

Okanagan Falls Town Centre Plan - OK Falls Town Centre Zone Review -



OK Falls Town Centre Zone Update

Okanagan Falls Town Centre Plan

Phase 3 Report

Urban Forum Associates

Updated November 3, 2017



OK Falls Town Centre Plan

- commenced in 2014;
- completed in 3 phases:
 - workshops;
 - design charrette; and
 - public open houses.
- Final Plan accepted by RDOS Board in November of 2017.

OK Falls Town Centre Zone Update



Town Centre Plan Study Area

OK Falls Town Centre Zone Update

OK Falls Town Centre Plan

Recommended Amendments to OCP:

- new “Town Centre” land use designation (i.e. objectives and policies);
- new Development Permit Area Design Guidelines;
- proposed location for a public square (i.e. “Place Magnet”); and
- proposed local road upgrading, sidewalk & trail connections, parkspace, and lake access.

AREA ‘D-2’ EAST-SKAHA
VASEUX



OFFICIAL COMMUNITY PLAN

This Bylaw has been consolidated for
Convenience only and includes all
Amendments to the text up to:
August 2, 2018

OK Falls Town Centre Zone Update

OK Falls Town Centre Plan

Recommended Amendments to
Zoning Bylaw:

- *A review of the Okanagan Falls Town Centre (C4) Zone should be undertaken in order to ensure consistency with the objectives and policies of the Town Centre (TC) designation under the OCP Bylaw (i.e. allow medium density residential development ...)*

