



Electoral Area “I”

Proposed Zoning Bylaw Amendment

RDOS File No. I2024.002-ZONE

Public Information Meeting

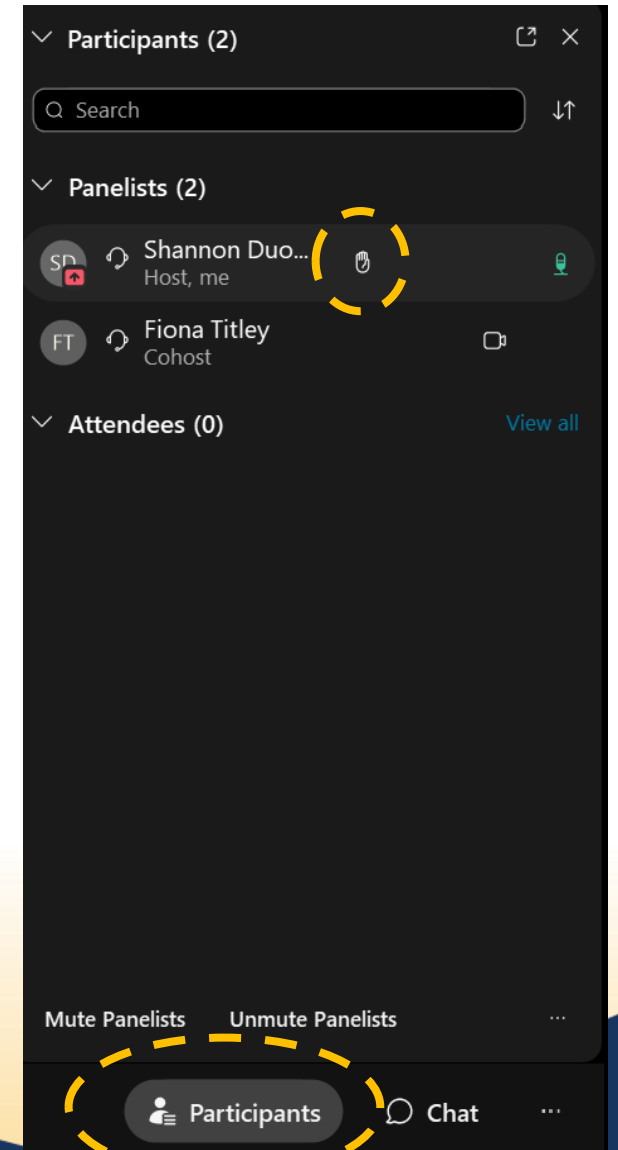
March 6, 2024

What is a Public Information Meeting:

- It is informal:
 - no formal minutes will be taken but meeting is recorded;
 - comments for the RDOS Board to review at 1st/2nd reading should be submitted in writing (i.e. email, feedback form).
- Staff are available to answer questions;
 - we may not be able to answer all questions tonight but can follow-up (contact details will be needed).

