

MEETING TYPE: Regular Council Meeting
MEETING DATE: May 7, 2024
AUTHOR: Trevor Empey, Senior Planner
DEPARTMENT: Planning and Development
ITEM TITLE: Development Permit | DP00804 | 10385 Long Road
DESCRIPTION: To authorize the construction of a townhouse development

PURPOSE

To consider a Development Permit (Multiple Unit and Greenhouse Gas Reduction and Resource Conservation) that would authorize an eight-unit townhouse development.

RECOMMENDATION

THAT Development Permit DP00804 (Attachment B to the Report to Council dated May 7th, 2024) for property at 10385 Long Road (Roll 02116.080; PID: 030-778-239) to allow for a multiple unit development be approved.

EXECUTIVE SUMMARY

This application is proposing an eight-unit townhouse development within the Multiple Unit, Greenhouse Gas Reduction and Resource Conversation (GHG), Natural Environment and Wildland Fire Development Permit Areas (DPAs) under the Official Community Plan 2018-2038 (OCP). Council has delegated to staff the authority to approve Natural Environment and Wildland Fire Development Permits. Technical Development Permits were issued previously by the District for Natural Environment and Wildland Fire Hazard DPAs (DP2016-041).

Council is required to approve DP applications in Multiple Unit and GHG DPAs. Staff reviewed the proposed development against the associated guidelines and regulations of the Zoning Bylaw. Staff support this application as the proposal is in accordance with the applicable DPA guidelines.

BACKGROUND/HISTORY

The subject property is located in the DC3-Direct Control (Lakestone) zone of Lake Country and is within the Urban Containment Boundary. The future land use designation of the subject property is Urban Residential under the OCP.

TABLE 1: PROPERTY INFORMATION

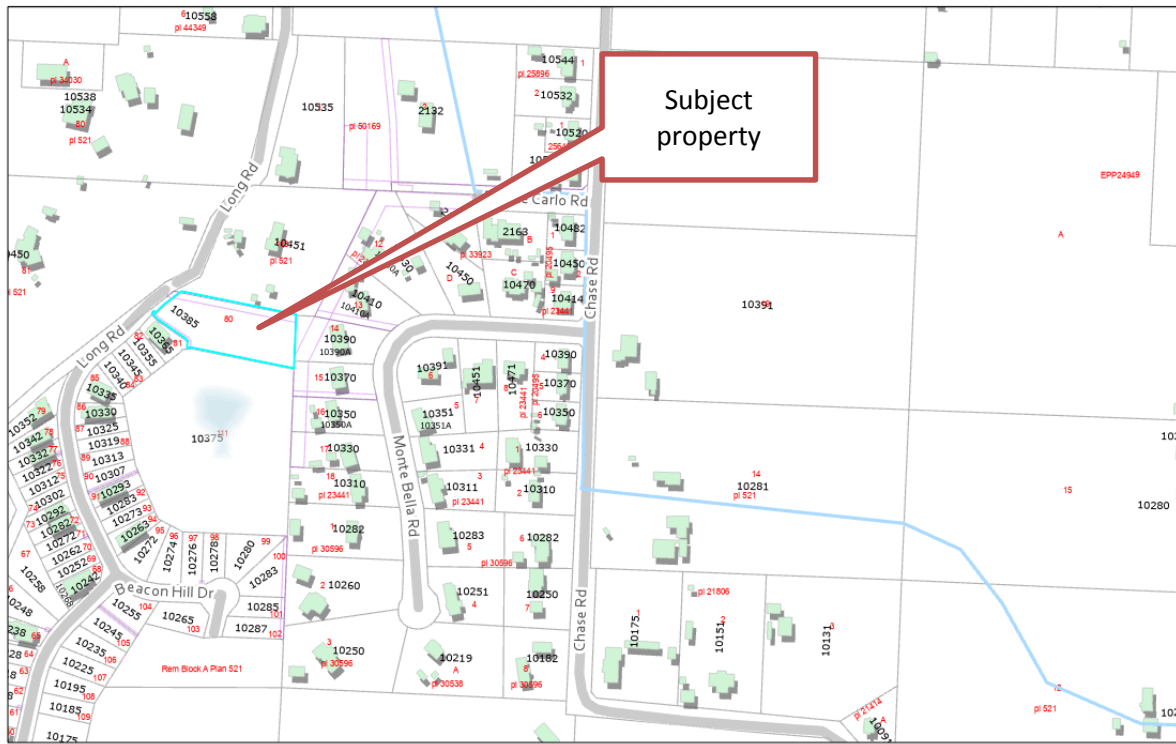
PROPERTY INFORMATION			
Civic Address:	10385 Long Road		
Roll Number:	02116.080		
Legal Description:	PID:030-778-239, LOT 80 SECTION 9 OSOYOOS DIV OF YALE LAND DISTRICT PLAN EPP86639 TOWNSHIP 20		
Applicant:	Prima Contracting Inc.	Owner(s):	Axiom Integrated Holdings Inc. No.2024630770
OCP Designation:	Urban Residential		
Existing Zoning Designation:	DC3 – Direct Control Zone 3		
Proposed Zoning:	N/A		
Land Use Contract:	N/A		
ALR:	N/A		

