



## **CITY OF WEST KELOWNA ADVISORY PLANNING COMMISSION AGENDA**

Wednesday, July 17, 2024, 9:30 A.M.  
COUNCIL CHAMBERS  
3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

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**Pages**

**1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER**

It is acknowledged that this meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting is open to the public. This meeting is being webcast live and will be archived on the City's website.

**2. INTRODUCTION OF LATE ITEMS**

**3. ADOPTION OF AGENDA**

**4. ADOPTION OF MINUTES**

4.1 Minutes of the Advisory Planning Commission meeting held Wednesday, June 19, 2024 in the City of West Kelowna Council Chambers

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**5. PRESENTATIONS**

**6. DELEGATIONS**

**7. UNFINISHED BUSINESS**

**8. REFERRALS**

8.1 Z24-03, OCP & Zoning Bylaw Amendment: 2971 Gorman Road

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**9. CORRESPONDENCE AND INFORMATION ITEMS**

**10. OTHER BUSINESS**

**11. ADJOURNMENT OF THE MEETING**

The next Advisory Planning Commission meeting is scheduled for Wednesday, August 21, 2024 at 9:30 a.m.



**CITY OF WEST KELOWNA**  
**MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING**

Wednesday, June 19, 2024  
COUNCIL CHAMBERS  
3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

MEMBERS PRESENT: Anthony Bastiaanssen, Chair  
Joe Gluska  
Nicole Richard  
Andy Smith  
Melissa Smith

Staff Present: Brad Clifton, Senior Planner  
Natasha Patricelli, Recording Secretary

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**1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER**

The meeting was called to order at 9:31 a.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting was open to the public. This meeting was webcast live and archived on the City's website.

**2. INTRODUCTION OF LATE ITEMS**

**3. ADOPTION OF AGENDA**

It was moved and seconded

**THAT** the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**4. ADOPTION OF MINUTES**

**4.1 Minutes of the Advisory Planning Commission meeting held  
Wednesday, May 15, 2024 via Electronic Means**

It was moved and seconded

**THAT** the minutes of the Advisory Planning Commission meeting held Wednesday, May 15, 2024 via Electronic Means be adopted.

CARRIED UNANIMOUSLY

**5. PRESENTATIONS**

**6. DELEGATIONS**

**7. UNFINISHED BUSINESS**

**8. REFERRALS**

**8.1 OCP 24-02; Official Community Plan Amendment, 3590 Webber Road**

Highlights of the presentation include:

- Subject property is located in the Glenrosa neighbourhood;
- Currently zoned Agricultural Zone (A) and Land Use Designation is Agricultural (AG);
- Surrounding uses include: Single Detached Residential Zone (R1) and Agricultural Zone (A1);
- Subject property is directly adjacent to Glenrosa Middle School;
- There is currently an application for townhouses to the Northwest;
- Application was preceded by an ALR exclusion application that was allowed by the ALC in 2010;
- The proposal is to amend the Land Use Designation from Agriculture to Medium Density Residential to facilitate future development;
- Technical Review included Agricultural Capability Assessment Executive Summary and a Functional Servicing Report;
- Application has been referred to various internal departments and external agencies with comments received from the Fire Department regarding access/egress routes.

Questions on the presentation:

- Was there another application in that area brought in front of the Committee? There are two applications in the area being reviewed by staff at this time;
- Is the property being used agriculturally at this time? Not for agriculture purposes at the moment;
- The City of West Kelowna's Official Community Plan is newly adopted, was this property reviewed? Applications are considered on an application basis;
- Deficient egress in the area. What is the progress of a second egress in the neighbourhood? No sufficient progress at this time;
- Is it a phased development? That would be up to the applicant;
- Can staff speak to the Agricultural plan and the need for agriculture properties? ALR protection of properties, was an ALR exclusion application granted already on this property, Agricultural Viability Plan for this application was deemed poor, and surrounding uses are residential in an urban neighbourhood.

Highlights of the discussion include:

- Hobby farm was the extent of agriculture use;
- Adjacent to agriculture property. Staff commented that if zoning moves forward, a buffer would be applied to the adjacent agriculture property;
- Good location for development;
- Glenrosa only has one main exit. Important for an egress needs to be addressed in this neighbourhood before additional development growth;
- Official Community Plan amendment makes sense because the property is not adding agricultural value;
- If this application moves forward to Zoning, ensure safety of residents with an Egress.