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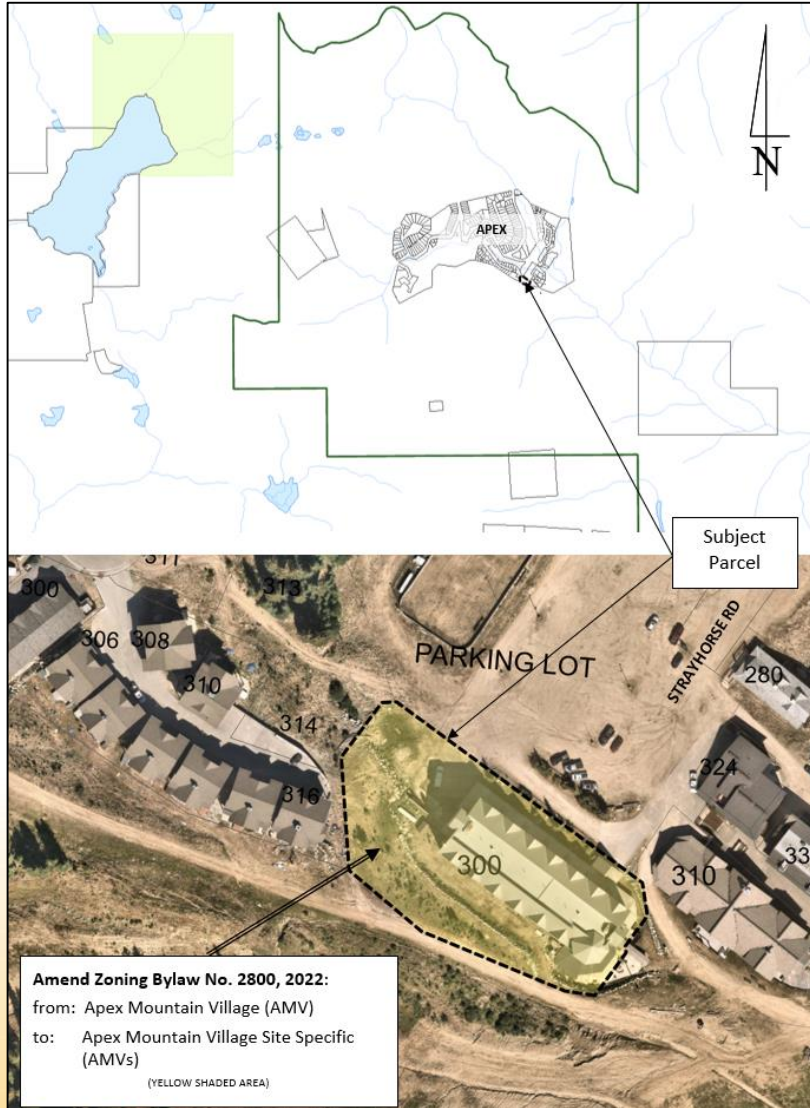
- Will take questions in turn;
- To indicate you want to speak:
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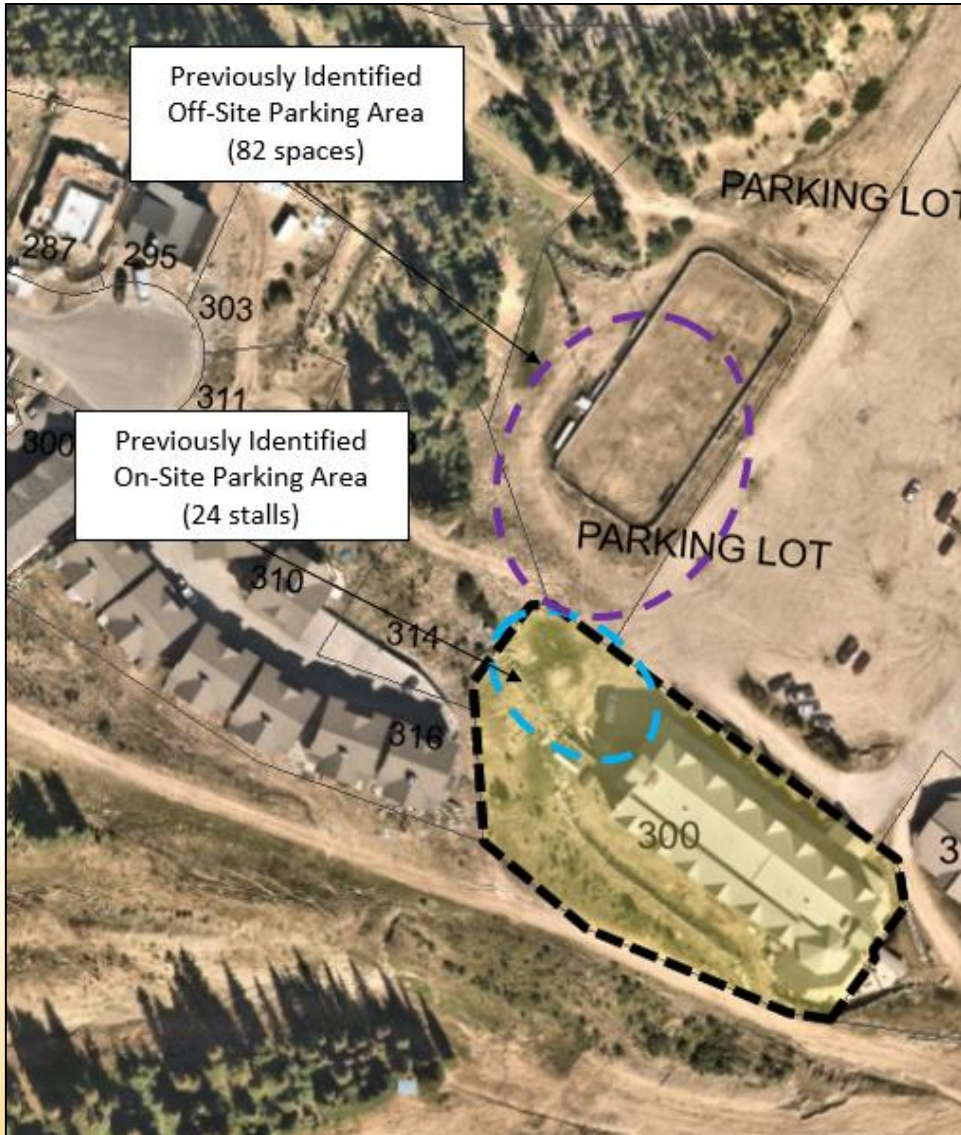
Application Status:

- Initiated by the RDOS on Jan 18, 2024;
- Agency Referrals (e.g., Apex Mtn Resort, Provincial Ministries, First Nations, Fire Department, etc.) sent on Jan 25/Feb 20, 2024;
- Public Information Meeting on March 6, 2024;
- RDOS Board consideration (i.e. 1st/2nd reading) on March 21 (TBC);
- Public Hearing (dependent on 1st/2nd reading being given).

