

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 2, 2022
RE: Zoning Bylaw Amendment – Electoral Area “I” (I2021.026-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2800.10, 2022, a bylaw to amend the Okanagan Valley Zoning Bylaw to allow a duplex containing one secondary suite in each principal dwelling unit at 134 & 135 Clearview Crescent at the APEX Mountain Resort be read a third time and adopted.

Folio: I-02798.055

Legal: Lot 12, District Lot 395S, SDYD, Plan KAP65691

OCP: Low Density Residential (LR)

Zone: Low Density Residential Duplex Apex (RD2)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to construct a duplex containing one secondary suite within each of the two principal dwelling units.

In order to accomplish this, the applicant is proposed to amend the zoning of the property under the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Low Density Residential Duplex Apex (RD2) to Low Density Residential Duplex Apex Site Specific (RD2s) with the site specific regulation to permit secondary suites as a secondary use within a duplex.

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

We are two local families that are building a duplex for our growing families that love the outdoors all year round. Allowing a suite to the main level of our duplex will provide the privacy and comfort for our adult children. As well as accommodations for our out of town guests who love to visit and support the mountain.

This suite in the future may also be used to help support the extreme shortage for accommodations for the staff of the mountain. As you may be aware there is an ongoing shortage of long term and or seasonal rentals.

Site Context:

The subject property is approximately 681 m² in area and is situated on the west side of Clearview Crescent. The property is currently vacant.

The surrounding pattern of development is characterised by similarly sized residential parcels zoned RD2 and Medium Density Residential Apex Zone (RM2).

Background:

On March 15th, 2022, a Public Information Meeting (PIM) was held via Webex and was not attended by any members of the public.

At its meeting of March 16th, 2022, the Electoral Area “I” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of May 5, 2022, 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 June 2, 2022.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway.

Analysis:

Further to the Board’s direction at its May 5, 2022 meeting, Administration is recommending 3rd reading and adoption of the proposed amendment bylaw.

Despite this, Administration maintains its concerns surrounding the impacts of increased density on the relatively small parcel.


In particular, Administration notes that the proposed increase in density would result in a reduction in snow storage space and an increase in required on-site vehicle parking which was previously addressed through an increase in setbacks as part of the Apex Zone Update in 2020. In this regard, Administration finds that the proposed amendment bylaw is contrary to previous zoning amendments adopted during the Apex Zone Update.

Should the Board resolve to give 3rd reading to and adopt the subject amendment bylaw, the applicants will require multiple variances to increase the front, rear, and interior side parcel line setbacks, as well as the parcel coverage in order to move forward with the building design as is.

Alternative:

1. THAT first and second readings of Bylaw No. 2800.10, 2022, Okanagan Valley Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



