



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

Wednesday, January 15, 2025, 9:30 A.M.  
COUNCIL CHAMBERS  
3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

	<b>Pages</b>
<b>1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER</b>	
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.	
1.1 Commission Introductions	
1.2 Appointment of Chair	
1.3 Appointment of Acting Chair	
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>3. ADOPTION OF AGENDA</b>	
<b>4. ADOPTION OF MINUTES</b>	
4.1 Minutes of the Advisory Planning Commission meeting held Wednesday, November 20, 2024 in the City of West Kelowna Council Chambers	3
<b>5. PRESENTATIONS</b>	
5.1 Orientation to the Advisory Planning Commission	
<b>6. DELEGATIONS</b>	
<b>7. UNFINISHED BUSINESS</b>	
<b>8. REFERRALS</b>	
8.1 Z 24-05; Zoning Amendment; 2885 Weatherhill Rd	7
8.2 Z 24-06; Zoning Amendment; 3011, 3021 & 3031 Ourtoland Road	15
<b>9. CORRESPONDENCE AND INFORMATION ITEMS</b>	
<b>10. OTHER BUSINESS</b>	
10.1 Draft Advisory Planning Commission Meeting Schedule 2025	22

## **11. ADJOURNMENT OF THE MEETING**

The next Advisory Planning Commission meeting is to be determined.



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

Wednesday, November 20, 2024  
COUNCIL CHAMBERS  
3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

MEMBERS PRESENT: Anthony Bastiaanssen, Chair  
Nicole Richard  
Andy Smith

MEMBER ABSENT: Joe Gluska  
Melissa Smith

Staff Present: Cam Graham, Planner II  
Nico Law, Planning Technician  
Rebecca Narinesingh, Recording Secretary

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

The meeting was called to order at 9:30 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, October 2, 2024 in the City of West Kelowna Council  
Chambers**

It was moved and seconded

**THAT** the minutes of the Advisory Planning Commission meeting held Wednesday, October 2, 2024 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

**5. PRESENTATIONS**

**6. DELEGATIONS**

**7. UNFINISHED BUSINESS**

**8. REFERRALS**

**8.1 TUP 24-03, Temporary Use Permit, 102-1680 Ross Road**

Highlights of the presentation include:

- Proposal is a three year Temporary Use Permit for outdoor storage to park tow trucks in the area and a resting space for staff;
- Applicant has been using the area for three years already;
- Applicant is projected to outgrow the space;
- Applying for a Temporary Use Permit to line up with the lease agreement for the property;
- Use is not consistent with the Official Community Plan but this is not uncommon;
- Use falls under Industrial or Business Park;
- Use not permitted in C1 zone;
- There is a requirement for solid screening;
- Reviewed public notification;
- Conditions, three year term, not to be renewed without City review, installation of a solid screen to the satisfaction of the Director of Development Approvals.

Questions on the presentation:

- What is the alternative for staff to rest and have coffee?
- Why didn't the city follow up regarding the required fencing on the last permit?

Highlights of the discussion include:

- The last permit fence requirement was notified to the property owner but was never provided to the lessee of the property;
- The letter from the manager was appreciated. Likes an active member of the community and shows care for the community;
- A contrary perspective, the area is meant to be a commercial use and this is industrial use. At what point is there an incentive or disincentive to develop the property to match the Official Community Plan;
- There has to be a vision to move forward to meet the Official Community Plan;
- If there is a signed lease it will not be developed.

It was moved and seconded

**THAT** the Advisory Planning Commission recommend support for TUP 24-03, Temporary Use Permit, 102-1680 Ross Road.

CARRIED UNANIMOUSLY

## **9. CORRESPONDENCE AND INFORMATION ITEMS**

### **9.1 Application Status Update November 20, 2024**

## **10. OTHER BUSINESS**

As the commission term comes to an end, the commission would like to suggest a review be done on the scope of applications that the APC sees prior to going to Council. There is an opportunity to add more things to the list that the APC can review and provide input on. Different applications that come before Council could have benefit from having some input from a commission of the community. Scope is very narrow currently. Feedback from fellow commission members is that they would love to contribute more information to support Council in the decisions they make.

The commission members thanked the city and staff for the opportunity, saying it has been a great joy and educational. Powerful impact has been through the education received from the staff liaison. Biggest benefit was the education that the staff liaison gave, when the staff is excited about education we learn so much. The power of that the commission then goes into the community and is able to explain to people what they learn.

**11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 9:50 a.m.

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CHAIR

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RECORDING SECRETARY



## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: January 15, 2025

From: Casey Loudoun, Planner I

File No: Z 24-05

Subject: **Z 24-05; Zoning Amendment; 2885 Weatherhill Rd**

### BACKGROUND

The subject property is located within the Lakeview Heights Neighbourhood and is a vacant residential lot. Surrounding areas to the north, west and south are zoned Single Detached and Duplex Residential Zone (R1). The subject property is zoned Large Parcel Single Detached and Duplex Residential Zone (R1L), sharing the same zoning as only one other property in the surrounding area. To the east, the subject property borders Kalamo Regional Park with a vertical cliff drop-off. Tree clearing and demolition of a single-family dwelling has occurred on the property in the last few months. The proposal is to rezone from R1L to R1 with the intention of subdivision in the future.

