

## ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** J. Zaffino, Chief Administrative Officer  
**DATE:** May 9, 2024  
**RE:** Zoning Bylaw Amendment – Electoral Area “1” (I2024.002-ZONE)

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### **Administrative Recommendation:**

**THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.34, 2024, be read a third time and adopted.**

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**Folio:** Various                      **Legal:** Strata Plan KAS1527, DL 395S, SDYD    **Civic:** 300 Strayhorse Road  
**OCP:** Apex Village Centre (AVC)    **Zone:** Apex Mountain Village (AMV)

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### **Purpose:**

The purpose of the proposed site-specific amendment is to eliminate the off-street parking requirements which are required for Administrative & Institutional, Commercial, and Residential uses on the property at 300 Strayhorse Road.

In order to accomplish this, it is being proposed to amend 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) with the site specific regulation that zero (0) off-street parking spaces are required at the subject property.

### **Background:**

On March 6, 2024, a Public Information Meeting (PIM) was held electronically via Webex and was attended by approximately two members of the public.

At its meeting of April 18, 2024, 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 May 9, 2024.

All comments received to date in relation to this application are included with this report.

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 (i.e. Highway 97/3).

### **Analysis:**

Further to the direction provided by the Board at its January 18, 2024 Planning & Development Committee meeting and April 18, 2024 meeting, Administration is recommending that 3<sup>rd</sup> reading be given to the amendment bylaw and that the amendment bylaw be adopted.

### **Alternative:**

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Conversely, Administration maintains its concerns regarding the potential impacts of reducing/eliminating off-street parking requirements, particularly as it relates to:

- the subsequent elimination of on-site snow storage area provision requirements, which is associated with on-site parking requirements; and,
- the potential spill-over use of public parking lots for private residential purposes.

It is also recognized that while the Apex Mountain Resort recommended approval of the proposed amendment subject to conditions, the Mountain Resorts Branch of the Ministry of Tourism, Arts, Culture and Sport had indicated that the Branch did not recommend approval.

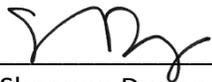
**Financial Implications:**

Financial implications have been considered and none were found.

**Alternatives:**

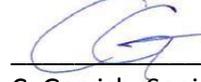
1. THAT first and second readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.34, 2024, be rescinded and the bylaws abandoned.

**Respectfully submitted:**



Shannon Duong, Planner II

**Endorsed By:**



C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Hotel Site Plan (1994)

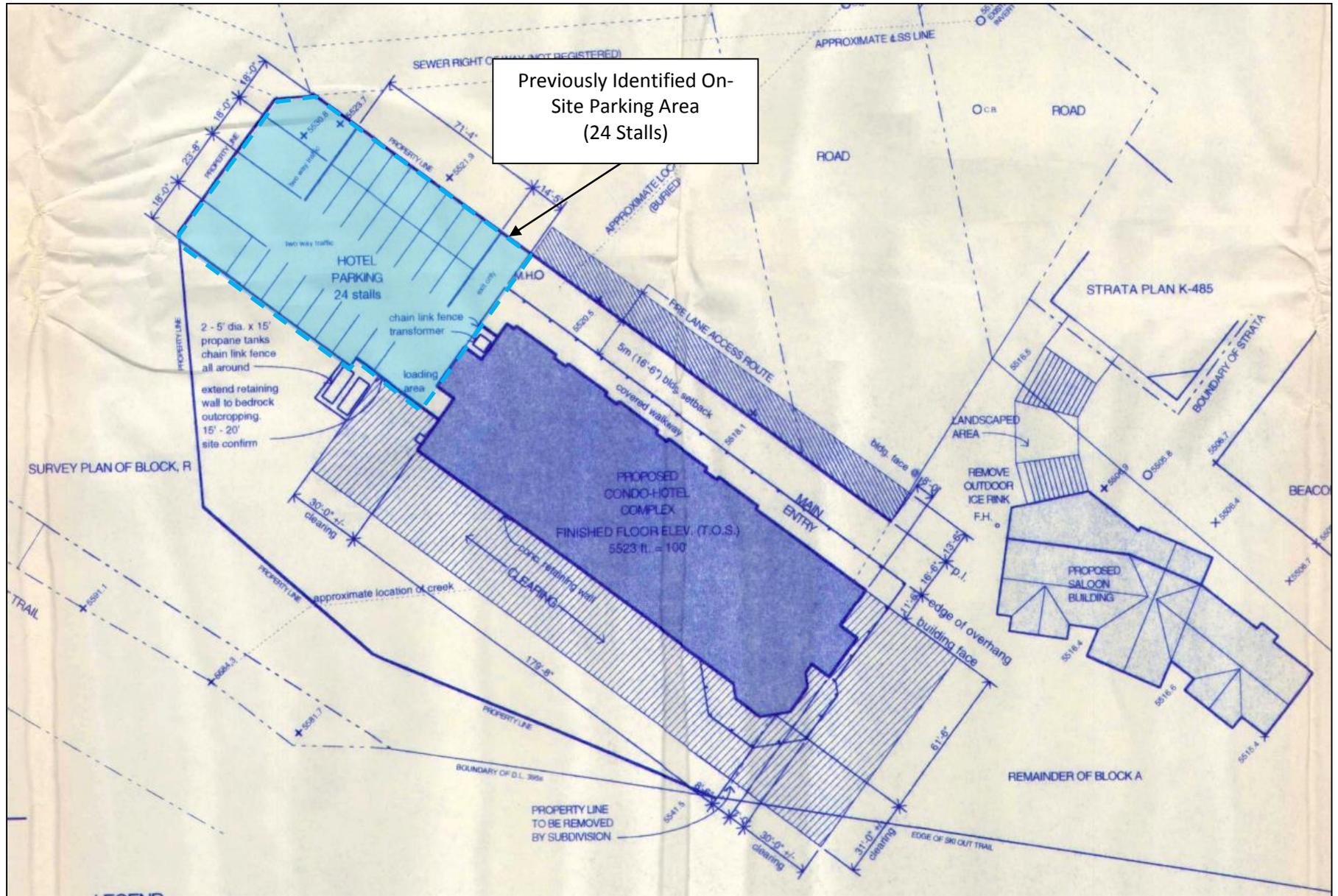
No. 2 – Sketch Plan Indicating Off-Site Parking Area (1994)

