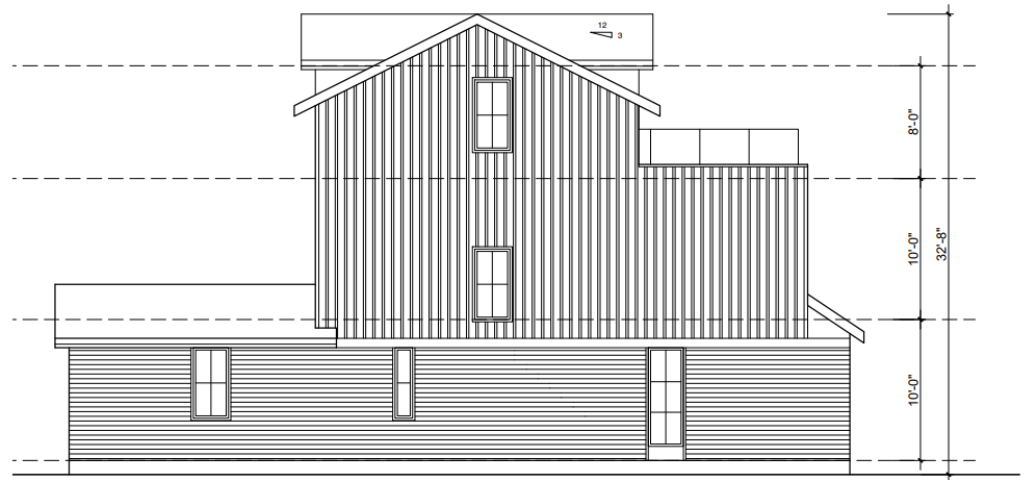
FRONT ELEVATION (WEST)



SIDE ELEVATION (NORTH)



REAR ELEVATION (EAST)



FRONT ELEVATION (SOUTH)

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NARAMATA CENTRE
DEVELOPMENT FEASIBILITY STUDY
1ST STREET & OWENOLINE AVENUE, NARAMATA, B.C.

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DATE
2024.03.13

SCALE
1/4" = 1'-0"

DRAWING TITLE
LOT 5
SINGLE FAMILY HOME
ELEVATIONS

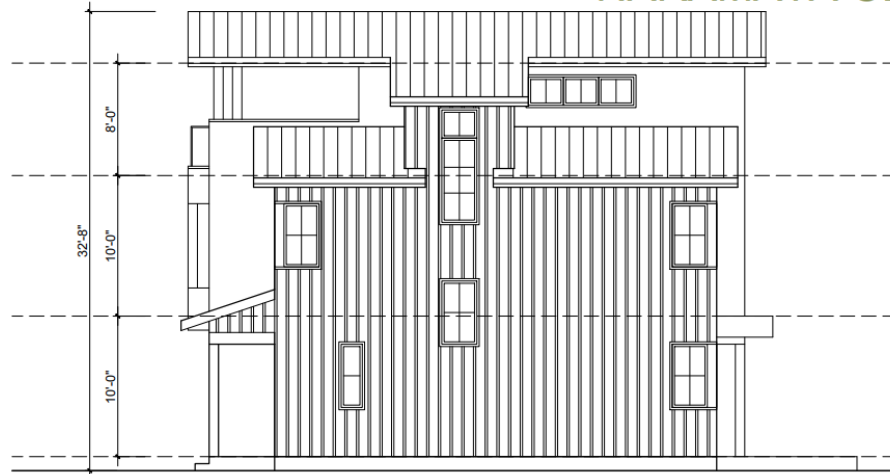
DWG. NO.
03.1

Attachment No. 7 – Applicant’s Building Elevations (Lot 6)

