



## Report to Advisory Planning Committee

**To:** Advisory Planning Committee                      File No: 3360-20 (ZON00428)  
**Date:** March 24, 2026  
**From:** Ally Campbell, Planner II, Current Planning  
**Subject:** Rezoning Application for 6030 Okanagan Landing Road

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### **Purpose:**

To present a zoning amendment application for 6030 Okanagan Landing Road to allow for future multi-family development. The Advisory Planning Committee is asked to review the proposal and provide a recommendation to Council.

### **Recommendation:**

THAT the Advisory Planning Committee recommends that Council support Zoning Application ZON00428 to rezone Lot 1, District Lot 66, Plan 12533, ODYD (6030 Okanagan Landing Road), from AGRS – Agricultural & Rural: Small Block (Non-ALR) to MUA – Multi-Unit Acreage: Small Scale;

AND FURTHER, that the Advisory Planning Committee recommends that Council's support of ZON00428 be subject to:

- a) A 5.0m wide trail along Vernon Creek being dedicated to the City of Vernon; and
- b) A 2.3m wide right of way along Okanagan Landing Road being dedicated to the City of Vernon.

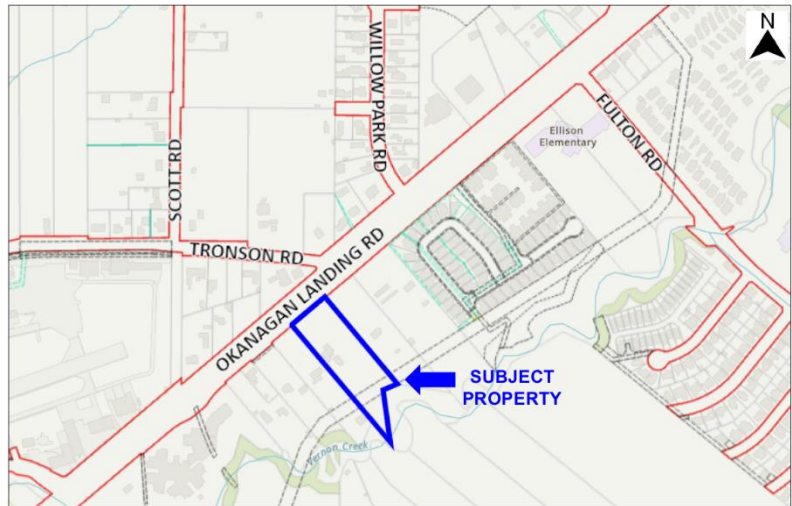
### **Background:**

#### **a. Rationale:**

1. Administration supports the zoning amendment application for the following reasons:
  - Consistency with the Regional Growth Strategy (RGS) and the Official Community Plan (OCP);
  - Property located within the Urban Containment Boundary (UCB) and the Focused Growth Area (FGA);
  - Contributing to provincial housing targets by increasing overall housing supply (Approximately 72 units);
  - Securing land for a future trail corridor along Vernon Creek; and
  - Proximity to schools, beaches, and commercial areas.

**b. Overview:**

2. The subject property is located at 6030 Okanagan Landing Road, in the Okanagan Landing area, (Figures 1 and 2). The site is approximately 1.18 hectares (2.9 acres) and is bordered to the south by Vernon Creek. The Vernon Regional Airport is located approximately 600 metres west of the property. It is currently developed with a single detached house, secondary suite and detached garage, which would be demolished to facilitate the proposed development.



**Figure 1: Property Location Map**

3. The property is zoned AGRS: Agriculture & Rural: Small Block (Non-ALR) (Attachment 1), is designated as Urban Neighbourhood within the OCP (Attachment 2), and located within the Form and Character, Flood Hazard and Aquatic Development Permit Areas.



**Figure 2: Aerial View of Property**

4. The application proposes to rezone the property from AGRS to MUA: [Multi-Unit Acreage: Small Scale](#) to develop multi-family residential.

**c. Project Details:**

5. A conceptual site plan (Attachment 3) proposes a 72-unit residential development with an internal private road accessed from Okanagan Landing Road. Preliminary

floor plans show each building contains four units, and each unit is two or three bedrooms with an attached garage.

6. Upon adoption of the rezoning application, a Development Permit (DP) for form and character, flood hazard, and aquatic ecosystems will be required for any future multi-family development.
7. A covenant on title restricts the height of any future development due to the proximity to the Vernon Regional Airport. Development Engineering staff identified the maximum allowed height on the property as 10.51 metres based on the Flood Construction Level of 350.0 metres. The current AGRS and proposed MUA zoning allow a height of 11.0 metres. The developer is aware of the height and flood constraints and will address these through the form and character and flood hazard DP.
8. The property backs onto the Vernon Creek and associated riparian area. The OCP and [Master Transportation Plan](#) identifies future trail connections and transportation corridors along creek systems. To ensure consistency with this plan, a 5.0m trail corridor along Vernon Creek will be secured through dedication to the City and has been included in Administrations recommendation.
9. An existing multi-use pathway runs along Okanagan Landing Road in front of the property, providing active transportation connectivity. To the southwest, it connects to Okanagan Lake approximately 2.3km away, and to the northeast it connects to Landing Plaza, a commercial shopping centre about 1.3km from the site. Public transit is accessible nearby, with a bus stop located approximately 150m from the property.
10. As part of the City's future active transportation upgrades to the multi-use pathway, a 2.3m right of way will be secured through dedication to the City and has been included in Administrations recommendation.

**d. Policy Analysis:**

1. The Regional Growth Strategy (RGS) designates the property within the UCB, and more specifically within the FGA. This designation encourages medium-to high-density growth during redeveloping.
2. The property is designated as Urban Neighbourhoods within the OCP which is intended to absorb residential growth and redevelopment through gentle density.
  - a. Gentle density: An approach to increasing density in existing neighbourhoods by building smaller and more affordable homes than may be typical, and in a way that is compatible with an existing neighbourhood.
  - b. Missing Middle Housing: A range of multi-unit or clustered housing types, typically with front door entrances at ground level, which are compatible in scale

and form with single family homes. They are intended to “fill the gap” in size and affordability between single detached dwellings and block-style apartment buildings.

