



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

Wednesday, September 23, 2020, 10:30 A.M.  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

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1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER	
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Street Lighting, Curbs and Sidewalks	

**11. ADJOURNMENT OF THE MEETING**

The next Advisory Planning Commission meeting is scheduled for Wednesday, October 21, 2020 at 9:30 a.m.



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

Wednesday, July 15, 2020  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Wayne Kubasek, Chair  
Anthony Bastiaanssen, Vice Chair  
Julian Davis  
Joe Gluska  
Nicole Richard  
Katalin Zsufa

MEMBER ABSENT: Bea Kline

Staff Present: Carla Eaton, Planner III  
Stirling Scory, Planner II - Long Range  
Natasha Patricelli, Recording Secretary

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

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

**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 June 17, 2020 Advisory Planning Commission meeting held at the City of West Kelowna City Hall via WebEx**

It was moved and seconded

**THAT** the minutes of the June 17, 2020 Advisory Planning Commission meeting held at the City of West Kelowna City Hall via WebEx be adopted

**CARRIED UNANIMOUSLY**

**5. PRESENTATIONS**

**6. DELEGATIONS**

**7. UNFINISHED BUSINESS**

**8. REFERRALS**

**8.1 File P20-01, Update on Community Visioning (Phase 1 OCP Review)**

Highlights of the presentation include:

- Working on a new vision for the Official Community Plan update;
- Community Vision: A collection of the communities values and desired outcome for the future;
- The Community Vision is a living document that will change over time and something that the community is able to participate in. Everyone has a voice in planning their city;
- A vision is formed by: starting with a foundation (our current context), created through listening (what matters to our community), and refined through the community's review:
  - Step 1: The visioning process starts with a community conversation;
  - Step 2: Exploring ways to meet the community vision;
  - Step 3: Develop policies and actions, and review together as a community;
  - Step 4: Form the Official Community Plan and review together as a community;
- Timeline for Step 1: Community Visioning Process is to be completed in winter 2020/2021 with next steps of OCP review follow;
- To be successful in our Community Vision we need: a clear future vision, an understanding of priorities, realistic and measurable directions, and an involved community;
- Phase 1 Engagement Activities (engaging while physical distancing):
  - Online engagement platform at [ourwk.ca](http://ourwk.ca);
  - Social media platform - Facebook, Twitter and Instagram;

- Main input questionnaire (June 16 - Sept 21);
- Weekly topics include: environment, parks, recreation and culture, transportation, operations and maintenance, health and well-being, economy, growth and development, housing;
- 2-page backgrounders about key topics and highlights trends, changes, issues and opportunities in West Kelowna, as well as a review of our current OCP key objectives/policies;
- Weekly videos from Mayor and Council;
- Weekly photo challenge online through ourwk.ca or instagram;
- Weekly topic questionnaires, which cover the topics listed earlier;
- Online interactive web platform community workshops;
- Future drop box stations - quick comment opportunities at City Hall, Library and Recreation Centre, in accordance with the requirements or recommendations made under the Public Health Act due to COVID-19;
- Kids activity book - engaging our younger residents;
- How can you help?
  - spread the word through your network;
  - share a few words at your meeting or event;
  - encourage participation in engagement activities online through the questionnaires and in the online community workshops;
  - work with us to remove a barrier to participate for our 'hard to reach';
- Community Leader Kits - can be picked up at City Hall, or be arranged to be delivered electronically or through mail by contacting the project team at [ourwk@westkelownacity.ca](mailto:ourwk@westkelownacity.ca).

Discussion on presentation include:

- Can you go back and complete a previous week's input questionnaire? Yes, they will remain available until September 21.
- How has the first weekly topic done? Approaching 800 completed responses for our main questionnaire.
- Good engagement at the start;
- Is it possible to have larger posters in the community with Community Vision information and website listed? Stirling will look into this.

- Are project cards, business cards? Yes, they are business cards with the ourwk.ca website information listed.