Parcel Size:	0.51 Hectares /1.25 Acres	
DP Area(s):	Multiple Unit, Natural Environment, Wildland Fire, GHG Reduction & Resource Conservation	
Water Supply:	Municipal	
Sewer:	Municipal	
Site Context:	Zoning:	Use:
North:	RR2 – Rural Residential	Single-family dwelling
East:	RU1 – Urban Residential	Single-family dwelling
South:	P1 – Public Park and Open Space	Open Space
West:	RR1 – Rural Residential	Single-family dwelling

SITE CONTEXT

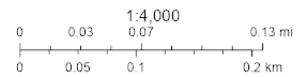
The subject property is suburban in nature, and surrounded by rural and suburban residential lots in the Okanagan Centre Ward. Public Open Space is directly to the south of the subject property and public access is provided by an existing walking trail on the lot. The trail is protected by a right-of-way in favour of the District.

MAP 1: LOCATION MAP



4/23/2024, 11:23:58 AM

- Building
- Streets
- Lakes
- Parcels
- Lake Country Boundary
- Easements
- Stream

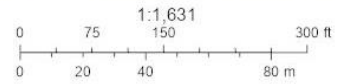


MAP 2: ORTHOPHOTO



4/22/2024, 1:18:26 PM

- Parcels (On Ortho)
 - Parcels
 - Easements
 - Streets
 - Lakes
 - Lake Country Boundary
- Street Names 502-1001



District of Lake Country Online Mapping System
District of Lake Country

FIGURE 1: CONCEPTUAL SITE PLAN (ATTACHMENT C)