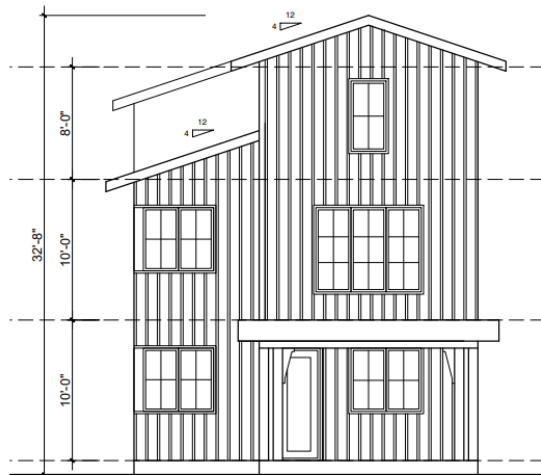
NARAMATA CENTRE



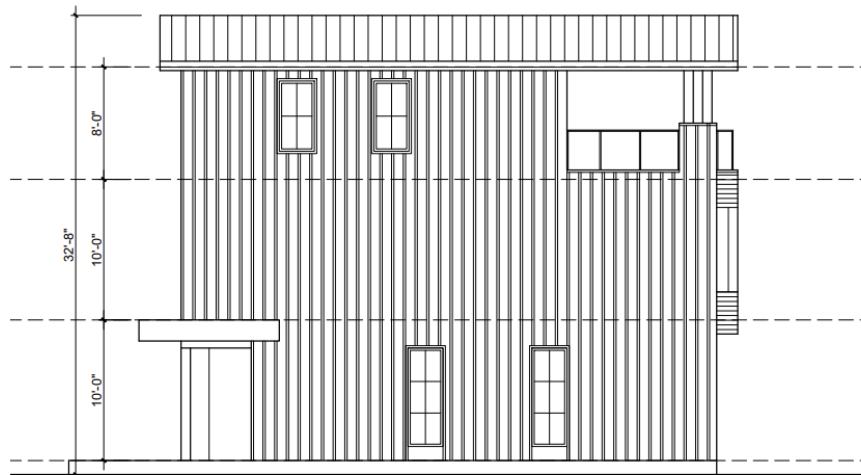
FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)



SIDE ELEVATION (NORTH)

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NARAMATA CENTRE
DEVELOPMENT FEASIBILITY STUDY
1ST STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

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DATE
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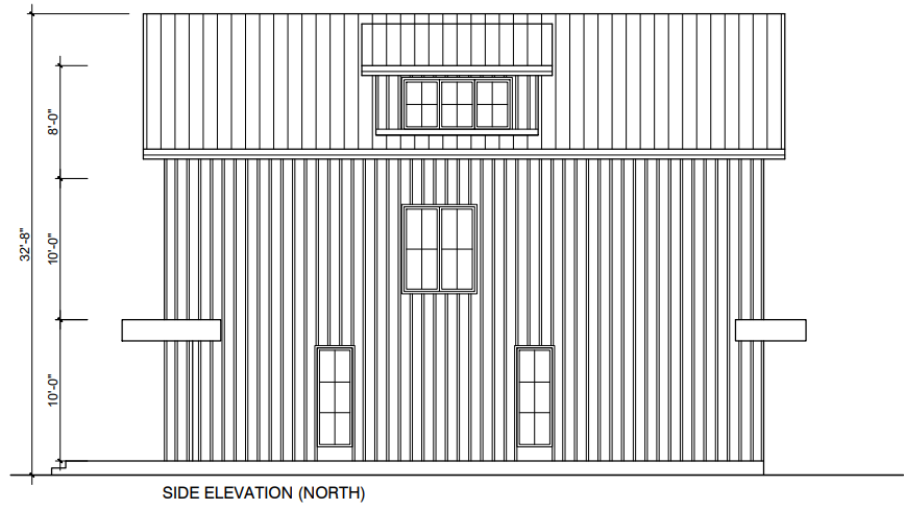
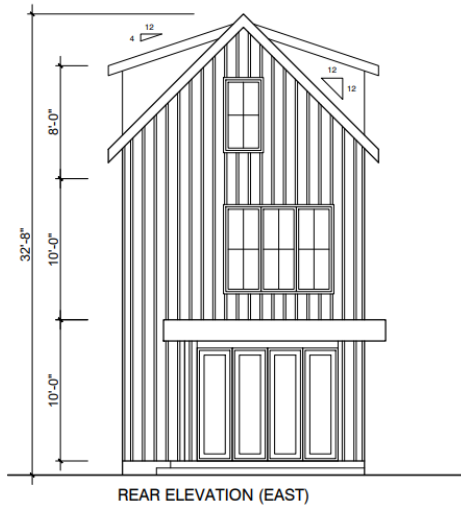
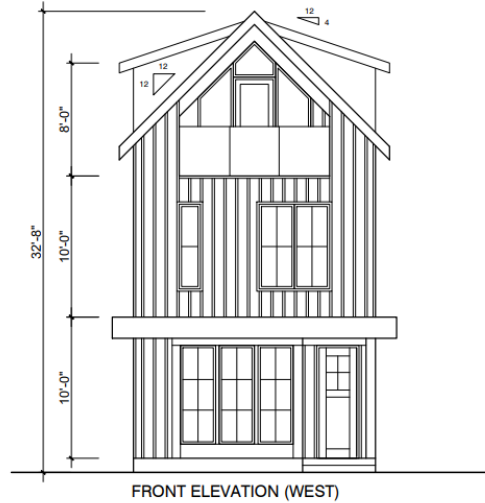
SCALE
1/4" = 1'-0"

DRAWING TITLE
LOT 6
SINGLE FAMILY HOME
ELEVATIONS

DWG. NO.
04.1

Attachment No. 8 – Applicant’s Building Elevations (Lot 7)

NARAMATA CENTRE



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NARAMATA CENTRE
DEVELOPMENT FEASIBILITY STUDY
1ST STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

Issued for
Review

DATE
2024.03.13

SCALE
1/4" = 1'-0"

DRAWING TITLE
LOT 7
SINGLE FAMILY HOME
ELEVATIONS

DWG. NO.
05.1

Attachment No. 9 – Aerial Imagery (2023)

