



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Lydia Korolchuk
Manager, Current Planning

COUNCIL MEETING: REG ☒ COW ☐ I/C ☐
COUNCIL MEETING DATE: April 22, 2024
REPORT DATE: April 4, 2024
FILE: 3340-20 (OCP00095 / ZON00409)

SUBJECT: OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT APPLICATIONS FOR
6092 OKANAGAN LANDING ROAD

PURPOSE:

To present for Council's consideration, an amendment to the Official Community Plan future land use designation from PUBINS - Public & Institutional to RMD - Residential Medium Density and rezoning from P3 - Private Institutional to RH1 - Low Rise Apartment Residential for the property located at 6092 Okanagan Landing Road, in order to permit a new multi-residential housing development.

RECOMMENDATION:

THAT Council support, in principle, Official Community Plan Amendment Application 00095 (OCP00095) to amend the Official Community Plan land use designation from PUBINS - Public & Institutional to RMD - Residential Medium Density for the property at Lot 1, District Lot 66, ODYD, Plan KAP92604 (6092 Okanagan Landing Road), as shown in Attachment 1 and outlined in the report titled "Official Community Plan and Zoning Amendment Applications for 6092 Okanagan Landing Road" dated April 4, 2024 and respectfully submitted by the Current Planner;

AND FURTHER, that Council support presenting the proposed Official Community Plan Amendment Application at a public open house in order to seek public input prior to the Public Hearing;

AND FURTHER, that Council support, in principle, Rezoning Application 00406 (ZON00406) to rezone from P3 - Private Institutional to RH1 - Low Rise Apartment Residential the property at Lot 1, District Lot 66, ODYD, Plan KAP92604 (6092 Okanagan Landing Road), as shown in Attachment 2.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support Official Community Plan Amendment Application 00095 (OCP00095) to amend the Official Community Plan land use designation from PUBINS - Public & Institutional to RMD - Residential Medium Density and rezoning application 00406 (ZON00406) to rezone from P3 - Private Institutional to RH1 - Low Rise Apartment Residential for the property at Lot 1, District Lot 66, ODYD, Plan KAP92604 (6092 Okanagan Landing Road), as outlined in the report titled "Official Community Plan and Zoning Amendment Applications for 6092 Okanagan Landing Road" dated April 4, 2024 and respectfully submitted by the Current Planner.

Note: This alternative does not support the OCP and rezoning amendment applications. The property would retain the existing designations.

ANALYSIS:

A. Committee Recommendations:

N/A

B. Rationale:

1. Project Overview

The applicant is requesting an Official Community Plan (OCP) and Zoning Bylaw amendment for the subject property at 6092 Okanagan Landing Road, in the Okanagan Landing East neighbourhood. The parcel is located to the southeast of the Vernon Regional Airport (Figures 1 and 2). Refer to Attachment 3 for the Project Rationale submitted by the applicant.

2. Background

In 2017, Council supported applications to amend the OCP Future Land Use designation from RLD – Residential Low Density to PUBINS – Public & Institutional and rezoning from A3 – Rural Small Holdings to P3 – Private Institutional in order to accommodate a seniors' supportive housing development. See Attachments 1 and 2.

3. The project did not proceed at that time and due to current changing market conditions, the applicant is seeking to revise the application to appeal to a wider demographic.
4. The applicant has suggested that the proposal would remain similar in nature to the building design and overall density of the previously approved development applications. This would be reviewed through the Development Permit application process.



Figure 1: Property Location Map



Figure 2: Aerial View of Property

The primary change is to the building tenure with the provision of purpose-built rental housing that is available to a broader market. By changing the OCP and Zoning designations, affordable rental housing options would be made available to not only seniors, but to young professionals and families as well. This change would provide a more diverse housing development that integrates seniors into the community rather than isolating them. A Housing Agreement would be required through the Development Permit process to ensure the rental tenancy for the site.

5. The city's future growth will see increased density focused within Development District 1 (City Centre) and Development District 2 (Neighbourhood). Growth within Development District 3 (Hillside Residential and Agricultural) will be focused to key areas primarily adjacent to arterial roadways. This will be reflected in the Official Community Plan update that is currently underway.

6. The rear of the property is adjacent to an environmentally sensitive area (Vernon Creek). As part of the previous applications, the highly sensitive areas of the parcel were dedicated to the City of Vernon and a statutory right of way was registered for the portion of land located to the south of Vernon Creek for the purpose of a public trail access.
7. The property is vacant as the existing buildings were demolished as part of the original application approvals. There has been recent ground work occurring as site preparations for the project proposal.

	Zoning	Existing Use
North	I1 - Light Industrial I2 - Airport Industrial	Various industrial uses/ businesses including outdoor storage
East	A3 - Rural - Small Holdings	Single detached housing
South	P1 - Parks and Open Space A3 - Rural - Small Holdings	Vernon Creek Single detached housing
West	A3 - Rural - Small Holdings	Single detached housing

Table 1: Surrounding Properties - Zoning & Actual Use

8. Administration supports the OCP and rezoning amendment applications for the following reasons:

The development:

- adds density to an area that will be targeted in the OCP update for increased density and redevelopment as it is located on an arterial road, provides easy access to transit, amenities and services and to job opportunities in the area;
- adds to the rental housing pool within the City of Vernon and provides housing opportunities to a wider range of the population; and
- will provide further opportunities to protect the environmentally sensitive area adjacent to Vernon Creek through the Development Permit process.

C. Attachments:

Attachment 1 - OCP Map
Attachment 2 - Zoning Map
Attachment 3 - Applicant Letter of Rationale

D. Council's Strategic Plan Alignment

- | | |
|---|--|
| <input type="checkbox"/> Governance & Organizational Excellence | <input checked="" type="checkbox"/> Livability |
| <input checked="" type="checkbox"/> Recreation, Parks & Natural Areas | <input checked="" type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

E. Relevant Policy/Bylaws/Resolutions:

1. Official Community Plan Bylaw 5470:
 - Current OCP Designation: PUBINS - Public & Institutional
 - Proposed OCP Designation: RMD - Residential Medium Density
 - Development District #3 - Hillside Residential and Agricultural District
2. Zoning Bylaw 5000:
 - Current Zoning: P3 - Private Institutional
 - Proposed Zoning: RH1 - Low Rise Apartment Residential

3. *Local Government Act:*

- Division 3 - Public Hearings on Planning and Land Use Bylaws
- Sec. 464 - Requirement for a public hearing before adopting a bylaw

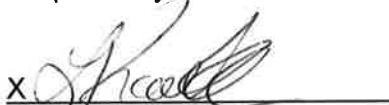
BUDGET/RESOURCE IMPLICATIONS:

N/A

FINANCIAL IMPLICATIONS:

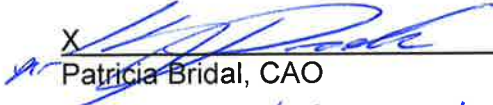
- ☒ None ☐ Budget Previously Approved ☐ New Budget Request
(Finance Review Required)

Prepared by:

X 
Lydia Korolchuk
Manager, Current Planning

X 
Terry Barton, Director
Planning and Community Services

Approved for submission to Council:

X 
Patricia Bridal, CAO
Date: April 15, 2024

REVIEWED WITH

- | | | |
|---|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning (Approving Officer) |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: APC | | |
| <input type="checkbox"/> OTHER: | | |