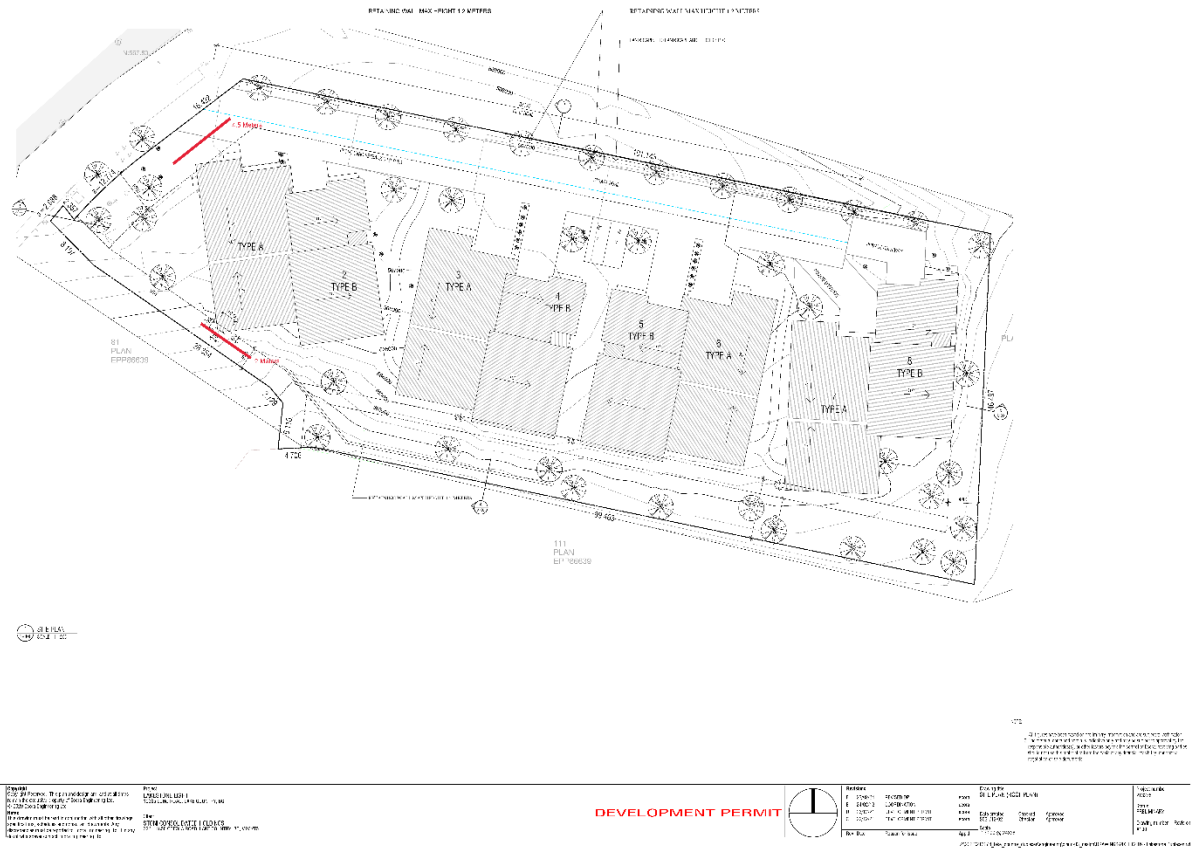


FIGURE 2: SITE PHOTOS 1, 2, AND 3



Photo 1: Walkway to public open space



Photo 2: View of subject property looking North



Photo 3: Subject property looking Northeast

TABLE 2: CHRONOLOGY

Date	Event
2021-12-21	Application Submission
2023-10-12	Core Team Meeting
2023-12-01	Referrals
2024-01-17	Comprehensive Letter Issued
2024-02-29	Updated Materials provided by Applicant

DISCUSSION/ANALYSIS

As this is a Development Permit for a multiple unit development, staff reviewed Multiple-Unit and GHG Reduction Development Permit Area Guidelines under the District's OCP. Associated DP checklists are provided by the applicant (Attachment A). The applicant is proposing eight townhouse units on the subject property (Attachment C). As noted, the Natural Environment and Wildland Fire DPAs apply to the subject property and technical development permits (DP2016-041) were approved through historic subdivision.

Official Community Plan: Multiple Unit Development Permit Area (s.21.5)

The purpose of the Multiple Unit DPA is to ensure multiple unit residential development in Lake Country is built to a high aesthetic standard which benefits the community.

Staff support this proposal as building layouts would enhance the overall aesthetics of the subject property and integrate into the existing neighbourhood. Buildings are also proposed to be in clusters of two, with private walkways between buildings proposed for residents to access their rear yard common areas. Further, this proposal supports DPA guidelines with respect to private off-street parking for vehicles and bicycles as residences would provide garage parking spaces.

Building and Structure Guidelines:

Staff support the proposed building materials as they are included in the Multiple Unit DPA guidelines. The articulated façade is varied and consistent with the DPA guidelines.

Landscaping Guidelines:

Overall, staff support the proposed landscape plan in relation to the Multiple Unit DPA landscaping guidelines. The proposed landscape plan would enhance the existing character and aesthetic of the subject property, incorporate private community garden space for residents and provide appropriate buffers between neighbouring properties, walkways and public roads.

Official Community Plan: Greenhouse Gas Reduction and Resource Conservation (GHG) Area (s.21.13)

The purpose of the GHG DPA is to aid in the reduction of greenhouse gases and conservation of water and energy.

Site Design, Buildings, and Landscaping

This proposal would meet BC Building Code Step Three construction standards as noted by the applicant. Building designs support natural ventilation and would have a south-oriented roof slope. Further, large overhangs are proposed to be incorporated into building designs with large windows which support the GHG DPA guidelines (Attachment E). The proposed landscape plan would be relatively low maintenance and shaded areas would be provided along western and southern portions of the subject property (Attachment D). Overall staff support this application in relation to the GHG DPA guidelines.

Zoning Bylaw 561, 2007

Staff reviewed this application to ensure compliance to the DC3 - Direct Control (Lakestone) zone development regulations, and other applicable regulations under Zoning Bylaw 561, 2007.

Staff note that this application would conform to applicable regulations with respect to setback requirements, private open space, and off-street parking for vehicles and bicycles. No variances are requested by the applicant in relation to this application. Proposed building height would be 11.13 metres and site coverage would be 28.2%, below the maximum of 40% permitted under the DC3 zone. A total of 264m² of private open space would be provided, exceeding the minimum of 25m² per unit. Further, two visitor parking spaces, and minimum of four Class I (long term) and one Class II (short term) bicycle parking would be provided.

