

# ADMINISTRATIVE REPORT



**TO:** Planning and Development Committee

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** January 23, 2020

**RE:** Review of Residential Zones at Apex — Electoral Area “I”  
For information purposes

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## **Purpose:**

The purpose of this report is to provide the Board with an update on a review of the Residential Zones at Apex Mountain which is being undertaken as part of on-going work related to the preparation of a single zoning bylaw for the South Okanagan Valley Electoral Areas.

## **Background:**

In preparation of a single zoning bylaw for the Okanagan Electoral Areas, Administration has been reviewing and updating the various zoning districts such as Commercial, Tourist Commercial and Residential.

At present, the predominant zoning district at Apex Mountain is Residential, and is made up of the Residential Apex Alpine (RS4), Residential Multiple Unit Three (RM3) and Mixed Use Apex Alpine (RMU) zones, all of which apply to a majority of the land at the resort.

The RMU Zone is not, however, seen to be a Residential zone due to its mixed-use nature (i.e. it permits both commercial and residential uses) and is more akin to the Okanagan Falls Town Centre Zone and Naramata Village Centre Zone, both of which were reviewed in 2018.

Accordingly, the Planning and Development Committee (P&D) Committee of the Board, at its meeting of April 19, 2018, resolved to initiate amendments to the Electoral Area “I” Official Community Plan (OCP) and Zoning Bylaws in order to update the zones at Apex Mountain Resort as a stand-alone review.

As this direction was provided by the previous Board, Administration is presenting this update to Committee a second time in anticipation of bringing forward Amendment Bylaw Nos. 2683.03 and 2457.26 for consideration of first reading by the Board in the near future.

## **Analysis:**

### OCP Bylaw:

In support of the Apex Zone Review, it is being proposed to replace the current RMU designation with a new “Village Centre” designation to the Electoral Area “I” OCP Bylaw in order to present objectives and policies specific to Apex Mountain. These policies speak to, amongst other things, permitted uses, density, status as a Growth Area, vehicle parking, snow storage and potential design standards for the village core area.

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NOTE: due to the Twin Lakes Growth Area similarly being previously designated RMU, it is being proposed that the objectives and policies for this site similarly be transitioned to the new “Village Centre” designation.

Apex Mountain Village Zone:

During the 2016 review of the Electoral Area “1” OCP Bylaw, the community expressed a desire to “consolidate and improve the village centre as the community’s service centre and social heart”. Administration is also aware of the community previously expressing concerns regarding the composition of the RMU Zone and the extent to which it contemplates the spread of commercial uses into residential areas, and that such a spread would be to the possible detriment of the Village core.

While the preparation of a Local Area Plan for Apex exceeds the scope of the current work being undertaken in support of a single zoning bylaw, Administration considers there to be merit in reconsidering the RMU Zone at this time.

Specifically, and in accordance with the approach previously applied to the Okanagan Falls and Naramata town sites, it is being proposed to replace the RMU Zone with a new Apex Mountain Village (AMV) Zone, and that the physical area of this zone be reduced to the village core of Apex.

While the range of uses permitted in the AMV Zone will not differ significantly from the RMU Zone, it is proposed to delete allowances for single detached and duplex dwellings as these are not seen to be compatible with the character and density of the village core.

With regard to densities, Apex is a Rural Growth Area under the Regional Growth Strategy (RGS) Bylaw and Administration has determined that a number of buildings previously constructed within the village core exceed the current density restriction of 55 units/ha.

To address this, it is being proposed to delete the units/ha density regulation, to increase the Floor Area Ratio (FAR) from 2.0 to 3.0 and to increase the maximum building height from 10-19.0 metres to 20.0 metres in order to address a number of existing non-conformities and to encourage further densification (subject to parking and servicing requirements being met).

It is further proposed to replace a number of other variable zoning regulations, such as minimum parcel size for subdivision (505-1,010 m<sup>2</sup>), minimum parcel width (15-30 metres) and maximum parcel coverage (45-75%) with a single, standard regulations; 1,000 m<sup>2</sup> (parcel size), Not less than 25% of the parcel depth (parcel width) and 75% (parcel coverage).

Finally, it is being proposed to introduce regulations for snow storage based upon the number of outdoor vehicle parking spaces being provided on a parcel (i.e. when more than 4 are required).

Medium Density Residential Zone:

It is being proposed to introduce a new Medium Density Residential Apex (RM2) Zone for existing apartment buildings and townhouses at Apex, and to carry forward the vacation rental allowance that was introduced into the zoning bylaw in 2014.

In accordance with the direction contained in Phase 1 of the Residential Zone Review, it is further being proposed that single detached and duplex dwellings not be carried forward into the RM2 Zone from the RMU and RM3 zones.

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The other significant amendment related to the RM2 Zone is to apply it to a large parcel of undeveloped Crown land at the south-west part of the community, and which is currently zoned RMU.