AREA 'D-2' EAST SKAHA
VASEUX

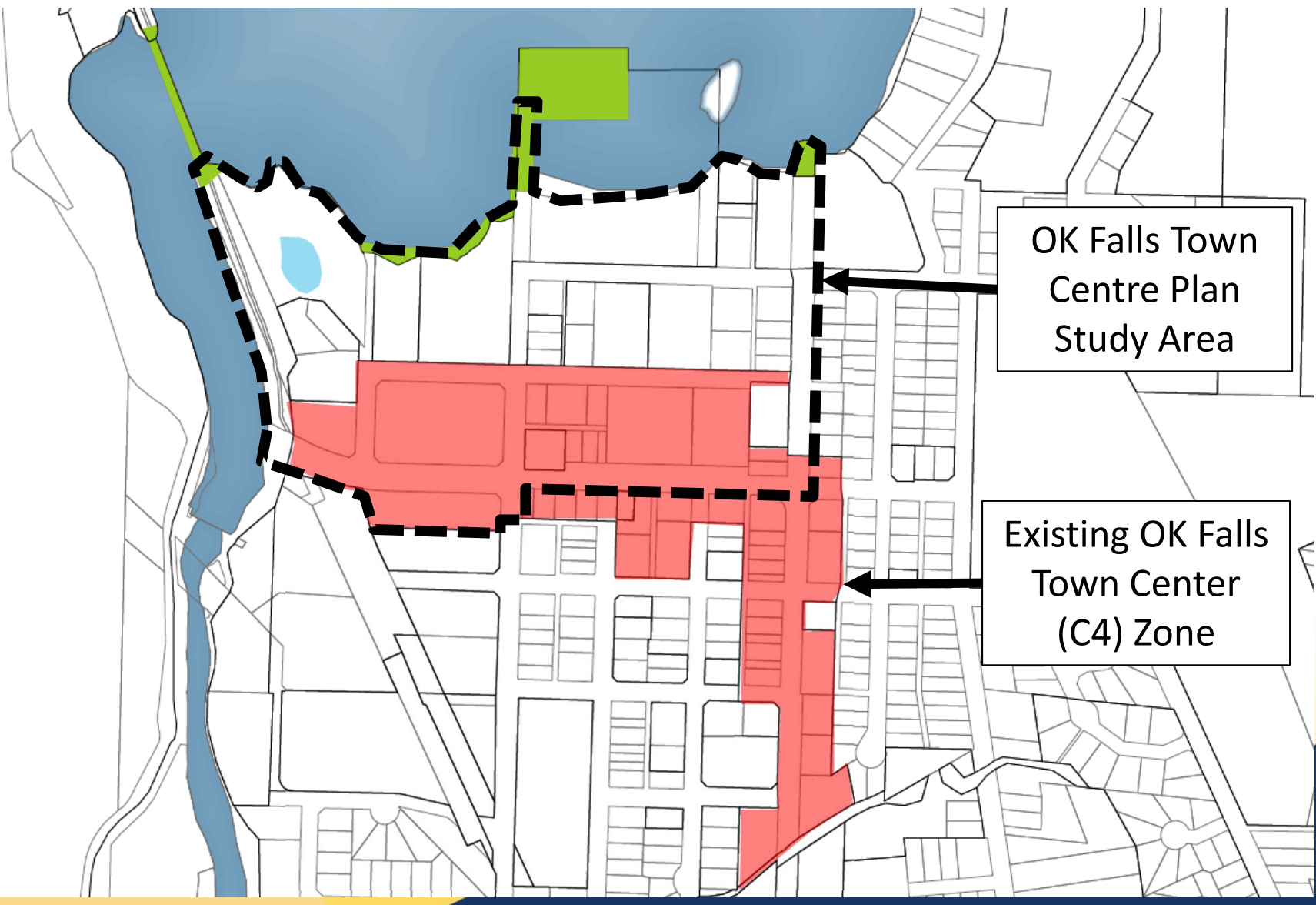


Zoning Bylaw No. 2455, 2008 – Regional District of Okanagan-Similkameen

ZONING BYLAW

This Bylaw has been consolidated for
convenience only and includes all
amendments to the text up to:
July 5, 2018