3. Urban Neighbourhoods can support lower- and higher-density forms of housing, such as townhouses and apartments where residents have easy access to transit and bike routes.
4. Development of small-scale, ground-oriented units will increase housing supply by offering flexibility, accessibility, and adaptability, without significantly altering the character of the neighbourhood.
5. Table 1 below indicates the surrounding OCP designations, zoning, and land uses.

	<b>OCP</b>	<b>Zoning</b>	<b>Actual Use</b>
<b>North</b>	Industrial	INDA – Airport Industrial	Okanagan Landing Road Chevron Gas Station
<b>East</b>	Urban Neighbourhood	AGRS – Agricultural & Rural Small Block (Non-ALR)	Residential acreage
<b>South</b>	Suburban Neighbourhood	AGRS – Agricultural & Rural Small Block (Non-ALR)	Residential acreage Vernon Creek
<b>West</b>	Urban Neighbourhood	AGRS – Agricultural & Rural Small Block (Non-ALR)	Residential acreage

**Table 1: Surrounding Properties – OCP, Zoning & Actual Use**

**e. Relevant Policy/Bylaw/Resolutions/Legislative Authority:**

- OCP Bylaw 6200
- Zoning Bylaw 6000

**f. Council’s Strategic Plan Alignment:**

- |   |  |
|---|--|
| <input type="checkbox"/> Governance & Organizational Excellence       | <input checked="" type="checkbox"/> Livability |
| <input checked="" type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy              |
| <input type="checkbox"/> Environmental Leadership                     | <input type="checkbox"/> Not Applicable        |

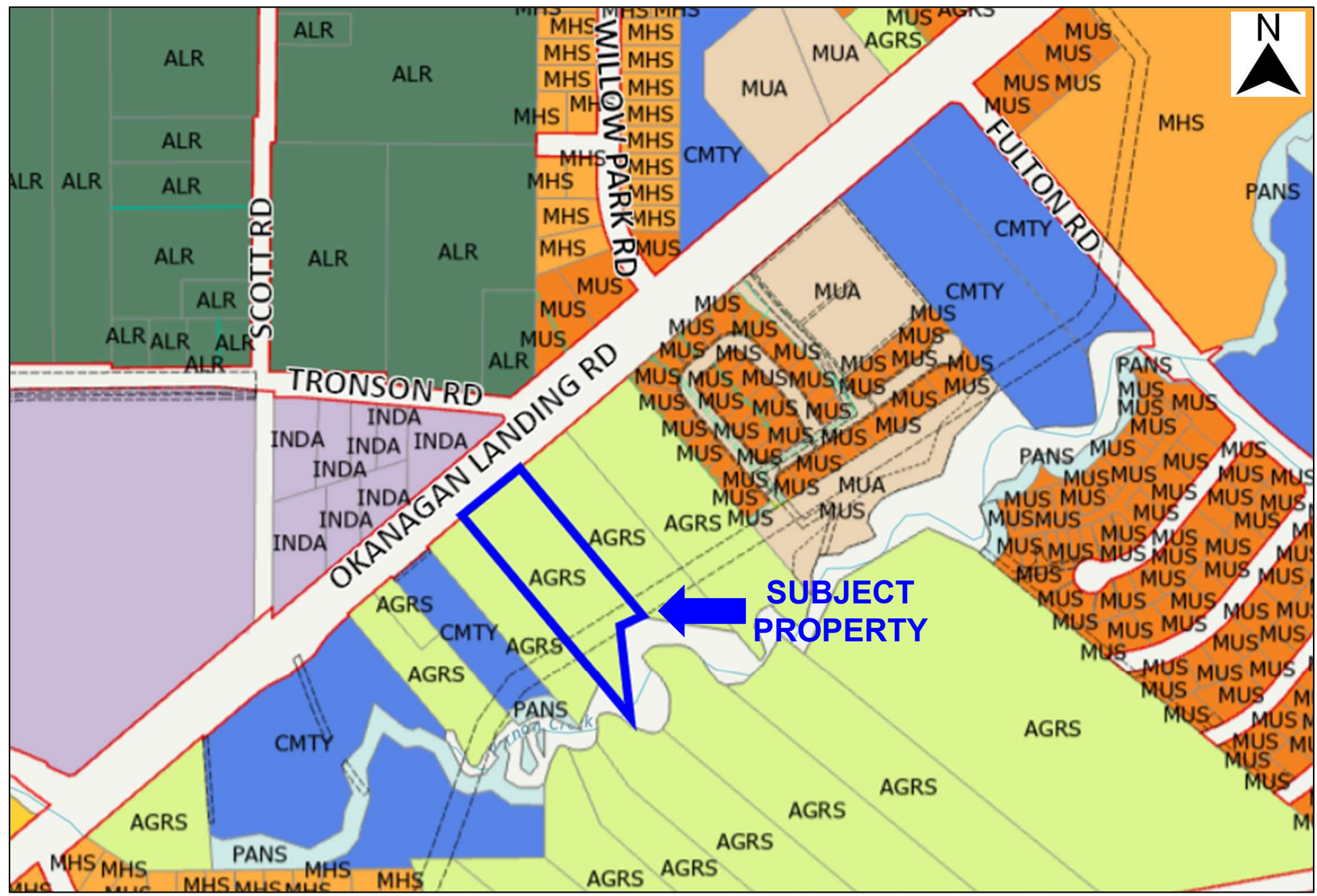
**Financial Implications:**

N/A

**Attachments:**

- Attachment 1 – Zoning Map
- Attachment 2 – OCP Map
- Attachment 3 – Conceptual Site Plan

