

CITY OF ENDERBY
OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION

File No: 0013-22-OR-END

April 12, 2022

APPLICANT: David Ellington

OWNER: David Ellington, Executor of the Estate of Jean Ellington

LEGAL DESCRIPTION: LOT A SECTION 27 TOWNSHIP 18 RANGE 19 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PLAN 1702

PID #: 011-352-582

LOCATION: 186 Salmon Arm Drive, Enderby BC

PROPERTY SIZE: 3,925.5 square meters (0.97 acres)

PRESENT ZONING: Residential Single Family (R.1)

PROPOSED ZONING: Residential Multi-Family Medium Intensity (R.3)

**PRESENT O.C.P
DESIGNATION:** Residential Low Density

**PROPOSED O.C.P
DESIGNATION:** Residential Medium Density

PROPOSAL: Enable the redevelopment of the property to a higher density residential land use

RECOMMENDATION:

THAT City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1752, 2022 which proposes to change the future land use designation of the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 19 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1702, and located at 186 Salmon Arm Drive, Enderby BC, from *Residential Low Density* to *Residential Medium Density*, be given First Reading;

AND THAT after First Reading of City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1752, 2022 and in accordance with Sections 473 (2.1) and 477 of the *Local Government Act*, Bylaw No. 1752 be considered in conjunction with the City's Housing Needs Assessment Report, Financial Plan, and Regional Solid Waste Management Plan;

AND THAT after considering City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1752, 2022 in conjunction with the City's Housing Needs Assessment Report, Financial Plan, and Regional Solid Waste Management Plan, Bylaw No. 1752 be given Second Reading and forwarded to a Public Hearing;

AND THAT the referral process which requests that various authorities and organizations review the amendments proposed by City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1752, 2022, as outlined in this Staff Report, be considered appropriate consultation for the purposes of Sections 475 and 476 of the *Local Government Act*;

AND FURTHER THAT City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1753, 2022 which proposes to rezone the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 19 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1702, and located at 186 Salmon Arm Drive, Enderby BC, from the Residential Single Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone, be given First and Second Reading and forwarded to a Public Hearing.

BACKGROUND:

This report relates to a Joint Official Community Plan Amendment and Rezoning Application for the property located at 186 Salmon Arm Drive, Enderby BC. The applicant is proposing to change the Official Community Plan (OCP) future land use designation for the subject property from *Residential Low Density* to *Residential Medium Density* and to rezone the property from the Residential Single Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone. The applicant is seeking to enable the redevelopment of the property to a higher density residential land use.

Site Context

The 3,925.5 square meter (0.97 acre) subject property is located on the southeast corner of the intersection of Cliffview Drive and Salmon Arm Drive. The subject property is flat with a single family dwelling, built in 1913, located in the centre of the lot; several accessory residential buildings are located to the south of the single family dwelling. Access to the property is gained via a gravel driveway off of Salmon Arm Drive, along with a secondary, mid-block gravel access off of Cliffview Drive.

The subject property and surrounding properties are zoned Residential Single Family (R.1/R.1-A) and are designated in the OCP as *Residential Low Density*.

The following figure shows the zoning designations of the subject and surrounding properties:

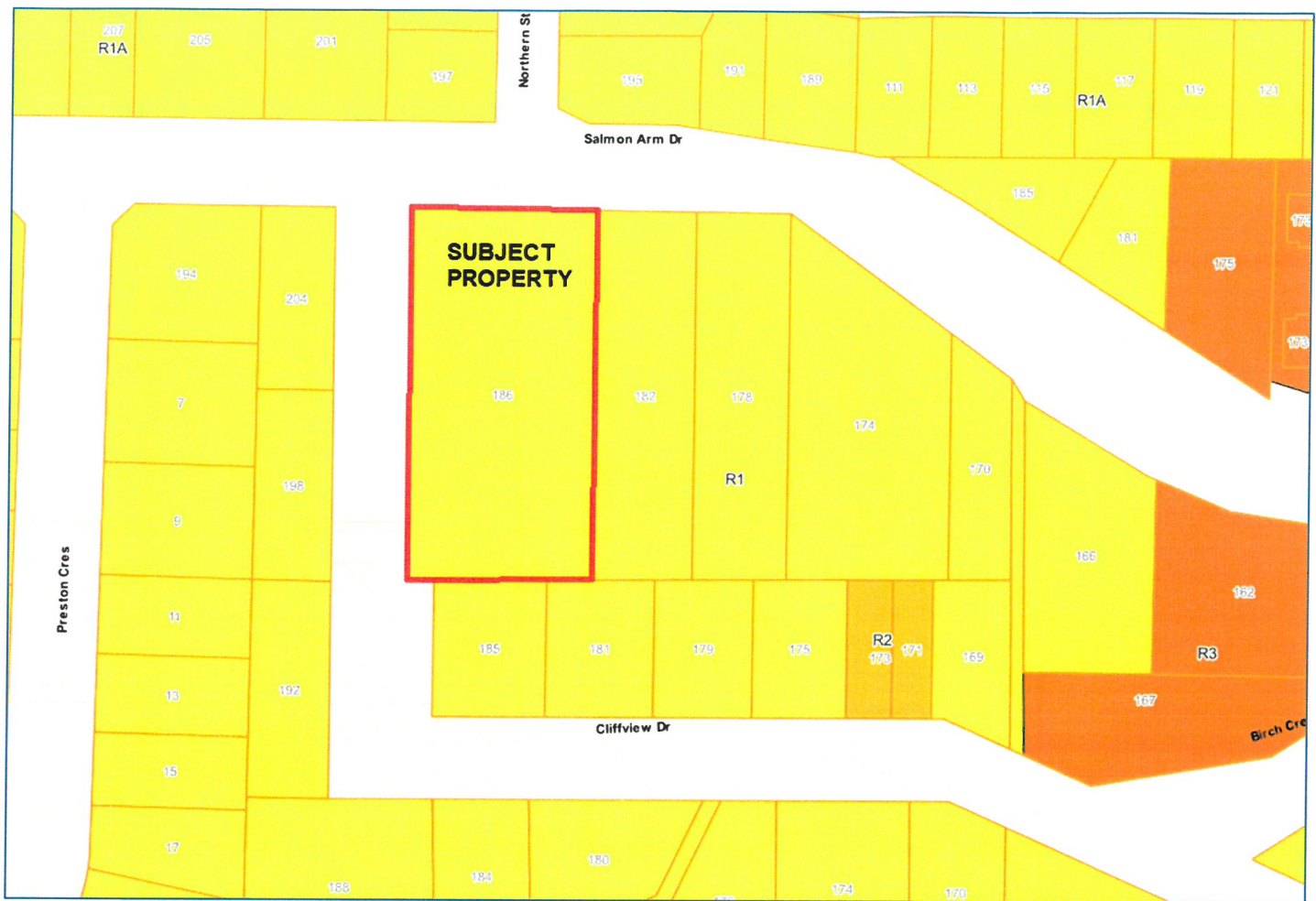


Figure 1. Zoning Map

Yellow – Residential Single Family (R.1/R.1-A)

Brown – Residential Two Family (R.2)

Orange – Residential Multi-Family Medium Intensity (R.3)

The following orthophoto of the subject and surrounding properties was taken in 2011:



Figure 3: Orthophoto

****NOTE:** *The property lines shown above are not an accurate representation of their true locations and are intended for display purposes only.*

The Proposal

The applicant is seeking to enable the redevelopment of the property to a higher density residential land use. In order to accommodate higher density residential land uses, the applicant has applied to change the OCP future land use designation of the subject property from *Residential Low Density* to *Residential Medium Density* and to rezone it from the Residential Single-Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone.

ZONING BYLAW:

The subject property is zoned Residential Single Family (R.1) and permitted uses within this zone include:

- Accessory residential
- Restricted agriculture
- Single-family dwellings
- Secondary suites
- Bed and breakfasts
- Civic and public service use

Uses within the proposed Residential Multi-Family Medium Intensity (R.3) zone include:

- Accessory residential
- Boarding, lodging, or rooming houses
- Convalescent, nursing, and personal care homes
- Restricted agricultural use
- Single family dwellings
- Attached Secondary Suites
- Two family dwellings
- Three family dwellings
- Four family dwellings
- Row housing
- Apartment and multi-family residential
- Adult retirement housing
- Bed and breakfasts
- Civic and public service use

The Residential Multi-Family Medium Intensity (R.3) zone specifies a maximum permitted gross density of 60 units per hectare (24.28 units per acre). Given the subject property's lot area of 0.97 acres (0.393 hectares), the maximum number of dwelling units permitted on the property is 23.