Duplex Zone:

It is being proposed to apply a new Low Density Residential Duplex Apex (RD2) Zone to all existing duplexes at Apex as well as a majority of parcels on Clearview Drive.

When the Clearview Drive subdivision occurred, the RMU Zone stipulated that parcels less than 1,010 m<sup>2</sup> were to be developed to single detached and duplex dwellings only, whereas parcels greater than 1,010 m<sup>2</sup> could also be developed to multi-dwelling units (i.e. more than 3-units). A majority of the parcels on Clearview Drive are less than 1,000 m<sup>2</sup> in area.

Consultation:

The amendment bylaws have currently been distributed to external agencies for comment and a public information meeting with affected property owners is currently scheduled for February 4, 2020.

**Respectfully submitted:**



C. Garrish, Planning Supervisor

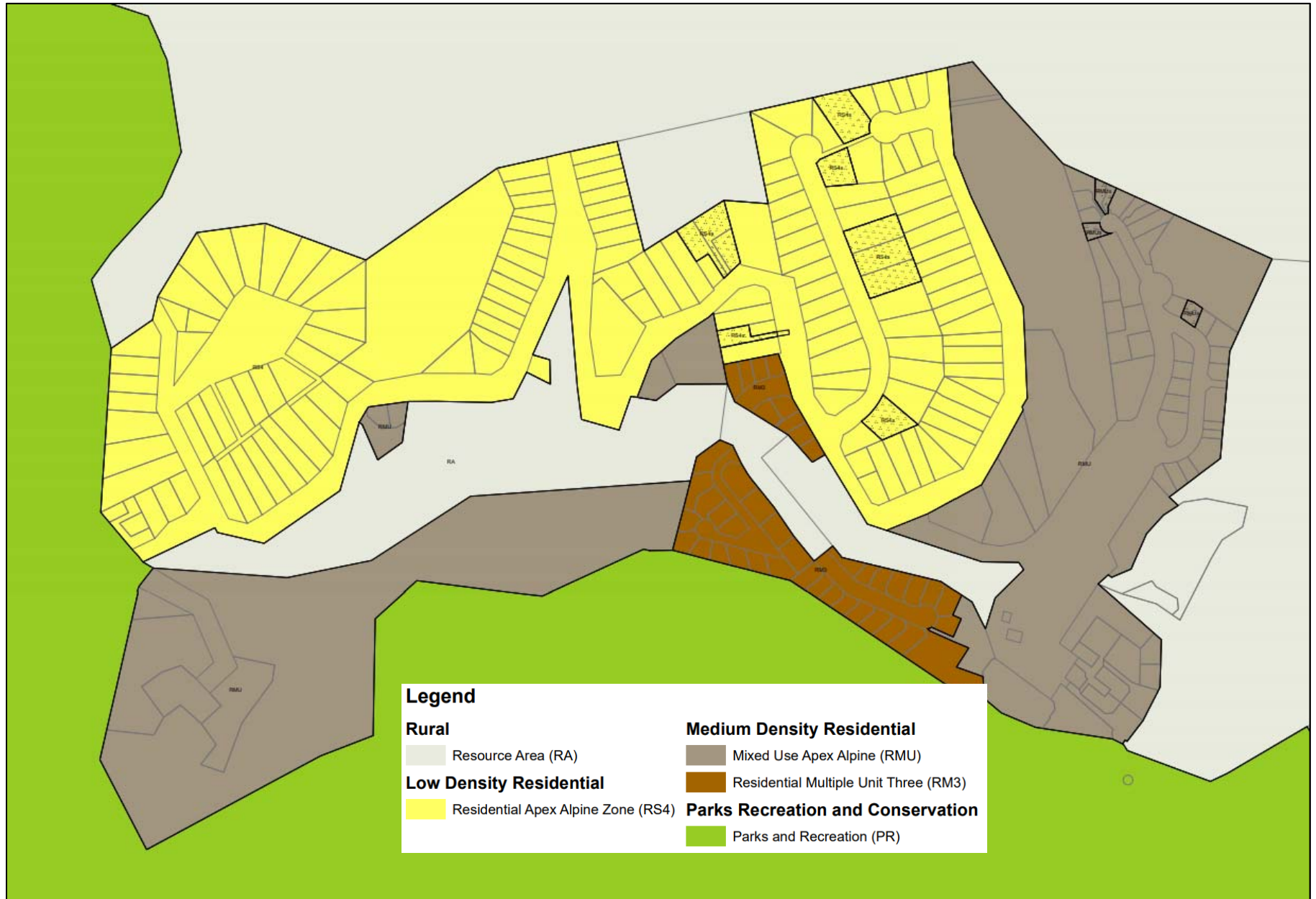
**Endorsed by:**



B. Dollevoet, General Manager of Dev. Services

Attachments: No. 1 – Current Zoning Map (Apex)  
No. 2 – Proposed Zoning Map (Apex)

Attachment No. 1 – Current Zoning Map (Apex)



Attachment No. 2 – Proposed Zoning Map (Apex)