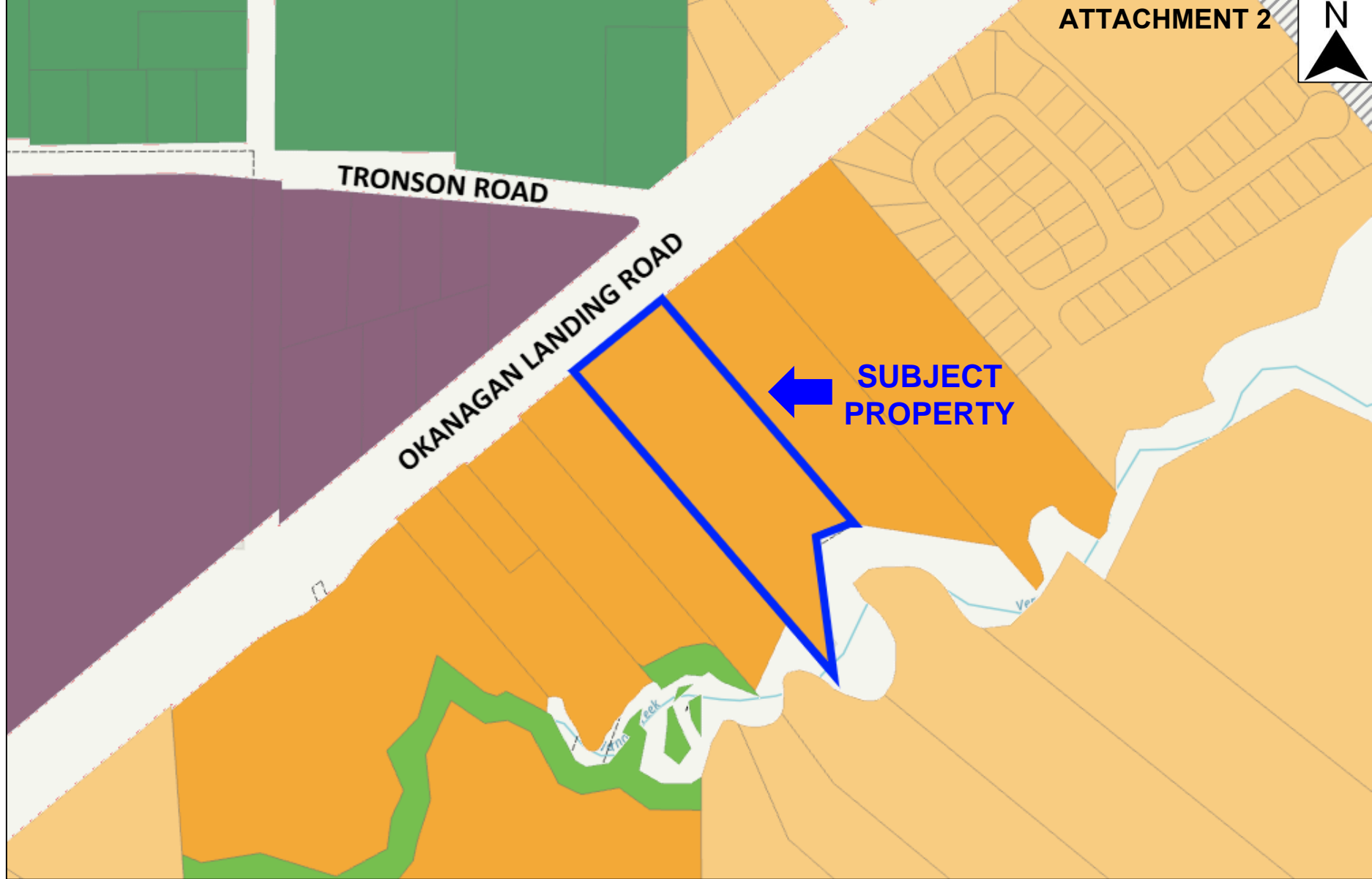
Approved by: Lydia Korolchuk, Manager, Current Planning  
 Approved by: Roy Nuriel, Director, Planning & Community Services








-  AGRS – Agriculture & Rural: Small Block (Non-ALR)
-  ALR – Agricultural Land Reserve (ALR)
-  CMTY – Community
-  INDA – Airport Industrial
-  MUS – Multi-Unit: Small Scale
-  PANS - Parks & Natural Spaces

Zoning  
ZON00428





-  Urban Neighbourhood
-  Suburban Neighbourhood
-  Agricultural Land Reserve
-  Parks, Open Space, and Natural Areas
-  Industrial

# OCP Designation

ZON00428



# Attachment 3

## PROJECT DATA:

**CIVIC ADDRESS:** 6030 Okanagan Landing Rd Vernon, BC V1H 1M3, Canada  
**EXISTING ZONING:** AGRS - Agriculture & Rural: Small Block (Non-ALR)  
**PROPOSED ZONING:** MUA - Mulfi-Unit Acreage: Small Scale  
**PROPOSED LAND USES:** TOWNHOUSE housing  
**SITE AREA:** 130,680 s q.ft. or 13,017.6 m<sup>2</sup> (1.214 ha or 3 acre)  
**FOOTPRINT:** 38,452 SQ.FT or 4102 m<sup>2</sup>  
**BUILDING COVERAGE:** 25.19%  
**SITE COVERAGE:** 49.70 %

**UNIT YIELD:** 72 units

**RESIDENTIAL AREA FAR:** **ALLOWED/REQUIRED** **PROVIDED**  
 75,344 sq.ft. (0.577 FAR )

**BUILDING HEIGHT:** 11m 11m

## UNIT KEY:

TYPE	DESCRIPTION	PER UNIT (NET F.S.R.)(sq.ft.)	UNIT QUANTITY	TOTAL NFA (sq.ft.)
<b>TYPE A</b>	3 BEDROOMS+ 1 SECONDARY SUITE	2,116.00	20	42,320.00
<b>TYPE B</b>	3 BEDROOMS+ 1 SECONDARY SUITE	2,064.00	16	33,024.00