OFFICIAL COMMUNITY PLAN:

Policies contained within the OCP which apply to this development include:

- Policy 3.3.c - Council recognizes that development of land has social impacts and will act through the approval process to minimize negative and maximize positive impacts.
- Policy 3.3.h - Council will utilize the development approval process, including Phased Development Agreements, to secure an adequate supply of quality affordable, attainable and special needs housing which meets the needs of all residents of the community, regardless of age, mobility, background or socio-economic status.

- Policy 4.4.c - Council will encourage and support a spectrum of housing choices throughout the community, including secondary suites, in order to meet the diverse housing needs of residents.
- Policy 5.3.f - Council will develop strategies and tools to encourage and facilitate infill and redevelopment within existing developed areas of the community.
- Policy 8.3.h - Council will support infill and redevelopment within the community.
- Policy 8.3.i - Council will employ Smart Growth principles in future development.
- Policy 9.3.f - Council will develop a robust strategy to support infill, redevelopment, and brownfield reclamation that utilizes existing infrastructure, revitalizes the community, and enhances the use of underutilized lands.
- Policy 20.3.f - Council will encourage infill, redevelopment and brownfield strategies that focus growth towards areas with existing infrastructure.
- Policy 20.3.g - Council will support innovative options that will assist in maintaining appropriate levels of infrastructure and service delivery in a fiscally responsible manner.

HOUSING NEEDS REPORT

As per Section 473 (2.1) of the *Local Government Act*, when a local government is amending its OCP in relation to statements or map designations relating to the location, amount, type and density of residential development required to meet anticipated housing needs, the local government must consider its most recently received Housing Needs Report. The City of Enderby received its first Housing Needs Report at the Regular Council Meeting of November 2, 2020, which can be accessed through the following link:

<https://www.cityofenderby.com/enderby-housing-needs-assessment-report/>

An overview of how the proposal relates to the outcomes of the Housing Needs Assessment Report is provided in the Planning Analysis section of this report.

REFERRAL COMMENTS:

The application was referred to the following individuals/agencies:

- City of Enderby Public Works Manager;
- City of Enderby Chief Financial Officer;
- Building Inspector;
- Fire Chief;
- Regional District of North Okanagan Manager of Regional Engineering Services; and
- Ministry of Transportation and Infrastructure.

The following comments were received in response to the application

City of Enderby Chief Financial Officer

"This application would not have an effect on the Financial Plan."

City of Enderby Public Works Manager

"I recognize that the below does not necessarily need to be addressed at this time, but I wanted to flag it in the interests of transparency."

In order to meet the fire flow requirements for multi-family developments of 90 L/s, the existing 100mm water main on Cliffview Drive needs to be upgraded to a 150mm line to reduce velocities and related pressure losses. The existing 100mm water main runs from approximately the westerly leg of Birch Crescent to a tie-in on Salmon Arm Drive. The water main on Salmon Arm Drive is already sized appropriately.

Additional hydrants would also be required to meet the maximum spacing requirements for multi-family developments of hydrants every 90 metres, unlike single-family development areas which only require hydrants every 180 metres.

There are no issues with sanitary and storm sewer connecting to Salmon Arm Drive, except that any proposed development would require stormwater detention to keep to pre-development flows.

PLANNING ANALYSIS:

The City of Enderby Planner raises no objections to the applicant's request to change the OCP future land use designation for the subject property from *Residential Low Density* to *Residential Medium Density* and to rezone it from the Residential Single Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone, in order to enable the redevelopment of the property to a higher density residential land use, and upon consideration of input received at a Public Hearing, recommends that Council approve the subject application for the following reasons:

- The proposal would facilitate infill development, which is a key element of Smart Growth development and is supported in the OCP, and provides the following community benefits:
 - More efficient use of land by increasing the ratio of improvement-to-land values;
 - Reducing pressures related to greenfield development and boundary expansion which in turn facilitates urban containment and rural protection;
 - Focusing future growth within developed areas of the community in order to maximize the value of existing infrastructure; and
 - Adding residential capacity without encroaching upon rural or environmentally sensitive areas.
- The proposed development of the property to a more intensive residential land use would result in a significant addition of housing within the community, while potentially broadening the spectrum of housing choices (i.e. smaller dwellings, rental housing), both of which are key elements of Smart Growth;