APPLICABLE LEGISLATION, BYLAWS AND POLICIES

Local Government Act, s.488 Development Permits

Official Community Plan 2018-2038

Zoning Bylaw 561, 2007

IMPACT ON INFRASTRUCTURE, SERVICES AND STAFF CAPACITY

Works and services required by the Subdivision and Development Servicing Bylaw were previously completed at the time of subdivision. The subject property has municipal water and sewer connections available at the property line. The proposed development will require attention to storm water management for the site at time of building permit. A connection to the storm sewer system fronting the property may be required.

Normal staff time was used to process this application.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

CONSULTATION

Internal and external referrals occurred to support review of this development permit application. Internal referrals provided comments regarding the proposed landscape plan where staff shared feedback and recommendations from the Parks and Recreation Department to the applicant. External agencies noted support for this application and provided future considerations as the applicant progresses through the development process.

COMMUNICATIONS

N/A

ALIGNMENT WITH COUNCIL STRATEGIC PRIORITIES

- Create and Support Opportunities for a Healthy, Active and Inclusive Community
- Create Infrastructure That Meets Community Needs
- Encourage Growth of the Downtown Core
- Ensure Sustainable Water Service Delivery for the Community
- Explore Opportunities to Engage With Regional Local Governments for the Betterment of the Community
- Honour Reconciliation by Strengthening Relationships and Inclusiveness With Our Indigenous Partners
- Identify and support improvements to the Development Process
- Implement the Agricultural Plan
- Preserve, Protect and Enhance Our Natural Environment
- Secure long term wastewater service delivery for our community
- Support Opportunities to Diversify Lake Country's Tax Base

ALIGNMENT WITH MASTER PLANS

- | | |
|--|--|
| <input type="checkbox"/> Agricultural Plan | <input checked="" type="checkbox"/> Official Community Plan |
| <input type="checkbox"/> Climate Action Charter | <input type="checkbox"/> Parks & Recreation Master Plan 2019 |
| <input checked="" type="checkbox"/> Housing Needs Report | <input type="checkbox"/> Sanitary Sewer System Map |
| <input type="checkbox"/> Liquid Waste Management Plan Stage 1/2 Report | <input type="checkbox"/> Transit Future Plan-Central Okanagan Region-DRAFT |
| <input type="checkbox"/> McCoubrey Plateau Area Structure Plan | <input type="checkbox"/> Transportation for Tomorrow |
| <input type="checkbox"/> Mobility Master Plan | <input type="checkbox"/> Water Master Plan |

OPTIONS

- A. THAT Development Permit DP000804 (Attachment B to the Report to Council dated May 7th, 2024) for property at 10385 Long Road (Roll 02116.080; PID: 030-778-239) to allow for a multiple unit development be approved.
- B. THAT Development Permit DP000804 (Attachment B to the Report to Council dated May 7th, 2024) for property at 10385 Long Road (Roll 02116.080; PID: 030-778-239) to allow for a multiple unit development not be approved.
- C. THAT Development Permit DP000804 (Attachment B to the Report to Council dated May 7th, 2024) for property at 10385 Long Road (Roll 02116.080; PID: 030-778-239) to allow for a multiple unit development be deferred pending receipt of additional information as identified by Council.

Collaborators: *(each individual collaborator to add name and date reviewed)*

Name	Date Reviewed
Sid Smith, Engineering Department	April 26, 2024

Respectfully Submitted,
Trevor Empey, Senior Planner
MCIP, RPP

Report Approval Details

Document Title:	DP000804 - 10385 Long Rd.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - Development Permit Checklists.pdf - Attachment B - Draft Development Permit.pdf - Attachment C-DP000804-Site Plan.pdf - Attachment D - Landscape Plan .pdf - Attachment E-DP000804-Renderings and Materials.pdf
Final Approval Date:	Apr 29, 2024

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

Brian Zurek, Manager of Planning - Apr 26, 2024 - 1:54 PM

Steven Gubbels, Manager of Development - Apr 26, 2024 - 2:19 PM

Matthew Salmon, Director of Engineering and Environmental Services - Apr 26, 2024 - 3:12 PM

Reyna Seabrook, Director of Corporate Services - Apr 26, 2024 - 3:58 PM

Paul Gipps, Chief Administrative Officer - Apr 29, 2024 - 7:59 AM