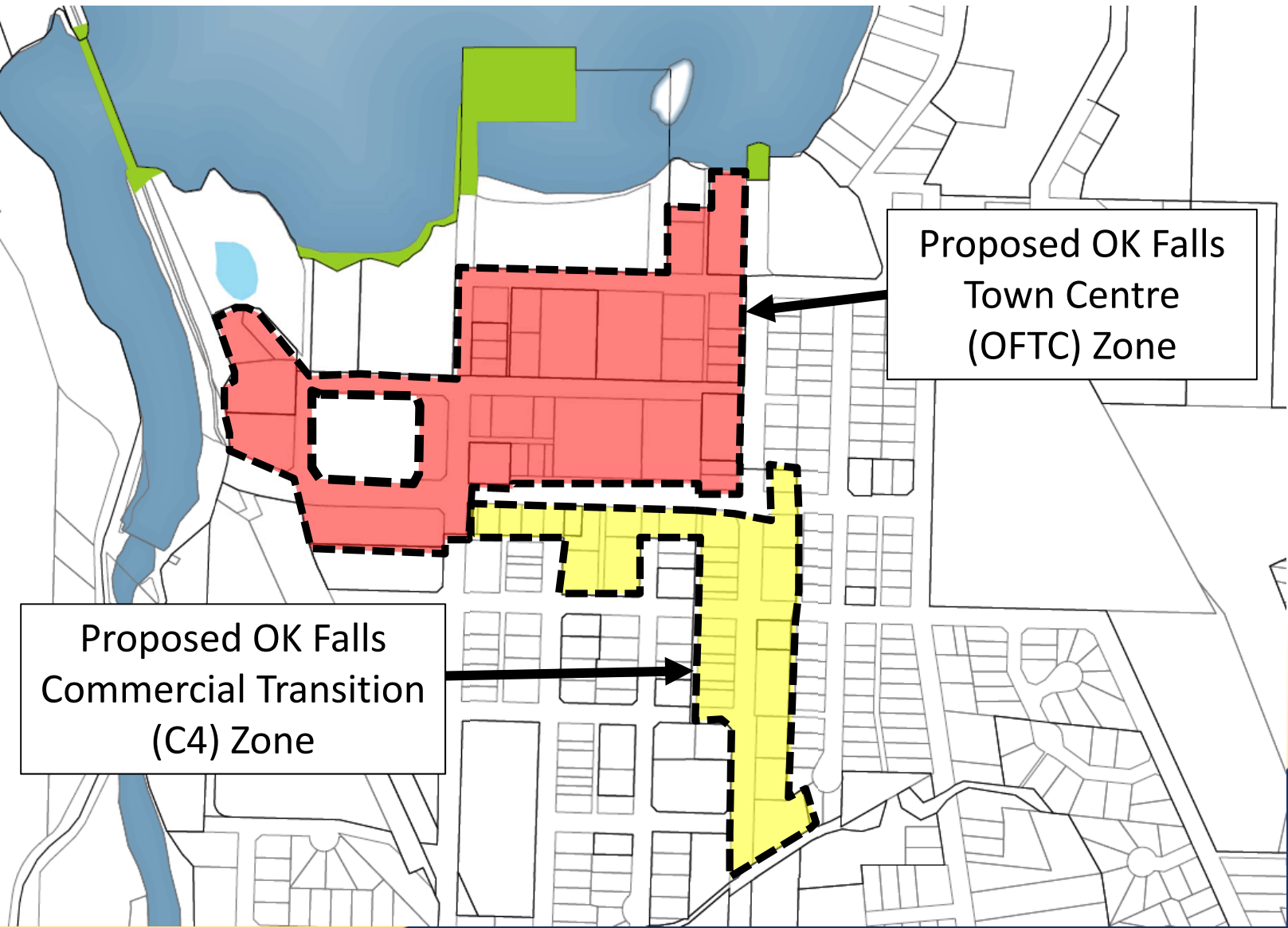
OK Falls Town Centre Zone Update



OK Falls Town Centre Plan Study Area

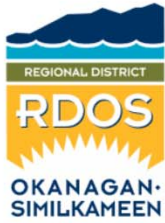
Existing OK Falls Town Center (C4) Zone

OK Falls Town Centre Zone Update



Proposed OK Falls
Town Centre
(OFTC) Zone

Proposed OK Falls
Commercial Transition
(C4) Zone



OK Falls Town Centre Zone Update

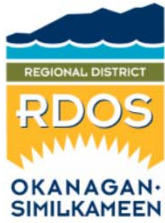
Affected Zones:

- OK Falls Town Centre (C4);
- Tourist Commercial One (CT1);
- Tourist Commercial Four (Campground) (CT4);
- Residential Single Family One (RS1);
- Residential Multiple Family (RM1).



OK Falls Town Centre Zone Update

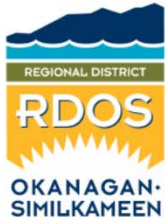
- 1. Permitted Uses**
- 2. Density**
- 3. Building Envelopes**



OK Falls Town Centre Zone Update

Proposed OFTC Zone Uses (community):

- art gallery library, museum;
- church;
- community hall;
- educational facility;



OK Falls Town Centre Zone Update

Proposed OFTC Zone Uses (commercial):

- brewery, cidery, distillery or winery;
- eating and drinking establishment;
- indoor recreational facilities;
- tourist accommodation (i.e. hotel/motel);
- offices;
- outdoor market;
- personal services establishment;
- retail stores, general;

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Proposed OFTC Zone Uses (residential):

- multi-unit dwellings*
(i.e. apartment buildings)
 - Maximum Density: **60 units/ha**
 - Minimum Density: **3 units**
 - Maximum Floor Area Ratio: **n/a**
- * This use will no longer be required to provide commercial space at ground floor.

OK Falls Town Centre Zone Update

Permitted Uses - impacts:

RM1 Zone

- boarding homes;
- congregate care house;
- duplex;
- group homes;
- single detached dwelling.

RS1 Zone

- single detached dwelling.

CT4 Zone

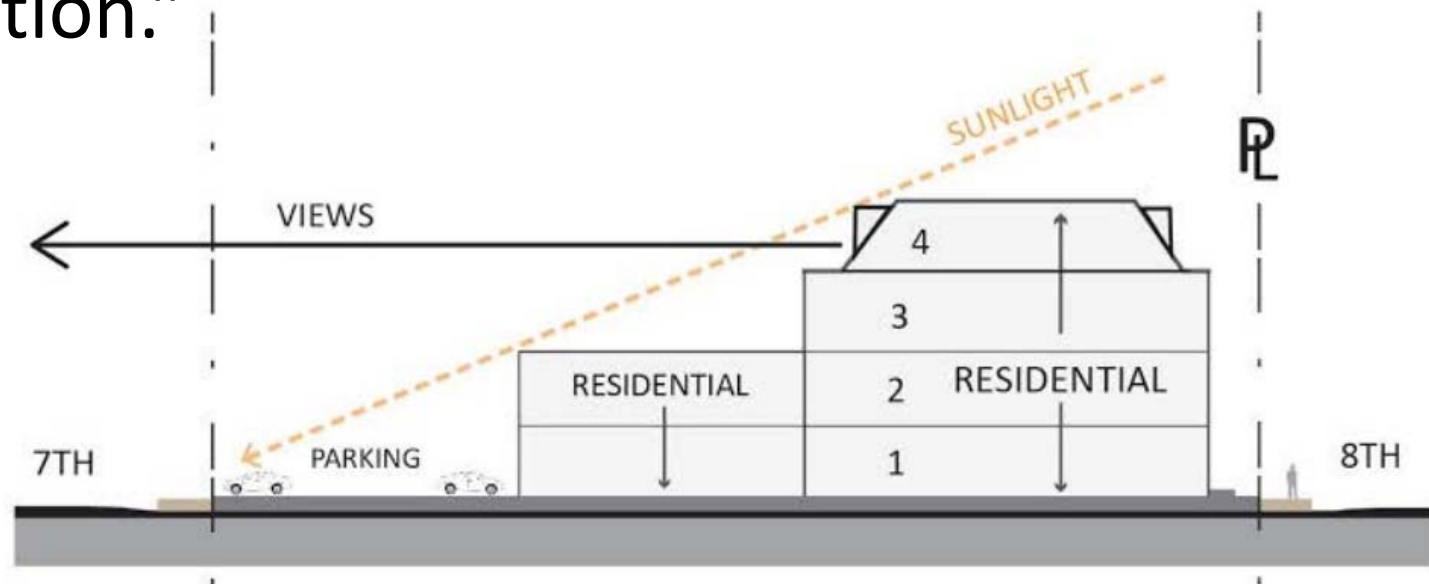
- campground.