## **8.2 File Z 20-03, Zoning Amendment Application, 2971 Gorman Rd**

Highlights of the presentation include:

- 2.9 ha (7.31 acres);
- Located in the Glenrosa neighbourhood;
- Walking distance of schools and commercial;
- Not within the ALR;
- Located approximately 250 meters West of the roundabout at Webber and Gorman Road;
- The surrounding land uses include:
  - North - Single Family Residential (including some duplex use);
  - East: Neighbourhood Commercial and Single Family Residential (including some duplex use);
  - South: Glenrosa Middle School and Agricultural (in and out of ALR);
  - West: Single Family Residential and Country Residential;
- Proposal - OCP Amendment
  - Currently designated: Single Family Residential;
  - Propose to amend a portion of the Single Family Residential to Low Density Multiple Family;
- Proposal - Zoning Amendment
  - Currently zoned: Rural Residential Small Parcel Zone (RU2);
  - Propose to amend to Single Detached Residential (R1) and Low Density Multiple Residential (R3);
- The proposed amendment will facilitate approximately 17 single family residential lots and 44 townhouse units;

*Official Community Plan (OCP) Bylaw No. 0100*

- Single Family Residential designation:
  - Supports traditional single family housing opportunities;
  - Encourages efficient compact housing forms for families;

- R1 lots consistent with designation and create a buffer between existing lots and proposed townhouse development;
- Proposed amendment to Low Density Residential designation:
  - Provides a broader range of housing in area served by transit and in walking distance to schools and commercial uses;
  - Buffered by R1 lots;
  - Ground oriented townhouses consistent with policies to encourage infill where designed to respect neighbourhood character and scale;

#### *Policy and Bylaw Review*

- Located within two Development Permit Areas;
- Hillside:
  - Development of the site will require the issuance of a Hillside DP;
  - A DP will be required to address:
    - Site grading and site suitability prior to subdivision of single family lots; and,
    - the Form and Character elements of the proposed low density multiple family development, and will reconfirm the site grading for the multiple family lot;
- Sensitive Terrestrial Ecosystem:
  - Environmental Assessment recommends incorporating mitigation measures into the design and construction, as well as limit the development footprint;
  - A DP will address specific conditions (bat/tree boxes/etc.);
- 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 avoids bird nesting periods or includes a site survey for active nests and bird activity.

#### *Zoning Bylaw No. 0154*

- Application proposes a split zone to facilitate both traditional single family houses, as well as townhouses;

- Conceptual lot layout is consistent with proposed minimum zoning regulations where proposed zones only permit buildings up to 9m in height to a maximum of 3 storeys.

#### *Technical Review*

- Site Servicing:
  - Site can be adequately services;
  - Anticipate off-site sanitary service upgrades (needs review);
  - Need to confirm potential off-site water conditions, as well as stormwater conditions and routing on and off-site;
- Access:
  - Access from Gorman Road and from the extension of Lyon Court to Ficke Road;
  - Anticipate frontage improvements to a Rural Local Road Standard;
  - McTaggart Road improvements not anticipated except to address pedestrian connections;
- Geotechnical:
  - Confirmed that site is safe for use intended;
  - Recommendation for control and redirection of the drainage course and additional future building recommendations;
  - Future DP to address possible geotechnical covenant;
- Pedestrian Connection between Gorman Road and McIver Road:
  - Pedestrian connection desired between Gorman Road and McIver Road with access to Glenrosa Middle School;
  - Portion of pathway (yellow dashed line) required at subdivision as per Works and Services Bylaw No. 249;
  - Additional discussion with applicant required regarding construction of remaining portion;
- Park Network:
  - Park dedication or cash in lieu of park dedication for subdivisions creating three or more additional residential lots would be addressed as a condition of future subdivision;
  - Additional discussion is required with the Parks Department;



### *Referral Comments*

- Application referred out on July 2nd (July 17th comment deadline);
- No concerns noted with the proposed amendment, but the following comments were received:
  - Recommend review of transit infrastructure and crossings on Webber Road;
  - Noting history of unsightly premises (weeds) that were remediated upon complaint;
- DRC scheduled for July 15th (additional comments anticipated).