CAR PARKING	REQUIRED:	PROPOSED:
<b>RESIDENTIAL:</b> 1 per dwelling unit	72	72
<b>VISITOR</b>	10	10
<b>EV READY VISITOR PARKING</b>	1	1 (include in visitors)
<b>ACCESSIBLE PARKING</b>	3	3 (include in visitors)
<b>RESIDENTIAL REQUIRED TOTAL:</b>	82	82
BIKE PARKING		
<b>SHORT-TERM BIKE PARKING</b>	0.25 per dwelling unit	18
<b>LONG -TERM BIKE PARKING</b>	1 per dwelling unit	72

BUILDING SETBACK:	REQUIRED:	PROPOSED:
<b>STREET (WEST):</b>	4m / 13.1 ft	4m / 13.1 ft
<b>REAR (EAST):</b>	1.5 m / 4.92 ft	>30m / 98.4 ft
<b>HEIGHT:</b>	11m / 36.1 ft	11m / 36.1 ft

notes

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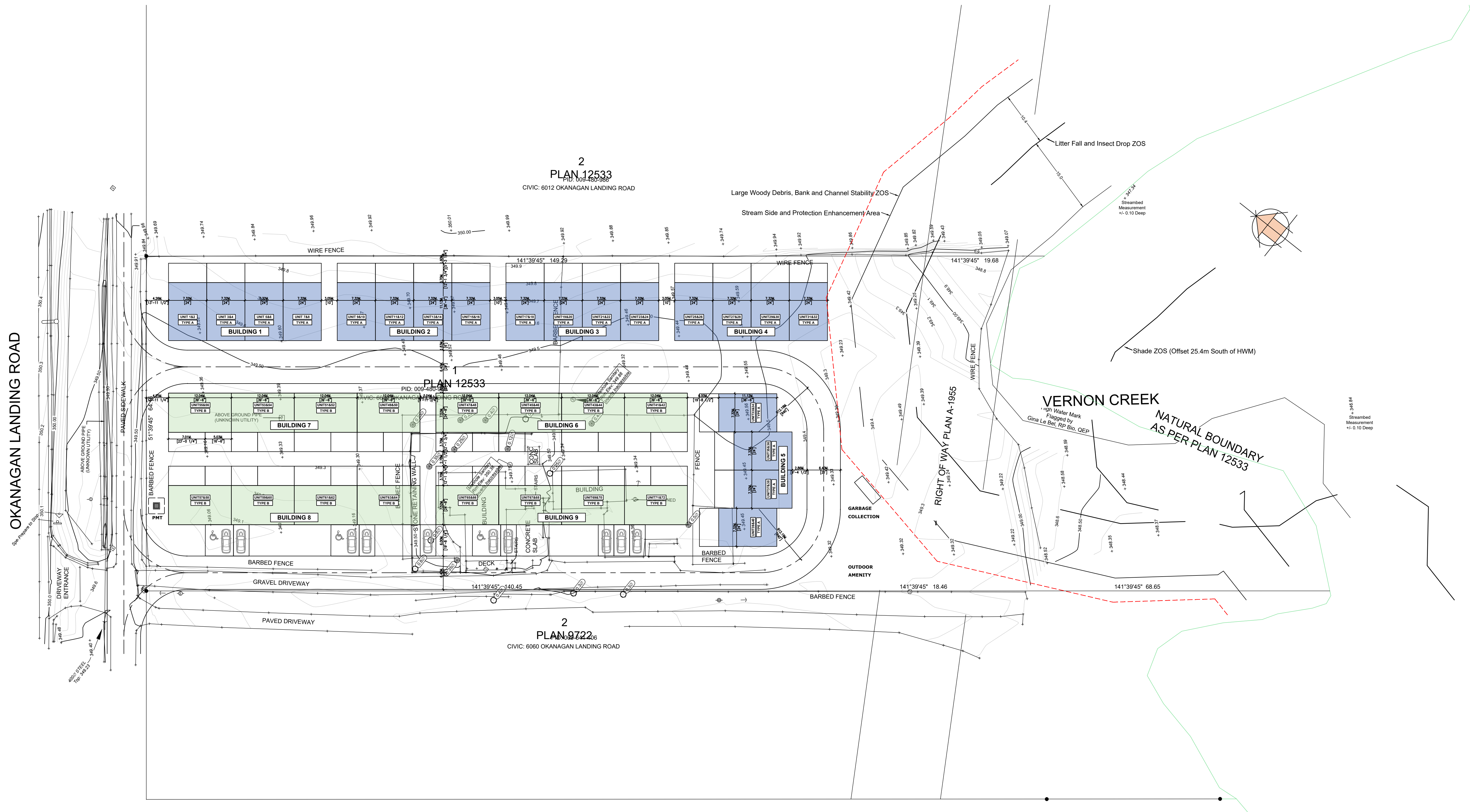
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6030 OKANAGAN LANDING ROAD

title  
PROJECT DATA

scale	drawing number
AS SHOWN	<b>DP1.0</b>
project number	
24-1	
issue date	revision date
2025-4-26	



notes

seal

drawn  
MY

checked  
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project

6030 OKANAGAN LANDING ROAD

CONCEPTUAL SITE PLAN - 46 TOWNHOUSE

scale	AS SHOWN	drawing number	DP2.0
project number	25-1	revision number	
issue date	2025-4-26	revision date	

