

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: January 21, 2025
Meeting Type: Regular Council Meeting

Prepared by: Trevor Empey, Senior Planner
Department: Planning and Development

Title: Zoning Amendment Bylaw 1266|Z0000277| 3118 Reimche Rd.
Description: To rezone from RM4 – Low Density Multiple Housing to RM5 – Medium Density Multiple Housing

RECOMMENDATION

THAT Zoning Amendment (Z0000277) Bylaw 1266, 2025, for a portion of the property at 3118 Reimche Road, be read for a first, second and third time.

AND THAT prior to adoption, the District secure a covenant for road dedication and offsite pedestrian improvements.

EXECUTIVE SUMMARY

The purpose of this application is to rezone the residential portion of 3118 Reimche Road (subject property) from RM4 – Low Density Multiple Housing to RM5 – Medium Density Multiple Housing. No changes to the Commercial or Public Park Open Space zones are proposed by this application. Staff are supportive of this application as rezoning the subject property would be consistent with the High-Density Future Land Use Designation under the OCP. Further, rezoning the subject property to RM5 would support Environment, Housing, Growth and Neighbourhood Planning goals and objectives under the Official Community Plan (OCP).

As this application would be consistent with the OCP, a Public Hearing is prohibited as per the *Local Government Act* s. 464(3).

BACKGROUND

Property Information		
Application Type	Rezoning Application	Application Date: 2023-12-14
Folio/Roll #:	11585.000	
PID & Legal Description	009-625-402; LOT 1 DISTRICT LOT 169 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP10040	
Civic Address:	3118 Reimche Road	
Applicant:	N. Mehrabkhani	Owner (s): 1141253 BC Ltd.
OCP Designation:	High Density Residential and Mixed-Use Commercial	
Zoning Designation:	C1– Town Centre Commercial, P1 – Public Park and Open Space and RM4 – Low Density Multiple Housing	
Land Use Contract	NA	
ALR:	NA	
Parcel Size:	2.1 Hectares	
Development Permit Areas:	<ul style="list-style-type: none"> Multiple Unit Natural Environment Drainage Hazard 	
Water Supply:	<ul style="list-style-type: none"> Municipal 	
Sewer:	<ul style="list-style-type: none"> Municipal 	
Site Summary:	Zoning:	Use:

<i>North:</i>	RU1 – Small Scale Multiple Housing	Single family dwellings
<i>East:</i>	C2 – Service Commercial P2 – Administration, Public Service and Assembly RM2 – Low Density Row Housing	Commercial uses
<i>South:</i>	RM2	Multi Unit Strata
<i>West:</i>	RM5	Multi Unit Strata

ANALYSIS

The subject property (Attachment A) is located inside the Urban Containment Boundary (UCB) and in the Woodsdale neighbourhood. Three different zones are applicable to the subject property (Attachment B), including C1 – Town Centre Commercial (North portion), RM4 – Low Density Multiple Housing (South portion) and P1 – Public Park and Open Space (South West portion). No zoning amendment would occur to the commercial or public park and open space zones on the subject property.

This application proposes to rezone a portion of the subject property from RM4 to RM5 (Attachment B). The future land use designation for the residential portion of the subject property is designated as High-Density Residential under the Official Community Plan (OCP). Rezoning the residential portion of the subject property from RM4 to RM5 would be consistent with the High-Density Future Land Use Designation under the OCP. Further, rezoning the subject property would be supportive of Housing, Growth, Environment and Neighbourhood policies under the OCP as identified in Attachment C. Rezoning the subject property from RM4 to RM5 would permit an increase in density in the form of multiple dwelling housing such as apartments and would permit an increase in the range of secondary commercial uses as part of residential development such as financial services, health services, personal service establishments.

Recommended Condition of Rezoning

At time of rezoning, staff recommend securing road dedication of approximately 2.4 metres depth along the northern property boundary, and approximately 3.8 metres depth along the southern property boundary. This would make the boundaries of the subject property match those of the immediately adjacent properties and facilitate public infrastructure improvements to Woodsdale and Reimche Roads. The approximate areas to be dedicated are shown in Attachment E. Actual areas of dedication are to be confirmed by survey.

Staff also recommend the applicant be required to provide a crosswalk at the intersection of Woodsdale and Rogers Roads as part of the works and services constructed at a future development stage.

Attachment D shows a draft bylaw for the proposed RM5 zone. Table 1 below provides an overview of proposed changes from the RM4 to RM5 zone.

