

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: November 18, 2025
Meeting Type: Regular Council Meeting

Prepared by: Carie Liefke, Manager of Current Planning **Department:** Planning and Development

Title: Area Structure Plan | ASP000002 | 11470 Bond Road
Description: To include the subject property inside the Urban Containment Boundary, amend the OCP future land use designation to High-Density Residential and rezone the subject property to CD18 – Comprehensive Development Zone 18

RECOMMENDATION / RESOLUTION OPTIONS

Council decision (Resolution options within report).

EXECUTIVE SUMMARY

As part of this Area Structure Plan (ASP) for 11470 Bond Road (subject property), council is being asked to review several options for rezoning the property: the RM4 zone, a Comprehensive Development Zone permitting 55 units, or a Comprehensive Development Zone permitting 50 units.

On September 2, 2025, council granted second reading to the Official Community Plan (OCP) amendment bylaw associated with ASP00002. These proposed land use amendments request to include the subject property inside the Urban Containment Boundary (UCB) and amend the future land use designation from Rural Residential to High-Density Residential under the OCP.

The proposed draft CD18 Zone would be similar to the RM4-Low Density Multiple Housing development regulations with reductions in permitted uses, site coverage and density. Staff note that if the subject property is located in the UCB and the future land use of the subject property is amended to High-Density Residential, the CD18 zone would be consistent with the OCP as it would support Housing and Growth policy objectives under the OCP and, would help in meeting the identified community housing needs. Based on comments from Council, there are two versions of the CD18 zone presented, one would allow 55 units and the other would allow 50 units on the parcel. The applicant has indicated that 55 units is necessary to make the project viable.

The originally proposed RM4 zone has also been included as an option for consideration.

The application originally offered to provide affordable housing through a housing agreement. The provincial program is not currently available, and therefore the applicant has suggested a developer led buyer assistance option. A housing agreement could be entered into at the time of development permit and building permit application, therefore it is at Council's discretion if an agreement should be required at the rezoning stage.

BACKGROUND

Application Information			
Application Type:	Area Structure Plan	Application Date:	December, 11 2023
Applicant:	FrontSide Developments Inc.	Owner:	Bharatendu, Bharat Bharatendu, Indira
Application Description	Rezone from RR3 – Rural Residential to RM4 – Low Density Multiple Housing for multi-family housing.		

Property Information: General	
Folio/Roll #:	02562.000
Legal Description	LOT 1 SECTION 16 & 21 TOWNSHIP 20 ODYD PLAN KAP14233
PID	009-045-279
Civic Address:	11470 Bond Road

Property Information: Land Use		
OCP Designation:	current:	Rural Residential, outside of Urban Containment Boundary
	proposed:	High-Density Residential, within Urban Containment Boundary
Zoning Designation:	current:	RR3 – Rural Residential
	proposed:	RM4 – Low Density Multiple Housing
ALR:	No	
Parcel Size:	1.03 Ha / 2.55 Ac	
Development Permit Areas:	Agricultural	
Adjacent Land Summary:	Zoning:	Use:
<i>North:</i>	A1 – Agricultural	Agriculture
<i>East:</i>	RR3 – Rural Residential	Single-family dwelling
<i>South:</i>	RR3 – Rural Residential	Single-family dwelling
<i>West:</i>	P2 – Administration, Public Services and Assembly	Elementary School
<i>West:</i>	RR3 – Rural Residential	Single-family dwelling
Property Information: Infrastructure and Development Engineering		
Road Network	Minor connector	
Driveway Access	Driveway Access Permit required at Building Permit Phase	
Water Supply:	Municipal (source: Beaver Lake/Okanagan Lake)	
Sewer:	Municipal	
Drainage / Stormwater	Municipal – currently rural standard.	
Comments:	Municipal sewer and water infrastructure is within the road right of way adjacent to the property. A Works and Services application and servicing/frontage improvements will be required at time of Building Permit	

ANALYSIS

The subject property is approximately one hectare in size and located at 11470 Bond Road, with secondary frontage on Davidson Road (Attachment A). The property is currently located outside of the Urban Containment Boundary (UCB), is designated Rural Residential for future land use considerations and is located within the Agricultural Development Permit areas. The zoning bylaw currently identifies the property as RR3 - Rural Residential 3. Attachment B includes map excerpts regarding the land use classifications.

