



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

Wednesday, July 15, 2020, 9:30 A.M.
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

	Pages
1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER	
2. INTRODUCTION OF LATE ITEMS	
3. ADOPTION OF AGENDA	
4. ADOPTION OF MINUTES	
4.1 Minutes of the June 17, 2020 Advisory Planning Commission meeting held at the City of West Kelowna City Hall via WebEx	2
5. PRESENTATIONS	
6. DELEGATIONS	
7. UNFINISHED BUSINESS	
8. REFERRALS	
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9.1 File P20-01, Update on Community Visioning (Phase 1 OCP Review)	11
9.2 File Z 20-03, Zoning Amendment Application, 2971 Gorman Rd	14
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10. OTHER BUSINESS	
10.1 Standing Item: Community Discussion Topic Street Lighting, Curbs and Sidewalks	
11. ADJOURNMENT OF THE MEETING	

The next Advisory Planning Commission meeting is scheduled for Wednesday, August 19, 2020 at 9:30 a.m.



CITY OF WEST KELOWNA

MINUTES OF THE ADVISORY PLANNING COMMISSION HELD AT THE CITY OF WEST KELOWNA CITY HALL VIA WEBEX WEDNESDAY, JUNE 17, 2020

Members Present: Wayne Kubasek, Chair
Anthony Bastiaanssen, Vice Chair (joined at 9:31 a.m.)
Julian Davis (joined via phone at 9:52 a.m.)
Bea Kline
Nicole Richard
Joe Gluska

Staff Present: Carla Eaton, Planner III
Dallas Clowes, Senior Planner
Jayden Riley, Planner II
Hailey Rilkoﬀ, Planner II
Stiring Scory, Planner II – Long Range
Natasha Patricelli, Recording Secretary

Member Absent: Katalin Zsufa

1. CALL THE REGULAR ADVISORY PLANNING COMMISSION MEETING TO ORDER:

The meeting was called to order at 9:30 a.m.

In response to the COVID-19 pandemic, the orders of the Provincial Health Officer and the Province of BC Ministerial Order No. M139, the Advisory Planning Commission meeting space was not open to the public. The meeting was webcast live and archived on the City's website.

Additionally, in accordance with the Province of BC Ministerial Order No. M139, the Advisory Planning Commission members attended the meeting by electronic means.

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, December 18, 2019 at the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes from the Advisory Planning Commission meeting held Wednesday, December 18, 2019 at the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS:

4.1 Official Community Plan Update - #OURWK Community Visioning

Highlights of the presentation by Dallas Clowes includes:

- Moving forward with the review of our Official Community Plan;
- First phase is development of new community vision for West Kelowna;
- Reach as many voices in the community in as many ways as possible;
- Switched to online format;
- Formal presentation to come on project with rollout and involvement;
- Publically launched our project website and community questionnaire;
- Stakeholder kickoff sessions end of June/beginning of July;
- Community leader kits to help facilitate discussions in the community.

Questions on the presentation:

- Decision process to start this year online instead of more traditional (in person) vs. next year if COVID-19 was no longer a factor? Vision was to try and move ahead. Looking at all kinds of forms, print media, radio ads, library inserts, food bank, painters market, and print ads. Information cards when people come to pay taxes at City Hall. Relying on connections in the community and community leaders/groups to disseminate information. Where possible doing some in person engagement.
- The website is www.ourwk.ca

6. DELEGATIONS:

7. REFERRALS:

7.1 File Z 20-02, Zoning Amendment Application, 2417 Apollo Road

Highlights of the presentation by the Planner include:

- 566 sq. m in Westbank Centre;
- Applicant owns adjacent property, 2411 Apollo Road, approved for development permit (DP 20-03) on May 26, 2020;
- DP application submitted with rezoning application to mirror DP 20-03 concept;
- The subject property is currently zoned Single Detached Residential (R1);
- Apollo Road/Rear Lane Access;

- The surrounding land uses include:
 - North – Institutional and Assembly (P2);
 - East, South, West – Urban Centre Commercial (C1);
- Proposing to amend zoning designation to Urban Centre Commercial (C1) to support mixed use development;
- To mirror approved (DP 20-03), 2411 Apollo: 3-storey building consisting of 2 x 55 sq. m units of commercial space (first storey) and 8 residential units (storeys 2 and 3);
- OCP Designation: commercial to support a variety of uses and increased density;
- Zoning Amendment: Single Detached Residential to Urban Centre Commercial to support mixed development;
- Conceptual Materials mirrors the adjacent development; rear laneway would have vehicular access;
- Policy Considerations:
 - Growth Management Designation (GMD): “Westbank Centre”: Foster urban growth, mix of residential and commercial uses;
 - C1 zone: apartment and retail permitted;
 - Westbank Centre Revitalization Plan (2011): long term vision walkable, transit oriented urban space mix of uses;
- Technical Review:
 - Site Servicing: Existing infrastructure will support development;
 - Access: vehicular and pedestrian from rear lane and on street parking in front of development;
 - Referral period ends June 24 and awaiting some comments;
- Key Considerations:
 - Applicant has submitted a concurrent DP application (DP 20-11) to mirroring the development approved for the adjacent property (DP 20-03);
 - Rezoning does not consider form and character which are approved at Development Permit, subject to rezoning and must demonstrate how the applicant meets the OCP design guidelines;
 - Although site plan and renderings have been provided, rezoning to C1 would permit development of the site in accordance with the C1 Zone’s permitted uses and siting and development regulations;
 - Should Council give first and second readings to the bylaws, a Public Hearing would be held.

Highlights of the discussion include:

- In view of previous phase of development, please clarify that this one does not need variance for height restriction? Not anticipating any variances for height.
- Why the applications are happening in two stages for the same thing? Applicant applied for these separately therefore we have processed it separately.
- This is keeping with what we want Westbank Centre to be.

It was moved and seconded

THAT the APC recommend support for file Z 20-02, Zoning Amendment Application, 2417 Apollo Road as presented.

CARRIED UNANIMOUSLY

7.2 File TUP 20-02, TUP Application, 1698 Ross Road

Highlights of the presentation by the Planner include:

- The subject property is 0.89 acre (3,601 m²);
- C1 Zoned;
- Located in the Boucherie Centre;
- The surrounding land uses include:
 - North – RU1 – Country Residential (Bylands Nurseries);
 - East – C1 – Urban Centre Commercial (Mixed Use);
 - South – C5 – Campground, Cabin and Motel Commercial and RMP – Manufactured Home Park (Trailpark Mobile Villas);
 - West – C3 – Gasoline Service Station Commercial (Petro-Canada) and C4 – Service Commercial (Sunrise Trailer Sales);
- There are two commercial buildings located on the subject property;
- Application is specific to the commercial building at the north-east corner of the site;
- A previous TUP 16-03 was issued in August 2016 for the sale and rental of compact construction machinery for Finning International;
- The TUP was renewed 16-03.01 in October 2019 to continue this use, and to specifically permit the sale, rental and repair of construction machines and equipment, including excavators and wheel loaders;
- TUP 16-03.01 expires August 2022;
- The smaller commercial has two units: Pioneer Meats, Currently vacant (previously pawn shop/U-Haul rentals);
- The applicant is requesting a TUP for a period of three years, to permit a Contractor Service use on the property;
- The applicant, Valley Garage Doors, is proposing to lease the vacant unit to operate the garage door company;
- Valley Garage Doors provides sales, installation and repair of garage doors;
- The site would be use as an office, garage door showroom and storage of garage doors and parts;
- Deliveries of garage doors would occur weekly to deliver custom orders;
- Customers may pick up at the rear of the building or Valley Garage Doors will provide delivery and on-site installation;
- Applicant Rationale:
 - Business will bring positive traffic to the commercial property;
 - Business is growing;
 - Don't have a showroom location;
 - Anticipate outgrowing this space in the future;
- Zoning Bylaw:
 - Zoned C1: Retail sale and excludes sale and repair of industrial equipment;
 - Contractor Services: services of a construction nature which require on-site storage of equipment and vehicles, warehouse space and accessory sales and office space;
 - Urban Centre Commercial Zone does not permit Contractor Services as a permitted use;
 - Service Commercial (C4) or Industrial Zones would permit a Contractor Services use.

- OCP Policies:
 - Commercial Future Land Use: intended to promote retail, office and personal services uses above street residential;
 - Located in Boucherie Center: intended to create a “bookend” urban centre pedestrian oriented mixed use development;
 - Growth Management Centre to include increasing the mix and intensity of land uses, promoting economic development and fostering a positive community image.
- OCP Temporary Use Permit Guidelines:
 - Use must be clearly temporary or seasonal in nature;
 - Not create an unacceptable level of negative impact on surrounding permanent uses;
 - Outline detailing when and how the use in that location will be ended;
 - Asks for information on the appearance of the building;
 - No industrial uses will be considered for sites located in Boucherie Center.
- Proposed Site Improvements:
 - Applicant has proposed planters along the front façade of the building facing Highway 97 and will be installing signage to face Highway 97 as well;
- Key Considerations:
 - Existing Temporary Use Permit on subject property;
 - Use should be temporary or seasonal in nature;
 - Applicant has expressed that they will outgrow this space;
 - TUP can include conditions such as landscaping, security;
 - Council will consider application at the July 14, 2020 meeting.