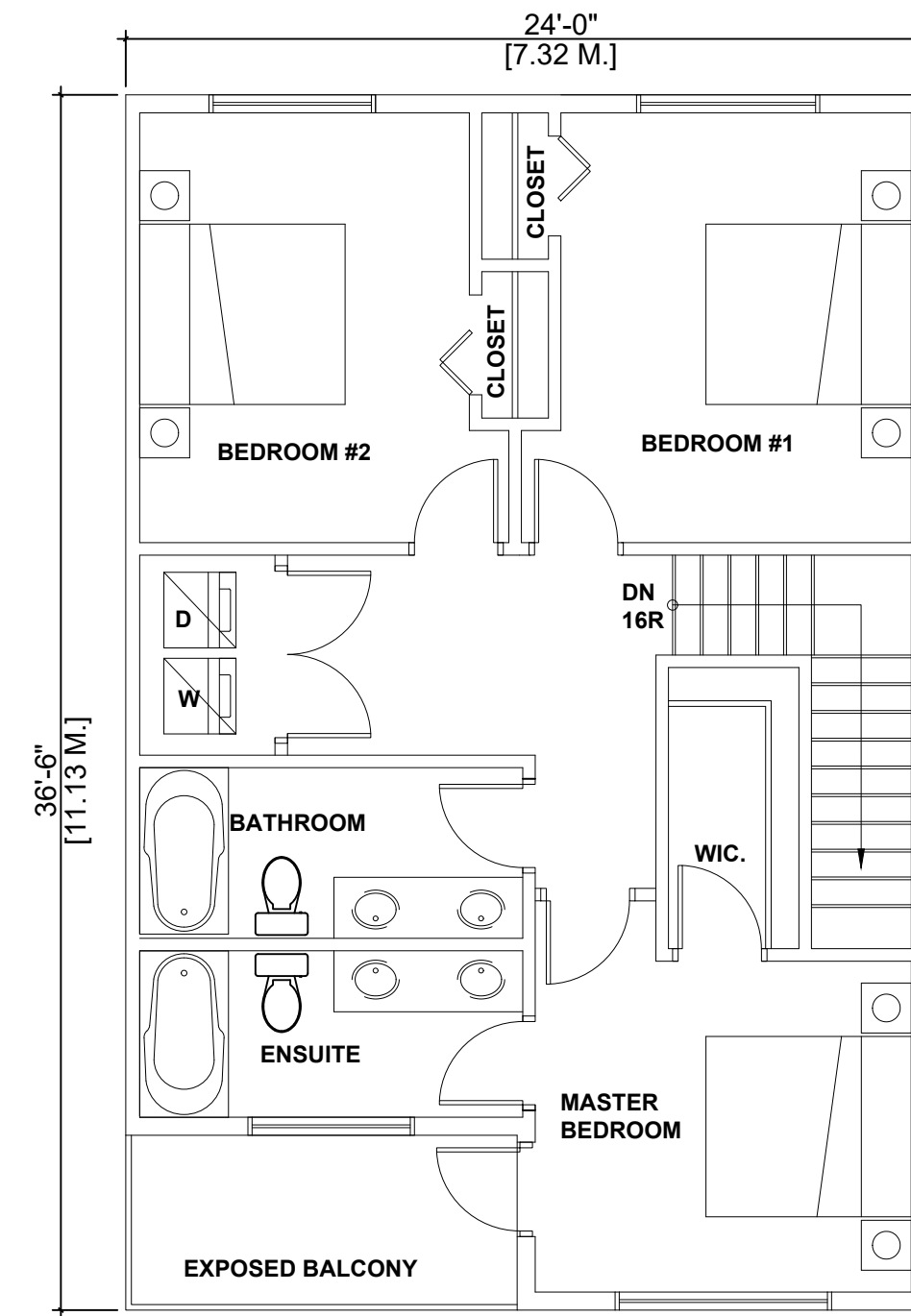
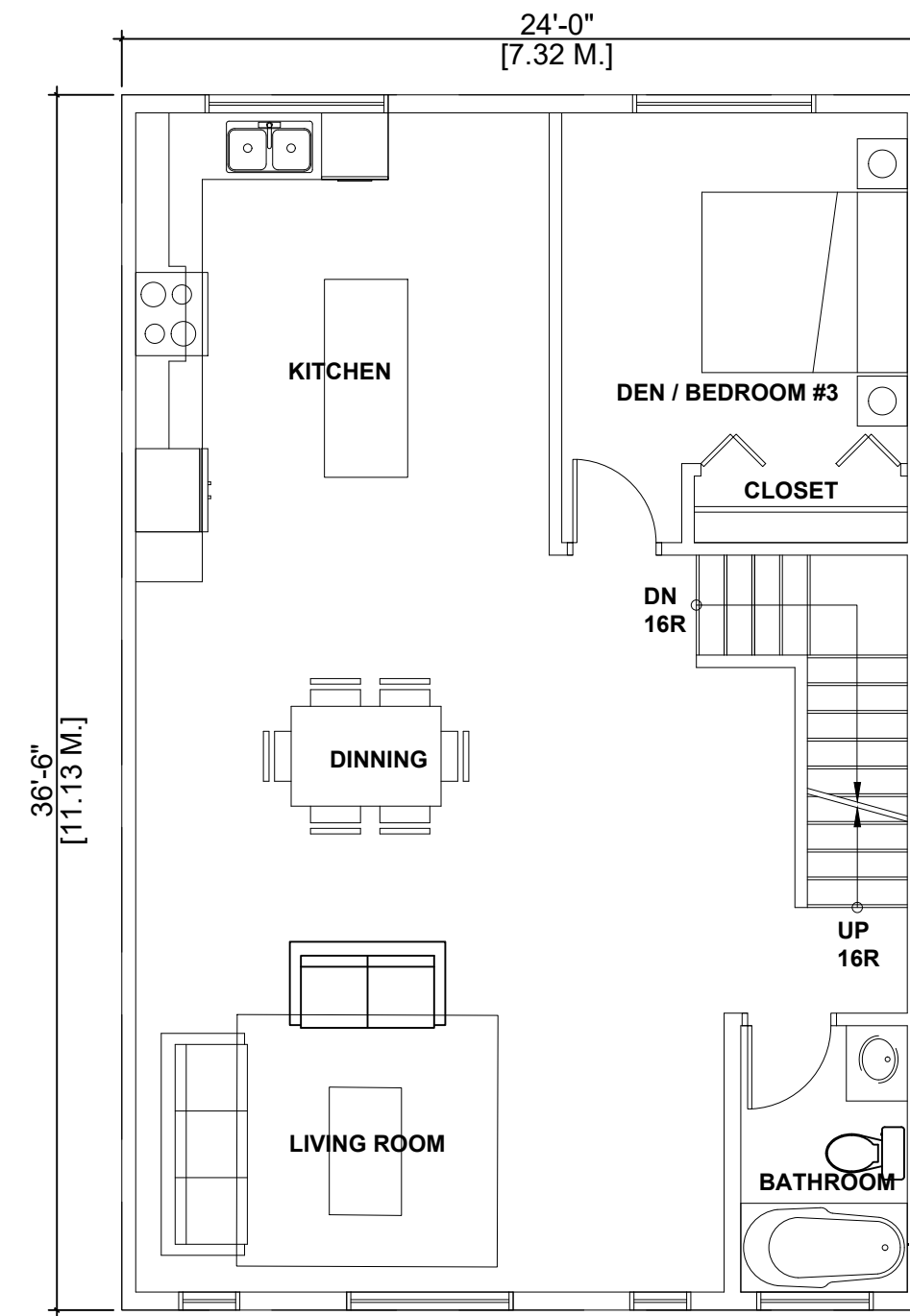