Table 1: Summary of Proposed Zoning Changes

CRITERIA	RM4	RM5
Principal Uses	<ul style="list-style-type: none"> Multiple Dwelling Housing Two Dwelling Housing 	<ul style="list-style-type: none"> Multiple Dwelling Housing Congregate Care Housing Group Home, Major
Secondary Uses	<ul style="list-style-type: none"> Care Centers, Major Home Occupation Utility Service, Minor 	Variety of commercial uses such as: <ul style="list-style-type: none"> Financial Services Government Services Health Services Personal Services Establishments Offices Retail stores, convenience
Site Coverage	<ul style="list-style-type: none"> 45% 	<ul style="list-style-type: none"> 40%
Site Coverage (Building, Driveways, Parking)	<ul style="list-style-type: none"> 60% 	<ul style="list-style-type: none"> 60%

Height	<ul style="list-style-type: none"> • Lesser of 12.4m or 3 storeys 	<ul style="list-style-type: none"> • Lesser of 12.4m or 3 storeys up to 16.5m or 4 storeys with density bonusing
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • 0.65 with additions granted if housing agreement or if parking provided below habitable areas or common amenity areas 	<ul style="list-style-type: none"> • 1.0 to 1.3 with additions granted based on parking provided below habitable areas or common amenity areas
Building Frontage	N/A	<ul style="list-style-type: none"> • No continuous building frontage shall exceed 40.0 m for a 3 or 4 storey building, nor 65.0 m for a 2 storey building, with other considerations
Min. Front Yard	<ul style="list-style-type: none"> • 6.0m 	<ul style="list-style-type: none"> • 6.0m
Min. Side Yard	<ul style="list-style-type: none"> • 2.3m to 4.5m 	<ul style="list-style-type: none"> • 4.5m to 7.5m
Min. Rear Yard	<ul style="list-style-type: none"> • 7.5m 	<ul style="list-style-type: none"> • 6.0m, 7.5m to 9.0m
Private Open Space	7.5m ² minimum per dwelling unit, increasing to 25.0m ² based on unit type	
Drive Aisle	<ul style="list-style-type: none"> • 3.5m to 7.0m depending on parking angle 	<ul style="list-style-type: none"> • 3.5m to 7.0m depending on parking angle
Daylighting Standards	<ul style="list-style-type: none"> • Applicable to every building in all applicable zones 	
Landscaping		
Front	2.0m	2.0m
Side/Rear	3.0m	3.0m
Parking		
Total Required Vehicle Parking	<ul style="list-style-type: none"> • 1 per bachelor dwelling unit, plus • 1.25 per 1-bedroom dwelling unit, • 1.5 per 2-bedroom dwelling unit • 2 per 3-or-more bedroom dwelling unit 	<ul style="list-style-type: none"> • 1 per bachelor dwelling unit, plus • 1.25 per 1-bedroom dwelling unit, • 1.5 per 2-bedroom dwelling unit • 2 per 3-or-more bedroom dwelling unit
Visitor Parking	<ul style="list-style-type: none"> • 1 space per 7 dwelling units 	<ul style="list-style-type: none"> • 1 space per 7 dwelling units
Bicycle Stall Class I	<ul style="list-style-type: none"> • Class I: 0.5 per dwelling unit 	<ul style="list-style-type: none"> • Class I: 0.5 per dwelling unit
Bicycle Stall Class II	<ul style="list-style-type: none"> • Class II: 0.1 per dwelling unit 	<ul style="list-style-type: none"> • Class II: 0.1 per dwelling unit

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

As per the *Local Government Act* s.467 and the Development Approval Procedures Bylaw, staff have notified properties within 100m of the subject properties, two notice signs have been placed on the subject properties and two news ads were placed in the Lake Country Calendar to notify the public of this application and that a public hearing is prohibited.

The applicant was also required to complete neighbour consultation as per the Approval Procedures Bylaw. Staff will prepare a summary of any feedback received in the presentation to Council on January 21, 2025.

ALTERNATE RECOMMENDATION(S)

- A. THAT Zoning Amendment (Z0000277) Bylaw 1266, 2025 not be read and the file closed.
- B. THAT Zoning Amendment (Z0000277) Bylaw 1266, 2025 be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,

Trevor Empey, Senior Planner
RPP, MCIP

Report Approval Details

Document Title:	Z0000277 - 3118 Reimche Road .docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - Z0000277 - Orthomap.pdf - Attachment B - Z0000277 - Zoning Map.pdf - Attachment C - Z0000277 - Land Use Analysis.pdf - Attachment D - Z0000277 - Draft Bylaw 1266, 2025.pdf - Attachment E - Z0000277 - Hwy Dedication.pdf
Final Approval Date:	Jan 17, 2025

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

Carie Liefke, Manager of Current Planning - Jan 15, 2025 - 4:44 PM

Steven Gubbels, Development Engineering Manager - Jan 16, 2025 - 4:03 PM

Matthew Salmon, Infrastructure & Development Engineering Director - Jan 17, 2025 - 9:29 AM

Jeremy Frick, Director of Development Approvals - Jan 17, 2025 - 9:50 AM

Reyna Seabrook, Director of Corporate Services - Jan 17, 2025 - 9:59 AM

Paul Gipps, Chief Administrative Officer - Jan 17, 2025 - 10:07 AM