Planning and Development Services

CURRENT PROJECTS

July 2017
New Projects
Intent: To create 17 Single Detached Residential lots and 17 Multi-Unit Residential units, application to amend:

1. Official Community Plan (OCP) designation from Institutional to Low Density Residential zones, triggering an OCP amendment to include Intensive Residential as a new Development Permit (DP) Area pursuant to Local Government Act Sec. 488(i(e), and

2. Zoning designation from P-2 Public/Institutional zone to now P-1 Parks, RI-1 Intensive Residential and RM-2 Multi-Unit Residential zones.

Next Steps:

1. Staff to compile responses and draft report to Council for consideration of 1st and 2nd Reading.
6238 Lipsett Avenue
David Millar
Lots 1 & 2, Block 5, Plan KAP 44, DL 490

Intent: Subdivision to create two (2) R-1 Single Detached Residential lots.

Next Steps:
1. Applicant required to complete the conditions of the PLR Letter.
Ongoing Projects
**Intent:** To create a 5 storey Mixed Use Commercial (retail at grade/offices on 2nd floor) residential above, application to amend:

1. Zoning designation from R-1 Single Detached Residential to CR-1 Mixed Use zone.

   - Public Information Meeting: March 9, 2017
   - Agency Referrals & Comments: March 4, 2017
   - 1st & 2nd Readings: May 23, 2017
   - Public Hearing: June 13, 2017
   - 3rd Reading: June 27, 2017
   - MoTI Approval:
     - Final Reading/Adoption & DP Approval: Bylaw No. 2177
   - Subdivision Preliminary Layout Review Letter:
   - Subdivision Registered in LTO Approved:

**Next Steps:**

1. Zoning Bylaw No. 2100 Amendment Bylaw No. 2177 was forwarded to the Ministry of Transportation and Infrastructure for their approval prior consideration by Council for 4th and Final Adoption.

2. Technical DP for Foreshore Development Permit Area issued.

3. DP for Form and Character will be considered coincident with 4th Reading of the Zoning Amendment Bylaw.
Clarence Road Development
5140 Clarence Road
Lot 4 Block G, D.L. 449, Plan KAP217, Except Plan 44018 & 43595

Intent: To create a subdivision of 19 Single Detached Residential lots, application to amend:
1. OCP designation of a portion of the lot from Rural to Low Density Residential, and
2. Zoning designation from A-2 Rural (Non-ALR) zone to R-1 Single Detached Residential zone

Next Steps:
1. Applicant will host a public information meeting to gather feedback prior to application proceeding to Council for recommendation.
2. Staff will evaluate the Agency comments and prepare an OCP and Zoning Bylaw Amendment report for Council recommendation.
3. Applicant will apply for Technical Development Permit (DP-T) and subdivision.

Public Information Meeting:
Agency Referrals & Comments: July 7, 2016
1st & 2nd Readings:
Public Hearing:
3rd Reading:
MoTI Approval:
Final Reading/Adoption & DP Approval:
Subdivision Preliminary Layout Review Letter:
Subdivision Registered in LTO Approved:
**Lakeview Construction 13th Street Development**
4178 & 4186 Lake Avenue,
4189 13th Street & 4183 San Clemente Avenue
Lots 45-48, D.L. 220 ODYD Plan KAP 10665

**Z16-05**

**Intent:** To create a Mixed Use Commercial building, retail at grade and 36 units residential above, application to amend:

1. Zoning designation from R-1 Single Detached Residential to CR-1 Mixed Use zone.

   - Public Information Meeting: May 1, 2017
   - Agency Referrals & Comments: September 6, 2016
   - 1st & 2nd Readings:
   - Public Hearing:
   - 3rd Reading:
   - MoTI Approval:
   - Final Reading/Adoption & DP Approval:
   - Subdivision Preliminary Layout Review Letter: (Lot Consolidation)
   - Subdivision Registered in LTO Approved:

**Next Steps:**

1. Applicant is working with District Engineers to address servicing requirements.
2. Staff is preparing Council Report for 1st and 2nd Reading.
**Morrison Ridge Developments**  
5071 Morrison Court  
Lot 8, Plan 217, D.L. 449

**Intent:** To create 15 duplexes (30 units) on fee simple lots in Phase 1 and single detached lots on the remainder when access becomes available to the upper portion of the property, application to amend:

1. OCP designation of a portion of the property from Rural to Low Density Residential, and
2. Zoning designation from A-2 Rural (Non ALR) to R-1 Single Detached Residential and R-2 Two Unit Residential.