### *Key Considerations*

- Official Community Plan policy encourages sensitive integration of different housing forms 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;
- Proposed townhouses have transition buffer with ring of single family next to existing single family residential uses;
- Proposed uses are similar in form in respect of ground oriented maximum 3 storey buildings;
- Future DP will address hillside and environmental mitigation, as well as form and character of the townhouse development;
- Opportunities to provide additional trail connections and improve pedestrian connectivity to Glenrosa Middle School that require additional discussion.

### Questions on presentation:

- Clarification regarding pedestrian connection between Gorman Road and McIver Road - Section 219 covenant never registered and proposed amendments were never adopted? The previous zoning application (Z17-14) on adjacent property did receive third reading however the applicant decided not to proceed with the application and closed the file at the applicant's request. No conditions are in effect at this time.
- Are they allowed 3 storey homes with rental suites in proposed zones? Existing RU2 Zone and proposed R1 & R3 Zones are all permitted up to 3 storeys. Secondary Suites are permitted within the proposed zones and must confirm on site parking if suites are proposed.

- McTaggart right-of-way, is it currently used as an informal walking path? Yes, students and pedestrians are walking there. Existing driveway, which is part of the dedicated roadway, and the rest is not a formalized pathway.
- Extension of Lyon road or court? The subdivision process would determine road naming.
- Lot of traffic, possibly from the Glenrosa detour. Traffic impact on existing neighbourhood and access to major roads will be reviewed? Because the application is less than 100 units, did not trigger a traffic impact assessment. These are elements that are brought out during the technical review. Conditions are being affected by the Glenrosa Road detour. Traffic circulation is reviewed for the R3 Zone at development permit stage. Additional technical discussion regarding transportation is expected at the Development Review Committee meeting.
- Pathway – under what considerations will it become a roadway? Previously noted concerns with grade transition and road profile as there is a substantial change in elevation and implications with drainage. Previous recommendation was to not require road access however road access will be reviewed again with this application.
- Environmental sensitivities of the area - anything particular valuable in the community from this property? Environmental report reviewed through zoning and details and conditions considered through the development permit process. Greater concern with routing water and drainage in the area. Opportunities to do restoration areas. Recommendations regulating limiting disturbance areas. Development permit stage is where we get into the specifics. Nothing on site that is precluding development, but recommendations to limit disturbance and mitigate habitat impacts.

Highlights of the discussion include:

- 61 units with houses and townhomes is 122 cars with 2 per family. Recommendation: adequate parking for townhouse and visitors to take pressure off surrounding areas;
- No road access straight to this area, need to go around elementary school;
- Single family houses with legal suite is 3 cars per house at least;
- Other member feels that there is quite a bit of access from McIver Road and Webber Road;
- Appears to be a great diverse use for this unused piece of property. Flat developable piece of land, in a great residential neighbourhood, close to schools. Rare opportunity for more affordable housing. Great family

neighbourhood with schools close by. Exactly what we would like to see in the community;

- Access considerations will be dealt through the subdivision process. From conceptual plans, some lots may have access through Gorman Road;
- Noticed comments from the community on social media about how important a play area for children would be. Proposed dog park and playground that applicant has suggested would be very valuable to the neighbourhood but questions regarding private or public use;
- Parking regulations would apply to the proposed development, not anticipating variance requested. Would happen through the development permit process. Parking is required in accordance to the existing zoning bylaw.