It was moved and seconded

**THAT** the Advisory Planning Commissions recommend support for file OCP 24-02, Official Community Plan Amendment, 3590 Webber Road.

CARRIED UNANIMOUSLY

**9. CORRESPONDENCE AND INFORMATION ITEMS**

**10. OTHER BUSINESS**

**11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 9:53 a.m.

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CHAIR

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RECORDING SECRETARY



## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: July 17, 2024

From: Brad Clifton, Senior Planner

File No: Z24-03

Subject: **Z24-03, OCP & Zoning Bylaw Amendment: 2971 Gorman Road**

### BACKGROUND

The application represents a revision to a previous submission Z20-03 which was a combination Low Density and Medium Density Development. The revised application is for an entirely medium density proposal to permit townhouses and duplex units.

The subject property is located within the Glenrosa Neighbourhood. The property is adjacent to Glenrosa Middle School, and surrounded by low density residential to the west, north, and east.

### PROPERTY DETAILS

<b>Address</b> 2971 Gorman Road		
<b>PID</b> 028-587-154		
<b>Folio</b> 36414601.015		
<b>Lot Size</b> 29614.74m2 or 7.3ac		
<b>Owner</b>	Kerr Properties 002 LTD.	<b>Agent</b> Travis Tournier
<b>Current Zoning</b>	RU2- Rural Residential Small Parcel Zone	<b>Proposed Zoning</b> R3 - Low Density Multiple Residential Zone
<b>Current OCP</b>	Low Density Residential (LDR)	<b>Proposed OCP</b> Medium Density Residential (MDR)
<b>Current Use</b>	Vacant	<b>Proposed Use</b> Townhouse & Duplex Units
<b>Development Permit Areas</b>		Sensitive Terrestrial, Hillside
<b>Hazards</b> N/A		
<b>Agricultural Land Reserve</b>		No

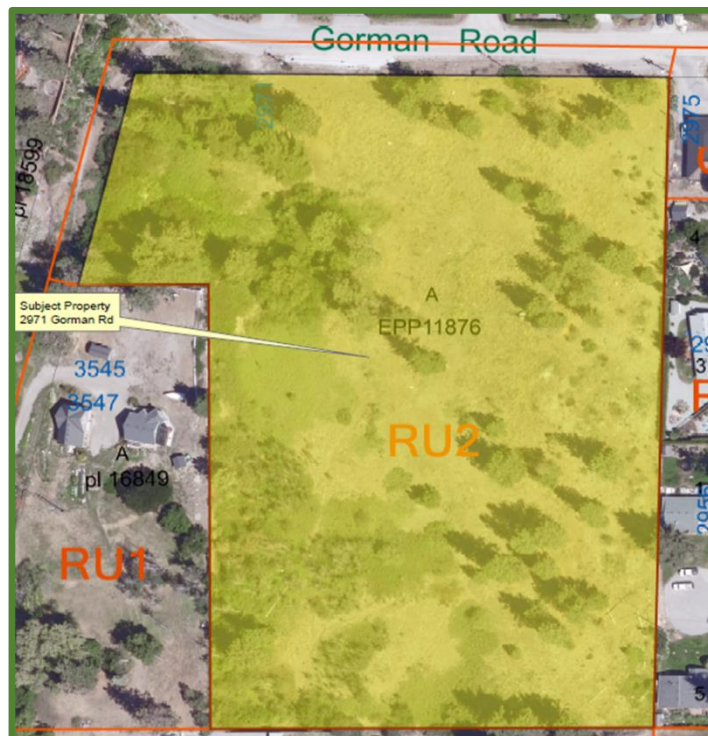
### ADJACENT ZONING & LAND USES

<b>North</b>	^	R1 / LDR
<b>East</b>	>	R1 / LDR
<b>West</b>	<	R1L / LDR
<b>South</b>	v	P2 – Glenrosa Middle School

## NEIGHBOURHOOD MAP



## PROPERTY MAP





## PROPOSAL

Kerr Properties 002 Ltd. proposes to re-zone a seven-acre site at 2971 Gorman Rd in the Glenrosa neighborhood from RU2 to R3 to develop a unique mix of housing options. The proposal also contains an OCP amendment from the LDR Designation to the MDR Designation to enable the intended R3 Zone.