Highlights of the discussion include:

- When they think they may outgrow? Applicant has not provided specific timeline. Looking to move into site ASAP as it is currently vacant. Currently do not have a location and operating out of their home, online and outside. They are aware that TUP limitations and timelines.
- Does the applicant understand prohibition of manufacturing? Do they understand that they cannot build? Not in the business of manufacturing, only sell, repair and install. Could be a condition of their TUP if there is a concern.
- It is seen as a positive for the community;
- Pleased to see the planters and a good use of the property.

It was moved and seconded

THAT the APC recommend support for file TUP 20-02, Temporary Use Permit Application, 1698 Ross Road as presented.

CARRIED UNANIMOUSLY

7.3 File TUP 18-05.01, TUP Renewal, 1375 Green Bay Road

Highlights of the presentation by the Planner include:

- Located in the South Boucherie neighbourhood and zoned RMP – Manufactured Home Park;
- Site of the Green Bay Mobile Home Park;

- The surrounding land uses include:
 - North – R1 – Single Detached Residential;
 - East – R1 – Single Detached Residential and P1 – Parks and Open Space (Osprey Park);
 - South – P2 – Institutional and Assembly (Green Bay Bible Camp) and RC4 – Compact Single Detached Residential Zone;
 - West – P2 – Institutional and Assembly (Green Bay Bible Camp);
- Specific site is 15A, directly adjacent to Green Bay road;
- Background:
 - TUP 18-05; Application requested RV use for three lots (15A, 16B, 19B) for three years;
 - APC Recommended approval for 2 years and 15A only;
 - Replacement of mobile homes challenged by floodplain regulations;
 - Redevelopment of site challenging with Manufactured Home Redevelopment Policy, Environmental requirements due to Green Bay canal.
- Previous Proposal Rationale:
 - MHP built in the 60's;
 - Non-conforming under current regulations;
 - New Mobile Home would have to meet current floodplain regulations;
 - RV can easily be removed if there is flooding;
 - RV provides modestly priced housing.
- TUP 18-05 was approved by Council June 2019 with the following conditions:
 - No physical structures be constructed and attached to the RV;
 - The RV shall remain mobile (i.e. with wheels and hitch present on the unit);
 - Connection to sanitary sewer system must receive approval from Engineering;
 - Approved for one year – Expiry June 17, 2020.
- Proposal:
 - Applicant has requested a TUP renewal for an additional 2 years;
 - Property is well maintained, tidy and RV is fairly new;
 - Tenants have been unable to find alternate accommodation;
 - COVID state of emergency in BC will increase alternative housing demand;
 - Restrictions on Evictions during state of emergency.
- Zoning Bylaw No. 0154:
 - defines a Recreational Vehicle as: *“a vehicle intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers and tent trailers. Recreational vehicles also includes personal watercraft, all terrain vehicles, snowmobiles, and boats.”*
 - MHP Zone does not permit Recreational Vehicles as a permitted use;
 - Restricts occupancy of RV to no more than 10 days in a 30 period in residential zones.
- OCP Policies:
 - Residential objectives – ensuring housing development is appropriate and sensitive to surrounding uses;
 - Residential policies – MHP recognized as affordable housing and exploring opportunities for affordable housing;

- Manufactured Home Park Tenancy Act specifies that landlords have responsibilities to their tenants but does not invalidate local bylaws;
- During the pandemic state of emergency (COVID-19), landlords can end a tenancy to comply with an order of a municipal authority;
- Site visit was conducted on June 5, 2020;
- RV has been skirted and wheels removed which is a contravention of the existing TUP conditions;
- Key Considerations:
 - Use should be temporary or seasonal in nature;
 - Use of Recreational Vehicle for long-term permanent dwelling;
 - Affordable Housing availability;
 - TUP can include conditions such as landscaping, security;
 - Council will consider application at the July 14, 2020 meeting.

Highlights of the discussion include:

- If someone wanted to vary the TUP conditions can they apply for a variance? No variance process for TUP. Conditions approved by Council are what maintains TUP. Came to our attention through renewal application review that a condition was not being met. May be possibility for Council to amend those conditions. Rationale in removing the wheels was to allow skirting to make it more habitable RV during winter months.
- Intention for wheels was to keep it mobile during flooding. Some further information required with intent to the condition.
- When inspecting the site, did they see the wheels on site or taken off site? During our site inspection, it was not something we looked for. We did not go into the vehicle or into storage.
- Future permanent buildings would not meet new standards, would there be an opportunity for hybrid use for temporary and permanent so the property owner could use the property and have a viable income? Would be looked at case-by-case basis. Hybrid is what we are looking at today. RV suitability as a permanent dwelling ensuring there are safe standards of living.
- Challenging site to redevelop but a number of solutions, depending on future use of the property;
- Committee recommended a 2-year term but Council modified it to be a single year. Did they record or provide any rationale for additional limitation? Original application was a 3-year permit; APC supported a 2-year term, when presented to Council Staff recommended a 1-year term. Intended to be transitional timeline for their RV or more long-term accommodation. Owner/tenant say it is difficult to find alternative sites for RV, and COVID caused more difficulty. A renewal offers more flexibility to find affordable housing.
- The tenant is the owner of the RV and leasing the site from the mobile home park;
- 1 year for transitional purposes and then skirting was put up;
- Idea of the pandemic makes this impossible, they had 8 months before pandemic;
- Lots of RV parks that have spaces;
- Seems difficult to accept that nothing is available;
- Houses being bought and sold, rentals are ongoing during COVID-19 pandemic;

- Enabling to convert to an RV park. This is not fair to the other residents. Not making a genuine effort to find a solution;
- APC recommended support for the application last year and the applicant has met all the AP requirements. It was Council who made restrictions and reduced a term that the APC had supported. How do we support something one year and not support it the next?
- Situations change – not a contradiction changing our mind from last year. Concerns with skirting installed in contravention of permit conditions. Suggests misuse of permit. Installing skirting, suggests that this may extend permit applications.
- Council is the higher authority and indicated only to extend the use for 1 year. Applicants ignored Councils one year use.
- Concern that this will be an ongoing thing that will come back in the future.

Bea Kline declared a Conflict of Interest and removed herself from discussion and vote.

It was moved and seconded

THAT the APC recommend not supporting (denying) the file TUP 18-05.01, Temporary Use Permit Renewal, 1375 Green Bay Road as presented.

CARRIED; opposed Joe

8. CORRESPONDENCE AND INFORMATION ITEMS:

- 8.1 Decision Letter – Z 17-14, Zoning Amendment, 3545 McIver Road**
- 8.2 Decision Letter – Z 19-14, Zoning Amendment, 1150 Sunview Place**
- 8.3 Decision Letter – Z 19-05, Zoning Amendment, 2370 Tallus Ridge Drive**
- 8.4 Decision Letter – Z 18-08, Zoning Amendment, 2377 Thacker Drive**

9. NOTICE OF MOTION:

10. OTHER BUSINESS:

- 10.1 Issues Identification (Standing Item)

Standing Items will resume once we can meet in person.

11. ADJOURNMENT OF THE REGULAR MEETING:

The meeting adjourned at 10:46 a.m.

CERTIFIED CORRECT

Chair

Recording Secretary



ADVISORY PLANNING COMMISSION REPORT
Development Services
For the July 15, 2020 Meeting

DATE: July 6, 2020

TO: Advisory Planning Commission Members

FROM: Dallas Clowes, Senior Planner
Stirling Scory, Planner

RE: File: P20-01; Update on Community Visioning (Phase 1 OCP Review)

BACKGROUND:

The development of a Community Vision is one of Council's 2020 Strategic Priorities and forms the first phase of the Official Community Plan review. The Community Visioning process was initiated in May 2019 with the issuance of a Request for Proposal for consulting services to undertake extensive community engagement to establish a long-term vision for the community as Phase 1 of the OCP review. Lanarc Consultants was selected as the successful proponent for this project.

On July 24, 2019, City staff and the consultant held a series of meetings with community stakeholders, management staff, and members of Council to introduce the project, gather input on the proposed engagement strategy and begin discussion on the vision. Following these meetings, the project was placed on hold to better understand Council's expectations for this project.

From September 2019 to February 2020, the project was refined and a revised scope, budget, and schedule were created to better align with Council's vision for the project.

On February 25, 2020, Council was provided with an update on the Community Visioning process, including an overview of the draft public engagement and communications strategy, which identified a combination of digital engagement and in-person community outreach to achieve a collective vision for the community's future. At this meeting, Council confirmed the direction of the project and the project team subsequently worked with the consultant to move towards a public launch that was scheduled to occur at the beginning of April, with the initial first phase of public engagement continuing until mid-July. However, in mid-March, the project was placed on hold due to the COVID-19 pandemic.

On May 26, 2020, following the announcement of BC's ReStart Plan, Council was provided with an update on the Community Visioning process in context of the COVID-19 pandemic and physical distancing requirements. At this meeting, Council directed staff to proceed with the project and make necessary adjustments to the community engagement plan to ensure the project met Provincial Health guidelines. Following this meeting, staff and the Consultant revised the community engagement plan to rely more heavily on digital forms of engagement. On June 15th, the first community questionnaire was launched and the first set of introductory stakeholder presentations are scheduled for the end of June/beginning of July. APC members received a formal invitation to attend these meetings.