No. 3 – Aerial Imagery (2023)

No. 4 – Aerial Imagery (2022)

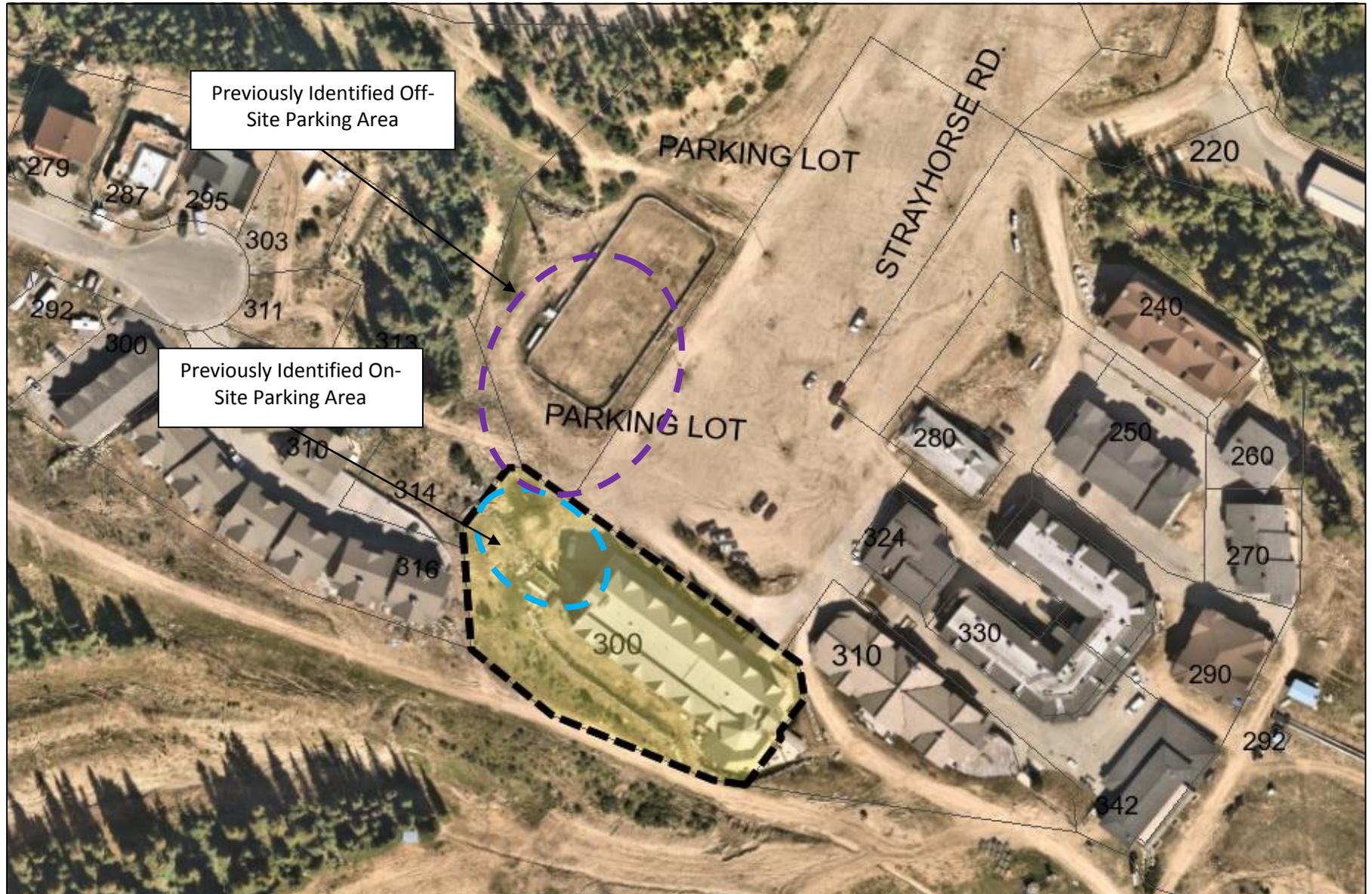
No. 5 – Site Photo (March 2023)

Attachment No. 1 – Hotel Site Plan (1994)





Attachment No. 3 – Aerial Imagery (2023)



Attachment No. 4 – Aerial Imagery (2022)



Attachment No. 5 – Site Photo (March 2023)