- Given the servicing costs associated with development of the City's future growth area of the Knoll, the community currently has a relatively low supply of large lots which are available for development, particularly multi-family development; given this, enabling infill development on a large, underutilized property within the core of the community is critical to Enderby's short-term growth;
- The property is only one of a handful of remaining large holdings within the community which can accommodate a significant degree of intensive development, given its large lot area and dual road frontage; given these particulars of the site, higher density residential development is the highest and best use of the land;
- The property is in relatively close proximity to a cluster of multi-family developments to the east, including 175 Salmon Arm Drive (Falcon Ridge Apartments), 173 Salmon Arm Drive (Brielleview Townhouses), and 153 Salmon Arm Drive (Skyline Ridge), and thus redevelopment of the property to a more intensive residential land use would be consistent with existing land uses in the area;
- The property has frontage along Salmon Arm Drive and Cliffview Drive, both of which are 'Municipal Minor Collector Roads' and are designed to accommodate significant traffic loads; given this, it is not anticipated that the proposed development would result in incremental traffic demands that would exceed what the road network can accommodate;
- Although it is acknowledged that the proposed development may result in a more intensive residential land use that may change the views of surrounding properties, due to an increase in the number of buildings on the lot and potentially an increase in the total height of buildings (the R.1 zone has a maximum building height of two storeys or 9 m (29.53 feet) for single family dwellings, whereas the R.3 zone has a maximum building height of three storeys or 12 m (39.37 feet) for apartment and multi-family uses), these changes to the views will be mitigated by the significant minimum building setbacks associated with more intensive residential land uses; furthermore, the broad community benefits associated with a more intensive residential land use occurring on this underutilized property may counterbalance any potential impacts to the immediate surrounding properties.

It should be noted that a successful rezoning of the subject property would significantly increase the yield of dwelling units that could be accommodated on the subject property (i.e. increase from a maximum of 2 dwellings units to up to 23 dwelling units), which would work towards achieving objectives within the City of Enderby Housing Needs Assessment Report related to increasing the availability of housing within the community. Furthermore, the proposal has the potential to broaden the spectrum of housing choices (i.e. smaller dwellings, rental housing) in the community, which would also work towards achieving the Report's objectives related to increasing housing types and rental inventory.

SUMMARY

This report relates to a Joint Official Community Plan Amendment and Rezoning Application for the property located at 186 Salmon Arm Drive, Enderby BC. The applicant is proposing to change the OCP future land use designation for the subject property from *Residential Low Density* to *Residential Medium Density* and to rezone the property from the Residential Single Family (R.1) zone to the Residential Multi-

Family Medium Intensity (R.3) zone, in order to enable the redevelopment of the property to a higher density residential land use.

The City of Enderby Planner is supportive of the application.

Prepared By:



Kurt Inglis, MCIP, RPP
Planner

Reviewed By:



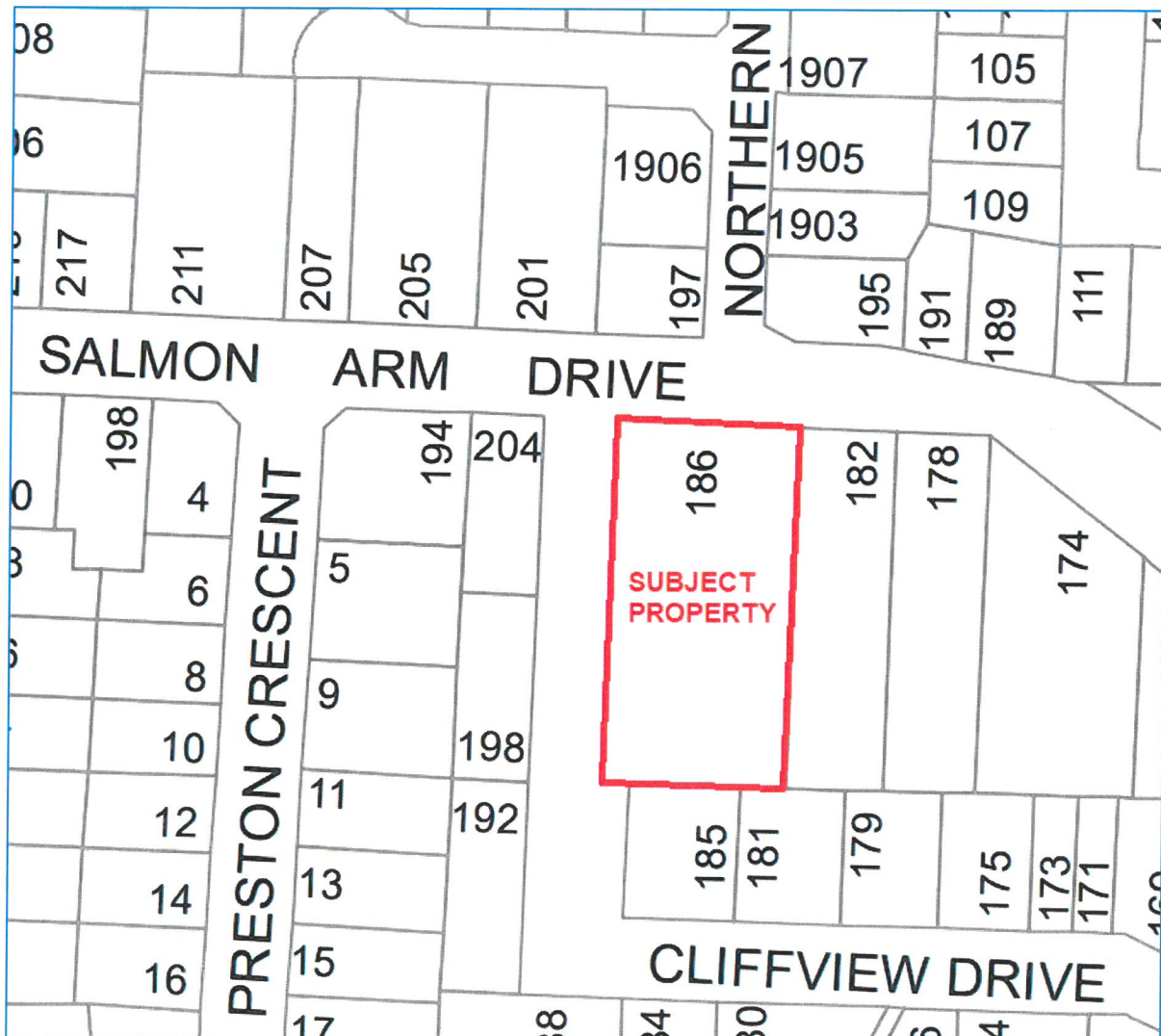
Tate Bengtson
Chief Administrative Officer