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- **Location:** 300 Strayhorse Rd
- **OCP:** Apex Village Centre (AVC)
- **Zoning:** Apex Mountain Village (AMV)
- **Parcel Size:** 4,366 sq m
- **“Apex Mountain Inn”**
 - Originally constructed as a hotel in the 1990’s
 - Converted into a 51-unit mixed-use residential and tourist commercial strata development



Site Context

- 1994 - Building permit issued for a 60-unit hotel
- 106 on-site parking spaces required
 - 24 spaces to be provided on-site
 - 82 to be provided in a public lot via shared sub-lease agreement with the Resort
 - Sub-lease not finalized

Site Context

- 1999 – Building permit issued for the conversion of a portion of the hotel into a restaurant
- 26 additional parking spaces required
 - Proposed in the adjacent public parking lot
- Alternative parking arrangement administratively accepted, but not formalized to secure that parking into the future

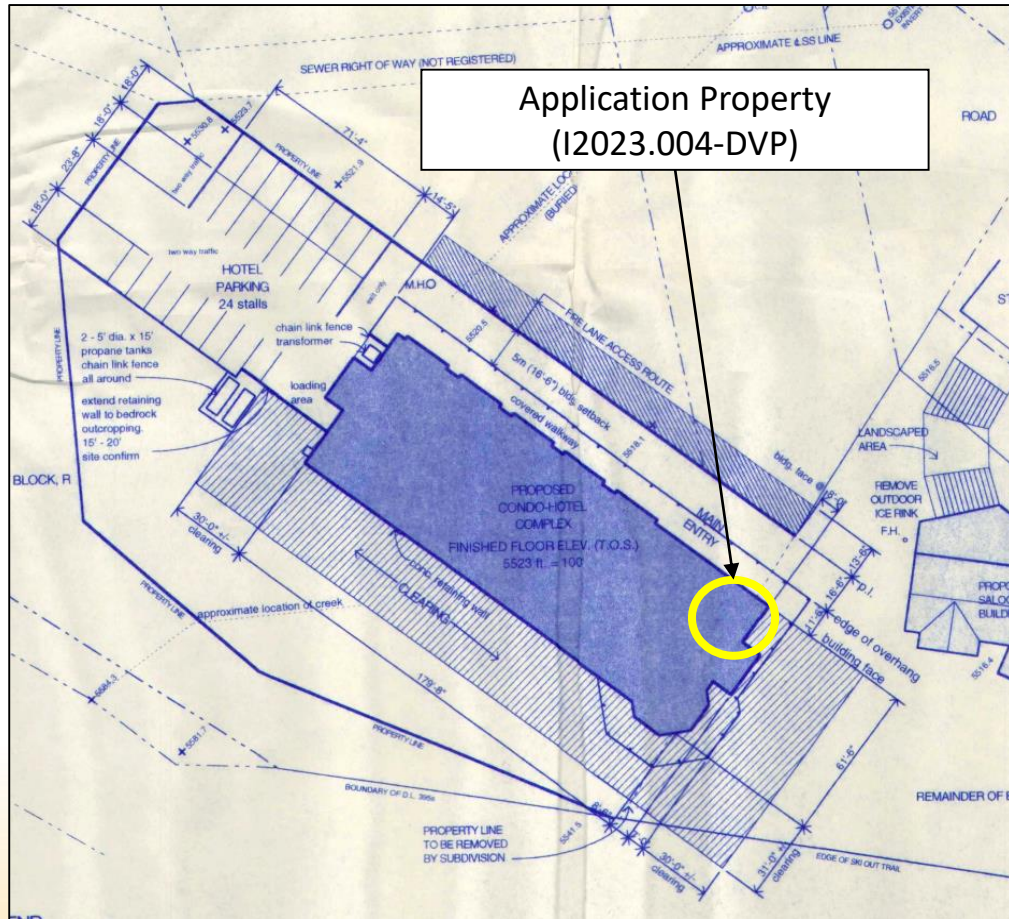
Relevant Zoning Provisions:

- Section 11.2 delineates the various parking requirements based on the associated use
 - “apartment building or townhouse” – 1.75 per dwelling unit
- Section 18.3.11(a) stipulates that parcels containing 4 or more outdoor vehicle parking spaces must provide an additional area (i.e., separate of the area identified for parking) equal to 25% of the required parking area for on-site snow storage

Issue:

The parking requirements at 300 Strayhorse Road have not been met, historically and to date.