The development aims to cater to first-time buyers, families, and empty nesters. The proposed development includes two and three-storey townhomes and duplexes with 2, 3, and 4-bedroom options. Key features include full driveways, double garages, private patios, playgrounds, pickleball courts, a dog park, and walking trails that separate pedestrian and vehicle traffic. 117 total units are proposed.

### Applicant Rationale:

- **Density and Parcel Coverage:** Utilizes 0.67 FAR of the allowable 0.75 and covers 25% of the parcel out of the allowable 40%.
- **Housing Diversity:** Provides a mix of 2, 3, and 4-bedroom townhomes and duplexes, catering to various buyer demographics and lifestyles.
- **Buffering and Topography:** Strategic buffering of surrounding single-family properties with two-storey duplexes to the east and natural buffers to the west, minimizing visual impact.
- **Common Amenities:** Includes first-class common spaces, playgrounds, pickleball courts, a dog park, and walking trails.
- **Proximity to Schools:** Walking distance to both elementary and middle schools.



Figure 1: Applicants Proposed Site Plan

## DISCUSSION

### Policy & Bylaw Review

#### Official Community Plan Bylaw No. 0300

The applicant is proposing an OCP amendment from LDR to MDR.



A Medium Density Residential (MDR) designation is used to create areas suitable for higher residential densities than single-family homes, but lower than high-rise developments. This zone offers a variety of benefits:

- **Housing Options:** MDR areas provide a range of low-rise multi-unit dwellings, typically including townhouses up to three stories and multi-unit housing up to four stories. This variety caters to diverse housing needs.
- **Density Transition:** MDR areas act as a buffer zone, creating a smooth transition between very low-density areas (like single-family homes) and higher-density developments (like high-rise apartments). They can also be used to strategically increase density in specific locations.
- **Walkable Communities:** MDR areas promote pedestrian-friendly environments with a focus on human scale. Ideally, these areas are located near amenities such as shops, restaurants, and schools, allowing residents to meet their daily needs without relying solely on cars.
- **Improved Transit Access:** MDR areas often encourage existing or future transit connections to improve access to local amenities and reduce reliance on personal vehicles.

The development is well served by transit, thanks to its proximity to major intersections at Gorman and Weber with a traffic circle. Its is also directly adjacent to Glenrosa Middle School to the South. The applicant proposes to enrich the development by adding amenities and incorporating duplex units along the perimeter. These duplex units will serve as a buffer zone between the development and existing detached uses. The submission of a concurrent rezoning application to the R3 zone is supportive of the applicants intent. A Public Hearing is required for an Official Plan Amendment.

LAND USE DESIGNATION SUMMARY			
DESIGNATION	PURPOSE / DENSITY**	USES	MAXIMUM BUILDING HEIGHT*
• Medium Density Residential	• To allow for low-rise housing forms including townhouses up to three storeys and multi-unit buildings (greater than three units) up to four storeys.	• Townhouses • Duplexes • Multi-unit housing	• Low-rise (townhouses/ duplex) up to 3 storeys • Multi-unit housing up to 4 storeys
• Low Density Residential	• To allow for a variety of low-rise residential uses that are limited to 1-2 units.	• Single-detached dwellings, including secondary suites, carriage houses and clustered housing • Duplexes	• Low-rise • Up to 3 storeys

Figure 2: OCP land use summary

## Zoning Bylaw No. 0265

The applicant is proposing a zoning amendment from RU2 to R3 to support the OCP designation amendment to MDR. This zone permits townhouses. The RU2 zone is a rural zone intended to accommodate rural, agricultural, and residential uses on parcels of land that are 1 ha or greater. It is not an urban residential zone intended for development of private strata's or compact subdivisions.

Traditionally, R3 zoning allows for higher density developments with townhouses and duplexes, compared to single-family homes permitted in R1 zones. However, the introduction of Bill 44 (Small-scale, multi-unit housing) has adjusted this. R1 zones can now accommodate duplexes, secondary suites and multiple units per lot. This means an R1 subdivision with Bill 44 considerations may yield additional density in excess of what would be permitted in an R3 zone and with increased heights (R3 is 10.0m vs 11.0m in R1). Notably, this also wouldn't require an Official Community Plan (OCP) amendment, as the LDR Designation is existing, but would require an applicant to satisfy required parking and site considerations.

