To: COTW

From: Director of Planning and Development Corine (Cory) Gain

Date: July 27, 2016

Subject: Current Planning Projects – Update August 2016

General:

The attached document will provide members of the Committee with a brief outline of current planning projects underway within the community. For ease of reference it is divided into the following categories:

1) Development Applications

   This section contains a listing of current developments in Peachland with a summary of completed actions and an overview of the next required activity.

2) Planning Projects

   This section is a list of current planning projects that do not fall under the category of development. This may include: Amendments or Revisions to bylaws, as well as Plans and Community Initiatives.

The attached document is also readily available on the District’s website.

The August 2016 format has been updated, at the request of Council, in order to give greater visibility to new projects and changes in existing projects.

Report/Document: Attached: 1   Available: 1   Nil:

Current Projects – August 2016
New Projects
Background:


2. An Application has been submitted to amend the OCP for a portion of the lot from Rural to Low Density Residential and Zoning from A-1 Agricultural Zone to R-1 Single Family Residential Zone.
   
   1. Applicant met with staff to review OCP and Zoning amendment submission
   
   2. Referrals have been sent to Agencies for comment.

Next Steps:

1. Staff will evaluate the Agency comments and prepare an OCP and Zoning Bylaw Amendment report for Council recommendation.
Background:

1. An application has been submitted to subdivide the RR-1 (Rural Residential) zoned property into 3 large lots.
2. Applicant met with staff to review the subdivision submission.
3. Referrals have been sent to Agencies for comment.

Next Steps:

1. Staff will evaluate the project for compliance and prepare a Preliminary Layout Review Letter (PLR) with requirements for the Applicant to achieve subdivision.
Background:

1. An application has been submitted to amend the zoning of a portion of the lot from A-1 Agricultural Zone to R-1 Single Family Residential Zone.
2. Applicant met with staff to review zoning amendment and subdivision submission.
3. Referrals have been sent to Agencies for comment.

Next Steps:

1. Staff will evaluate the Agency comments and prepare the Zoning Bylaw Amendment report for Council recommendation.
2. Staff will begin processing the subdivision application referral process.
Updated Projects

Since May Quarterly Report

Changes in bold
Background:

1. Proposed Zoning amendment from R-1 Single Family Residential to a Mixed Use Commercial Residential Zone.


3. A Development Review Letter was provided to the Applicant on May 18, 2016.

Next Steps:

1. Staff have evaluated the project for compliance and will continue to discuss suggested amendments to the submission prior to preparation of a staff report for Council Consideration.

2. The Applicant will undertake public notification and consultation and provide feedback with respect to the public survey of the proposed lots.
New Town Planning (Princess Street)
5976 Princess Street
Lot 9, Plan 117, & Block 29, Plan 125, D.L. 490

Z05-1,007
DP05-10,008
DP14-07

Background:

1. Proposed 56-units in 14 townhouse style buildings.
2. Council adopted the zone amending bylaw on September 28th 2015 and approved with the Technical and Form and Character Development Permit. (R-3)
3. The applicant continues to work with the District on servicing issues.
4. MOTI has provided preliminary approval of the proposed Hawkes Street design. A MOTI road works permit will follow.

Next Steps:

1. The Applicant is working on the requirements to meet issuance of the Technical and Form & Character Development Permits as well as the Works and Services Requirements.
Ongoing Projects
Background:

2. Zoning Amendment Bylaw 2014, adopted October 11, 2011 created the CD-7 Ponderosa Community Zone to guide the redevelopment of the Ponderosa Golf Course (159 ha) and create a neighbourhood containing over 2,100 residential dwelling units ranging from single-family dwellings to multiple-family strata units, an urban village with commercial development and tourist accommodation, a winery and a vineyard.
4. The initial Development Permit was approved on November 8, 2011. (Phase 1A)

Next Steps:

1. The Ponderosa Development is currently completing a 69-unit residential strata development referred to as “The Trails”.