Shannon Duong, Planner I

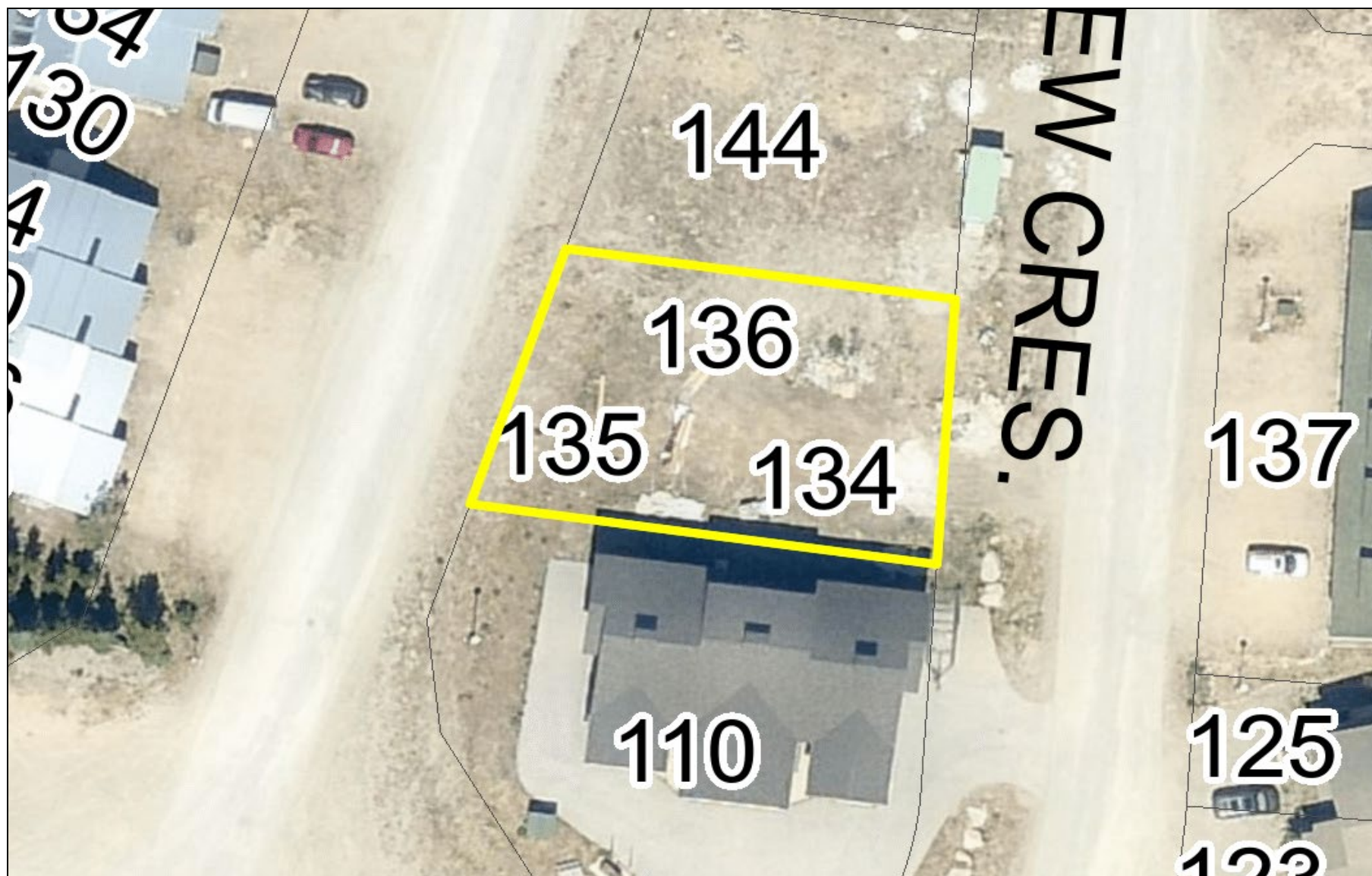
Endorsed By:



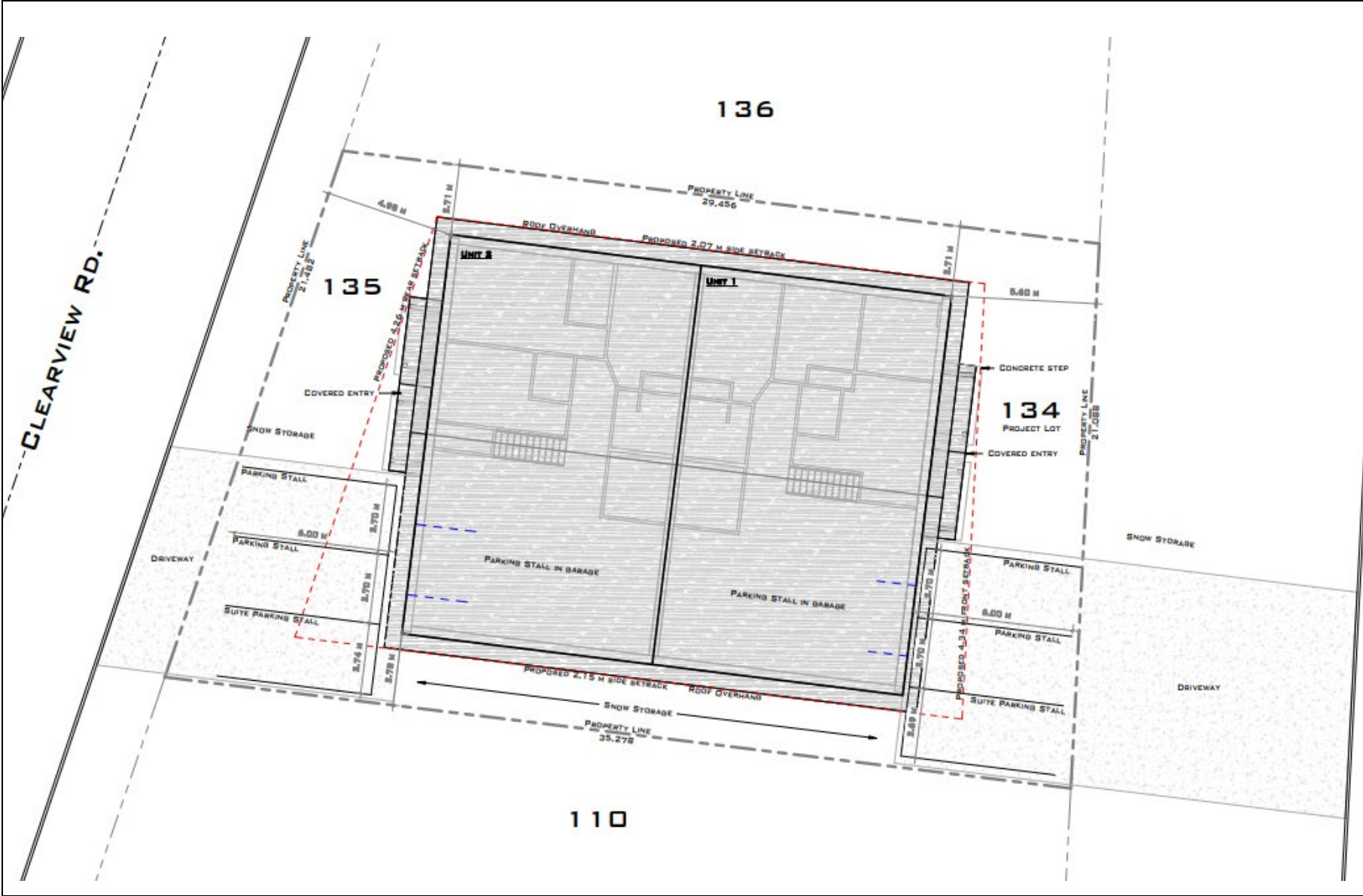
C. Garrish, Planning Manager

- Attachments: No. 1 – Aerial Photo
No. 2 – Applicant’s Site Plan
No. 3 – Lower Floor Plan
No. 4 – Upper Floor Plan
No. 5 – Building Elevations (East & North)
No. 6 – Building Elevations (West & South)
No. 7 – Site Photo (Google Streetview – 2012)