Previous Council Decisions

Land use for the subject property has been reviewed on several occasions in the past two years, during that time Council has made the following decisions regarding the subject property:

- September 2023: [resolution 2023-09-156]
 - Council adopted Zoning Bylaw Amendment 1207, 2023 which rezoned the subject property to RR3 – Rural Residential
- September 2024: [resolution 2024-09-168]
 - Council directed staff to process applications contemplating the amendment of the Official Community Plan (Urban Containment Boundary and Future Land Use Designation) and Zoning Bylaw (multi-family residential development) at 11470 Bond Road
- September 2, 2025: [resolution 2025-09-196]

- Council granted 1st and 2nd reading to OCP Amendment Bylaw 1290, 2025 to locate the subject property within the Urban Containment Boundary (UCB) and amend the Future Land Use designation to High-Density Residential, and
- Council directed staff to work with the applicant to prepare a Comprehensive Development Zone for the proposed development.

Official Community Plan

The applicant has requested the land be included within the UCB and that the land use designation be changed from Rural Residential (RR) to High-Density Residential (HDR).

OCP policies encourage directing growth within the UCB, and that expansion of the UCB is considered at Council's discretion (section 4.1.14(a)). Expansion of the UCB may be warranted where there is demonstrated market need, community benefit, appropriate infrastructure in the vicinity, and other policy considerations identified in this report. While expanding the UCB may not be required based on the analysis of land already designated for high-density growth, approving a UCB expansion would increase the supply of available land for residential development which has been identified as required within the Housing Needs report.

On September 2, 2025, the request to include the parcel within the UCB and redesignate the property as High-Density Residential was reviewed by Council. The amendment was supported in principle with the bylaw being granted two readings and forwarded to a Public Hearing. The Public Hearing would be scheduled in the future to run concurrently with the proposed rezoning.

DLC Housing Needs

The subject property provides a unique opportunity to support meeting the District's projected housing needs and policy objectives that encourage purpose-built developments to provide suitable housing for all segments of the current and future population. The 2023 Housing Needs Assessment highlights a significant gap in housing options for families: *"There is a shortage of attainably priced housing options for families in Lake Country. Young families with moderate incomes cannot afford to purchase single-detached homes in Lake Country and there are very few suitable market or rental options."*

Analysis of this application included consideration of the current and projected housing needs identified through the DLC's Housing Needs Assessment Reports. As these reports were completed in 2023 and 2024, the projected needs are not considered in the 2018 OCP policy context. These reports identify an existing gap in attainable housing options for certain segments of the current and future population base of the District among other identified housing needs. In particular, the Housing Needs Assessments outlined that there is a lack of attainable housing options in the DLC for families beyond that of a single-family home. Further, as of May 29, 2025, the Provincial Government has outlined that the District of Lake Country would be considered for provincially identified housing targets. The Provincial Government has directed municipalities to take a more proactive approach in land use planning to better meet development and housing pressures faced by municipalities

Housing Agreement

To meet attainable housing objectives within the OCP, this application initially proposed to use the Affordable Home Ownership Program (AHOP) under BC Housing, however this program is not available at this time. As an alternative, the applicant has proposed a developer-led buyer assistance program. The two housing agreement types are compared in Attachment C. The OCP does not provide a definition for 'attainable housing', but does provide the following definition for 'affordable housing': *housing where cost is no more than 30% of pre-tax household income of the median level income earner in Lake Country for the previous census year.* As drafted, the developers proposed buyer assistance program would not be a form of affordable housing, though it could provide benefits that would not otherwise be available.

The proposed rezoning may proceed, at Council's discretion, without a housing agreement being required by Council at the rezoning stage. The CD18 zone, as well as the RM4 zone, would allow the developer to elect to enter into a

housing agreement at any time during the development stage planning process; this would provide the development with an additional FAR allowance.