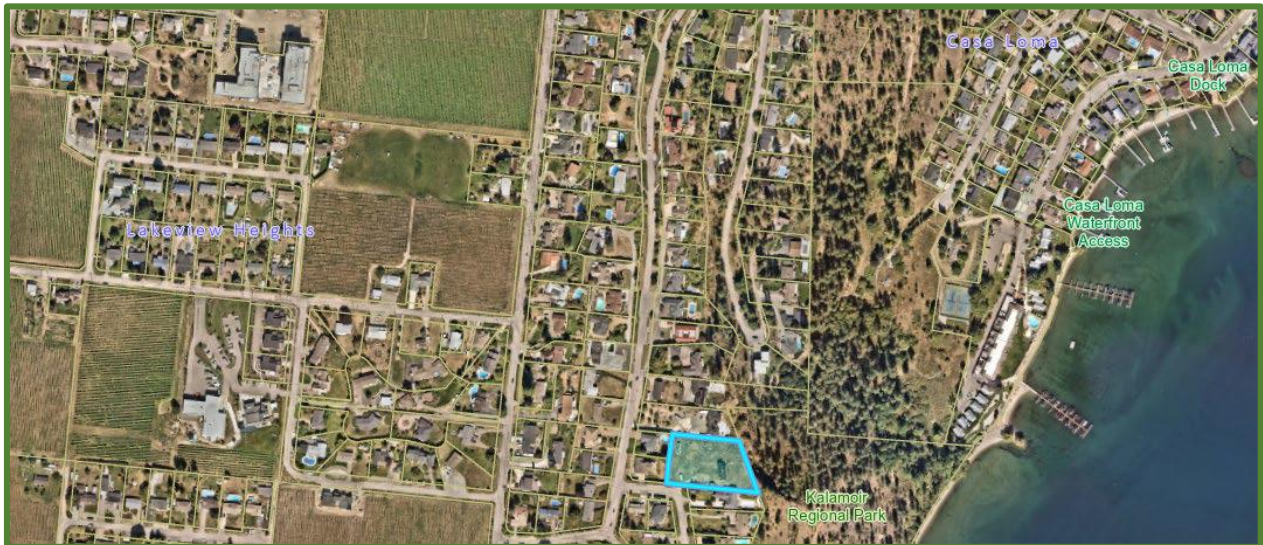
PROPERTY DETAILS			
<b>Address</b>	2885 Weatherhill Rd		
<b>PID</b>	006-915-124		
<b>Folio</b>	36414306.000		
<b>Lot Size</b>	5,139 m <sup>2</sup>		
<b>Owner</b>	Rodney Hazard	<b>Agent</b>	Stephanie Leforte
<b>Current Zoning</b>	R1L – Large Parcel Single Detached and Duplex Residential Zone	<b>Proposed Zoning</b>	R1 - Single Detached and Duplex Residential Zone
<b>Current OCP</b>	Low Density Residential	<b>Proposed OCP</b>	Low Density Residential
<b>Current Use</b>	Vacant Lot	<b>Proposed Use</b>	Single Family Residential
<b>Development Permit Areas</b>	Hillside and Sensitive Terrestrial Development Permit Area on the east parcel boundary of the property. Wildfire Interface Development Permit Area over the property entirety.		
<b>Hazards</b>	East cliff face poses concerns for steep slopes and adjacent parkland		



## ADJACENT ZONING & LAND USES

<b>North</b>	<b>^</b>	R1 - Single Detached and Duplex Residential Zone, developed single family lots
<b>East</b>	<b>&gt;</b>	P1 – Parks and Open Space, Kalamo Regional Park
<b>West</b>	<b>&lt;</b>	R1 - Single Detached and Duplex Residential Zone, developed single family lots
<b>South</b>	<b>v</b>	R1 - Single Detached and Duplex Residential Zone, developed single family lots

## NEIGHBOURHOOD MAP



## PROPERTY MAP





## PROPOSAL:

The applicant is proposing a Zoning Bylaw amendment from Large Parcel Single Detached and Duplex Residential Zone (R1L) to Single Detached and Duplex Residential Zone (R1) to facilitate a conceptual subdivision of 4 to 5 lots (Attachment 1).

## DISCUSSION

### Policy & Bylaw Review

#### City of West Kelowna Housing Strategy

The proposed zoning amendment aligns with the City of West Kelowna's Housing Strategy. According to the Housing Needs Assessment, the City requires approximately 290 new housing units annually to accommodate the projected population growth between 2023 and 2031. By increasing density, the City can more effectively meet its annual housing target, support infrastructure investments, enhance walkability, and create vibrant, mixed-use communities that align with broader planning objectives.

Conceptual plans of subdivision propose a city road dedication that would accommodate subdivision of 4-5 lots that would consequently increase densities in the area. Without subdivision, the property is limited by the current frontage and would have no changes in density on the property.