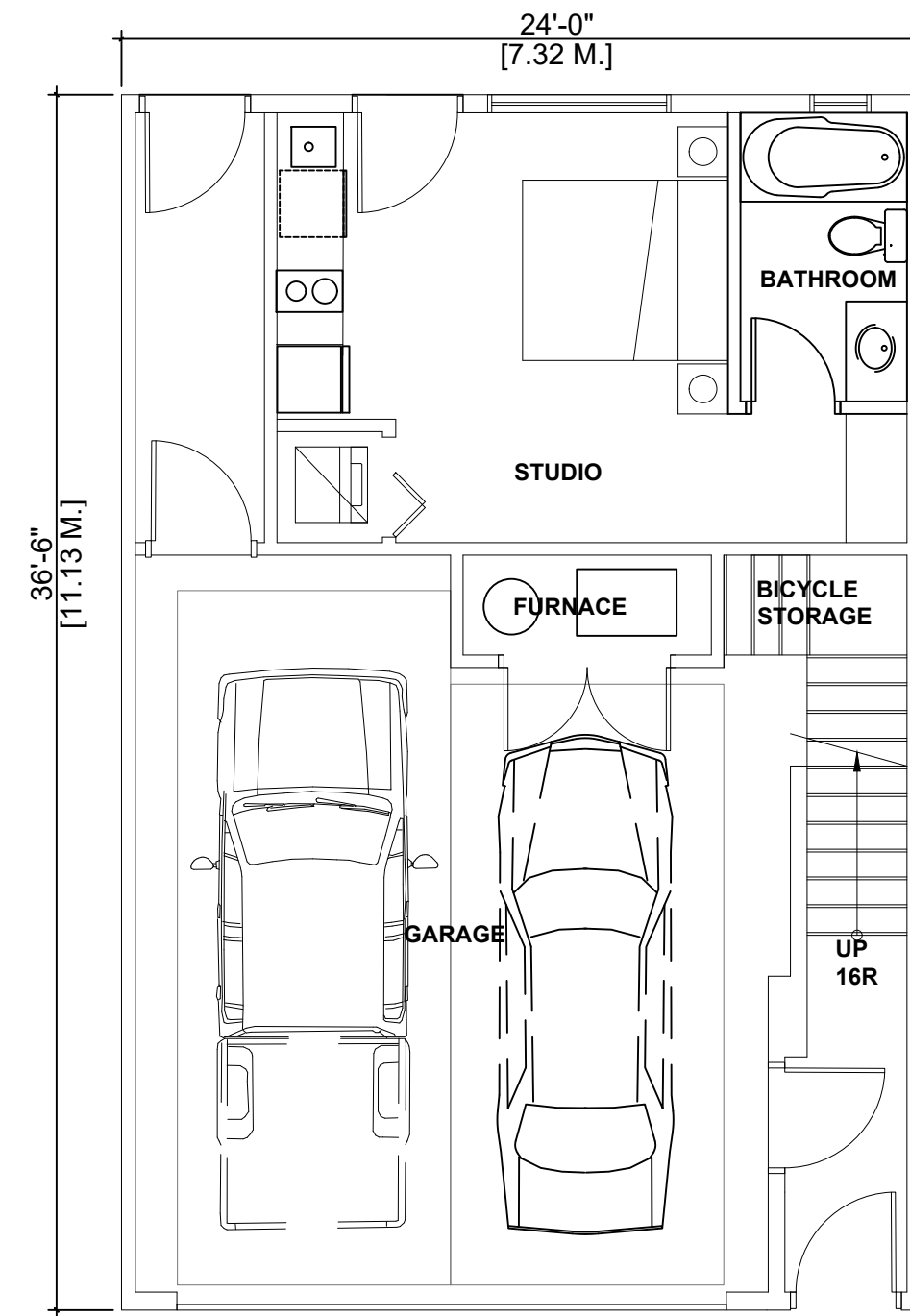
TOTAL AREA: 2116 SQ.FT.