Summary of Adjustments to Key Activities and Project Timeline

Table 1 below outlines the adjustments made to the key project activities and approximate timelines associated with the activities. The project team will continually review methods and approximate timelines and adjust as necessary.

Table 1. Initial and Revised Project Activities and Timelines

Initial Key Activity	Initial Anticipated Timeline	Revised Activity	Revised Anticipated Timeline
Council Meeting #1: Project Introduction	Nov 12, 2019	Complete	Complete
Council Meeting #2: Pre-Launch Council Update	Feb 25, 2020	Complete	Complete
Not anticipated		Update to Council re: Impacts of COVID-19	May 26, 2020
Public Launch	Mar - Apr 2020	Revised to heavier reliance on digital communications	Jun 2020
Questionnaire #1 Launch	Apr 2020	No Change	Jun 2020
Presentations to Council Committees (APC, EDC, AAC)	Apr 2020	Revised to digital presentations (versus in-person)	Jun - Jul 2020
Community Pop-up Series (dates to align with community events / processes)	Apr – mid Jul 2020	Revise to: Phone and Email Outreach; At-Home Activity Series; Outreach to SD#23; Targeted Information Drops; Weekly Questions; Weekly 'Backgrounder' Information Releases; 'Appropriately-Distanced' Pop-ups	Jun – mid Sept 2020
Community Forum Event	May 25, 2020	Revise to: 'Ask and Answer Series'; "Coffee Talk Series"; "Video Speaker Series"; Interactive Website Content	Jun – mid Sept 2020
Attendance at Stakeholder Meetings or Activities	Apr – mid Jul 2020	Revise to: Online/Phone meetings	Jun – mid Sept 2020
Static Stations	Apr – mid Jul 2020	Revise to: Relocation where possible; Refined Questions; Safe Participation; Drop Boxes, Public Updates	Jun – mid Sept 2020
Not Anticipated		Engagement Tactics Review in Context of COVID-19	Aug – Sept 2020
Engagement Summary #1	Aug 2020	No Change	Oct 2020
Council Meeting #4: Summary & Preliminary Vision Development	Sept 2020	Revise to online meeting	Oct 2020

Initial Key Activity	Initial Anticipated Timeline	Revised Activity	Revised Anticipated Timeline
Community Circles Program	Sept/Oct 2020	TBD (will be re-evaluated in the summer in context of COVID-19)	
Questionnaire #2 Launch	Sept 2020	No Change	Nov 2020
Community Visioning Workshops	Oct 2020	TBD (will be re-evaluated in the summer in context of COVID-19)	
Draft Vision Document	Nov 2020	No Change	Jan 2021
Council Meeting #5: Presentation of Draft Vision Document	Dec 2020	Revise to online meeting if required	Jan/Feb 2021
Final Vision Document	December 2020	No Change	Jan/Feb 2021

Overview of Today's Presentation

The intent of the Community Visioning presentation is to update APC members about the project, provide an overview of the project goals and encourage all APC members to help the City spread the word about this important initiative. Further updates will be provided to the APC throughout the course of the Official Community Plan review, and the committee will be asked to formally weigh in (i.e. via a resolution) during later stages of the OCP bylaw development.

Respectfully Submitted By:

Dallas Clowes

Dallas Clowes
Senior Planner

Stirling Scory

Stirling Scory
Planner II

Powerpoint: Yes No

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ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: July 15, 2020

From: Carla Eaton, Planner III

File No: Z 20-03

Subject: **Z 20-03, OCP and Zoning Amendment Bylaw No. 100.59 and 154.90 (1st and 2nd), 2971 Gorman Rd**

BACKGROUND

The applicant has applied to rezone the subject property from Rural Residential Small Parcel Zone (RU2) to Single Family Residential Zone (R1) and Low Density Multiple Residential Zone (R3); and to amend the Official Community Plan Land Use Designation on a portion of the property from Single Family Residential to Low Density Multiple Family (*Attachment 1 and 2*). The proposed amendment will facilitate approximately seventeen (17) single family residential lots and forty-four (44) townhouse units in the Glenrosa area (*Attachment 3 and 4*).

PROPERTY DETAILS			
Address	2971 Gorman Road		
PID	028-587-154		
Folio	36414601.015		
Lot Size	2.959 ha (7.314 ac)		
Owner	Kerr Properties 002 Ltd.	Agent	Travis Tournier
Current Zoning	Rural Residential Small Parcel Zone (RU2)	Proposed Zoning	Single Family Residential (R1) and Low Density Multiple Family (R3)
Current OCP	Single Family Residential	Proposed OCP	Low Density Multiple Family and Single Family Residential
Current Use	Vacant	Proposed Use	Residential
Development Permit Areas	Hillside and Sensitive Terrestrial Ecosystem		
Hazards	None Identified but natural drainage course noted		
Agricultural Land Reserve	N/A		

ADJACENT ZONING & LAND USES		
North	^	Single Family Residential (including some duplex use)
East	>	Neighbourhood Commercial and Single Family Residential (including some duplex use)

West	<	Single Family Residential and Country Residential
South	v	Glenrosa Middle School and Agricultural (in and out of ALR)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Applicant Rationale

As part of this application, the applicant submitted a development proposal summary in support of the proposed amendments (*Attachment 5*), as well as a preliminary subdivision layout for seventeen (17) single family lots and one (1) multifamily lot (see Figure 1 and *Attachment 6*). While the proposed subdivision layout and future townhouse development are subject to additional subdivision and development permit processes, the applicant has highlighted that the preliminary design and density for the R3 zone (44 units) is “substantially under the allowable density and site coverage in the R3 zone.”

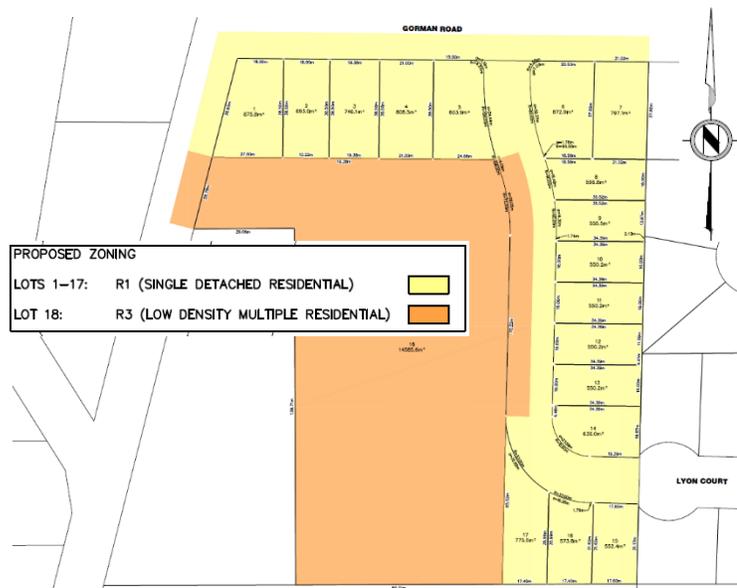


Figure 1: Proposed Zoning & Preliminary Subdivision Layout

Policy and Bylaw Review

Official Community Plan (OCP) Bylaw No. 0100

The subject property is located with the Single Family Residential land use designation, which supports traditional single family housing opportunities and encourages more land efficient compact housing forms for families. The proposed single family (R1) lots are consistent with this designation and will create a buffer between the proposed higher density townhouse development and the existing single family residential lots adjacent to the subject property.

The proposed amendment to Low Density Multiple Residential on the south-west portion of the property will accommodate the proposed townhouse development. The purpose of the designation to provide a broader range of housing opportunities in areas served by transit and in walking distance to community amenities, shops and services, while acknowledging the adjacent land use. The proposed use seems consistent with these objectives given that it is located within a transit service area, is immediately adjacent to the only neighbourhood commercial use, as well as being located less than five minutes walking distance to two schools. Additionally, the proposed ground oriented townhouses are consistent with Neighbourhood Growth Management designation policies that encourage infill housing where designed to respect and complement the type, scale and character of the neighbourhood.

Zoning Bylaw No. 0154

The subject property is currently Rural Residential Small Parcel (RU2) Zone, which is intended to accommodate rural, agricultural, and residential uses on parcels of land that are 1 ha or greater. The proposed Single Detached Residential (R1) Zone is intended to accommodate low density single detached residential use on parcels of land that are 550 m² and larger (*Attachment 7*). The Low Density Multiple Residential (R3) Zone is intended to accommodate multiple residential in low density house form which includes duplex and townhouse forms (*Attachment 8*). All three zones only permit building heights up to 9 m with a maximum of three storeys, but do have some differences between parcel coverage and setbacks (see comparisons in Table 1 below).