#### Official Community Plan No. 0300

The proposed zone is consistent with the existing Low Density Residential land use designation. The existing zone of R1L and the proposed zone R1 are similar in regulations with the major differences being a reduced minimum parcel size for R1 zones (Table 1).

**Table 1. Zoning regulations comparison**

	<b>R1L Zone</b>	<b>R1 Zone</b>
<b>Parcel Area</b>	2,500 m <sup>2</sup>	550 m <sup>2</sup>
<b>Parcel Frontage</b>	30 m	16 m
<b>Maximum Density</b>	4 units	4 units
<b>Parcel Coverage</b>	N/A	50%
<b>Building Height</b>	5-11 m	5-11 m
<b>Siting regulations</b>	4.5-6 m OR subject to A1 or ALR	1.5-6 m OR subject to A1 or ALR

The subject property has a current frontage of 22 m making it appear to have subdivision limitations. However, conceptual subdivision plans propose a City road dedication that would allow increase frontage to accommodate 4-5 lots. The OCP Growth strategy supports low density infill housing in this area if considerations occur to ensure sensitive integration into the neighbourhood and a proposal that aligns with both Zoning and OCP regulations.

## Technical Review

### Servicing

The Functional Servicing Report considered the subject property to have suitable servicing potential with recommended infrastructure upgrades based on the conceptual subdivision plans. To address recent regulation changes that allow for increased densities on residential lots, further technical review is being conducted to ensure that the FSR considers highest and best use (duplexes and up to 4 units).

### Geotechnical

The Geotechnical report stated that “for future building construction, geotechnical reviews are recommended, to confirm suitable conditions.” The report recommended a minimum setback of 10 m between bedrock crest and foundations. No other comments or major concerns were identified in the report based on the conceptual subdivision plans.

### Emergency Egress

Inquiries were brought forward from concerned residents regarding additional housing potential creating further density in the area with only one emergency egress. This was investigated and it was identified that the recent development of the Casa Loma Emergency egress has provided this neighbourhood with an additional emergency egress in case of evacuation (Figure 1). The Fire Department has raised no initial concerns regarding increased density concerns in the area based on their initial review.



Figure 1. Zoomed out aerial view of the neighbourhood identifying the subject property outlined in yellow and the two emergency egresses for the property shown as stars. The yellow star is the closest egress and the red star shows the new Casa Loma Emergency access egress.

## KEY CONSIDERATIONS

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

- The proposed rezoning is consistent with our OCP.
- The proposed rezoning allows for infill potential through the subdivision process.

Specific comments would be appreciated should the APC have any concerns with the proposed zoning 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,

Casey Loudoun, Planner I

Powerpoint: Yes ☒ No ☐

Attachments:

1. Conceptual Plans





NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION: LOT 7, PLAN KAP17100, DISTRICT LOT 2689,  
OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 21204

[illegible]

#203 - 2011 AGASSIZ ROAD, KELOWNA BC, V1Y 9Z8  
TEL: (250) 870-6261, E-MAIL: INFO@ALPINEENGINEERING.CA  
PERMIT TO PRACTICE: 1000176

CLIENT: **RODNEY & JODY HAZARD**

2469 THACKER DRIVE, BRITISH COLUMBIA, CANADA V1Z 1V9  
TEL: (250) 870-1561

PROJECT: **SUBDIVISION CONCEPTS**

2885 WEATHERHILL ROAD, WEST KELOWNA, BRITISH COLUMBIA, CANADA V1Z 1P2  
PID: 006-915-124

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE: **SITE PLAN AND ORTHOPHOTO**

PROJECT NO.	SCALE : HORZ. 1:500 VERT. —
DRAWING NO.	ALPINE DRAWING NO.