The applicant is proposing a rezoning to the R3 zone, with a capped height requirement of 10.0m and a FAR at 0.75.

## Neighbouring Property (3590 Weber Road)

The parcel southwest of the subject application is also requesting an OCP amendment from Agriculture to Medium Density Residential. The APC should be aware of this application in the context of their review.

## Secondary Access

The Glenrosa Neighbourhood is already deficient with the NFPA 1141 guidelines for the required number of access/egress routes. This advisory comment will carry forward with any future applications and developments will be assessed and reviewed on a case by case basis.

## **Technical Review**

### Traffic

Kerr Properties undertook a Traffic Impact Assessment. Safety was a key consideration, with a review of ICBC crash data from 2018 to 2022 for nearby intersections. The study

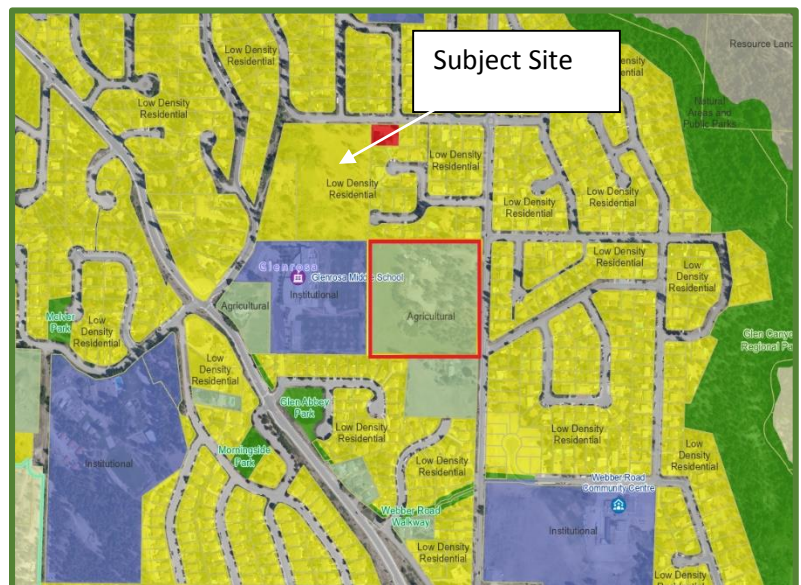


Figure 3: Neighbouring Parcel red & Surrounding OCP Land use

revealed a low collision rate: 1 crash in 5 years at Gorman & McTaggart (0.2 crashes/year average) and 3 crashes in 5 years at Gorman & Webber (0.6 crashes/year average). Notably, there were no reported cyclist, pedestrian, or motorcycle collisions during the study period. Furthermore, a swept path analysis confirmed ample space for HSU and BC Pumper fire trucks to navigate within the development site.

### Servicing

The subject site would be connected to municipal services. The proposal outlines offsite road upgrades to meet rural standards along Gorman Road. Water service will connect to the existing Gorman Road main with onsite fire hydrants for added safety. Stormwater management incorporates existing drainage systems and utilizes infiltration methods like lawns, drywells, or rock pits onsite. The plan also integrates the existing overland storm flow route, directing it through the development and neighboring properties with proper erosion control measures. Cooperation with neighbouring parcels will be required to appropriately direct stormwater.

### Environmental

The development is expected to have a moderate impact on the Environmentally Sensitive Area (ESA) 2, but with some elements being retained. Environmental monitoring will be recommended when issuing the Development Permit (DP). Since the