Zoning

The proponent has applied to rezone the subject property from RR3 – Rural Residential 3 to RM4 – Low Density Multiple Housing. As per OCP section 23.4, the RM4 zone is best suited for a parcel that has a future land use designation of High-Density Residential.

Based on Council direction provided in September 2025, a Comprehensive Development zone (CD18) has been drafted for Councils consideration. Table 1 below outlines development regulations of the current zone (RR3), the originally proposed RM4 zone and the draft CD18 zone. The draft CD18 zone is similar to the RM4 – Low Density Multiple Housing but with the following key differences:

- Removal of apartment housing as principal use, as based on Council feedback this use would not be suitable for the subject property at this time. The principal uses of group home, and boarding and lodging houses were also removed. The CD18 zone would permit multiple dwelling housing and two dwelling housing as principal uses.
- Multiple dwelling housing and two dwelling housing would be permitted.
- Reducing the base Floor Area Ratio (FAR) to 0.55, plus an addition 0.08 with a housing agreement and 0.08 with screened parking, for a maximum total of 0.71 (RM4 base FAR is 0.65 and max FAR is 0.95). This reduction would provide a tailored approach to support infill development into the existing neighbourhood.
- Limiting the maximum number of units permitted on the property to 55 (or 50). Council expressed concerns that the Floor Area Ratio provided an unlimited unit count and would like to have the unit count specified to ensure an appropriate development size would occur on the property.
- Adding a regulation to limit the number of buildings per unit to 6 except that up to 8 units would be permitted for stacked row housing only. This would provide a flexible approach for the development based on building types.
- Reduction in the permitted site coverage from 45% buildings (65% with parking and driveways) to 45% buildings (60% with parking and driveways). This would help ensure a more suitable buildable area for infill development in this neighbourhood by providing additional open space and site permeability.

Table 1: Zoning Analysis

COMPARISON OF ZONES			
Zone Regs	RR3 – Rural Residential (Current)	RM4 – Low Density Multi (proposed, Option 3)	CD18 (proposed, Option 1 or 2)
Principal Uses	<ul style="list-style-type: none"> • group home, minor • single dwelling housing • scale multiple housing 	<ul style="list-style-type: none"> • boarding / lodging / congregate • group home, major • multiple dwelling housing • two dwelling housing 	<ul style="list-style-type: none"> • multiple dwelling housing • two dwelling housing
Secondary Uses	<ul style="list-style-type: none"> • accessory or secondary suite • bed and breakfast homes • care centre, minor • home occupations • short term vacation rental • utility services, minor impact 	<ul style="list-style-type: none"> • care centres, major • home occupation • utility services, minor impact 	<ul style="list-style-type: none"> • care centres, minor • home occupation • utility services, minor impact
Buildings & Structures	<ul style="list-style-type: none"> • one single detached house • accessory buildings / structures • small-scale multiple housing 	<ul style="list-style-type: none"> • apartment housing • duplex housing • row housing • semi-detached housing • stacked row housing • accessory buildings / structures 	<ul style="list-style-type: none"> • duplex housing • row housing • semi-detached housing • stacked row housing • accessory buildings / structures