![Image of Ponderosa Development area]
Background:
1. The Ponderosa Trails development is a 69-unit residential strata development to be contained in 17 townhouse style buildings.
2. Development Permit Phase 1A was approved on November 8, 2011.
3. To date the subdivision of strata lots, Phases 1 to 7 (40 units) have been filed and approved.
4. 40 units contained in eleven buildings have been issued occupancy Permits

Next Steps:
1. Submission of fees to satisfy Development Permit Phase 1B and 1C provisions.
2. Building Permit applications for next phases (8-13).
3. Subdivision application for each further strata plan phase approval for phases 8-13.
Ponderosa: Somerset Road Closure
4000 Ponderosa Drive

Background:
1. All utilities to be placed in the realigned right of way and road construction to be completed to District requirements.
2. There has been no recent activity on this project.

Next Steps:
1. Road Closure will be completed once Road “B” is constructed and approved by the District.
New Monaco
Highway 97 / Highway 97C

Background:
2. Initial application for Preliminary Layout Review (subdivision) received and in process

Next Steps:
1. The Applicant is working with the Ministry of Transportation (MOTI) on access issues.
2. The applicant is working with the District of technical servicing issues and additional details of proposed Neighbourhood Design Guidelines, Housing and Parks plans.
New Town Planning (Columbia Avenue)
5930 Columbia Ave & 4596 Princeton Ave
Block 14, Plan 125, D.L. 490 & Block 39, Plan 125, D.L. 490

Z11-1,004
DP14-09

Background:

1. Proposed 97-unit Multi Family Residential Development
   1. An Application has been submitted to rezone 5930 Columbia Avenue from A-1 Agricultural Zone, to R-3 Multi-Family Residential - Low Density Zone.
   2. 4596 Princeton Avenue is already zoned R-3, Multi-Family Residential - Low Density.

2. A public information meeting was held on March 26, 2013.

3. A DP application was received in November 2014.

4. The Applicant is working with the District on the Technical Development Permit and servicing requirements.

Next Steps:

1. Zone Amending Bylaw received 1st & 2nd Reading on April 12, 2016.

2. Technical Development Permit to be approved by the Director of Planning prior to Zoning Amendment proceeding to Public Hearing.

3. Council Consideration of the Form and Character Development Permit will be coordinated with the adoption of the Zoning Bylaw amendment.
Background:

1. A application to amend zoning from RR-1 Rural Residential, to R-3 Multi-Family Residential - Low Density, to permit development of proposed 52-unit Low Density Multi-Family townhouse-style units in 21 buildings.

2. Public information meeting held March 26, 2013

3. The DP application was received August 2014.

4. The rezoning received 1st and 2nd readings on July 14, 2015.

5. Public Hearing was held on September 29, 2015

6. 3rd reading was reconsidered on October 27, 2015

7. The Technical DP was approved December 1st 2015

Next Steps:

1. The Applicant is working on the requirements to meet the issuance of the Technical Development Permit.

2. Council consideration of the Form and Character Development Permit will be coordinated with adoption of the Zone Amending Bylaw.
Tabletop Mountain Resort
Formerly Trepanier Manor
5126 Mackinnon Road, Lot 1, Plan 26239, D.L. 1174

Background:

2. The CD-9 Tabletop Mountain Resort Comprehensive Development Zone was approved 2013.
3. The show home cottage and secondary building have been completed.
4. There has been no recent activity on this project.

Next Steps:

1. A new Development Permit must be approved prior to proceeding with building permit applications.
Background:

1. Proposed 60-unit, 4-Story Hotel on property zoned C-5 Resort Commercial.
2. Development Permit approved October 25, 2011 subject to MOTI approval of access to Highway 97.