THE CORPORATION OF THE CITY OF ENDERBY

OCP/REZONING APPLICATION

SUBJECT PROPERTY MAP

File: 0013-22-OR-END
Applicant: David Ellington
Owner: David Ellington, Executor of the Estate of Jean Ellington
Location: 186 Salmon Arm Drive, Enderby BC



THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1752

A BYLAW TO AMEND THE CITY OF ENDERBY OFFICIAL COMMUNITY PLAN BYLAW NO.
1549, 2014 AND AMENDMENTS THERETO

WHEREAS Council of the City of Enderby has determined to make an amendment to "City of Enderby Official Community Plan Bylaw No. 1549, 2014";

NOW THEREFORE Council of the City of Enderby, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1752, 2022".
2. The future land use designation of the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 19 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1702, and located at 186 Salmon Arm Drive, Enderby BC, is hereby changed from *Residential Low Density* to *Residential Medium Density*.

READ a FIRST time this day of , 2022.

READ a SECOND time this day of , 2022.

Advertised on the day of , 2022 and the day of , 2022, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2022.

READ a THIRD time this day of , 2022.

ADOPTED this day of , 2022.

MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1753

A BYLAW TO AMEND THE CITY OF ENDERBY ZONING BYLAW NO. 1550, 2014 AND
AMENDMENTS THERETO

WHEREAS pursuant to Section 479 of the *Local Government Act*, Council of the City of Enderby may, by bylaw, divide the whole or part of the City of Enderby into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS Council has created zones, named each zone, established boundaries for those zones and regulated uses within those zones by Bylaw No. 1550, cited as "The Corporation of the City of Enderby Zoning Bylaw No. 1550, 2014";

WHEREAS Council of the City of Enderby has determined to make an amendment to "The Corporation of the City of Enderby Zoning Bylaw No. 1550, 2014";

NOW THEREFORE Council of the City of Enderby, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1753, 2022".
2. The zoning designation of the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 19 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1702, and located at 186 Salmon Arm Drive, Enderby BC, is hereby changed from the Residential Single Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone.

READ a FIRST time this day of , 2022.

READ a SECOND time this day of , 2022.

Advertised on the day of , 2022 and the day of , 2022, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2022.

READ a THIRD time this day of , 2022.

APPROVED pursuant to Section 52(3)(a) of the Transportation Act this day of , 2022.

Development Officer
Ministry of Transportation and Infrastructure

ADOPTED this day of , 2022.

MAYOR

CORPORATE OFFICER