Table 1. Zoning Regulations Comparison

Regulations	RU2 Zone	R3 Zone	R1 Zone
Parcel Area	1.0 ha	1000 m ²	550 m ²
Frontage	30.0 m	30.0 m	16.0 m
Parcel Coverage	10%	40%	40%
Building Height	9.0 m to a max of 3 storeys (20 m for barn)	9.0 m to a max of 3 storeys (5.0 m for accessory buildings)	9.0 m to a max of 3 storeys
Front Setback	6.0 m	4.5 m/ 6.0 m (garage)	4.5 m/ 6.0 m (garage)
Rear Setback	7.5 m	7.5 m	3.0 m
Interior Side Setback	4.5 m	3.0 m	1.5 m
Exterior Side Setback	4.5 m	4.5 m/ 6.0 m (garage)	4.5 m/ 6.0 m (garage)
Agricultural Setback	15.0m/ 9.0 m <u>w</u> buffer	15.0m for the 1 st two storeys/ 18.0m for the third storey	15.0m/ 9.0m <u>w</u> buffer

Development Permit Areas

The subject property is located within the Hillside and Sensitive Terrestrial Ecosystem Development Permit areas. Additionally, the proposed R3 townhouse development will also require a separate form and character Multiple Family Residential Development Permit to facilitate any future Building Permits.

Technical Review

Servicing

A Servicing Report¹ was submitted that notes that the site can be adequately serviced. Gorman Road will require frontage improvements and Lyon Court is proposed to be extended to Gorman Road² which will allow additional access/egress from the new development. Potential off-site sanitary sewer service upgrades may be required along

¹ Prepared by Aplin Martin, dated Jun 8, 2020

² Both Gorman Road and Lyon Court are to be constructed to a Rural Local Road standard, as per Works and Services Bylaw No. 0249, which is an 18 m right of way with ditches, street lighting, and optional paved pathway.

Gorman Road as per the Sanitary Sewer Master Plan³ and additional information will be provided prior to public hearing. No additional off-site water servicing requirements are anticipated and stormwater management is expected to be addressed onsite. Final design at time of future development permit must also consider stormwater routing and private storage for the townhouse development. It is recommended that any identified off-site servicing works are required to be constructed at time of future development as a condition of the zoning amendment.

Geotechnical

A Geotechnical Review⁴ was submitted that notes that “the site is suitable for the proposed residential development, and appears adequate and safe for the intended purpose.” Site development has been concentrated in the flatter areas of the property and site cut and fill requirements have been kept to a minimum to preserve the natural topography of the site. The geotechnical engineer noted that control and redirection of the drainage course at the northwest corner of the property is anticipated at the time of the site development. The report makes additional future building recommendations regarding considerations for foundation design, groundwater and drainage, and pavement and trench backfilling. As a condition of the future development permit and subdivision process, it is likely that a geotechnical covenant will be registered on title to ensure the recommendations of the report are addressed during future construction.

Environmental

An Environmental Report⁵ was submitted that notes “as long as the recommended mitigation measures are incorporated into the design and construction and the development footprint is limited to the areas proposed, the proposed development is not anticipated to have landscape-level effects on the habitat values within the project area.” Recommended mitigation measures include limiting disturbance areas, restoring a vegetated swale designed to capture groundwater, installing bird and bat boxes as compensation for lost habitat, and ensuring that tree clearing either avoids bird nesting periods or includes a site survey for active nests and bird activity. These and other recommendations from the report will be considered with the future development permit prior to site disturbance.

Pedestrian Connection between Gorman Road and McIver Road

Based on desired pedestrian connections between Gorman Road and McIver Road⁶ with access to Glenrosa Middle School, additional discussion is required with the applicant regarding the potential to construct a pedestrian connection along the entire length of McTaggart Road (see Figure 2 below). The portion of McTaggart Road that lies beyond the subject property (orange and blue dashed line) would be considered an off-site improvement and the portion of McTaggart Road that fronts the property (yellow dashed line) would be required in accordance with the Works and Services Bylaw No. 0120.

³ Potentially upsize approximately 100m of sanitary main in Gorman Road between Malcolm and McNamara Road

⁴ Prepared by Interior Testing Services Ltd, dated Apr 8, 2020

⁵ Prepared by Ecoscape Environmental Consultants Ltd., dated May 2020

⁶ Identified as a Future Multi-Use Trail (Figure 13), Pedestrian and Bicycle Infrastructure Plan, Jan 15, 2016

Previous residential rezoning application on the adjacent 3545 McIver Road property (Z 17-14) had recommended that the construction of a pedestrian trail⁷ along the length of McTaggart Road be secured through the registration of a Section 219 covenant as a condition of the zoning amendment. However, the proposed amendments were never adopted.

Additional frontage improvements along the subject property fronting Gorman Road and the extension of Lyon Court include an optional paved pathway. However, final frontage requirements will be addressed at time of future subdivision.

Referral Responses

A referral for the application was circulated to all departments and key agencies and comments are open until July 17, 2020. Based on comments received thus far, no objections were noted, but general comments were received noting that the property has a history of complaints for unsightly weeds although these were remedied by the owners once notified of the complaint.

Agricultural Advisory Committee (AAC)

Should the proposed amendments receive first and second reading, the AAC is anticipated to consider the application on August 6, 2020.

Public Notification

A notice of application sign has been placed on the subject property in accordance with the Development Application Procedures Bylaw No. 0260.

KEY CONSIDERATIONS

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

⁷ Narrow multi-use trail with asphalt finish (2 m width) along McTaggart Road from the subject property to Gorman Road, including lighting and drainage



Figure 2: Potential Pedestrian Connections

- Residential policies encourage the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities.
- Infill development makes more efficient use of community services and reduces development pressures at the urban fringes.
- The proposed higher density residential use has an appropriate transition to existing single family residential uses and is similar in form in respect of ground oriented 3 storey buildings.
- The future development permit process will address hillside and environmental mitigation, as well as form and character issues with the proposed townhouse development.
- There are opportunities to provide additional trail connections through the new development area and along the adjacent McTaggart Road providing improved pedestrian connectivity to Glenrosa Middle School that require additional discussion.

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

Carla Eaton

Carla Eaton
Planner III

Powerpoint: Yes No

Attachments:

1. Official Community Plan Amendment Bylaw No. 0100.59, 2020
2. Zoning Amendment Bylaw No. 0154.90, 2020
3. Context Property Map
4. Subject Property Map
5. Applicant Proposal Summary
6. Conceptual Subdivision Plan
7. Single Detached Residential (R1) Zone
8. Low Density Multiple Residential (R3) Zone

CITY OF WEST KELOWNA

BYLAW NO. 0100.59

A BYLAW TO AMEND “OFFICIAL COMMUNITY PLAN BYLAW NO. 0100”

WHEREAS the Council of the City of West Kelowna desires to amend “CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN BYLAW NO. 0100” under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as “CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 0100.59, 2020”.

2. Amendments

“City of West Kelowna Official Community Plan Bylaw No. 0100” is hereby amended as follows:

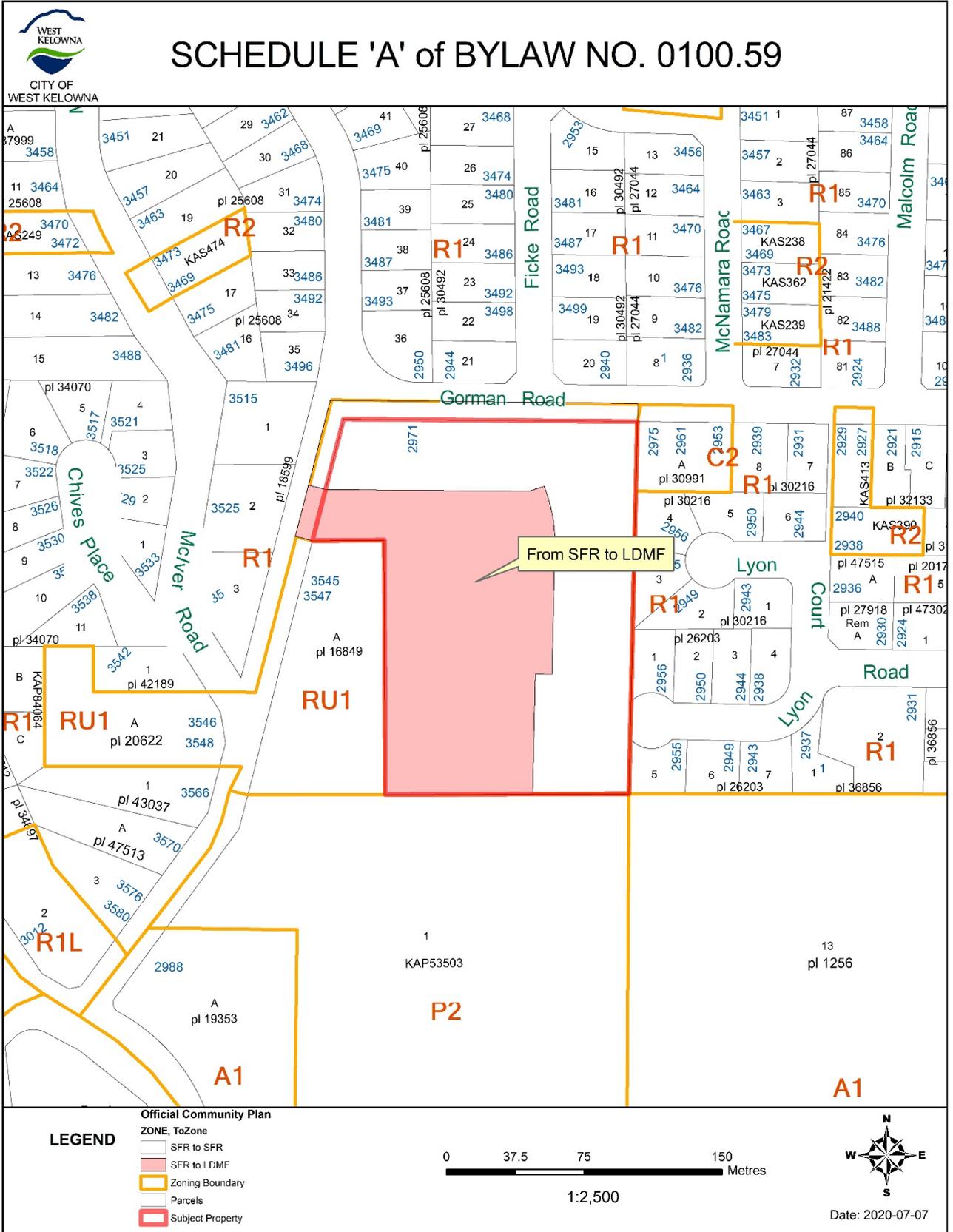
2.1 By changing the designation on a portion of Lot A, District Lot 3189, ODYD, Plan EPP11876, as shown on Schedule ‘A’ attached to and forming part of this bylaw, from Single Family Residential to Low Density Multiple Family.