DESIGN: DM      CHECK: JA  
DRAWN: DM      APPR: JBK

ALPINE FILE  
2024-274

DRAWING DATE:  
**JULY 31, 2024**

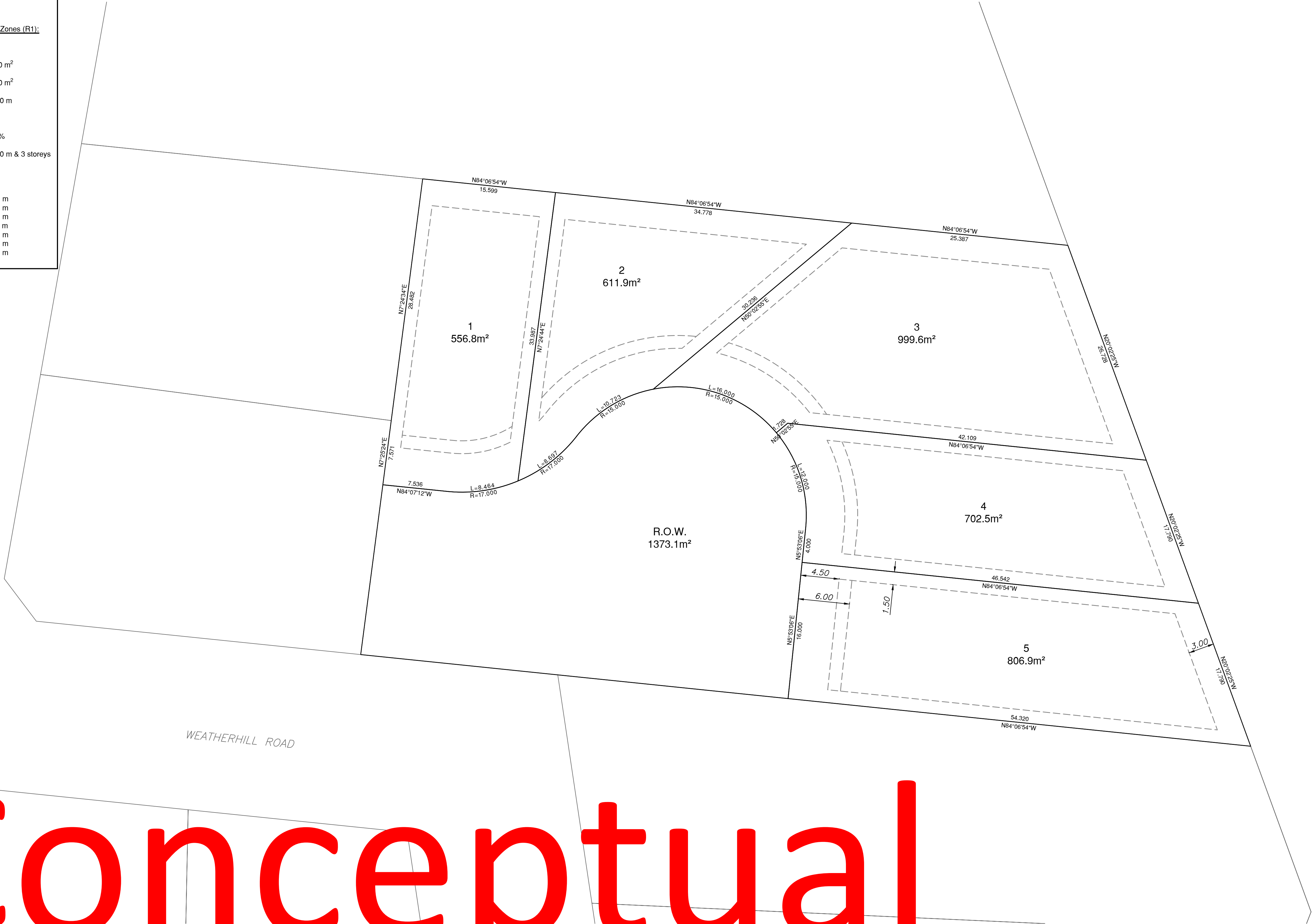
SHEET NO. <b>G-001</b>	REV
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<b>R1 Zoning Analysis:</b>	
City of West Kelowna Zoning Bylaw No. 0265	
Part 10 - Residential Zones	
<b>10.4.5 - Single Detached and Duplex Residential Zones (R1):</b>	
<b>Subdivision Regulations:</b>	
Minimum Parcel Area	550 m <sup>2</sup>
Minimum Usable Parcel Area	330 m <sup>2</sup>
Minimum Parcel Frontage	16.0 m
<b>Development Regulations:</b>	
Maximum Parcel Coverage	50%
Maximum Height	11.0 m & 3 storeys
<b>Siting Regulations:</b>	
Minimum Setbacks:	
Front Yard or Access Easement	4.5 m
Front Garage or Carport	6.0 m
Rear Yard or Access Easement	3.0 m
Interior Side Yard	1.5 m
Interior Side Access Easement	3.0 m
Exterior Side Yard	4.5 m
Exterior Side Garage or Carport	6.0 m

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Conceptual

LEGAL DESCRIPTION: LOT 7, PLAN KAP17100, DISTRICT LOT 2689, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 21204					
B.M. MONUMENT NO. . . . . ELEVATION: .					
LOCATED AT . . . STREET & . . . AVENUE					
REV. NO.	DESCRIPTION	DR	CH	DATE	APP



#203 - 2011 AGASSIZ ROAD, KELOWNA BC, V1Y 9Z8  
TEL: (250) 870-6261, E-MAIL: INFO@ALPINEENGINEERING.CA  
PERMIT TO PRACTICE: 1000176

CLIENT:	<b>RODNEY &amp; JODY HAZARD</b> 2469 THACKER DRIVE, BRITISH COLUMBIA, CANADA V1Z 1V9 TEL: (250) 870-1561
PROJECT:	<b>SUBDIVISION CONCEPTS</b> 2885 WEATHERHILL ROAD, WEST KELOWNA, BRITISH COLUMBIA, CANADA V1Z 1P2 PID: 006-915-124

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TITLE: <b>R1 - SITE PLAN A</b>	
PROJECT NO.	SCALE : HORZ. 1:250 VERT. —
DRAWING NO.	ALPINE DRAWING NO.