		RR3 Zone	RM4 Zone	CD18 Zone
Site Coverage		<ul style="list-style-type: none"> 40%, not to exceed 50% combined with driveways and parking areas 	<ul style="list-style-type: none"> 45% not to exceed 65% combined with driveways and parking areas 	<ul style="list-style-type: none"> 45%, not to exceed 60% combined with driveways and parking areas
Density		<ul style="list-style-type: none"> 1 SFD per lot 	<ul style="list-style-type: none"> 0.65 FAR base, up to 0.75 with housing agreement, plus 0.20 with screened parking TOTAL FAR - up to 0.95 	<ul style="list-style-type: none"> 0.55 FAR base, up to 0.63 with housing agreement, plus 0.08 with screened parking Total FAR – up to 0.71
Dwellings per lot		<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> 55 maximum (Option 1) 50 maximum (Option 2)
Dwellings per building		<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> 6 per building, except it is 8 for stacked row housing
Height		<ul style="list-style-type: none"> 9.5m/2.5 storeys – SFD 11m/3 storeys – SSMUH 	<ul style="list-style-type: none"> 12.4m/3 storeys 	<ul style="list-style-type: none"> 12.4m/3 storeys 4.5m for accessory buildings & structures
Setback	Front	<ul style="list-style-type: none"> 4.5m, except 6.0m to garage door or carport entrance 	<ul style="list-style-type: none"> 6.0m 	<ul style="list-style-type: none"> 6.0m
	Side	<ul style="list-style-type: none"> 3.0m, but 4.0m from side street 1.5m for SSMUH with exceptions to 4.0m or 6.0m 	<ul style="list-style-type: none"> 2.3m up to 2 storeys 4.5m for parts of building over 2 storeys 	<ul style="list-style-type: none"> 4.0m up to 2 storeys, and 4.5m for parts of building over 2 storeys 4.5m from flanking street, except 6.0m if garage access from flanking street
	Rear	<ul style="list-style-type: none"> 6.0m 	<ul style="list-style-type: none"> 7.5m 	<ul style="list-style-type: none"> 7.5m 1.5m for accessory buildings
	Buildings	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> 3.0m between principal buildings 	<ul style="list-style-type: none"> 3.0m between principal buildings
Landscaping				
Front		<ul style="list-style-type: none"> Level 1: no specific guidelines 	<ul style="list-style-type: none"> Level 2: 3.0m buffer with opaque barrier or vegetative buffer 	
Sides & Rear		<ul style="list-style-type: none"> Level 1: no specific guidelines 	<ul style="list-style-type: none"> Level 3: 3.0m buffer using vegetative buffer or opaque barrier 	
Parking				
Vehicle Parking		<ul style="list-style-type: none"> 2 spaces for each of the 1st and 2nd principal dwelling units. 1 space for each of 3rd and 4th principal dwelling units. 	<ul style="list-style-type: none"> 1 per bachelor dwelling unit, plus 1.25 per 1-bedroom dwelling unit, plus 1.5 per 2-bedroom dwelling unit, plus 2 per 3-or-more bedroom dwelling unit, and Of required spaces, 1 visitor stall designated for every 7 units 	
Bicycle Class I		<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Class I: 0.5 per dwelling unit 	
Bicycle Class II		<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Class II: 0.1 per dwelling unit 	
Drive Aisle		<ul style="list-style-type: none"> 6.5m wide for two-way aisles with 90° parking 6m wide for two-way aisles without adjacent parking 	<ul style="list-style-type: none"> 7.0 m wide for two way aisles and for all 90° parking. 5.5 m wide for one way aisles and for 60° parking, 3.6 m wide for 45° degree parking 3.5 m wide for parallel parking 	
Other				
Private Open Space		<ul style="list-style-type: none"> 7.5m² min. for SSMUH 	<ul style="list-style-type: none"> 7.5m² per bachelor unit 15m² per 1 bedroom 25.0m² more than 1 bedroom 	<ul style="list-style-type: none"> 25m² per dwelling
Daylighting Standards		<ul style="list-style-type: none"> 65-degree angular plane requirement for buildings more than 10.0m in height / 2 storeys 		

The applicant has provided an updated rationale for the proposed development (Attachment D). The rationale outlines their need to have 55 units on site to ensure the financial viability of the project while offering units at accessible price points. The applicant has stated that the proposed CD Zone strikes a balance between single-family housing and the need for more attainable housing.

If the future land use of the subject property is amended to High-Density Residential, both the RM4 zone and CD18 zone would be consistent with the OCP, and policy objectives of the Housing and Growth sections would be met.

Infrastructure

The Infrastructure and Engineering Development Department have indicated that the property currently is adequately serviced, as the property is fronted by water, sanitary and storm sewer infrastructure (Attachment B, Map 5). This servicing supports the proposed re-zoning.

