



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Michelle Austin, Senior Planner

COUNCIL MEETING: REG COW I/C

COUNCIL MEETING DATE: October 7, 2024

REPORT DATE: September 26, 2024

FILE: 3340-20 (OCP00105) / 3360-20 (ZON00424)

**SUBJECT: OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT APPLICATIONS FOR
6545 OKANAGAN LANDING ROAD**

PURPOSE:

To present for Council's review Official Community Plan and Zoning Amendment applications for the property at 6545 Okanagan Landing Road, in preparation for an affordable apartment project.

RECOMMENDATION:

THAT Council support, in principle, Official Community Plan Application OCP00105 to redesignate Lot 1, DL 62, ODYD, Plan 9738 (6545 Okanagan Landing Road) from RLD - Residential Low Density to RHD - Residential High Density as outlined in the report titled "Official Community Plan and Zoning Amendment Applications for 6545 Okanagan Landing Road" dated September 26, 2024 and respectfully submitted by the Senior Planner, Current Planning;

AND FURTHER, that Council support, in principle, Zoning Application ZON00424 to rezone Lot 1, DL 62, ODYD, Plan 9738 (6545 Okanagan Landing Road) from AGRS - Agricultural & Rural Small Block (Non-ALR) to MSH - Medium Scale Housing;

AND FURTHER, that Council's support of OCP00105 and ZON00424 is subject to:

- a) The operator, Okanagan Village Housing Society, entering into a housing agreement with the City of Vernon, secured by bylaw and registered on title, to guarantee affordable housing;
- b) The dedication of land or provision of a Statutory Right-of-Way to the City of Vernon along the south side of Vernon Creek for a future pathway;

AND FURTHER, that Council has considered appropriate consultation opportunities for OCP00105 and ZON00424 and supports the following consultation opportunities in addition to the statutory public hearing:

- a) Referral to the City of Vernon Advisory Planning Committee for review and a recommendation to Council; and
- b) Hosting of a Public Open House.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support Official Community Plan Application OCP00105 to redesignate Lot 1, DL 62, ODYD, Plan 9738 (6545 Okanagan Landing Road) from RLD - Residential Low Density to RHD - Residential High Density as outlined in the report titled "Official Community Plan and Zoning Amendment Applications for 6545 Okanagan Landing Road" dated September 26, 2024 and respectfully submitted by the Senior Planner, Current Planning;

AND FURTHER, that Council not support Zoning Application ZON00424 to rezone Lot 1, DL 62, ODYD, Plan 9738 (6545 Okanagan Landing Road) from AGRS - Agricultural & Rural Small Block (Non-ALR) to MSH - Medium Scale Housing.

ANALYSIS:

A. Overview:

1. The subject property, located at 6545 Okanagan Landing Road, backs onto Vernon Creek and is adjacent to Marshall Fields (see Figures 1 and 2). It has an area of approximately 0.81 ha (2.01 ac) and one single-family residence with a detached garage situated centrally on the lot (Attachment 1).

2. The Official Community Plan (OCP) designation is Residential Low Density (RLD) (Attachment 2) and the zoning is [Agricultural & Rural Small Block \(Non-ALR\) \(AGRS\)](#) (Attachment 3).

3. The applications (Attachment 4) are to change the property designation from RLD to Residential High Density (RHD) and to rezone from [AGRS](#) to [Medium Scale Housing \(MSH\)](#). The owner intends to build a 96-unit, six-story affordable rental building designed for families, seniors and individuals (Attachment 5).

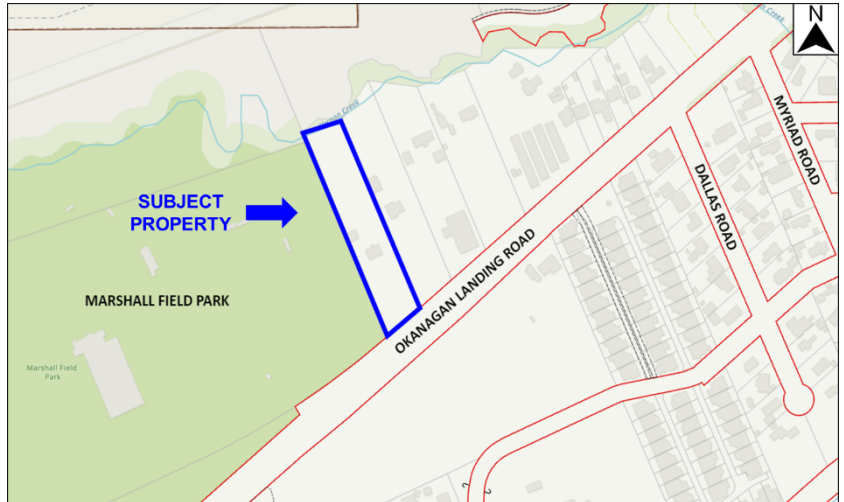


Figure 1: Property Location Map

4. The [Okanagan Village Housing Society](#) purchased the property this year. Following the purchase, they applied for BC Housing's Preliminary Development Funding, aiming for a shovel-ready project by January 2025. Funding is dependent on project viability, including rezoning, development permits, and progress toward a building permit. The proposed OCP Amendment and Rezoning are key first steps.