DESIGN: DM	CHECK: JA
DRAWN: DM	APPR: JBK
ALPINE FILE: 2024-274	
DRAWING DATE: <b>JULY 31, 2024</b>	
SHEET NO. <b>C-001</b>	REV. <b>0</b>

R1 Zoning Analysis:

City of West Kelowna Zoning Bylaw No. 0265

Part 10 - Residential Zones

10.4.5 - Single Detached and Duplex Residential Zones (R1):

Subdivision Regulations:

Minimum Parcel Area

550 m<sup>2</sup>

Minimum Usable Parcel Area

330 m<sup>2</sup>

Minimum Parcel Frontage

16.0 m

Development Regulations:

Maximum Parcel Coverage

50%

Maximum Height

11.0 m & 3 storeys

Siting Regulations:

Minimum Setbacks:

Front Yard or Access Easement

4.5 m

Front Garage or Carport

6.0 m

Rear Yard or Access Easement

3.0 m

Interior Side Yard

1.5 m

Interior Side Access Easement

3.0 m

Exterior Side Yard

4.5 m

Exterior Side Garage or Carport

6.0 m

NOTICE TO CONTRACTOR

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Conceptual



LEGAL DESCRIPTION: LOT 7, PLAN KAP17100, DISTRICT LOT 2689, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 21204						
B.M. LOCATED AT	MONUMENT NO.	STREET &	AVENUE	ELEVATION:		
REV. NO.	DESCRIPTION	DR	CH	DATE	APP	



#203 - 2011 AGASSIZ ROAD, KELOWNA BC, V1Y 9Z8  
TEL: (250) 870-6261, E-MAIL: INFO@ALPINEENGINEERING.CA  
PERMIT TO PRACTICE: 1000176

CLIENT:	<b>RODNEY &amp; JODY HAZARD</b> 2469 THACKER DRIVE, BRITISH COLUMBIA, CANADA V1Z 1V9 TEL: (250) 870-1561
PROJECT:	<b>SUBDIVISION CONCEPTS</b> 2885 WEATHERHILL ROAD, WEST KELOWNA, BRITISH COLUMBIA, CANADA V1Z 1P2 PID: 006-915-124

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE: <b>R1 - SITE PLAN B</b>		DESIGN: DM DRAWN: DM	CHECK: JA APPR: JBK
PROJECT NO.		ALPINE FILE: 2024-274	
DRAWING NO.		DRAWING DATE: <b>JULY 31, 2024</b>	
SCALE : HORZ. 1:250 VERT. — ALPINE DRAWING NO.		SHEET NO. <b>C-002</b>	REV. <b>0</b>





## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: January 15, 2025

From: Casey Loudoun, Planner I

File No: Z 24-06

Subject: **Z 24-06; Zoning Amendment; 3011, 3021 & 3031 Ourtoland Road**

### BACKGROUND

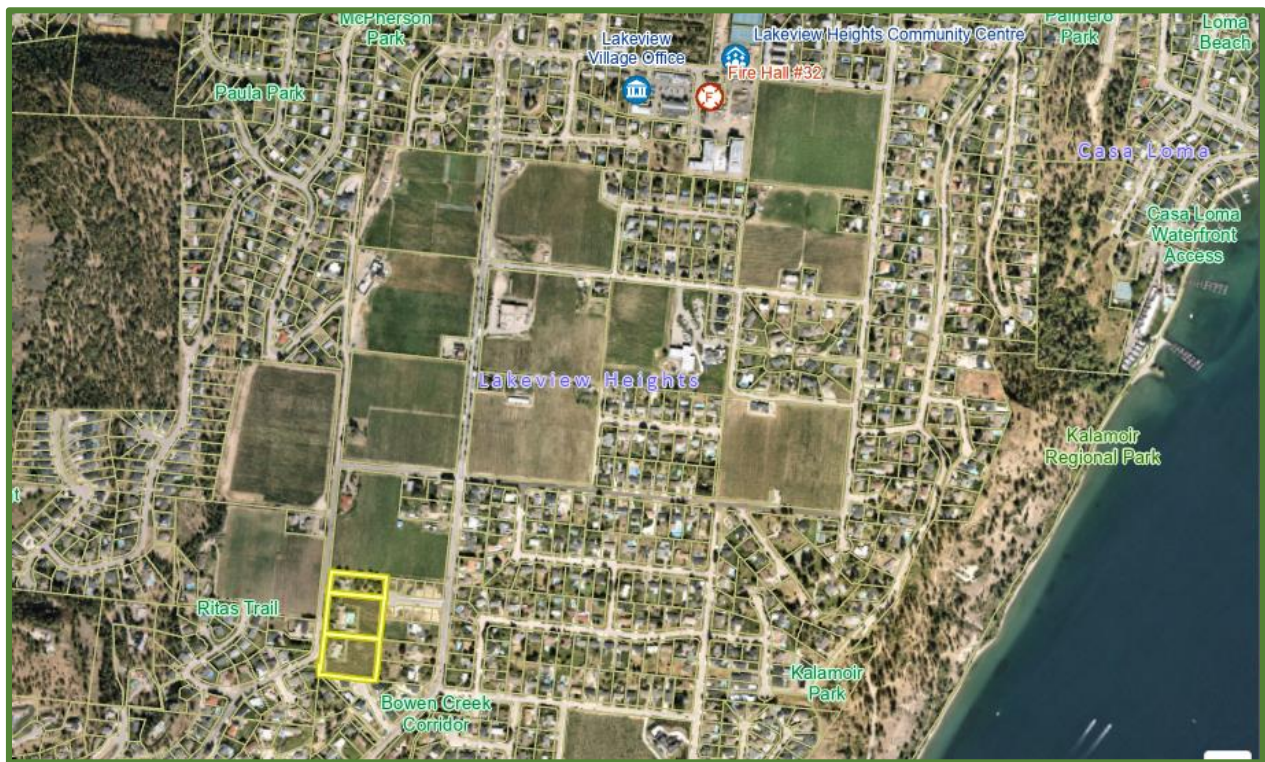
The subject properties are located within the Lakeview Heights Neighbourhood near the West Kelowna Wine Trail on Boucherie Rd. The surrounding uses included Agricultural to the North and Northwest with Low Density Residential to the East, South and Southwest. Recent developments in the area include the Kitson Court and Oak Barrel Place subdivisions, both cul-de-sacs with lots zoned R1 – Single Detached and Duplex Residential. The proposed rezoning is to accommodate a future subdivision of R1 lots with a road access that joins the two cul-de-sacs.

