

MEETING TYPE: Regular Council Meeting
MEETING DATE: September 3, 2024
AUTHOR: Trevor Empey, Senior Planner
DEPARTMENT: Planning and Development
ITEM TITLE: Area Structure Plan |ASP00002| 11470 Bond Road
DESCRIPTION: To seek Council direction on a proposed Urban Containment Boundary adjustment

PURPOSE

To seek Council direction on proposed Urban Containment Boundary adjustment and associated Official Community Plan amendment for the property at 11470 Bond Road.

RECOMMENDATION

THAT staff be directed to process the Area Structure Plan application ASP00002 for the property at 11470 Bond Road (Roll 02562.000: PID: 009-045-279) to include the subject property inside the Urban Containment Boundary under the Official Community Plan 2018-2038;
AND THAT staff return to Council with a proposed Official Community Plan Amendment to amend Map 3 of the Official Community Plan 2018-2038 for decision.

EXECUTIVE SUMMARY

An application has been made to amend the Official Community Plan (OCP) land use designation from Rural Residential to High-Density Residential and the Zoning Bylaw from RR2 – Rural Residential to RM4 – Low Density Multiple Housing to support a multi-unit development on the subject property which is located outside of the Urban Containment Boundary (UCB).

Prior to Council’s consideration of the future land use and zoning amendment applications, Council must authorize the proposed UCB adjustment. If direction is provided by Council to proceed with the proposed UCB adjustment, staff will process the development applications submitted by the applicant.

Staff have held preliminary discussions with the applicant on this proposal. A key consideration for Council is that the applicant’s multi-family proposal, if approved, would provide affordable housing in the form of units for affordable home ownership. Staff have received very preliminary information regarding the affordable housing component of this proposal and further discussions with the applicant, District staff and BC Housing would be required to ratify a housing agreement.

BACKGROUND/HISTORY

An Area Structure Plan (ASP) application was submitted and deemed complete in December 2023 and this application has been prioritized as Per OCP s.7.17(b) as it proposes affordable home ownership units. Referrals were sent to internal departments and relevant agencies for feedback.

Council approved Zoning Bylaw Amendment 1207, 2023 in September 2023 that rezoned the subject property from RR2 – Rural Residential to RR3 – Rural Residential.

TABLE 1: PROPERTY INFORMATION

PROPERTY INFORMATION			
Civic Address:	11470 Bond Road		
Roll Number:	02562.000		
Legal Description:	PID: 009-045-279, LOT 1 SECTIONS 16 AND 21 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 14233		
Applicant:	Frontside Developments (Stephen Duke)	Owner:	B.Bharatendu
OCP Designation:	Rural Residential		
Existing Zoning Designation:	RR2 – Rural Residential		
Proposed Zoning:	RM4 – Low Density Multiple Housing		
ALR:	No		
Parcel Size:	1.03 ha (2.55 ac)		
DP Area(s):	Multiple Unit, Agricultural		
Water Supply:	Municipal		
Sewer:	Private		
Site Context:	Zoning:	Use:	
<i>North:</i>	A1 – Agricultural	Agricultural	
<i>East:</i>	RR3 – Rural Residential	Single family dwelling	
<i>South:</i>	RR3 – Rural Residential	Single family dwelling	
<i>West:</i>	P2 – Administration, Public Service & Assembly	Public School	

SITE CONTEXT

The subject property is located at the corner of Bond Road and Davidson Road and is outside of the District of Lake Country's Urban Containment Boundary. Municipal sewer and water are located on Davidson Road and the subject property is connected to municipal water. A Municipal sewer connection is available to the subject property for a single-family dwelling. This area of the District is primarily single-family dwellings and is rural in nature. Davidson Road Elementary School and the District of Lake Country public works yard are located on adjacent properties to the west.

TABLE 1: FILE CHRONOLOGY

Date	Event
2023-12-11	Application submission
2024-04-25	Core Team Meeting
2024-04-29	External Referrals

DISCUSSION/ANALYSIS

The District's OCP future land use designations provide policy direction on the growth and development of the community. A key component of these policies is the UCB which delineates where urban growth and development is planned to occur. By directing growth inside the UCB, the District can limit sprawl, maintain the community's rural character, protect farmland, encourage use of existing municipal infrastructure, and develop complete communities.