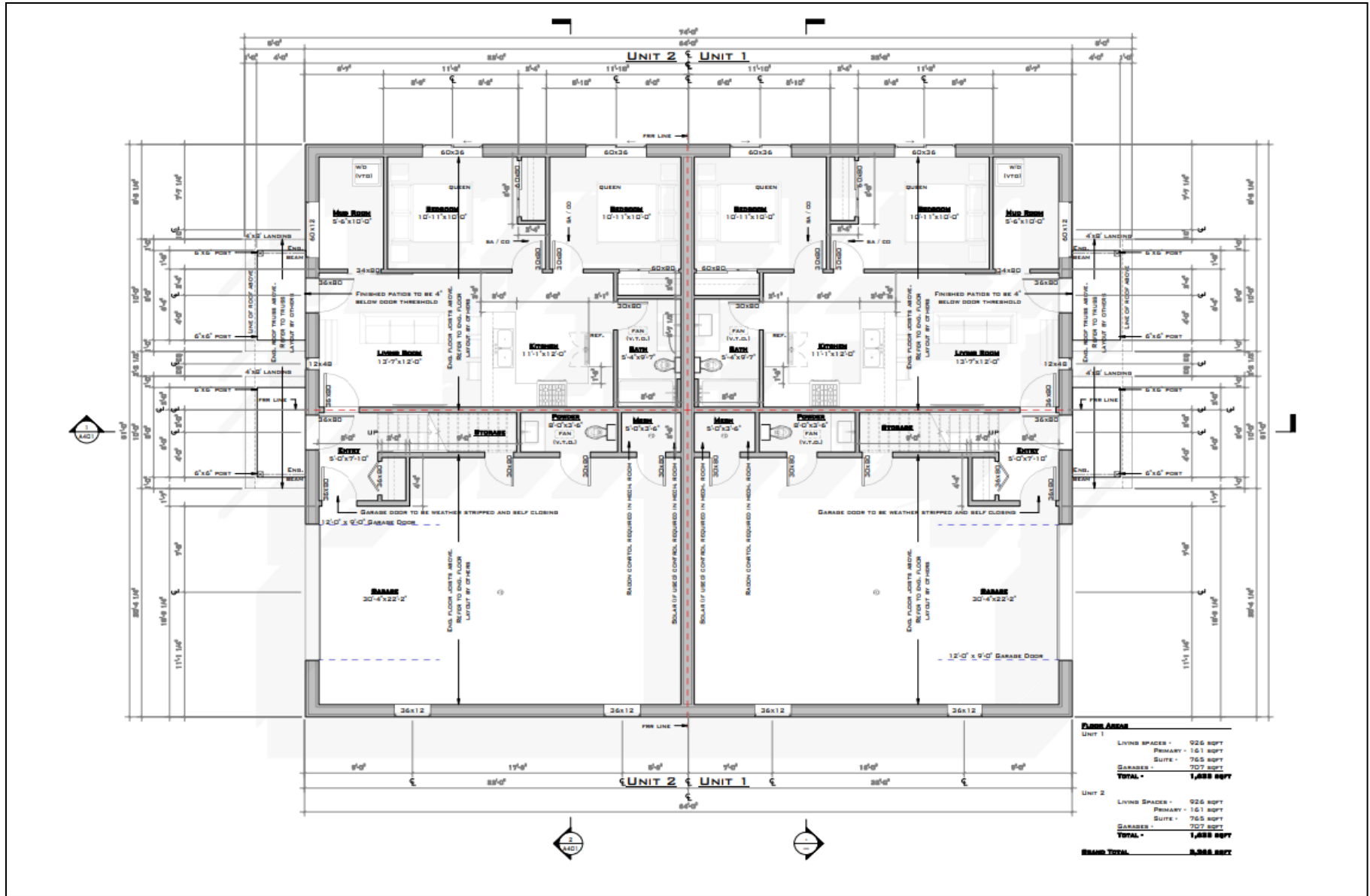
Attachment No. 1 – Aerial Photo