2.2 By depicting the change on “City of West Kelowna Official Community Plan Bylaw No. 0100 Schedule B” (Land Use map).

READ A FIRST AND SECOND TIME THIS
PUBLIC HEARING HELD THIS
READ A THIRD TIME THIS
ADOPTED THIS

MAYOR

CITY CLERK



CITY OF WEST KELOWNA

BYLAW NO. 0154.90

A BYLAW TO AMEND "ZONING BYLAW NO. 0154"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.90, 2020".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

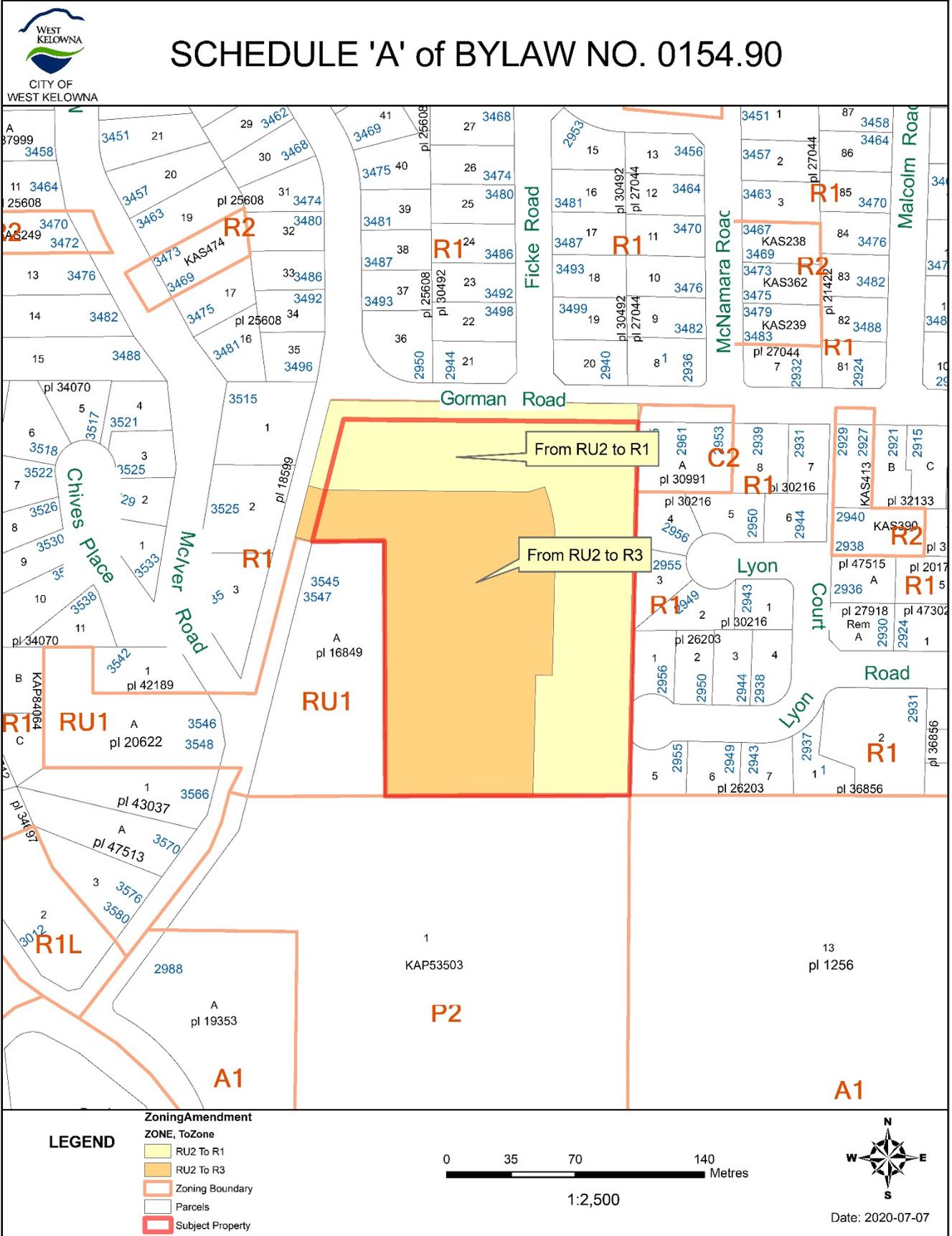
2.1 By changing the zoning on Lot A, District Lot 3189, ODYD, Plan EPP11876, as shown on Schedule 'A' attached to and forming part of this bylaw, from Rural Residential Small Parcel Zone (RU2) to Single Family Residential Zone (R1) and Low Density Multiple Residential Zone (R3).

2.2 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST AND SECOND TIME THIS
PUBLIC HEARING HELD THIS
READ A THIRD TIME THIS
ADOPTED THIS

MAYOR

CITY CLERK





CONTEXT MAP: Z 20-03



Subject Property
2971 Gorman Rd

Glenrosa Elementary

Glenrosa Middle School

File: Z 20-03

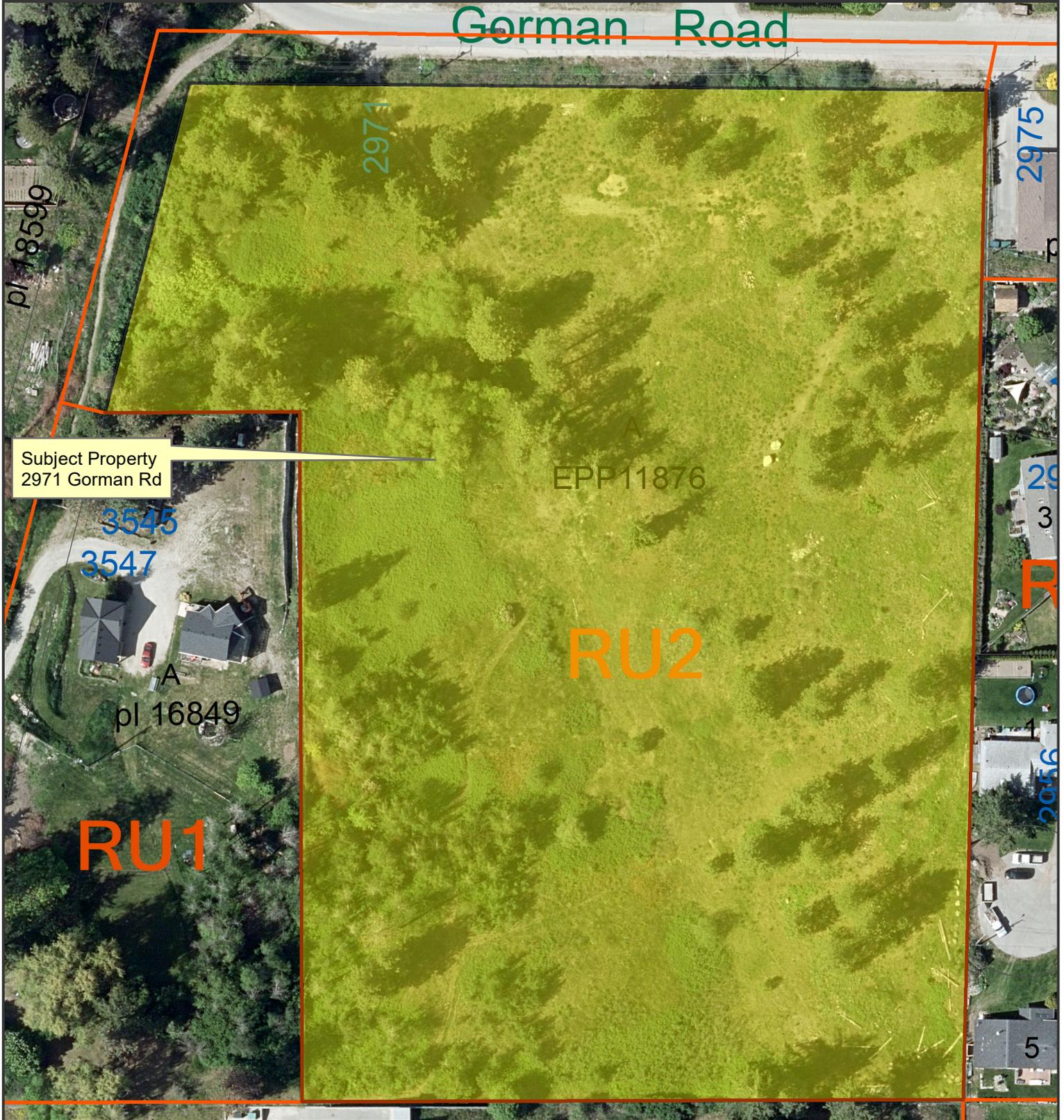
Legal Description: Lot A, DL 3189, ODYD, Plan EPP11876