These uses will not be permitted in OFTC Zone

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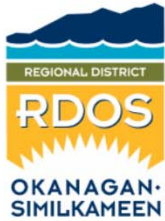
OK Falls Town Centre DP Area:

Buildings are encouraged to “terrace down in height towards the north (Skaha lakefront) to optimize views towards the lake and sunlight penetration.”



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OK Falls Town Centre Zone Update

Proposed Building Heights:
15.0 metres (principal)
4.5 metres (accessory)

Comparison to existing zonings:

C4 Zone: 12.0 m (principal) / 4.5 m (accessory)

CT1 Zone: 12.0 m (principal)

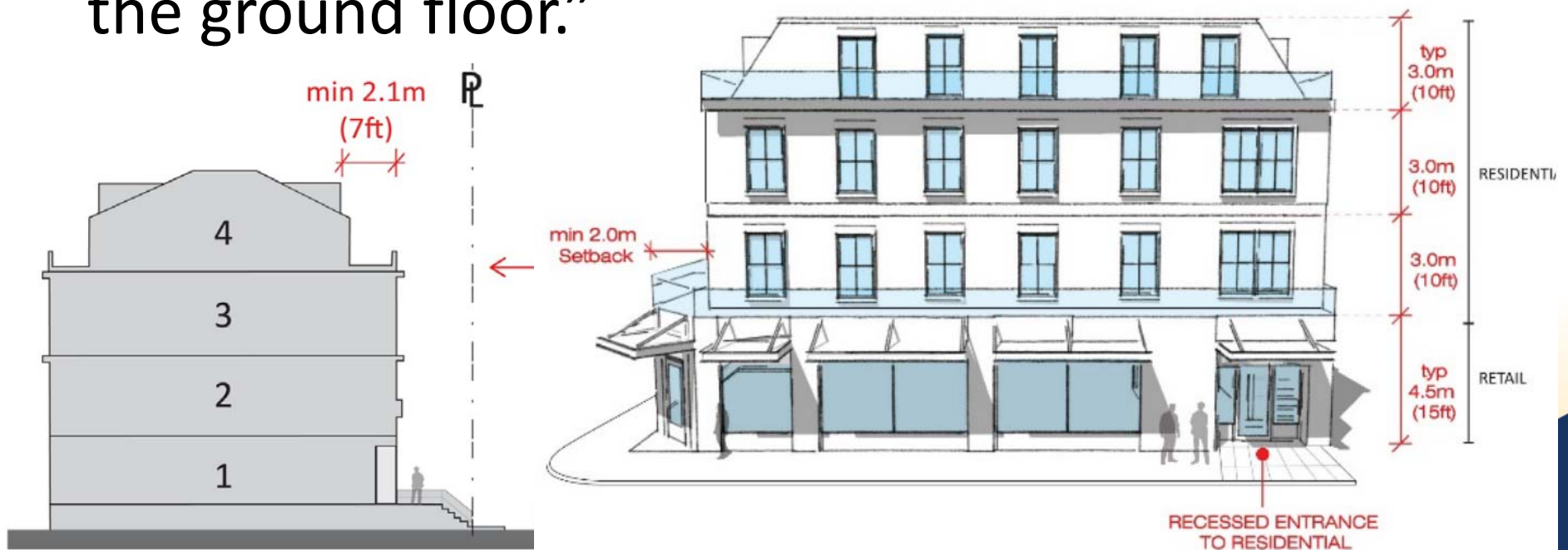
RS1 Zone: 10.0 m (principal) / 5.5 m (accessory)

RM1 Zone: 12.0 m (principal) / 5.5 m (accessory)

OK Falls Town Centre Zone Update

OK Falls Town Centre DP Area:

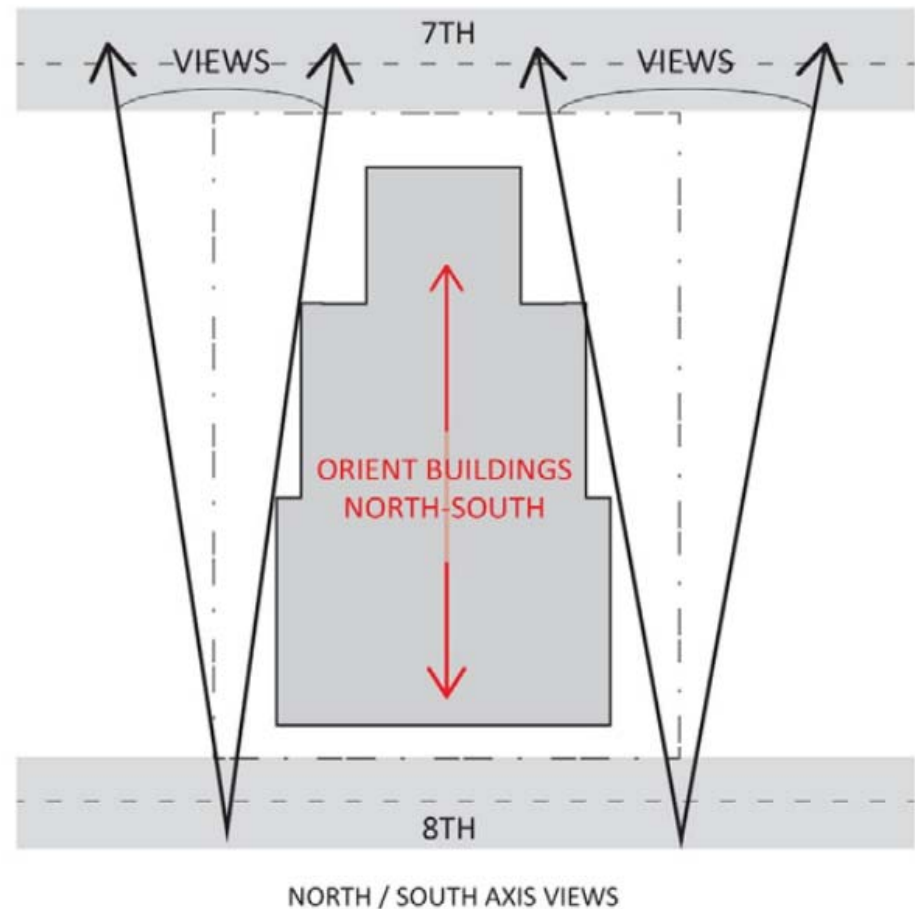
Buildings are encouraged to “step back the upper floors a minimum of 2.0 metres above the ground floor.”



OK Falls Town Centre Zone Update

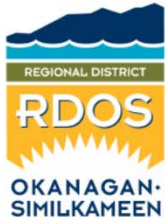
OK Falls Town Centre DP Area:

Buildings are encouraged to be sited “optimize sunlight penetration and optimize views and access towards the lake front.”



OK Falls Town Centre Zone Update





OK Falls Town Centre Zone Update

Minimum Setbacks from parcel lines:

Buildings and structures:		Accessory buildings:	
Front:	0.0 metres	Front:	6.0 metres
Rear:	0.0 metres	Rear:	1.0 metres
Interior side:	0.0 metres	Interior side:	1.5 metres
Exterior side:	0.0 metres	Exterior side:	3.0 metres

For a parcel line adjacent Highway 97: 4.5 metres



OK Falls Town Centre Zone Update

Parcel

Coverage: 80%

C4 Zone: 80%

CT1 Zone: 35%

CT4 Zone: 20%

RS1 Zone: 35%

RM1 Zone: 35%

Parcel Size:

1,000 m²

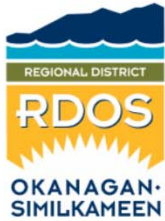
C4 Zone: 500 m²

CT1 Zone: 1,000 m²

CT4 Zone: 1,000 m²

RS1 Zone: 667 m²

RM1 Zone: 1,000 m²



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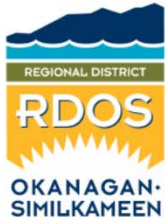
Vehicle Parking Requirements:

Commercial uses in OFTC Zone

- 50% reduction (subject to MoTI approval)

Residential uses in OFTC Zone

- no reduction
- current requirement is 1.75/unit (multi)



OK Falls Town Centre Zone Update

Questions?

Please provide feedback by:
Friday October 5, 2018 (or earlier!)