PROPERTY DETAILS			
<b>Address</b>		3011 Ourtoland Rd & 3021 Ourtoland Rd & 3031 Ourtoland Rd	
<b>PID</b>		007-408-641; 007-408-676; 007-408-692	
<b>Folio</b>		36413689.091; 36413689.093; 36413689.096	
<b>Lot Size</b>		21,570 m <sup>2</sup> (4,290 m <sup>2</sup> + 8,620 m <sup>2</sup> + 8,660 m <sup>2</sup> )	
<b>Owner</b>	Arthur Wannop Sun Zandong & Qi Zhang	<b>Agent</b>	Protech Consulting (Kyle Lorincz)
<b>Current Zoning</b>	R1L – Large Parcel Single Detached and Duplex Residential Zone (3011)  RU1 - Country Residential Zone (3021 & 3031)	<b>Proposed Zoning</b>	R1 – Single Detached and Duplex Residential Zone
<b>Current OCP</b>	Low Density Residential	<b>Proposed OCP</b>	Low Density Residential
<b>Current Use</b>	Low Density Residential	<b>Proposed Use</b>	Low Density Residential
<b>Development Permit Areas</b>	N/A		
<b>Hazards</b>	N/A		
<b>Agricultural Land Reserve</b>	No		

### ADJACENT ZONING & LAND USES

<b>North</b>	<b>^</b>	A1-Agricultural, Winery use
<b>East</b>	<b>&gt;</b>	R1 – Single Detached and Duplex Residential Zone & R11 Large Parcel Single Detached and Duplex Residential Zor recently developed subdivision and residential lots
<b>West</b>	<b>&lt;</b>	A1 - Agricultural , R1 – Single Detached and Duplex Resident Zone, developed residential lots
<b>South</b>	<b>v</b>	R1 – Single Detached and Duplex Residential Zone, develop residential lots

### NEIGHBOURHOOD MAP





## PROPERTY MAP



### PROPOSAL:

The applicant is proposing to rezone three lots to R1 – Single Detached and Duplex Residential Zone to facilitate a potential subdivision that may accommodate 20+ lots subject to future subdivision review (Attachment 1). The current zoning of the lots are as follows: R1L – Large Parcel Single Detached (3011) and Duplex Residential Zone and RU1 - Country Residential Zone (3021 & 3031). A road extension joining two existing R1 zoned developments is being proposed as part of the subdivision.

### DISCUSSION:

#### Policy & Bylaw Review

##### City of West Kelowna Housing Strategy

The proposed Zoning Bylaw amendment aligns with the City of West Kelowna's Housing Strategy. According to the Housing Needs Assessment, the City requires approximately 290 new housing units annually to accommodate the projected population growth between 2023 and 2031. By increasing density, the City can more effectively meet its annual housing target, support infrastructure investments, enhance walkability, and create vibrant, mixed-use communities that align with broader planning objectives. This rezoning would accommodate a potential 20+ lot subdivision with a potential for up to 4 units per lot, projecting the potential of up to 80+ dwelling units to help the City meet the

annual housing target quota. Depending on the lot size and desired marketing, these may or may not be suitable for that number of units.

Further, the proposed rezoning would allow for the creation of more diverse housing potential in this area including single family dwellings, duplexes, and secondary suites. This aligns with the City's priorities to provide diverse housing options to address the needs of underserved demographics, including seniors, young adults, and low-to moderate-income households.

#### Official Community Plan No. 0300

The proposed zone is consistent with the existing Low Density Residential land use designation. Conversion of rural residential zones to smaller Low Density Residential zones allows for future development to be more consistent with surrounding areas and accommodate future infill through subdivision. The subject properties have been identified for low density infill housing through the OCP Growth Strategy. Section 2.9.2 Low Density Policies speaks to supporting zoning amendments to accommodate infill with sensitive integration when aligning with both Zoning and OCP regulations.