TYPE A

1ST FLOOR  
AREA: 425.68 SQ.FT.  
GARAGE: 450.32 SQ.FT.

2ND FLOOR  
AREA: 876 SQ.FT.

3RD FLOOR  
AREA: 814.31 SQ.FT.  
BALCONY: 61.69 SQ.FT.



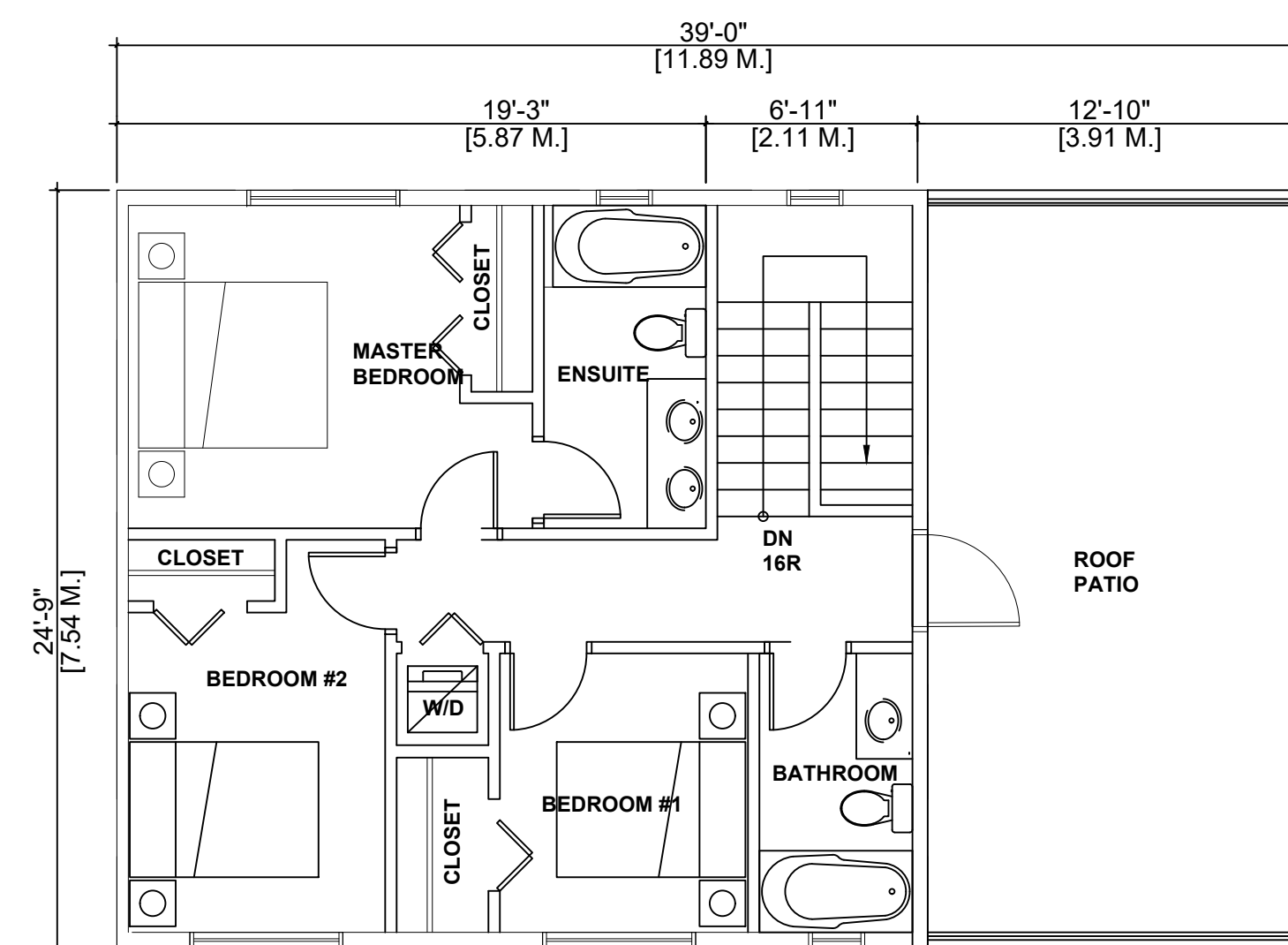
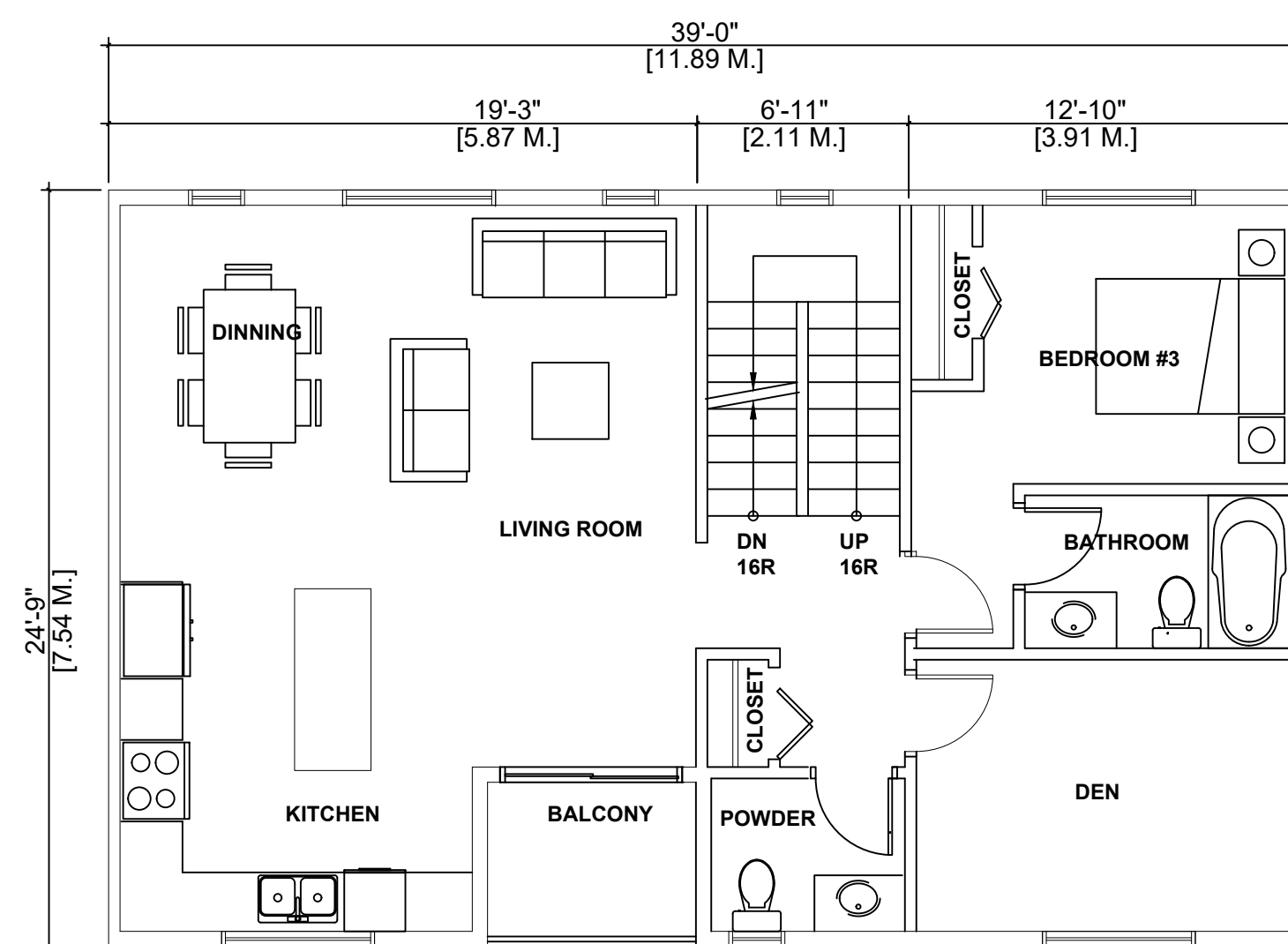
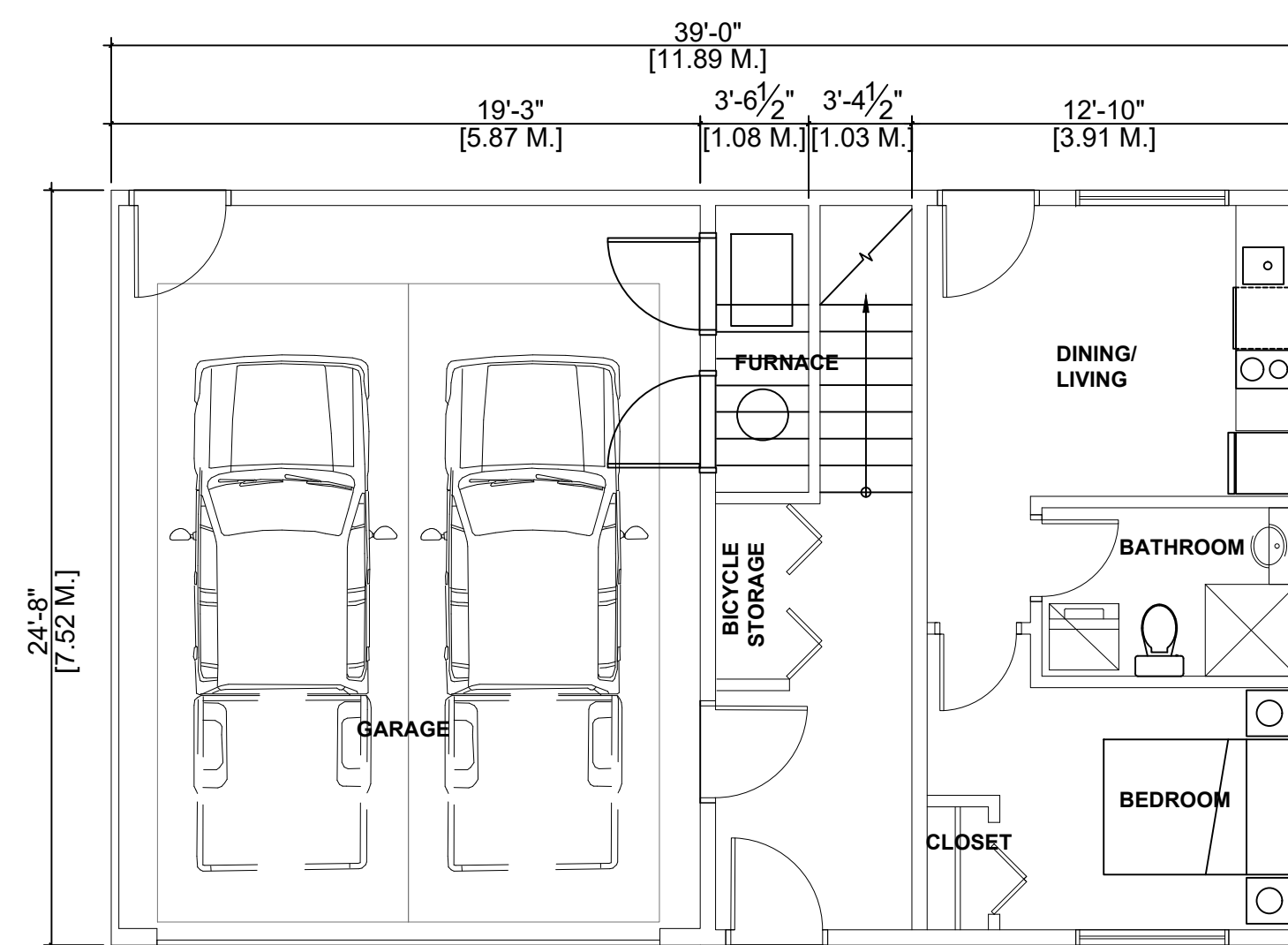
TOTAL AREA: 2064 SQ.FT.

TYPE B

1ST FLOOR  
AREA: 481.01 SQ.FT.  
GARAGE: 480.88 SQ.FT.

2ND FLOOR  
AREA: 925.86 SQ.FT.  
BALCONY: 36.63 SQ.FT.

3RD FLOOR  
AREA: 656.81 SQ.FT.  
PATIO: 309.97 SQ.FT.



notes

seal

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6030 OKANAGAN LANDING ROAD

UNIT PLAN

scale  
AS SHOWN  
project number  
24-1  
issue date  
2025-4-26

drawing number  
DP3.1  
revision date