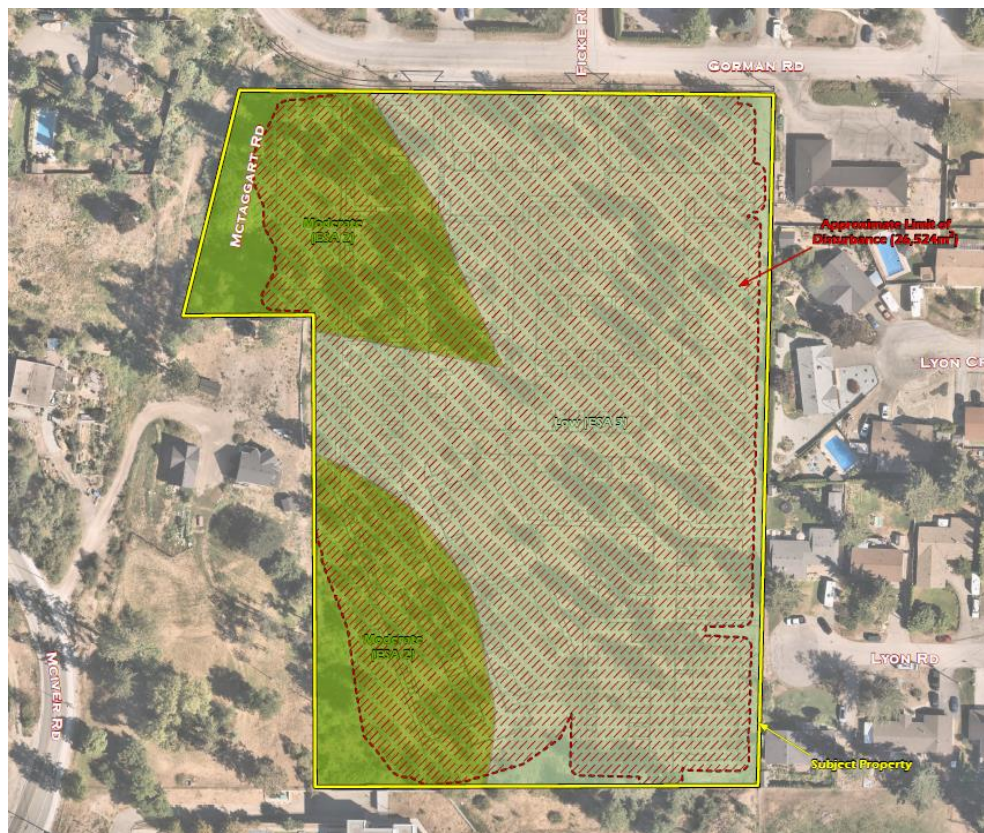


Figure 4: ESA Areas (ESA 3 light green, ESA 2 dark green)

impact is moderate and no high-value lands are involved, covenant protection won't be required.

### **Referral Comments**

Fire: Emergency egress lane through to Lyon Court should be considered.

Development Engineering: Application should consider additional pedestrian upgrades for tie into to Glenrosa Middle School & between Gorman Road and McIver Road.

### **KEY CONSIDERATIONS**

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- Is the subject site suitable for an OCP land use designation change from LDR to MDR and a Zoning Amendment from RU2 to R3.

Specific comments would be appreciated should the APC have any concerns with the proposed OCP and Rezoning Amendment, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Brad Clifton, Senior Planner

Powerpoint: Yes ☒ No ☐

### **Attachments:**

1. Applicants proposed site plan
2. Applicants rationale



SITE INFORMATION

Land Use District  
Current Zoning: RU2 - Rural Residential Small Parcel Zone  
Proposed Zoning: **R3 - Low Density Multiple Residential Zone**

Legal Description  
Lot A District Lot 3189 ODYD Plan EPP11876

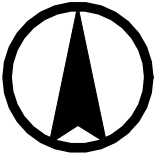
Municipal Address  
2971 Gorman Rd. West Kelowna

Community  
Glenrosa

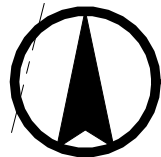
Site Area  
**29 615 m²** (318 776 ft²)  
**2.9615 ha** (7.32 ac)