Next Steps:

1. Public Hearing to be scheduled for August 8, 2017.

Public Information Meeting: March 30, 2017  
Agency Referrals & Comments: November 4, 2016  
1st & 2nd Readings: July 11, 2017  
Public Hearing:  
3rd Reading:  
MoTI Approval:  
Final Reading/Adoption & DP Approval: Bylaw No. 2006, No. 2007  
Subdivision Preliminary Layout Review Letter:  
Subdivision Registered in LTO Approved:
Intent: To create 3 new RR1 Rural Residential lots, application to amend:

1. Subdivision application

   Public Information Meeting: N/A
   Subdivision PLR Extension: New Owner June 15, 2017
   Subdivision Registered in LTO Approved:

Next Steps:

1. Applicant is working with an Engineer to address the requirement of the Preliminary Layout Review Letter.
Coldham Road Development
Coldham Road
Lot 2, D.L. 1174, Plan KAP39089

Intent: To create 5 R-1 Single Detached Residential lots, Subdivision Application.

Public Information Meeting: May 1, 2017
Agency Referrals & Comments: September 6, 2016
Subdivision Preliminary Layout Review Letter: February 20, 2017
Subdivision Registered in LTO Approved:

Next Steps:
1. Applicant and an Engineer are working on PLR Requirements.
Approved Projects
Intent: Application to renovate and expand existing Restaurant building.

1. Development Permit (DP) for the Highway Corridor Development Permit Area.

   Agency Referral & Comments: February 27, 2017
   MoTI Access Permit Approved: March 31, 2017
   DP for Highway Corridor DP Area Approved: April 18, 2017
   Building Permit Issued: April 19, 2017

Next Steps:

1. Renovations underway.
Peachland Senior's Support Society Affordable Housing Project
4445 6th Street
Lot 1, DL 490, ODYD, Plan EPP67328

**Intent:** BC Housing funded project to construct a five-storey 74 unit Senior’s Rental Housing development [46 non-market and 28 market-rate units]


   - **Public Information Meeting:** February 9, 2017
   - **Agency Referrals & Comments:** November 2, 2016
   - **1st & 2nd Readings:** April 18, 2017
   - **Public Hearing:** May 9, 2017
   - **3rd Reading:** May 9, 2017
   - **MoTI Approval:** June 12, 2017
   - **Final Reading/Adoption & DP Approval: Bylaw No. 2154** June 27, 2017
   - **Subdivision Preliminary Layout Review Letter:** Jan. 13, 2017
   - **Subdivision Registered in LTO Approved:**

**Next Steps:**

1. Applicant to apply for Building Permit.
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

Intent: To create 97 Multi-Unit Residential units once the two lots have been consolidated. Note that 4596 Princeton Avenue was already zoned RM-3 Multi-Unit Residential - Low Density, application to amend:

1. Zoning designation from A-2 Rural (Non-ALR) to RM-3 Multi-Unit Residential - Low Density and Cluster zone.

Public Information Meeting: March 26, 2013
Agency Referrals & Comments:
1st & 2nd Readings: April 12, 2016
Public Hearing: December 13, 2016
3rd Reading: January 10, 2017
MoTI Approval: January 19, 2017
Final Reading/Adoption & DP Approval: Bylaw No. 2047 February 14, 2017
Subdivision Preliminary Layout Review Letter: [Lot Consolidation]
Subdivision Registered in LTO Approved:

Next Steps:

1. Applicant is required to consolidate the lots and provide securities, servicing agreement and work with an engineer to construct infrastructure as part of DP14-09 (Form and Character).

2. Requirements of Technical and Form & Character DP are required to be addressed.
New Town Planning (Huston Road)
5344 Huston Road & 5325 Trepanier Bench Road
Lot B, Plan 18977, D.L. 449 & Rem 10, Block D, Plan 24748, D.L. 449

Z13-1,004
DP14-03

Intent: To create 52-unit Low Density Multi-Family townhouse-style units in 21 buildings, application to amend:

1. Zoning designation from RR-1 Rural Residential to RM-3 Multi Unit Residential - Low Density and Cluster housing.

   Public Information Meeting: March 26, 2013
   Agency Referrals & Comments: April 16, 2015
   1st & 2nd Readings: July 14, 2015
   Public Hearing: September 29, 2015
   3rd Reading: October 27, 2015
   Technical DP Approved: December 1, 2015
   MoTI Approval: November 12, 2015
   Final Reading/Adoption & DP Approval: Bylaw No. 2052 October 11, 2016
   Subdivision Preliminary Layout Review Letter:
   [Lot Consolidation]
   Subdivision Registered in LTO Approved:

Next Steps:

1. Applicant is required to consolidate the lots and provide securities, servicing agreement and work with an engineer to construct infrastructure as part of DP14-03 (Form and Character).