Next Steps:

1. “No Build Covenant” required by MOTI until highway access is completed.
2. MOTI and Developer’s Engineer working together to complete engineered drawings of the required protected “T” intersection.
Background:

1. Proposed 42-unit Multi-Family Residential Development for property zoned R-3 Multi-Family Residential - Low Density
2. Applicant met with District staff in 2015 to discuss a new concept for site access.
3. There has been no recent activity on this project.
Background:

1. Proposed 24-Single Family Dwelling Lots.
2. An application has been submitted to amend zoning from A-1 Agricultural Zone to R-1 Single Family Residential Zone.
3. Applicant is working with staff on alternate site layout based on natural terrain and compatibility with neighbourhood.
Background:

1. The Zoning amendment from P-2 Community Institutional Zone to R-3 Multi-Family Residential - Low Density Zone was adopted on September 9, 2015.
2. The District donated the land to Habitat for Humanity to facilitate construction of six affordable housing units in three buildings.
3. The District has waived a number of fee requirements, and varied some of the Subdivision and Development Servicing Bylaw standards to accommodate the project.
5. A building permit has been issued for 6 units.
6. Habitat for Humanity ground works are underway.
7. The first 4 units are competed and occupied by families and the third building of two units is under construction slated to be completed by late summer 2016.
8. Sanderson Avenue road closure and dedication of the travelled road is completed and registered.

Next Steps:

1. The Habitat for Humanity buildings are now being registered as strata buildings.
Completed Projects
Peachland Yacht Club - Lease Expansion
Lot B, Plan 36116, D.L. 1184

Background:

1. Marina lease amended to include additional slips and moorage for the Peachland Marine Rescue Boat.
2. The Sublease Modification Agreement was approved on November 25, 2014.
3. The Development Permit for work in the water was approved on November 25, 2014.
4. The works have been Completed.
Planning Projects
Zoning Bylaw Revision

Background:
1. Zoning Bylaw No. 2100 received for 1st Reading on October 28th 2014.
2. Referrals were sent to various Ministries and Agencies for review and comment.
3. Staff have reviewed agency and legal review comments

Next Steps:
1. Proceeding to 2nd Reading August 9, 2016.
2. Proposed to proceed to public Hearing and Council considerations in fall 2016.
Background:

1. Official Community Plan Renewal Project Plan was presented to Council for information on April 12, 2016.
2. Communications and Public engagement was undertaken in May and June 2016.

Next Steps:

1. Public meetings and Council consideration.
Background:

1. Terms of Reference Drafted

Peachland Senior’s Support Society Affordable Housing Project
Between 5th and 6th Street, Highway 97 and Lane

Background:

1. Senior Government funding approval to facilitate development was received November 2015

Next Steps:

1. Zoning and Development Applications Submitted
Background:
1. Council direction to prepare a Housing Action Plan, including amendments to OCP to support creation of the Action Plan, an Affordable Housing Contribution Policy and a Housing Opportunities Reserve Fund based on direction provided on March 25th 2014 at Committee of the Whole.

Next Steps:
1. Staff will be developing policy.

Regional Growth Strategy
OCP Amendment

Background:
1. Adopted by the Regional Board - June 23, 2014

Next Steps:
1. Review of OCP Regional context statement.

Community Energy Emission Plan

Background:
1. Community Wide Energy Program: BC Hydro Power Smart

Next Steps:
1. Ongoing
Direct Energy System Planning

Background:
1. Ongoing communication with Terasen Gas, BC Hydro and the Community Energy Association, per implementation with new development.

Next Steps:
1. Ongoing

Mayor’s Task Force on Climate Change

Background:
1. Monthly meetings to provide advice to the Planning Department and Operations Department to facilitate community-wide involvement in climate change.

Next Steps:
1. Ongoing.

There are a number of additional development proposal pre-application meetings and discussions taking place with staff that have not been noted in this listing. Developer confidentiality must be respected at enquiry stage of development. These will be added to the above-noted listing once a formal application has been made and a file has been established.