-  Subject Property
-  City Boundary





SUBJECT PROPERTY: Z 20-03



File: Z 20-03

Legal Description: Lot A, DL 3189, ODYD, Plan EPP11876

LEGEND

- Subject Property
- Zoning Boundary
- Parcels





Development Proposal Summary

Kerr Properties purchased 2971 Gorman Rd with the vision of developing a unique mix of single-family residential homes on sizeable lots and low density multi family townhomes having all the conveniences of a single-family home in a more affordable price range. All located in a spectacular natural setting with rolling hillsides and a convenient location promoting a family oriented and active Okanagan lifestyle.

We view this large seven-acre site as a rare opportunity to offer a diverse range of homes while maintaining the appeal of the surrounding single-family neighbourhood. Kerr Properties worked with our designers at Aplin Martin to envision a site plan that would maintain the privacy of our neighbours by buffering the surrounding single-family properties with new single-family 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 also limits any site line obstructions with the roof tops of the townhomes being below the grades of the property to the west. The single-family homes within this development are located on the opposite side of the roadway also providing a buffer between single family and multi family homes.

The road extension from Lyon Court through to Gorman Rd offers multiple ingress and egress points to the site allowing resident and neighbourhood traffic to flow with ease. Traffic impacts have been studied and are considered minor as noted by Aplin Martin in the attached functional servicing report.

The development will be serviced with full city services, including an 18-meter right of way for city roads, city sanitary sewer and water, and onsite storm infiltration. Aplin Martin has determined in their preliminary assessment that servicing of the site is achievable with current city infrastructure in the area and some minor upgrades to meet development demands.

Kerr Properties views this site as a very exciting opportunity to add some diverse housing options in the Glenrosa neighbourhood with low density multi family townhomes in an appropriate area with close proximity to schools all while maintaining and even enhancing the character and liveability of the existing neighbourhood.

Proposed are three storey, three bedroom, and three-bathroom townhomes in the southwest section of the property; these townhomes would fall under the R3 zoning, however, the density proposed is substantially under the allowable density and site coverage in the R3 zone.

Kerr Properties Ltd

26138 31 B Avenue, BC, V4W 2Z6
Tel (604) 856-9772 Fax (604) 856-2325
www.kerrproperties.ca

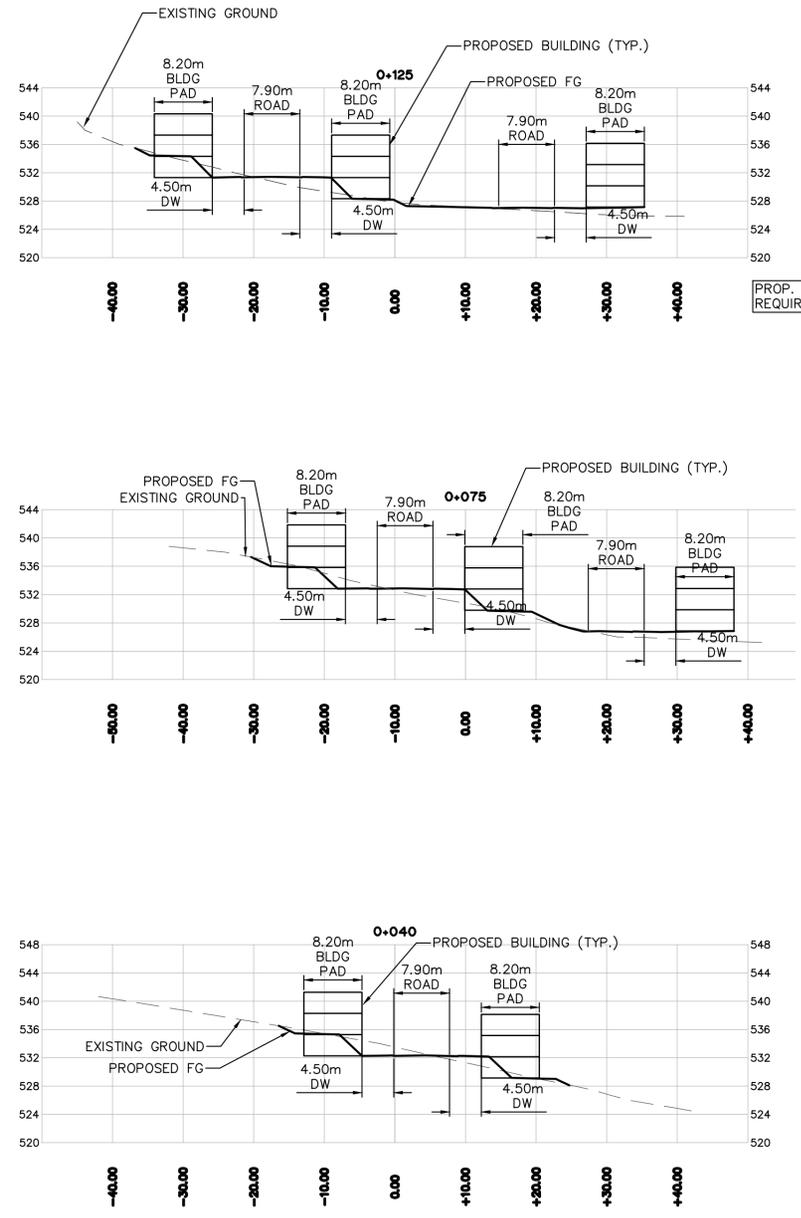
Finally, we have envisioned these townhomes as a alternative lifestyle and more affordable version of a single-family home with all the individual amenities of full driveways, double garages, private patios, and decks but also first class common amenity spaces with playgrounds, pickle ball courts and even a dog park. The townhome site flows nicely with walking trails throughout providing interconnectivity between common amenity spaces while keeping pedestrian and vehicle traffic separate.

Key Development Features	Yes	No
LOW R3 density with only 44 townhome unit proposed on 3.6 acres – R3 Zoning allows for 78 units on the 3.6 areas	✓	
LOW density with only 0.55 FAR out of the allowable 0.75 under the R3 zone	✓	
LOW parcel coverage with only 18% out of the allowable 40% under the R3 zone	✓	
Large seven-acre parcel offering diverse housing options	✓	
Affordable mix of single family and multi family homes	✓	
Diverse housing options suitable for all lifestyles	✓	
Strategic buffering of surrounding residents	✓	
Full city standard roads	✓	
Full city services	✓	
Townhomes with full driveway queuing and double garages	✓	
Townhomes with private patios, decks and yards	✓	
First class common amenity spaces	✓	
Proximity to schools	✓	
Retention of Natural hillsides	✓	
Improved city infrastructure		X
Need for retaining walls		X
Negative Traffic Impacts		X
Negative Environmental Impacts		X
Negative neighbourhood impacts		X

Travis Tournier, Development Manager



PROPOSED ZONING
LOTS 1-17: R1 (SINGLE DETACHED RESIDENTIAL)
LOT 18: R3 (LOW DENSITY MULTIPLE RESIDENTIAL)



PROP. MAX HEIGHT 0.3m RETAINING WALL
 REQUIRED TO TIE IN TO EXISTING GROUND

TOP OF 2:1 CUT SLOPE (TYP.)

WALKING TRAIL AT TOP OF BANK

BOTTOM OF 2:1 FILL SLOPE (TYP.)

POTENTIAL DOG PARK AREA

NOTICE TO CONTRACTOR

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

LEGAL DESCRIPTION:				
B.M.	MONUMENT NO.	ELEVATION:		
LOCATED AT STREET & AVENUE				
REV. NO.	DESCRIPTION	DR	CH	DATE

APLIN MARTIN
 ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.
 454 Leon Avenue, Kelowna, B.C. Canada V1Y 6J3
 Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com

CLIENT: **PATRICK KERR**
 KING HOE EXCAVATING LTD.
 PH. 604-856-9772

PROJECT: **GORMAN ROAD SUBDIVISION**
 2971 GORMAN ROAD, WEST KELOWNA BC

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 agree 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 A**
42 MULTI-FAMILY UNITS

PROJECT NO. .