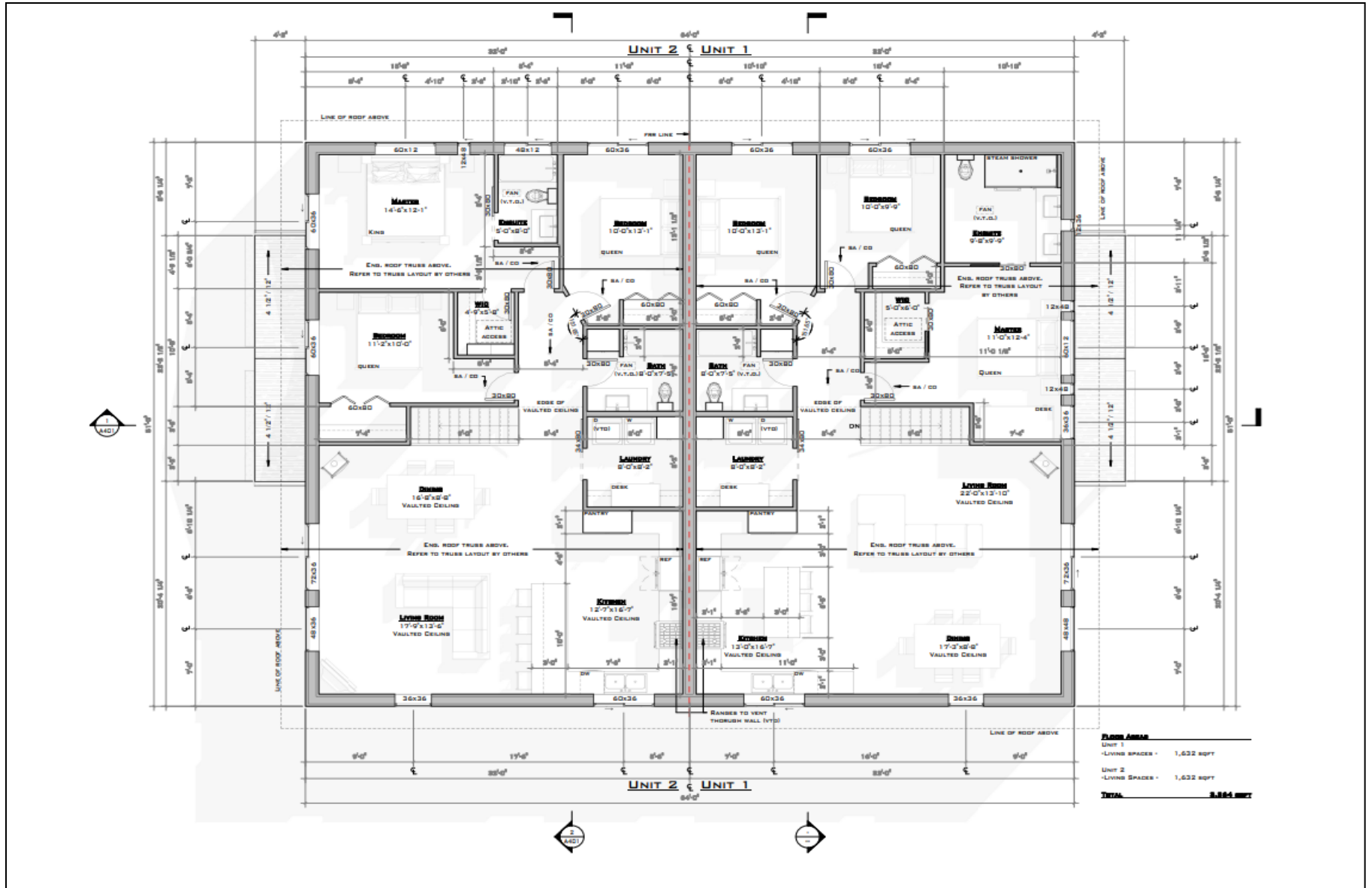
Attachment No. 2 – Applicant’s Site Plan