#### Zoning Bylaw No. 0265 & No. 320

The intent of the rezoning is to accommodate smaller lots and higher densities for infill through future subdivision. Table 1 highlights some zoning regulatory changes for the subject properties.

**Table 1. Zoning regulations comparison**

	<b>RU1 Zone</b>	<b>R1L Zone</b>	<b>R1 Zone</b>
<b>Parcel Area</b>	5,060 m2	2,500 m2	550 m2
<b>Parcel Frontage</b>	30 m	30 m	16 m
<b>Maximum Density</b>	2 units	4 units	4 units
<b>Parcel Coverage</b>	20% with exception of greenhouse (50%)	N/A	50%
<b>Building Height</b>	5-15 m	5-11 m	5-11 m
<b>Siting regulations</b>	4.5-7.5 m OR subject to A1 or ALR	4.5-6 m OR subject to A1 or ALR	1.5-6 m OR subject to A1 or ALR

Each property was reviewed to ensure consistency with zoning regulations. Existing non-conformities such as siting or height of existing structures do not trigger further contravention of the Zoning Bylaw through rezoning. Future subdivision will address any existing non-conformity and ensure non-conformities are brought into compliance for future development.

## Technical Review

### Servicing

The Functional Servicing Report considered the subject properties to have suitable servicing potential with recommended infrastructure upgrades based on the conceptual subdivision plans. To address recent regulation changes that allow for increased densities on residential lots, further technical review is being conducted to ensure that the FSR considers highest and best use (duplexes and up to 4 units).

### Geotechnical

The Geotechnical report stated that “the site appears to be safe for the proposed residential subdivision from a geotechnical perspective.” No major concerns were identified in the report based on the conceptual subdivision plans and current lot conditions.

### Environmental

The conceptual subdivision plans and rezoning will have no significant impacts as the entirety of all three lots are ESA-4 (not sensitive environmental areas).

### Road Access

Historical subdivision developments of Oak Barrel Place and Kitson Court were designed with the intent to one day join the two cul-de-sacs. This proposal allows for the connection between these two roads with the final alignment to be reviewed through the subdivision process.

### Pedestrian Access

As part of this rezoning, it will be reviewed and further discussed that the applicant considers providing a pedestrian access right of way on the property 3031 Ourloland Rd approximately at the location of where the current storm sewer right of way is located (Figure 1). This pedestrian access will join Ourloland Rd to Oak Barrel Place where an existing pedestrian walkway provides accessibility to the nearest transit access on Boucherie Rd (Figure 1).

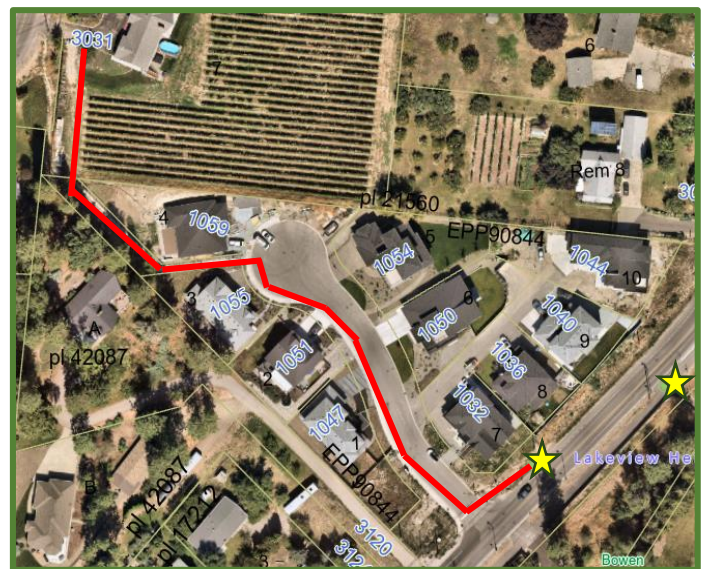


Figure 1. Aerial view of the potential pedestrian connection (red line) from Ourloland through Oak Barrel Place to Boucherie Rd transit stops (yellow star).

## KEY CONSIDERATIONS

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

- The proposed rezoning is consistent with our OCP.
- The proposed lots align with the City of West Kelowna Housing Strategy priorities to reach annual growth quota while providing diverse housing options in areas identified for infill through the City of West Kelowna's Growth Strategy.
- The requested pedestrian access right of way will enhance pedestrian connections in the area.