2. Requirements of Technical and Form & Character DP are required to be addressed.
**Intent:** To 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, application to amend.

1. OCP designation Pincushion ASP Amendment Bylaw No. 2002,
2. Zoning designation to create the CD-7 Ponderosa Community zone to guide the redevelopment of the Ponderosa Golf Course (159 ha) including a Phased Development Agreement.

**Next Steps:**

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

**Public Information Meeting:** N/A
**Agency Referrals & Comments:** May 24, 2011
**1st & 2nd Readings:** June 8, 2011
**Public Hearing:** June 14, 2011
**3rd Reading:** June 14, 2011
**MoTI Approval:**
**Final Reading/Adoption & DP Approval: Bylaw No. 2002, and No. 1924:** June 14, 2011
**Intent:** To create a 69-unit residential strata development to be contained in 17 townhouse style buildings.

1. Subdivision of strata lots Phases 1 to 7 (40 units) have been filed and approved.
2. 40 units contained in eleven (11) buildings have been issued occupancy Permits

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<th>PLR Letter</th>
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**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

**Intent:** To create a municipal road across the hillside connecting Princeton Avenue to Ponderosa Drive.

1. All utilities to be placed in the realigned right of way and road construction to be completed to District requirements.

**Next Steps:**

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

**Intent:** To create a neighbourhood community of 2,600 to 2,800 residential units, retail, office, hotel, congregate care on 125 acres site.

1. Zoning designation from A-2 Rural (Non-ALR) to CD-10 (New Monaco Neighbourhood Comprehensive Development) Zone, 2. Subdivision application for first 88 lots

**Next Steps:**

1. The Applicant is working with the Ministry of Transportation (MOTI) on access issues.

2. The applicant is working with the District on technical servicing issues and additional details of proposed Neighbourhood Design Guidelines, Housing and Parks plans.

**Public Information Meeting:** April 5, 2011

**Agency Referrals & Comments:** December 4, 2013

**1st & 2nd Readings:** April 22, 2014

**Public Hearing:** May 20, 2014

**3rd Reading:** May 27, 2014

**MoTI Approval:** September 23, 2014

**Final Reading/Adoption & DP Approval: Bylaw No. 2065** October 14, 2014

**Subdivision Preliminary Layout Review Letter:**

(Subdivision Registered in LTO Approved)
New Town Planning (Princess Street)
5976 Princess Street
Lot 9, Plan 117, & Block 29, Plan 125, D.L. 490

Intent: To create 56-units in 14 townhouse style buildings.

1. Zoning designation from RR-1 Rural Residential, R-1 Single Detached Residential and C-3 Convenience Commercial to RM-4 Multi-Unit Residential.

   Public Information Meeting: N/A
   Agency Referrals & Comments: N/A
   1st & 2nd Readings: May 22, 2012
   Public Hearing: June 12, 2012
   3rd Reading: June 26, 2012
   MoTI Approval: January 28, 2015
   Final Reading/Adoption & DP Approval: Bylaw No. 1810 September 29, 2015
   Subdivision Preliminary Layout Review Letter: (Lot Consolidation)
   Subdivision Registered in LTO Approved:

Next Steps:

1. The Applicant is working on the requirements to meet issuance of the Technical and Form & Character Development Permits, lot consolidation and the Works and Services Requirements.

2. MoTI has provided preliminary approval of the proposed Hawkes Street design. A MoTI road works permit will follow.
Tabletop Mountain Resort
Formerly Trepanier Manor
5126 Mackinnon Road, Lot 1, Plan 26239, D.L. 1174

Intent: To create a 58-unit Hotel and 20 Single Detached Cottages, application to amend:

1. Zoning designation from A-2 Rural (Non ALR) to CD-9 (Tabletop Mountain Resort Comprehensive Development) zone. The show home cottage and secondary building have been completed.

2. 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.
Planning Projects
Official Community Plan Bylaw Revision

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.
3. “Did We Get It Right” Feedback underway.

Next Steps:
Housing Action Plan

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 25, 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. Bi-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.