DRAWING NO. .

SCALE :
 HORZ. 1:500
 VERT. 1:500

A & M DRAWING NO. **18-3026- SK1**

DESIGN: JRG CHECK: BR
 DRAWN: JRG APPR: BR

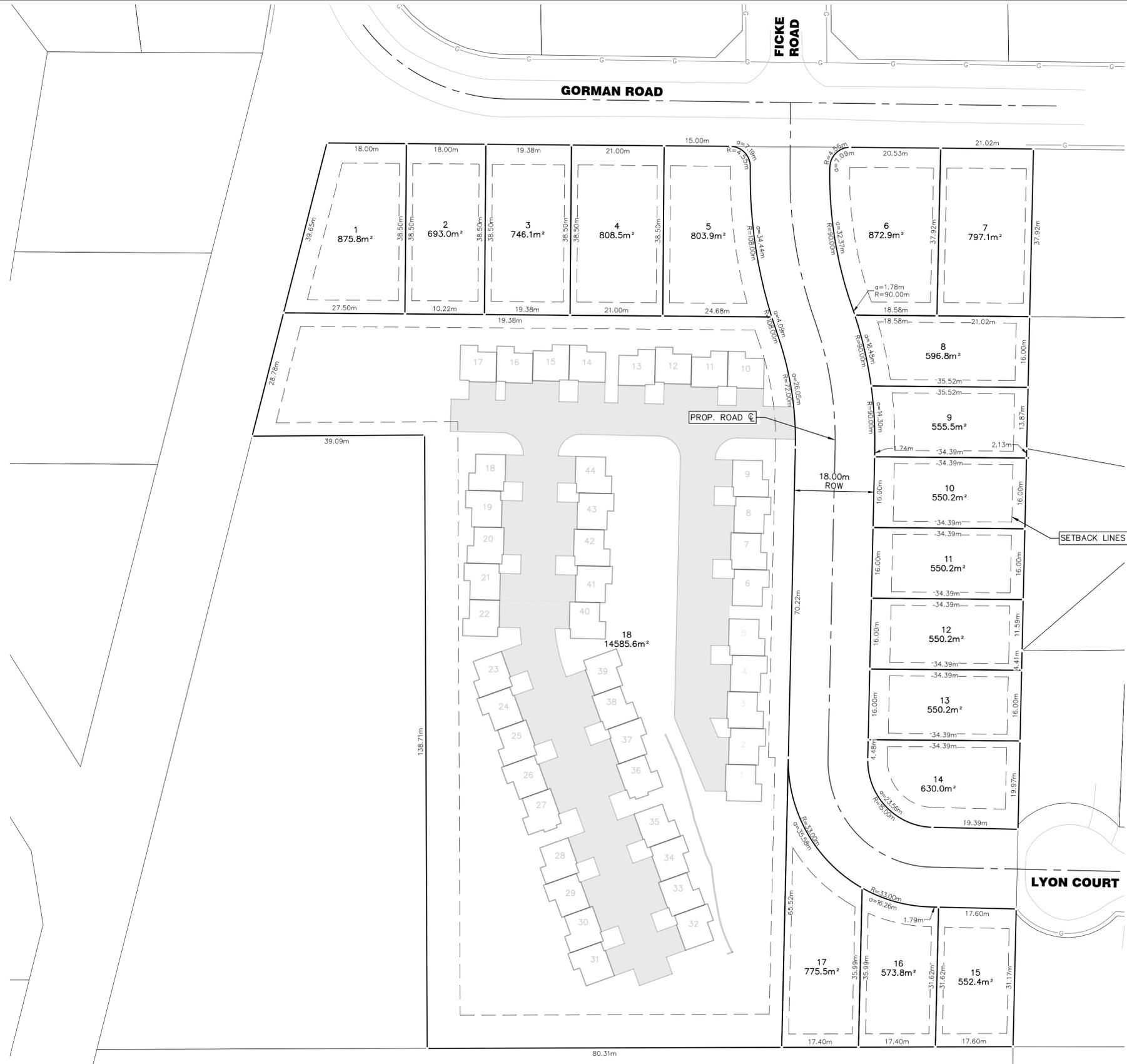
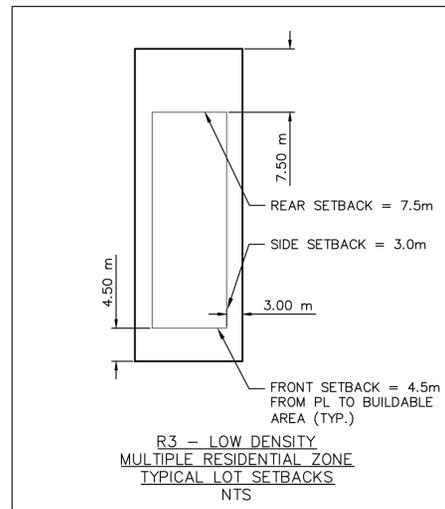
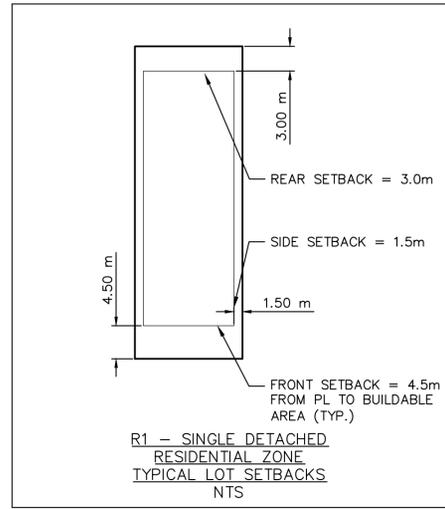
A & M FILE: **18-3026**

DRAWING DATE: **FEBRUARY, 2020**

SHEET NO. . REV. .



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



NOT FOR CONSTRUCTION

LEGAL DESCRIPTION:					
B.M.	MONUMENT NO.	ELEVATION:			
LOCATED AT . . . STREET & . . . AVENUE					
REV. NO.	DESCRIPTION	DR	CH	DATE	APP
0	ISSUED FOR REZONING/OCP AMENDMENT	RB	JRG	20/06/08	JDB

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.
1258 Ellis Street, Kelowna, B.C. Canada V1Y 1Z4
Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com

CLIENT: **KERR PROPERTIES 002 LTD.**
26138 31b AVE, ALDERGROVE BC
PH. 604-533-3231

PROJECT: **GORMAN ROAD SUBDIVISION**
2971 GORMAN ROAD, WEST KELOWNA BC

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 agree 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: **SUBDIVISION LAYOUT PLAN**

PROJECT NO.

DRAWING NO.

SCALE :
HORZ. 1:500
VERT. 1:500

A & M DRAWING NO.
18-3026-031

DESIGN: RB CHECK: JRG
DRAWN: RB APPR: JDB

A & M FILE:
18-3026

DRAWING DATE:
JUNE, 2020

SHEET NO. REV.
2 OF 4



Bylaw No.
154.36

10.4. SINGLE DETACHED RESIDENTIAL ZONE (R1)

.1 Purpose

To accommodate low density single detached residential use on parcels of land that are 550 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
 (b) Bed and breakfast
 (c) Care facility, minor
 (d) Carriage house
 (e) Home based business, major
 (f) Secondary suite

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, Plan 44004, DL 581 ODYD, Except Plans KAP48178 & KAP53981: vineyard and one single detached/caretakers residence.

.5 Regulations Table

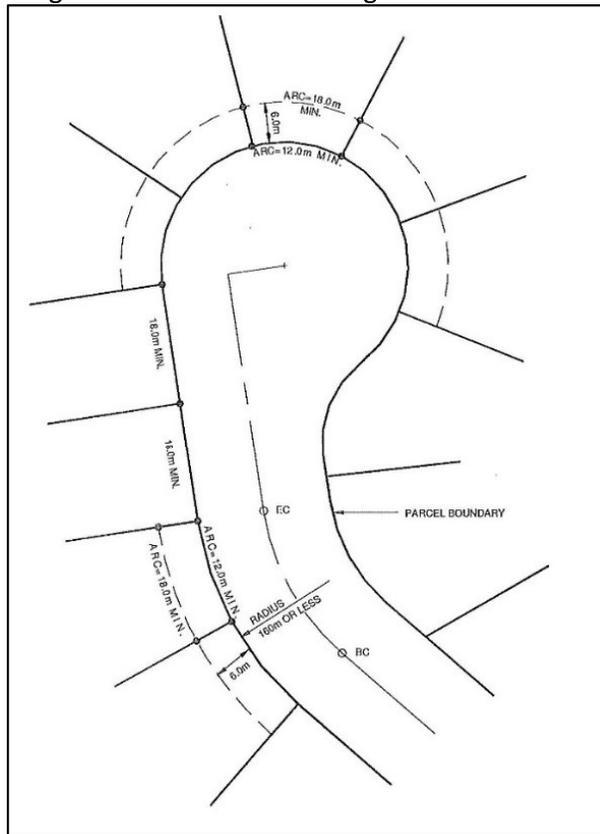
SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m ² (5,920.2 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling	1 per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	
.1	Single detached dwelling	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Accessory buildings and structures	5.0 m (16.4 ft)
.3	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building

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:	
.1	Front 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 front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	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
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

- (a) Without limiting the application of the height regulation in Section 10.4.5(f).1, the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).
- (b) Without limiting the application of the height regulation in Section 10.4.5(f).3, the height of any carriage house wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 1.5 storeys and 6.5 m (21.3 ft).
- (c) Despite Section 10.4.5(c), the parcel frontage may be less than 16.0 m (52.5 ft) for parcels on a cul-de-sac provided that the radius of the curvature along the parcel frontage is less than 160 m (524.9 ft) and the arc length along the parcel boundary is at least 12.0 m (39.4 ft) as illustrated in Figure 10.1.