DEVELOPMENT STATISTICS

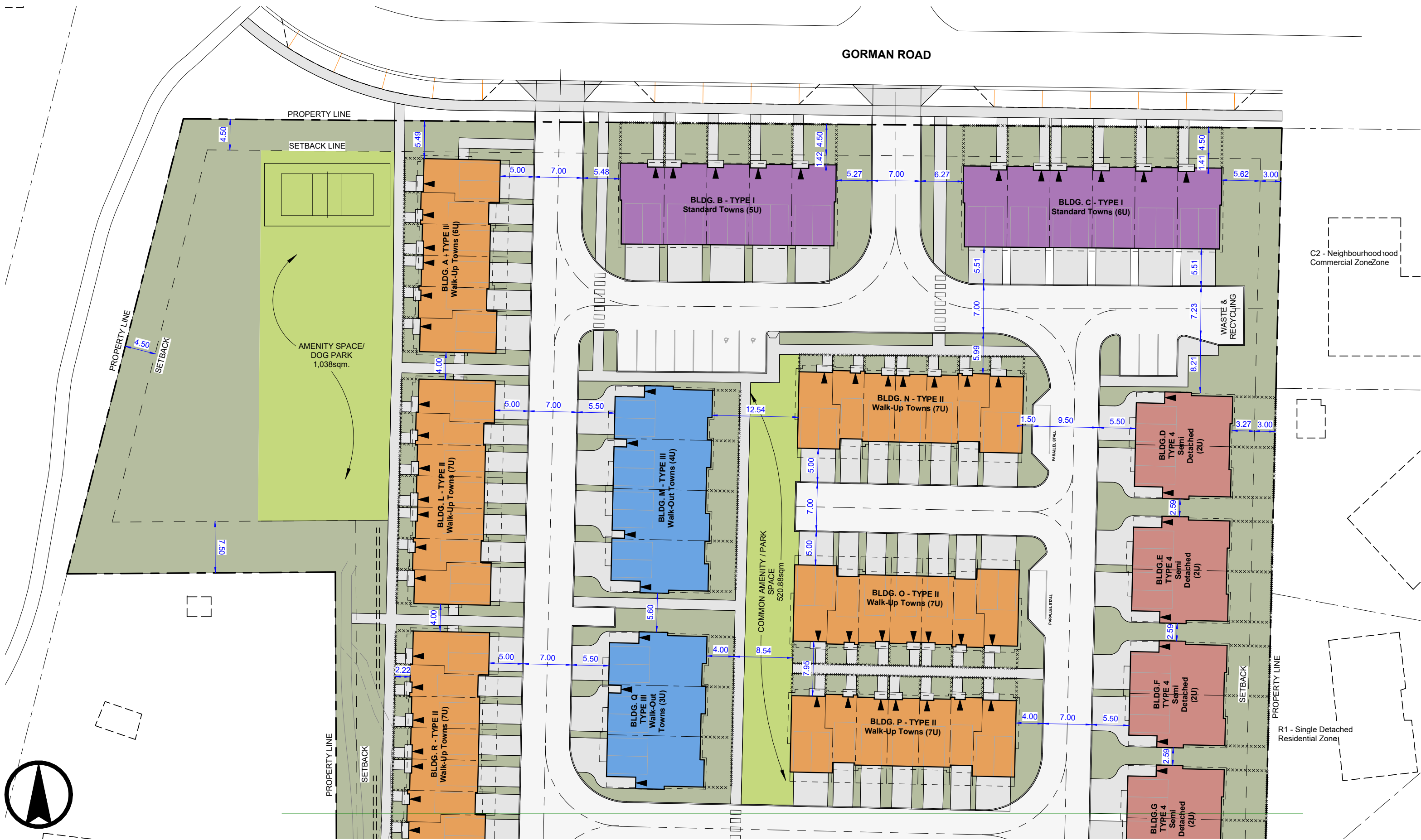
Proposed Use			
Townhome Units			
Unit Count			
Semi-Detached	17	Units	
Standard Towns	11	Units	
Walk-Out Towns	15	Units	
Walk-Up Towns	74	Units	
	117	Total Units	
Building Count			
Semi-Detached	8	Buildings	
Standard Towns	2	Buildings	
Walk-Out Towns	4	Buildings	
Walk-Up Towns	11	Buildings	
	25	Total Buildings	
Projected Gross Floor Area			
Semi-Detached	3 134 m²	(33 733 ft²)	
Standard Towns	2 334 m²	(25 119 ft²)	
Walk-Out Towns	3 761 m²	(40 480 ft²)	
Walk-Up Towns	10 601 m²	(114 112 ft²)	
	19 830 m²	(213 444 ft²) GFA	
Floor Area Ratio			
Maximum Allowed	0.75		
Proposed	0.67		
Parcel Coverage			
Maximum Allowed	40%		
Proposed	25.4%		
Amenity Area			
Proposed	1,911 m²	Common	
	1,856 m²	Private at grade	
Building Height			
Maximum Allowed	10 m	3 Storey	
Proposed	10m	3 Storey	
Setbacks			
Front Parcel Boundary	Required (Min.)	Proposed	
Rear Parcel Boundary	4.5m	4.5m	
Interior Side Parcel Boundary	7.5m	7.5m	
Exterior Side Parcel Boundary	3.0m	3.0m	
	4.5m	4.5m	
Vehicle Parking			
Resident Parking	Required (Min.)	Provided	
Min. Required: 2 Stalls per dwelling.	234	234 Stalls	
Visitor Parking	23.4	25 Stalls, this includes the 2 accessible stalls provided.	
Min. Required: 10% of total parking requirement			
Accesible Parking.	2	2 Accessible Stalls	