The applicant has provided a traffic review from a transportation engineer at CTQ Consultants that determined the addition of the site generated traffic will have a minimal impact on the function of the adjacent roadways. The development of this parcel may provide opportunity to improve parking and pedestrian connectivity to the elementary school. A Works & Services application will be required at the building permit stage.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

- This application was referred to internal and external departments and comments were provided and shared with the applicant through the Comprehensive Letter and subsequent communications.
- Through referrals, the RDCO provided analysis of the proposal to the Regional Growth Strategy and note that the application may not be in alignment with some of the Land, Heath, Climate and Transportation Regional Growth Strategy policies
- A Public Information meeting for neighbourhood consultation purposes was held by the applicant on November 20, 2024. The applicant provided a summary of feedback provided during the meeting (see Attachment E).
 - feedback received during the applicant-led consultation identified concerns with the densification of the subject property and potential impacts to the existing neighbourhood.
- If the proposed bylaw amendments proceed to Public Hearing, staff would prepare statutory notification in the form of mail notices, public advertisement, and notice signs on the subject property.

RESOLUTION OPTION(S)

Option 1 – Rezone to CD18 Comprehensive Development Zone 18 to permit up to 55 units (Attachment F). A unit count of 55 would help the applicant protect the feasibility of the project and offer the units at an accessible price point.

THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 as shown on Attachment F (OPTION 1) be read a first and second time;

AND THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 as shown on Attachment F (OPTION 1) be forwarded to a public hearing.

Option 2 – Rezone to CD18 Comprehensive Development Zone 18 to permit up to 50 units (Attachment G)

THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 as shown on Attachment G (OPTION 2) be read a first and second time;

AND THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 as shown on Attachment G (OPTION 2) be forwarded to a public hearing.

Option 3 – Rezone to RM4 – Low Density Multiple Housing as proposed in original application (Attachment H)

THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 as shown on Attachment H (OPTION 3) be read a first and second time;

AND THAT prior to adoption, the applicant be required to enter into a Housing Agreement, including registration on title of Lot 1 SEC 16 & 21 TWP20 ODYD PLAN 14233, with the District of Lake Country which

sets out terms of unit set asides, income levels, affordability period, mortgage repayment period and other considerations as required to inform a Housing Agreement;
AND THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 as shown on Attachment H (OPTION 3) be forwarded to a public hearing.

Option 4 – Do not rezone the subject property and close the file.

THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 not be read a first time and the file be closed

Option 5 – Request further information from staff to clarify application request.

THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 be deferred pending additional information identified by Council

Respectfully Submitted,

**Carie Liefke, Manager of Current Planning
RPP, MCIP**

Report Approval Details

Document Title:	ASP00002 - 11470 Bond Rd .docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - ASP00002 - Location Map.pdf - Attachment B - ASP00002 - Land Use, Zoning, ALR and Infrastructure Maps.pdf - Attachment C - ASP00002 - Housing Agreement Comparison.pdf - Attachment D - ASP00002 - Applicants Updated Rationale.pdf - Attachment E - ASP00002 - Public Engagement Summary.pdf - Attachment F - ASP00002 - Draft Zoning Bylaw 1291, 2025 (CD18 - Option 1).pdf - Attachment G - ASP00002 - Draft Zoning Bylaw 1291, 2025 (CD18 - Option 2).pdf - Attachment H - ASP00002 - Draft Zoning Bylaw 1291, 2025 (RM4 - OPTION 3).pdf
Final Approval Date:	Nov 13, 2025

This report and all of its attachments were approved and signed as outlined below:

Steven Gubbels, Development Engineering Manager - Nov 12, 2025 - 1:57 PM

Matthew Salmon, Infrastructure & Development Engineering Director - Nov 12, 2025 - 2:50 PM

Jeremy Frick, Director of Development Approvals - Nov 12, 2025 - 3:16 PM

Reyna Seabrook, Director of Corporate Services - Nov 12, 2025 - 4:18 PM

Paul Gipps, Chief Administrative Officer - Nov 12, 2025 - 4:23 PM

Makayla Ablitt, Manager of Corporate Administration - Nov 13, 2025 - 10:14 AM