



# 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:** September 23, 2024  
**REPORT DATE:** August 22, 2024  
**FILE:** 3340-20 (OCP00095, ZON00409)

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

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## PURPOSE:

To review the Official Community Plan (OCP) and Zoning Amendment applications for the property located at 6092 Okanagan Landing Road, which propose to change the future land use designation and zoning of the site in order to permit a new multi-unit housing development.

## RECOMMENDATION:

THAT Council support Official Community Plan Amendment Application 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 outlined in the report titled “Official Community Plan Amendment and Rezoning Applications for 6092 Okanagan Landing Road” and respectfully submitted by the Manager, Current Planning dated August 22, 2024;

AND FURTHER, that Council support Zoning Amendment Application ZON00406 to rezone from CMTY – Community to MUM – Multi-Unit Medium Scale 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 Amendment and Rezoning Applications for 6092 Okanagan Landing Road” and respectfully submitted by the Manager, Current Planning dated August 22, 2024;

AND FURTHER, that Council direct Administration to discharge the Section 219 Restrictive Covenant (LB495954) limiting the allowable land-use to Seniors Supportive Housing;

AND FURTHER, that Council authorize Administration to negotiate a Housing Agreement with the applicant to be registered on title prior to final adoption of Zoning Amendment Bylaw 6015, 2024 and issuance of a Development Permit;

AND FURTHER, that Council direct Administration to bring forward “6092 Okanagan Landing Road Official Community Plan Amendment Bylaw 6014, 2024” and “6092 Okanagan Landing Road Zoning Amendment Bylaw 6015, 2024”, for initial readings and scheduling of a Public Hearing.

## ALTERNATIVES & IMPLICATIONS:

THAT Council not support Official Community Plan Amendment Application 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 outlined in the report titled “Official Community Plan Amendment and Rezoning Applications for 6092 Okanagan Landing Road” dated August 22, 2024;

AND FURTHER, that Council not support Zoning Amendment Application ZON00406 to rezone from CMTY – Community to MUM – Multi-Unit Medium Scale 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 Amendment and Rezoning Applications for 6092 Okanagan Landing Road" dated August 22, 2024.

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

## **ANALYSIS:**

### **A. Committee Recommendations:**

At its meeting of June 11, 2024, the Advisory Planning Committee passed the following resolution:

*THAT the Advisory Planning Committee recommends that Council 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 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 June 6, 2024 and respectfully submitted by the Manager, Current Planning;*

*AND FURTHER, that Council support Zoning Amendment 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 outlined in the report titled "Official Community Plan and Zoning Amendment Applications for 6092 Okanagan Landing Road" dated June 6, 2024 and respectfully submitted by the Manager, Current Planning;*

*AND FURTHER, that Council direct Administration to bring forward "6092 Okanagan Landing Road Official Community Plan Amendment Bylaw XXXX, 2024" and "6092 Okanagan Landing Road Zoning Amendment Bylaw XXXX, 2024", for initial readings and scheduling of a Public Hearing;*

*AND FURTHER, that prior to final adoption of the OCP and Zoning Amendment Bylaws, the Development Permit be ready for issuance.*

### **B. Rationale:**

#### **1. Project Overview**

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

#### **2. Background**

In 2011, Council supported applications to amend the OCP Land Use designation from RLD – Residential Low Density to PUBINS – Public & Institutional and to rezone from A3 – Rural Small Holdings to P3



**Figure 1: Property Location Map**

– Private Institutional in order to accommodate a seniors' supportive housing development under the condition that a covenant be registered on title requiring:

- 1) Development be limited to a seniors' supportive housing project; and
- 2) Vernon Creek be dedicated to the City along with a Statutory Right of Way (SRW) for the purpose of a public trail, and that an SRW be registered to allow for a future City sanitary sewer line.

The above noted items were completed and the covenant was registered on title.



**Figure 2: Aerial View of Property**

Subsequently, the applicants sought annual 1-year extensions from 2012 thru to 2016 in order to complete the following two conditions:

- 1) That a Transportation Impact Assessment be completed; and
- 2) That the owner enter into a Development Agreement for off-site works.

In 2017, the above noted conditions were satisfied and the OCP and Zoning Amendment bylaws were adopted.

In 2023, Staff brought forward a Development Variance Permit (DVP) application for Council consideration. The application was seeking variances to reduce the number of parking stalls from 94 stalls to 58 stalls and to increase the maximum number of small car stalls from 40% to 45%. The DVP was approved along with a delegated Development Permit, on August 24, 2023.

From 2011 to 2023, the applicant has been seeking an operator for the Seniors Housing project without any success. The applicant has sited that the proximity to services and walkability issues for seniors with mobility challenges have been key to the project not being developed. The applicant has since submitted the subject OCP and Zoning Amendment applications to revise the land use from Institutional to Medium Density Residential Housing to appeal to a wider demographic.