Proposed Site Plan



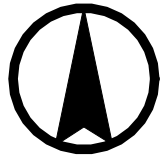
Proposed Site Plan - North







RU1 - Country Residential Zone



## Proposed Site Plan - South



Front Perspective





Front Perspective

## **Re-Zoning Proposal Summary**

Kerr Properties 002 Ltd. is proposing the re-zoning of 2971 Gorman Rd with the vision of developing a unique mix of housing options catering to first time buyers, families, and empty nesters alike. The low density R3 zoning provides all the conveniences and attraction of single-family zoning in a much more affordable price range, and still located within a beautiful natural setting with rolling hillsides and a rural feel yet within close proximity to schools and modern conveniences.

We view this large seven-acre site in a fantastic location as a rare opportunity to offer a diverse range of housing options in the Glenrosa neighbourhood while maintaining the character and liveability of the surrounding single-family neighbourhood. Working with our designers to develop a site plan that would maintain the privacy of our neighbours, we have buffered the surrounding single-family properties to the east with two storey duplex style homes.

The topography of the site lends itself beautifully in creating a natural buffer between the proposed townhomes and the one single family property to the west and limiting any site line obstructions with roof tops being lower than the grades of the west property line.

Proposed are two and three storey townhomes and duplexes with 2 bedroom, 3 bedroom, and 4 bedroom options for all buyer demographics offering an alternative lifestyle and more affordable version of a single-family home with all the individual amenities of full driveways, double garages, and private patios, but also first class common amenity spaces with playgrounds, pickle ball courts, a dog park, and walking trails throughout, providing interconnectivity between common amenity spaces while keeping pedestrian and vehicle traffic separate.

Finally, the re-zoning of 2971 Gorman Rd meets City of West Kelowna OCP objectives and policies as well as Provincial housing mandates by providing more creative, innovative, affordable, and diverse housing options with subtle densification and limited impacts to the established Glenrosa neighbourhood.

**Kerr Properties 002 Ltd.**

A – 5350 272 Street, Langley, BC V4W 1S3

Tel (604) 856-9772 Fax (604) 856-2325

[www.kerrproperties.ca](http://www.kerrproperties.ca)

Key Development Features	Yes	No
<b>LOW</b> density with only 0.67 FAR out of the allowable 0.75 under the R3 zone	✓	
<b>LOW</b> parcel coverage with only 25% out of the allowable 40% under the R3 zone	✓	
Meets OCP objectives and policies for more creative, innovative, and diverse forms of development, mixed use intensification, and infill housing all within an appropriate area	✓	
Large seven-acre parcel offering diverse housing options for all buyer types	✓	
Affordable mix of 2 bedroom, 3 bedroom, and 4 bedroom townhomes and duplexes	✓	
Diverse housing options suitable for all lifestyles and buyer demographics	✓	
Strategic buffering of surrounding single family properties	✓	
Modern servicing and infrastructure	✓	
Full driveway queuing	✓	
Solution to City of West Kelowna's overland storm water issue	✓	
First class common amenity spaces	✓	
Walking distance to both elementary and middle schools	✓	
Retention of natural hillsides	✓	
Improved city infrastructure	✓	
Negative view / site line impacts		X
Negative traffic impacts		X
Negative vehicle parking impacts		X
Negative environmental impacts		X
Negative neighbourhood impacts		X

Travis Tournier



Development Manager  
Kerr Properties 002 Ltd.

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