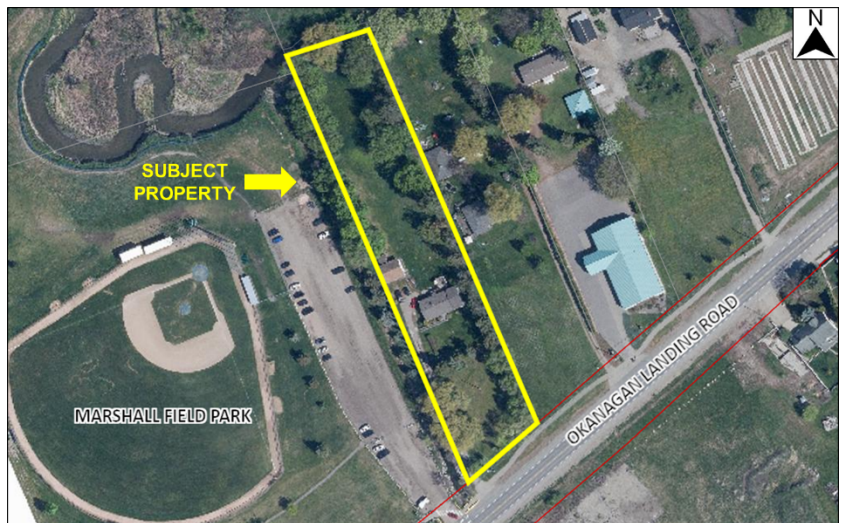


Figure 2: Aerial View of Property

5. In accordance with [Sec. 483](#) of the *Local Government Act (LGA)*, the owner must enter into a housing agreement (by bylaw) with the City. A housing agreement would set terms between the local government and property owner and may include:

- housing tenure type;
- availability to specific groups;
- management and administration of the units; and
- rent, sale, or lease prices and how they may increase over time.

B. Project Details

6. The preliminary site layout (Attachment 5) places the 96-unit apartment building in the southeast corner of the property, with drive aisle access at the southwest corner. The six-story building would sit above a partially underground parkade and feature a mix of studio, 1-4 bedroom units, ranging from 352 to 1,203 square feet.
7. The preliminary site plan includes a zoning summary that confirms the project's ability to meet [MSH](#) zoning, parking, loading, and landscaping requirements. This plan will be further refined during the development permit stage. Full architectural drawings, including details on massing, height, color scheme, materials, screening, landscaping, and lighting, will be required at that time.
8. The City plans to develop a future pathway along the south side of Vernon Creek to Okanagan Lake, as outlined in the [25 Year Master Transportation Plan](#). To support this, the owner will be required to dedicate land or provide a Statutory Right-of-Way.
9. In 2023, the [Okanagan Village Housing Society](#) successfully completed two projects within the City:
 - The Village at Pleasant Valley, located at 4005 Pleasant Valley Road, offers 12 units, featuring a mix of 1, 2, and 3 bedrooms.
 - The Village at Okanagan Landing, located at 6335 Okanagan Landing Road, consists of 13 units with a mix of 1, 2, and 3 bedrooms (Attachment 1).
 - The units are designed for seniors, individuals with diverse abilities, and families in need of affordable rent-geared-to-income (RGI) or market-rate housing.

C. Policy Analysis

10. Regional Growth Strategy (RGS) Bylaw 2500, 2011 identifies the subject property as being within an area intended for growth.
11. The OCP promotes affordable housing (rental or ownership) in market housing developments using housing agreements ([Sec. 20.8](#)). It also encourages collaboration with community agencies, non-profits, governments, etc. to provide affordable housing ([Sec. 20.9](#)).
12. The City's [Housing Action Plan](#) highlights the need for diverse housing options, from emergency shelters to affordable rentals and home ownership. Only 12% of Vernon's 5,590 rental units are affordable, and the rental vacancy rate is just 1.2%, far below the healthy 3%. Increasing the supply of rental housing is crucial to meet current demand.
13. The property backs onto Vernon Creek, with the adjacent riparian area to the south designated as a Riparian Assessment Area (RAA) and a medium conservation value zone. Since no development is planned within 30 meters of the creek, an environmental development permit is not required. There are mature trees on the property (Attachment 1), so a tree removal permit may be required in accordance with the City's [Tree Protection Bylaw 4152](#).
14. The existing RLD designation allows for single-family detached, semi-detached, duplex, and row housing, with a maximum density of 30 units per ha, permitting up to 24 units on the 0.81 ha parcel. The proposed RHD designation allows for apartments and a maximum density of 170 units per ha, allowing up to 138 units on the property. With 96 units, the proposed project has a density of 119 units per ha, which is within the RHD density limit.
15. The existing [AGRS](#) zone is intended for agricultural and rural uses or smaller parcels outside of the Agricultural Land Reserve (ALR). It permits up to three dwelling units: a single detached home, a secondary suite, and an accessory dwelling unit. The proposed [MSH](#) zone allows for [Small to Large](#)

[Scale Multi-Unit Housing](#) and aligns with the RHD OCP designation for high-density residential development.