The OCP Amendment Bylaw (6014) received three readings by Council on June 24, 2024. Due to the adoption timing of Zoning Bylaw 6000 and the repeal of Zoning Bylaw 5000 at the June 24, 2024 Council meeting, the Zoning Amendment application was not brought forward with the OCP Amendment application for Council consideration.

Staff reconsidered the process and brought forward a memo to rescind the three readings of the OCP Amendment bylaw on July 15, 2024, with the intention of bringing both the OCP and Zoning Amendment applications together for Council consideration.

Should Council not support the discharge of the Section 219 Covenant restricting the land use to Seniors Supportive Housing, the rezoning of the property can not move forward and the applications would be cancelled and closed.

### 3. Public Information Session

A public information session was held to provide community residents with an additional opportunity to consider the OCP amendment application and to provide feedback prior to the proposed bylaw amendment being considered by Council for First Reading.

The public information session was advertised in the local newspaper (the Morning Star) on two dates (Thursday May 9 and May 16, 2024). The open house was held in-person and on-line on Friday, May 24, 2024. The Info Session did not have any in-person or on-line attendees.

### 4. Project Description

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. Refer to Attachment 2 for the concept site plan. The number of units proposed will be determined with the Development Permit application review and the number of affordable units to be provided will be solidified through the registration on title of a housing agreement prior to final adoption of the Rezoning Bylaw and issuance of a Development Permit.

The primary modification proposed is to change the building tenure from rental to ownership with the provision of some purpose-built rental housing that is available to a broader market. By changing the OCP designation and Zoning, 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. The City of Vernon's Housing Action Plan defines Affordable Housing as: *Affordable housing is targeted to low/average income earners, for example, those who earn minimum wage or individuals who are receiving government assistance such as seniors or people with a disability.*

While it is common to see apartments along major arterial corridors in parts of the City, it can also be appropriate on side streets, within quieter local neighborhoods, and next to parks and schools. Planning recommends a mix of locations in the community in order to provide choice and preference to residents so that they that can prioritize their needs. While apartments along busy roads have noisier traffic interface issues, they do provide direct access onto the road and avoid politically unpleasant rezoning's in existing single-detached neighbourhoods.

The scale of larger apartment buildings is fitting alongside larger arterial road right-of-way compared to narrower local roads. As shown on Attachment 2, the proposed apartment building will be set well back from Okanagan Landing Road with the benefit of additional buffering provided by the existing service road. The layout will be oriented away from the arterial road with the side of the building facing the street. Landscaping and site design will be reviewed at the Development Permit (DP) stage and can further aid with buffering. At a higher level, when multiple apartment buildings and higher density building forms are achieved in a targeted location, it provides opportunity for investments in cycling infrastructure and potential increases in service levels to Transit to help promote alternatives to vehicle use.

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.

The property is vacant as the existing buildings were demolished as part of the original application approvals. Recent ground work has begun as part of site preparations for the project.

	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	INDA - Airport Industrial	Various industrial uses/ businesses including outdoor storage
<b>East</b>	AGRS - Agriculture & Rural: Small Block Non-ALR)	Single detached housing
<b>South</b>	PANS - Parks & Natural Spaces	Vernon Creek Single detached housing
<b>West</b>	AGRS - Agriculture & Rural: Small Block Non-ALR)	Single detached housing

**Table 1: Surrounding Properties - Zoning & Actual Use**

Administration supports the OCP and Zoning amendment applications for the following reasons:

The development:

- adds density to an area that 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 DP process.

**C. Attachments:**

- Attachment 1 – Applicant Letter of Rationale
- Attachment 2 – Concept Site Plan
- Attachment 3 – Official Community Plan Map
- Attachment 4 – Zoning Map

**D. Council's Strategic Plan Alignment**

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

**E. Relevant Policy/Bylaws/Resolutions:**

1. Official Community Plan Bylaw 5470:
  - Current OCP Designation: PUBINS – Public & Institutional (Attachment 3)
  - Proposed OCP Designation: RMD – Residential Medium Density
  - Development District #3 – Hillside Residential and Agricultural District
2. Zoning Bylaw 6000:
  - Current Zoning: CMTY – Community (Attachment 4)
  - Proposed Zoning: MUM – Multi-Unit: Medium Density
3. *Local Government Act:*
  - Part 14 - 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

Approved for submission to Council:

X   
Patricia Bridal, CAO

Date: 09 / 12 / 2024

X   
Terry Barton, Director  
Planning and Community Services

**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 checked="" type="checkbox"/> COMMITTEE: APC (June 11, 2024) |   |  |
| <input type="checkbox"/> OTHER:                                    |   |  |