The developer has submitted to the District an application to amend the Urban Containment Boundary. As outlined under Section 4.7 of the OCP, staff are seeking direction from Council whether-or-not to proceed with the proposal to amend the UCB (Map 3 of the OCP). If Council supports the proposal to include the subject property within the UCB, staff would continue evaluation of the application and prepare subsequent OCP and Zoning Bylaw amendments for Council's future consideration. Public consultation, notification and opportunities for public feedback would be required prior to returning to Council for a decision on the subsequent amendments. Based on the proposed redevelopment of the site, Council would be asked to consider amending the OCP from Rural

Residential to High-Density Residential and to rezone the subject property from RR2 – Rural Residential to RM4 – Low Density Multiple Housing.

Affordable Housing Component

The applicant has noted to staff that the intent of this application would be to provide housing that qualifies as affordable home ownership on the subject property. Preliminary discussions have occurred between staff and the applicant; however additional dialogue would be required to confirm development details including the percentage of affordable home ownership units, target income levels for purchasers, or other terms of required by the District or BC Housing. Should Council support the proposal, affordable home ownership commitments would be secured via section 219 Land Title Act covenants as a condition of development approval.

IMPACT ON INFRASTRUCTURE, SERVICES AND STAFF CAPACITY

Preliminary assessment by District Engineering and Utilities Departments outlines that sanitary sewer and water systems currently have capacity to support this development. The District is currently conducting infrastructure modeling to determine the necessary improvements needed to support larger development in this area, and scheduled for completion by the end of 2024. After the modeling is completed, updates to the capital plans will follow.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

CONSULTATION

External and Internal Referrals occurred as part of the staff's preliminary review of this application.

Feedback from Interior Health was supportive of this proposal and strongly recommended the inclusion of affordable housing agreements prior to approval of OCP and Zoning Bylaw amendments.

The Regional District of Central Okanagan provided referral comments and noted that the proposed OCP amendment to include the subject property inside the UCB may not be in alignment with the several Regional Growth Strategy policies.

The Central Okanagan School District No.23 provided support for this application and requested more information about the affordable housing component. Further comments were provided that would be addressed during the Development Permit stage if this application were to proceed.

COMMUNICATIONS

Future public engagement and notification would be required as per the *Local Government Act* and the District's Approval Procedures Bylaw 1227, 2024 if Council provides direction to staff to proceed with evaluating this application.

APPLICABLE LEGISLATION, BYLAWS AND POLICIES

Local Government Act. s.477

Official Community Plan 2018-2038

Zoning Bylaw 561, 2007

Development Approval Procedures Bylaw 1227,2024

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 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 staff be directed to process the Area Structure Plan application ASP00002 for the property at 11470 Bond Road (Roll 02562.000: PID: 009-045-279) to include the subject property inside the Urban Containment Boundary under the Official Community Plan 2018-2038;
AND THAT staff return to Council with a proposed Official Community Plan Amendment to amend Map 3 of the Official Community Plan 2018-2038 for decision.
- A. THAT staff not be directed to process the Area Structure Plan application ASP00002 for the property at 11470 Bond Road (Roll 02562.000: PID: 009-045-279) to include the subject property inside the Urban Containment Boundary under the Official Community Plan 2018-2038;
AND THAT this application be cancelled.

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

Name	Date Reviewed

Respectfully Submitted,
Trevor Empey, Senior Planner
MCIP, RPP

Report Approval Details

Document Title:	Requesting Council Feedback - ASP00002 - 11470 Bond Road .docx
Attachments:	- Attachment A - ASP00002 - UCB Map.pdf - Attachment B - ASP00002 - UCB and Municipal Services Map.pdf - Attachment C - ASP00002 - Project Rationale.pdf
Final Approval Date:	Aug 29, 2024

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

Brian Zurek, Manager of Planning - Aug 28, 2024 - 2:38 PM

Matthew Salmon, Infrastructure & Development Engineering Director - Aug 28, 2024 - 4:51 PM

Jeremy Frick, Director of Planning & Development - Aug 29, 2024 - 8:17 AM

Reyna Seabrook, Director of Corporate Services - Aug 29, 2024 - 10:33 AM

Paul Gipps, Chief Administrative Officer - Aug 29, 2024 - 10:58 AM