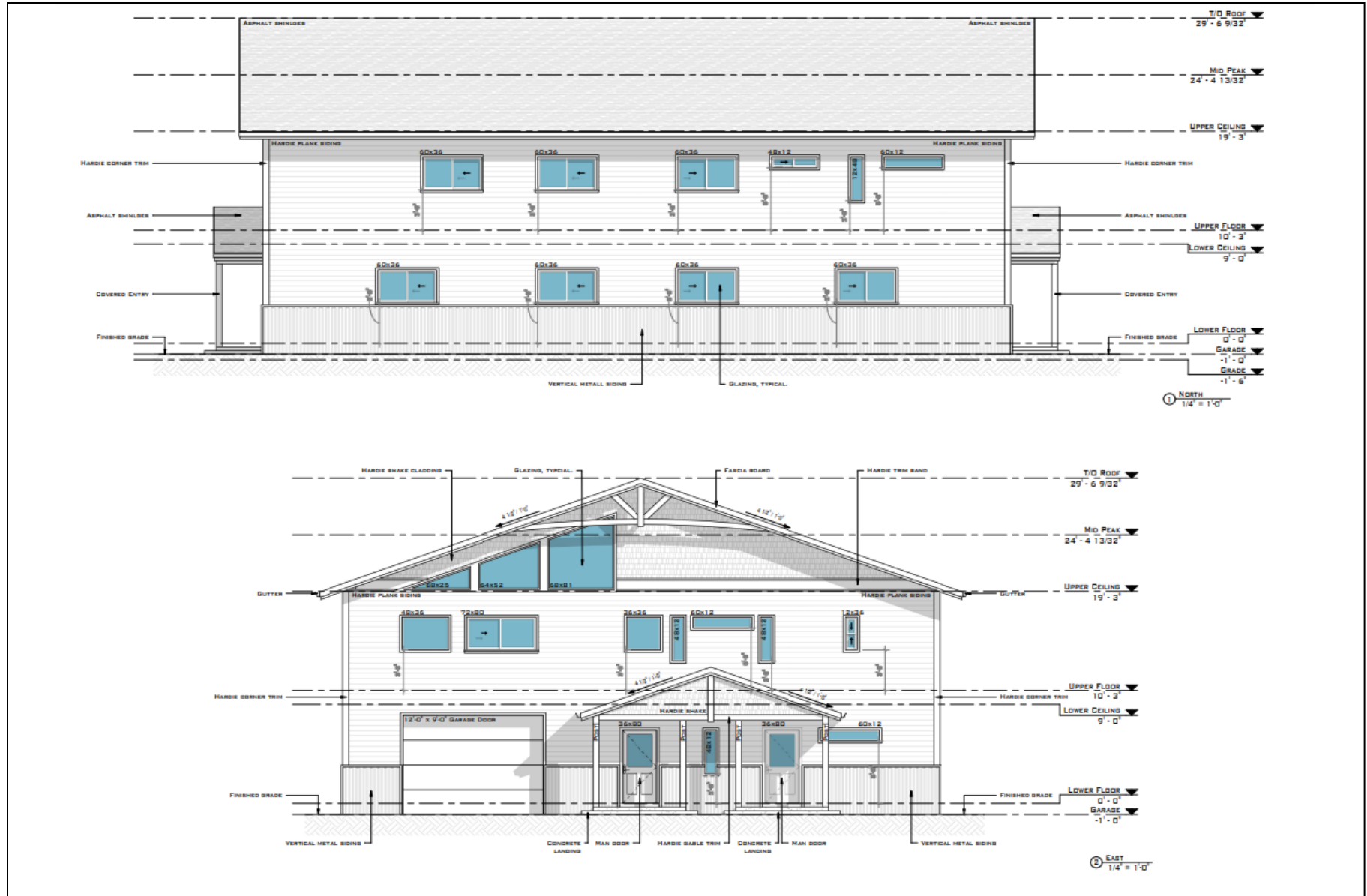
Attachment No. 3 – Lower Floor Plan



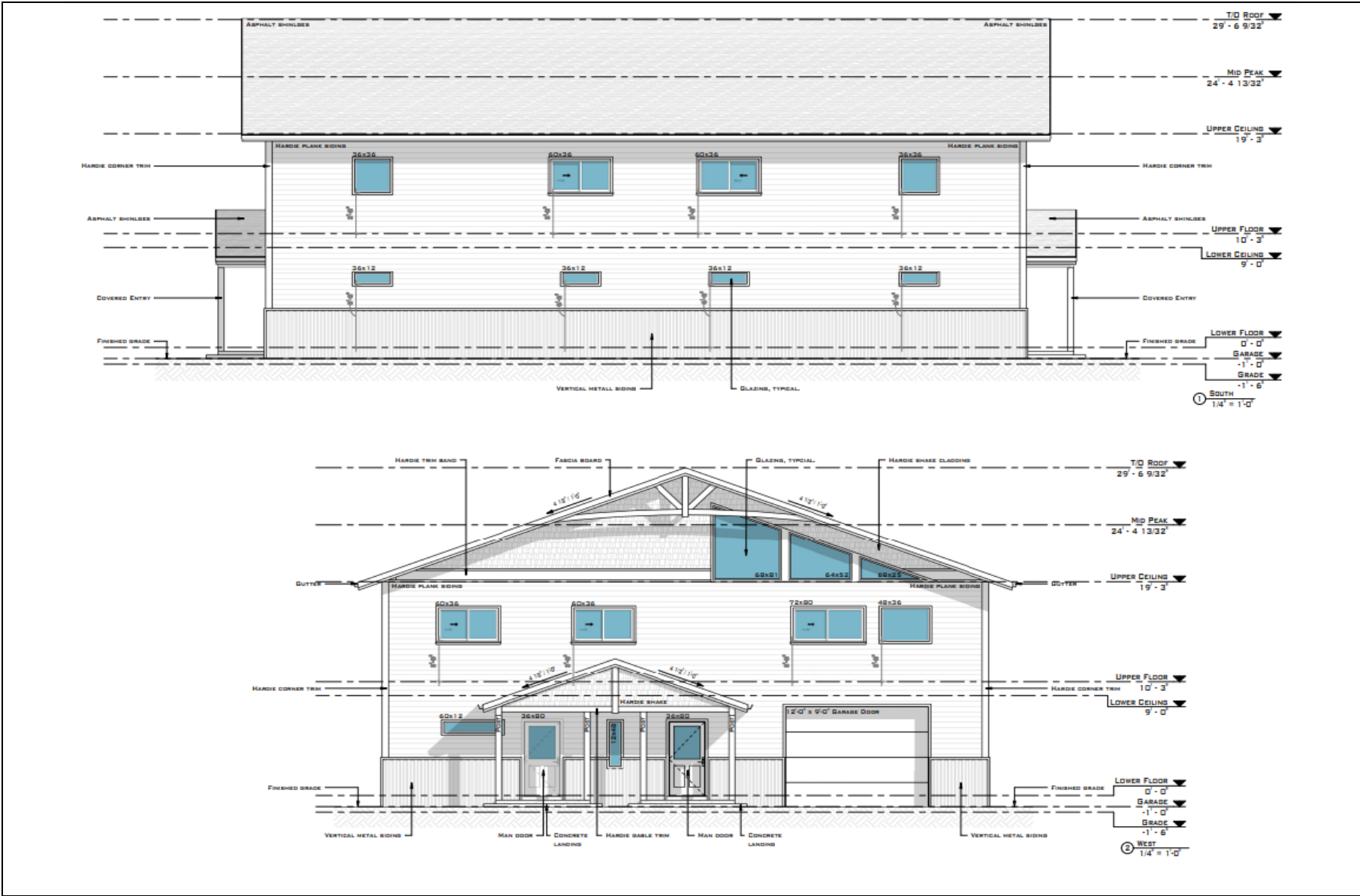
Attachment No. 4 – Upper Floor Plan



Attachment No. 5 – Applicant’s Building Elevations (East & North)



Attachment No. 6 – Applicant’s Building Elevations (South & West)



Attachment No. 7 – Site Photo (Google Streetview - 2012)