300 Strayhorse Rd - Parking Options



Previous Board Consideration

- February 2023 - Development Variance Permit Application No. I2023.004-DVP submitted, requesting a variance to reduce the off-street parking regulations from 1.75 spaces per dwelling unit to 0 for SL 52
- Purpose: to convert of a portion of the lobby into a new one bedroom dwelling unit.

Notice of Motion (January 4, 2024):

THAT RDOS staff bring forward zoning options to address the on-site vehicle parking requirements at 300 Strayhorse Road at Apex

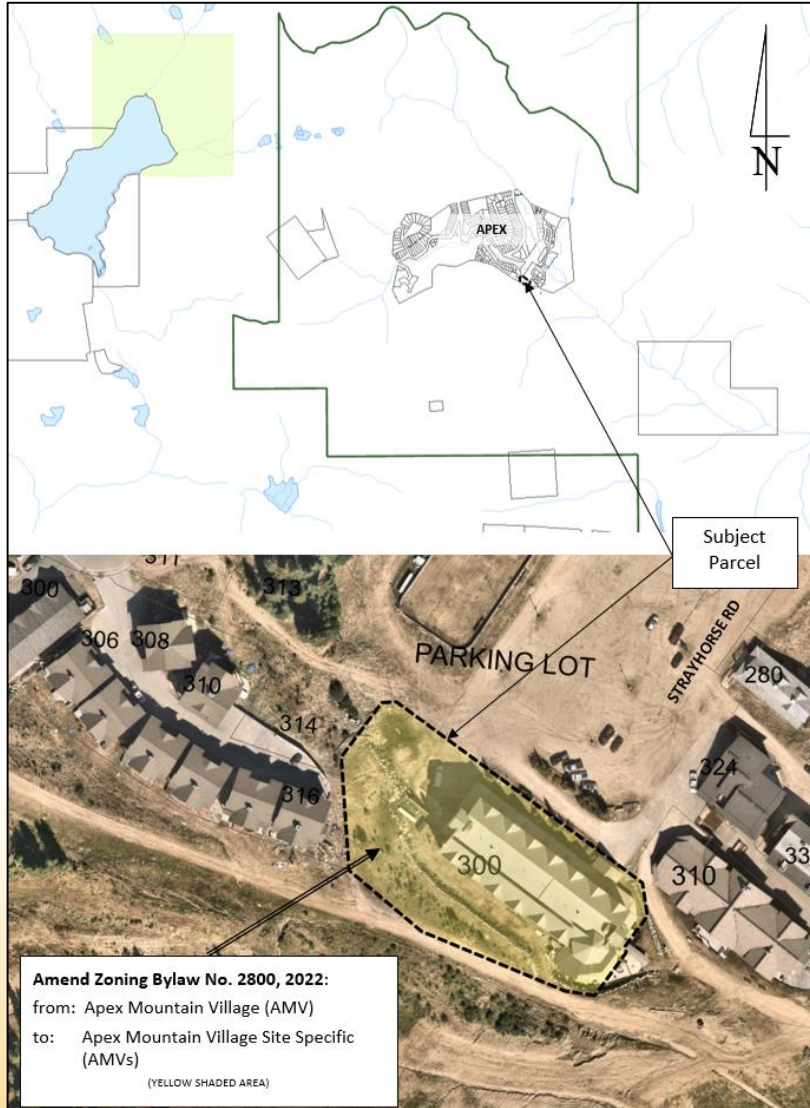
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January 18, 2024 RDOS Planning & Development Committee

- Zoning options presented:
 1. Status Quo
 2. Reduce parking requirements
 3. Undertake parking strategy
- Planning & Development Committee of the RDOS Board resolved to eliminate the on-site parking requirements for the property



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- **Proposed Amendments:**

- to change the zoning of the property under the Okanagan Valley Zoning Bylaw No. 2800, 2022:
 - From: Apex Mountain Village (AMV)
 - To: Apex Mountain Village Site Specific (AMVs)
- Site specific provision being that:
Despite Section 11.2.1 (Table 11.2), the required number of parking spaces for Administrative & Institutional, Commercial and Residential uses shall be 0.

Implications:

- If adopted, there will no longer be a requirement to provide on-site parking at 300 Strayhorse Road
 - Despite this, the strata may choose to maintain on-site parking
 - Whereas building permit applications to convert units would currently require the issuance of a DVP to reduce parking requirements, a DVP would no longer be required for this purpose
- The elimination of on-site parking requirements would equate to the elimination of on-site snow storage area requirements
 - Similar to the above, the strata may choose to maintain on-site snow storage

QUESTIONS?

If you do not get the chance to speak tonight, have more questions, or would like to submit written comments, please contact me at:

sduong@rdos.bc.ca

(250) 490-4384

Webex Instructions

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