Specific comments would be appreciated should the APC have any concerns with the proposed zoning 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,

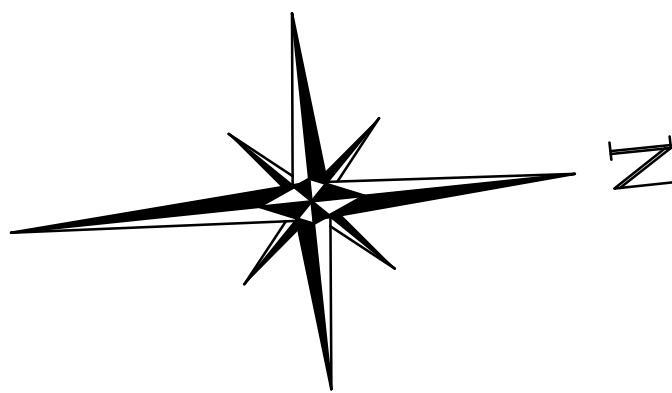
Casey Loudoun, Planner I

Powerpoint: Yes ☒ No ☐

Attachments:

1. Conceptual Plans





10.4 SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (R1)

.5 Regulations Table	
SUBDIVISION REGULATIONS	
(a) Minimum parcel area	550 m <sup>2</sup> (5 920.2 ft <sup>2</sup> )
(b) Minimum usable parcel area	330 m <sup>2</sup> (3 552.1 ft <sup>2</sup> )
(c) Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS	
(d) Maximum density:	
i. Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
ii. Secondary suite	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: - single detached dwelling - carriage house, or - each half of a duplex
iii. Carriage house (accessory to a single detached dwelling only)	Only 1 carriage house per parcel
iv. Parcel area 280m <sup>2</sup> or smaller	3 dwelling units per parcel
v. Parcel area larger than 280m <sup>2</sup>	4 dwelling units per parcel
vi. Despite iv and v above, where a parcel is any of the following: - not wholly or partly within the Growth Boundary established by the Official Community Plan - not connected to a community water system or community sewer system provided as a service by the City of West Kelowna - larger than 4,050 m <sup>2</sup>	2 dwelling units per parcel comprised of: - 1 single detached dwelling; and - 1 secondary suite or 1 carriage house

(e) Maximum parcel coverage	50%
(f) Maximum building height:	
i. Single detached dwelling	11.0 m (36 ft) to a maximum of 3 storeys
ii. Accessory buildings and structures	5.0 m (16.4 ft)
iii. Carriage house	8.0 m (26.2 ft)
SITING REGULATIONS	
(g) Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i. Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
	6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
	4.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii. Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii. Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv. Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v. A1 Zone or ALR	Subject to Section 3.25

USABLE AREA WITH A 9m ALR LEVEL 1 BUFFER = 410m<sup>2</sup>

USABLE AREA WITH A 9m ALR LEVEL 1 BUFFER = 396m<sup>2</sup>

USABLE AREA WITH A 9m ALR LEVEL 1 BUFFER = 401m<sup>2</sup>

9m ALR LEVEL 1 LANDSCAPE BUFFER

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

PRELIMINARY

ISSUED FOR  
APPROVAL

NOT FOR  
CONSTRUCTION



LEGEND

WATER	EX. MANHOLE	WATER CURB STOP
SAN. SEWER	PROP. MANHOLE	SANITARY INSPECTION CHAMBER
STORM SEWER	POWER POLE	STORM INSPECTION CHAMBER
GAS	LAMP STANDARD	TRANSFORMER - POWER
U/G UTILITY (ALIGNMENT)	CATCH BASIN	SERVICE BOX
	HYDRANT	
	SURVEY MONUMENT	

No.	MM/DD/YY	BY	REVISION	Chk'd	No.	MM/DD/YY	BY	REVISION	Chk'd
					3	11/22/24	CJP	ISSUED FOR APPROVAL	KCL
					2	11/20/24	CJP	ISSUED FOR COORDINATION	KCL
					1	09/25/24	CJP	ISSUED FOR REVIEW	KCL



P.ENG.

DRAWN	CJP
DESIGN	NGH
APPROVED	KCL
DATE	JAN 2023
SCALE	
HORIZ.	1:500
VERT.	NA

<b>PROTECH CONSULTING</b>	
300 - 3275 Lakeshore Rd. Kelowna B.C. PERMIT TO PRACTICE NO.: 1001403	
ZANDONG SUN	
3011, 3021, 3031 OURTOLAND REZONING	
CONCEPTUAL LOT LAYOUT	

DRAWING NO.	22064-P2
REV. NO.	3



## **CITY OF WEST KELOWNA ADVISORY PLANNING COMMISSION MEETING SCHEDULE – 2025**

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**LOCATION:** All APC meetings will be held at the City of West Kelowna City Hall, 3731 Old Okanagan Highway, West Kelowna, in the Council Chambers.

**DATE/ TIME:** Meetings are scheduled for the third Wednesday of every month from 9:30 a.m. to 11:00 a.m.

### **THE MEETING DATES FOR 2025 ARE AS FOLLOWS:**

- Wednesday, January 15<sup>th</sup>
- Wednesday, February 19<sup>th</sup>
- Wednesday, March 19<sup>th</sup>
- Wednesday, April 16<sup>th</sup>
- Wednesday, May 21<sup>st</sup>
- Wednesday, June 18<sup>th</sup>
- Wednesday, July 16<sup>th</sup>
- Wednesday, August 20<sup>th</sup>
- Wednesday, September 17<sup>th</sup>
- Wednesday, October 15<sup>th</sup>
- Wednesday, November 19<sup>th</sup>
- Wednesday, December 17<sup>th</sup>