16. Table 1 below indicates the surrounding OCP designations, zoning, and land uses.

	OCP	Zoning	Actual Use
North	PARK / AIRIND – Parks & Open Space / Airport Industrial	INDA – Airport Industrial	Vernon Creek Airport Lands
East	RLD – Residential Low Density	AGRS – Agricultural & Rural Small Block (Non-ALR)	Residential acreage
South	RMD – Residential Medium Density	MUM – Multi-Unit Medium Scale	Okanagan Landing Road Undeveloped land
West	PARK	PANS – Parks & Natural Spaces	Marshall Fields

Table 1: Surrounding Properties – OCP, Zoning & Actual Use

17. The location is close to key amenities: adjacent to Marshall Fields, 1.2 km from Lakeshore Park & Beach, 1.2 km from Lakers Clubhouse childcare, 1.6 km from Ellison Elementary, 1.9 km from Fulton Secondary, and 2.1 km from the Okanagan Landing commercial area. Many are within walking or biking distance, with a 15-minute walk covering 1.2 km and a 25-minute walk covering 2.1 km. A leisurely bike ride would take 6 to 12 minutes, and there is a multi-use pathway (Attachment 1) from the property to the Okanagan Landing commercial area and beyond.

D. Rationale:

18. Administration supports the OCP and zoning amendment applications for the following reasons:

- Alignment with the RGS Bylaw, designating the property as a growth area;
- Promotion of affordable housing and collaboration with community agencies, non-profits, and governments;
- Contribution to addressing the rental housing shortage for low income levels;
- Protection of the RAA, preserving green spaces and sensitive areas;
- Creation of park space and a secured future trail corridor; and
- Proximity to existing parks and beaches, schools, a daycare and a commercial area.

E. Consultation Plan:

19. [Sec. 475](#) of the LGA requires Council to decide how to consult with stakeholders before the public hearing on an OCP amendment. To comply, Administration recommends referring the OCP Amendment application to the Advisory Planning Committee (APC) and hosting a public open house, in addition to the statutory public hearing.

F. Attachments:

- Attachment 1 – Photos
- Attachment 2 – OCP Map
- Attachment 3 – Zoning Map
- Attachment 4 – Project Rationale Letter
- Attachment 5 – Site Plan & Zoning Summary

G. Council's Strategic Plan Alignment

- Governance & Organizational Excellence
- Recreation, Parks & Natural Areas
- Environmental Leadership
- Livability
- Vibrancy
- Not Applicable

H. Relevant Policy/Bylaws/Resolutions:

- OCP Bylaw 5470
- Zoning Bylaw 6000
- Housing Action Plan
- OCP Amendment Applications – Policy

BUDGET/RESOURCE IMPLICATIONS:

The project would be eligible for:

- Development cost charge waivers;
- A property tax exemption; and,
- A rental housing incentive grant.

The exact cost implications are not yet available.

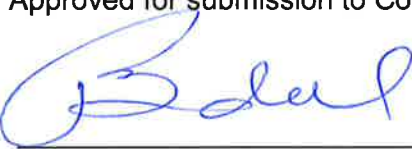
FINANCIAL IMPLICATIONS:

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

Prepared by:

Approved for submission to Council:

X 
 Michelle Austin
 Senior Planner


 Patricia Bridal, CAO
 Date: 10/02/2029

for X 
 Terry Barton, Director
 Director, Planning & Community Services

REVIEWED WITH		
<input type="checkbox"/> Corporate Services	<input checked="" type="checkbox"/> Operations	<input checked="" type="checkbox"/> Current Planning
<input type="checkbox"/> Bylaw Compliance	<input checked="" type="checkbox"/> Public Works/Airport	<input checked="" type="checkbox"/> Long Range Planning & Sustainability
<input type="checkbox"/> Real Estate	<input type="checkbox"/> Facilities	<input checked="" type="checkbox"/> Building & Licensing
<input type="checkbox"/> RCMP	<input type="checkbox"/> Utilities	<input checked="" 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 checked="" type="checkbox"/> Transportation
<input type="checkbox"/> Financial Services		<input type="checkbox"/> Economic Development & Tourism
<input type="checkbox"/> COMMITTEE: APC (date)		
<input type="checkbox"/> OTHER:		