Figure 10.1 Minimum frontage on a cul-de-sac



.7 Siting Regulations for Approving Subdivisions

- (a) The regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- (b) The regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

10.9. LOW DENSITY MULTIPLE RESIDENTIAL ZONE (R3)

.1 Purpose

To accommodate multiple residential in low density housing form.

.2 Principal Uses, Buildings and Structures

- (a) Care facility, major, in duplex or townhouse form only
- (b) Duplex
- (c) Group home, in duplex or townhouse form only
- (d) Townhouse

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

Bylaw No.
154.11

- (a) On Lots 1-16, District Lot 2045, ODYD, Strata Plan KAS1884: single detached dwellings

Bylaw No.
154.11

- (b) On Lots 1-73, District Lot 5070, ODYD, Strata Plan KAS2583: single detached dwellings and apartments.

Bylaw No.
154.11

- (c) Apartments on:
 - (i) Lot A, District Lot 2602, ODYD, Plan KAP92694;
 - (ii) Lot 41, District Lot 703, ODYD, Plan KAP88313;
 - (iii) District Lot 2602, ODYD, Plan KAP83141, Except Strata Plan KAS3683, and District Lot 2602, ODYD, Strata Plan KAS3683;
 - (iv) Lots 1-14, District Lot 2602, ODYD, Plan KAS3023;
 - (v) Lots 1-142, District Lot 2601, ODYD, Strata Plan KAS3485;
 - (vi) Lot 1, District Lot 434 and District Lot 2045, ODYD, Plan 36364; and
 - (vii) the R3-zoned portion of Lot C, District Lot 2045, ODYD, Plan KAP60462; and
 - (viii) Lot A, DL 2602, ODYD, Plan KAP80333

Bylaw No.
154.22

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1000 m ² (10,763.9 ft ²)
(b)	Minimum usable parcel area	700 m ² (7,534.7 ft ²)
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	0.75 FAR
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures

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:	
.1	Front parcel boundary	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 front
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	3.0 m (9.8 ft)
.4	Exterior side parcel boundary	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
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less 18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
OUTDOOR AMENITY SPACE		
(h)	Minimum outdoor amenity space per unit	25 m ² (269.1 ft ²)

.6 Other Regulations

(a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act*, Sections 10.9.5(a), 10.9.5(b) and 10.8.9(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the minimum usable site area and not less than one half the minimum frontage specified in those Sections, and Section 10.9.5(g).3 shall not apply.

(b) Siting Regulations for Approved Subdivisions

.1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures,

Bylaw No.
154.06

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.



City of West Kelowna

2760 Cameron Road, West Kelowna, British Columbia V1Z 2T6

Tel (778)797.1000 Fax (778)797.1001

June 11, 2020

File No: Z 19-13

Michael Kay
Roberta Kay
1473 Rosewood Dr
West Kelowna, BC V1Z 4B5

Dear Mr. and Mrs. Kay:

**Re: Zoning Amendment
1130 THOMAS RD - Lot 1, DL 506, ODYD, Plan 22046**

On Tuesday, June 9, 2020 the Municipal Council of the City of West Kelowna passed the following resolution (C153/20):

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.87, 2020 (File: Z 19-13).

Attached is a copy of the adopted bylaw for your files. Should you have any questions regarding this matter, please contact Jayden Riley, Planner II at 778-797-8830.

Yours truly,

A handwritten signature in black ink, appearing to read "Brent Magnan".

Brent Magnan
Planning Manager

/cb

Attach: Adopted Bylaw No. 0154.87

cc: Building Department
CWK Subdivision Approving Officer
BC Assessment Authority
Advisory Planning Commission

CITY OF WEST KELOWNA

BYLAW NO. 0154.87

A BYLAW TO AMEND "ZONING BYLAW NO. 0154"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.87, 2020".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

- 2.1 By changing the zoning on Lot 1, District Lot 506, ODYD, Plan 22046 as shown on Schedule 'A' attached to and forming part of this bylaw from Single Detached Residential (R1) to Duplex Residential (R2).
- 2.2 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST AND SECOND TIME THIS 11TH DAY OF FEBRUARY, 2020

PUBLIC HEARING HELD THIS 25TH DAY OF FEBRUARY, 2020

READ A THIRD TIME THIS 10TH DAY OF MARCH, 2020

APPROVED BY MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 18TH DAY OF MARCH, 2020

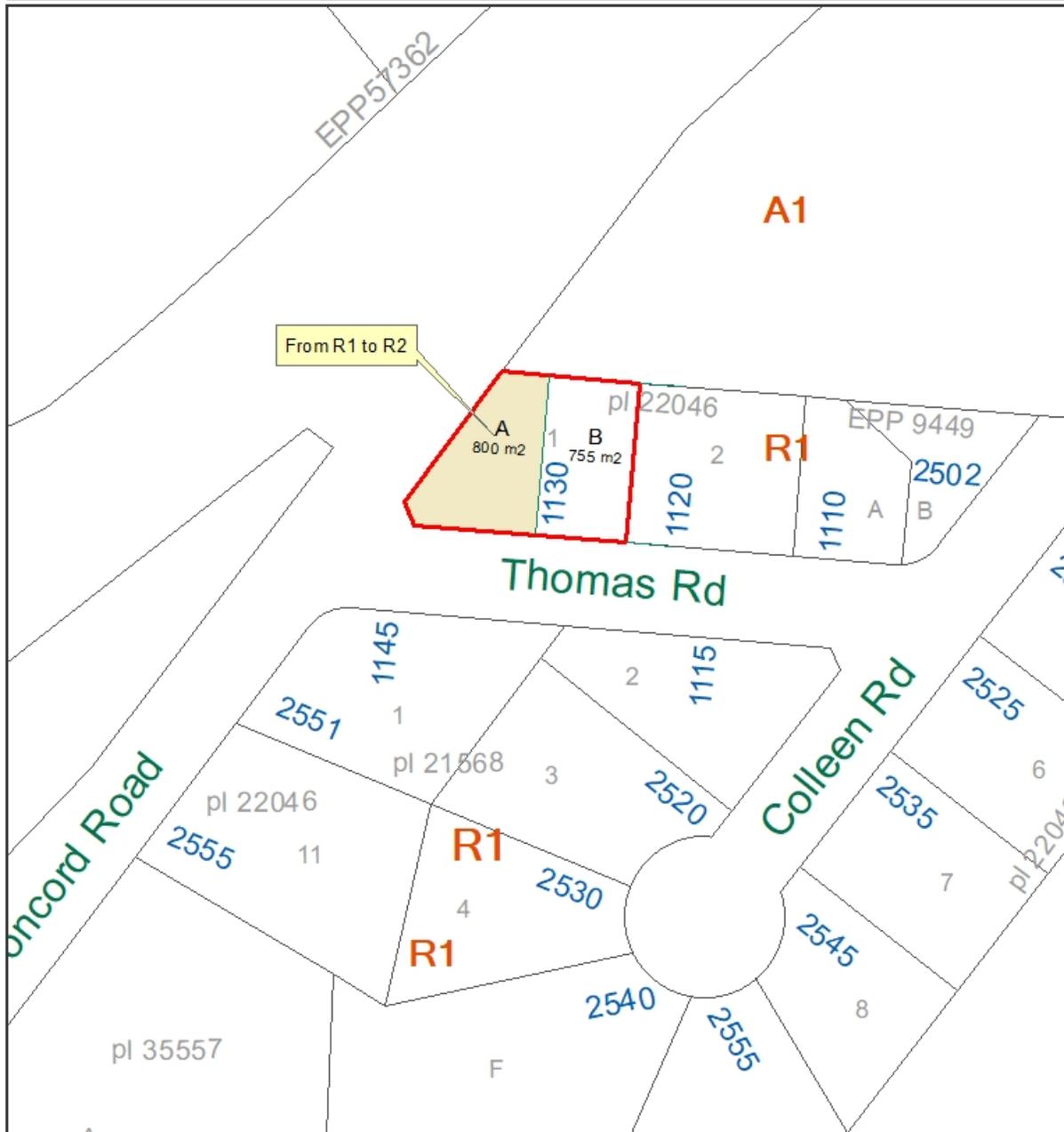
ADOPTED THIS 9TH DAY OF JUNE, 2020

MAYOR

CITY CLERK



SCHEDULE 'A' of BYLAW NO. 0154.87



Legend

-  subject property
-  R1 to R2



1:1,200



Date: 2020-01-30