It was moved and seconded

**THAT** the APC recommend support for file Z 20-03, Zoning Amendment Application, 2971 Gorman Road as presented

CARRIED UNANIMOUSLY

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

### **9.1 File Z 19-13, Decision Letter, 1130 Thomas Rd**

## **10. OTHER BUSINESS**

### **10.1 Standing Item: Community Discussion Topic**

How to Conduct the Discussion / Report Outcome

Highlights of the discussion include:

- Limit ourselves to 30 minute discussions;
- Document concerns and issues that the APC hopes Council will consider through their other master planning and budgetary processes;
- As a Commission, bring Council comments and suggestions as a group;
- Not to duplicate Council process;
- Discuss larger scope items not budgetary process;
- To highlight areas of community interest that the APC would recommend for greater focus or emphasis; and to
- Develop useful comments.
- Determine process for reporting back to Council:

- Suggestion that the minutes go forward and finalize comments at the next meeting for each topic;
- Defined process to provide advisory comments to Council is to provide the monthly meeting minutes as per the APC Bylaw No. 0098;
- Some topics are feeding into OCP visioning process topics - opportunity for APC to provide comments on that process?;
- Currently OCP is accepting feedback on an individual basis not from groups but 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.
- These discussions are valuable for our own education to share with who we interact with in the community.

## **10.2 Standing Item: Community Discussion Topic**

### **Street Lighting, Curbs and Sidewalks**

Highlights of the discussion include:

- Noted items related to this topic were provided by email from Engineering Manager with information (context and history) regarding previous Council reports associated with transportation planning and capital budget process for the APC's information.
- Sidewalks, what is the breakdown of costs for improvements?
- Safety on arterial roads - faster traffic, dark roads, wildlife. No sidewalks or curbs and dangerous at night;
- Should we do something with our arterial roads before we rebuild others?;
- Boucherie road is most travelled road within West Kelowna. Areas vary from beautifully landscaped areas that function brilliantly to areas that are dangerous with groups of people walking down them and full of potholes. Identify some places where money should be spent - areas deserving of early considerations;
- The section between the Hatch and Quails Gate winery was scheduled as the next section of the wine trail. When is that section being redeveloped?;
- More street lights on existing roads before enhancing other roads;
- Very common to be hitting deer there and to have slightly inebriated people walking in between the wineries there and that section is a great concern for safety;

- Shannon lake no sidewalks to bus stop. Horribly unsafe with kids and people walking along the street. Strong safety concern;
- APC acknowledged that every individual neighbourhood could identify similar concerns within their neighbourhoods because they are familiar with their circumstance. But how do you identify and prioritize these roads across the whole community? Priority shouldn't be based on tragedy;
- Input to Council we have concerns on safety of arterial roads that have not yet been developed. Some priority be given to arterial road development or we find some interim solutions, like hanging lights off of hydro poles to alleviate safety concerns;
- However, we don't want the city to spend money to put in lighting along a roadway that is going to be torn up and redone later;
- Improve safety of pedestrians and travel in general along arterial roads;
- Traffic is becoming more as developments happen;
- Interesting dynamic between Westbank First Nation and City of West Kelowna land. Like to encourage integration of planning between those communities. Walking or cycling along a nice area and suddenly you're left walking in the road;
- Need to have more coordination between Westbank First Nation and City of West Kelowna to reduce the perception of changing standards;
- Is there an opportunity to do what Westbank First Nation has done: One side of the road has light standards and sidewalks. Could we do the same for our roads which don't need to be fully rebuilt to save on costs;
- If some businesses would achieve a major benefit from improving these facilities (sidewalks and streetlights), would they undertake a levy to see it done faster?
  - Opportunities if certain businesses would like to or not;
  - In the past, on Shamrock Drive it came to residents to put in streetlighting. It was deemed as decorative and non essential and paid for by the community;
  - In Casa Loma the City came to the residents with a cost to each resident for sidewalks and streetlights which was turned down;
  - However, you can establish projects through Local Area Service (LAS) levy for individual areas if the area supports it;

Discussion tabled until next meeting to finalize a proposed motion.

**11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 11:02 a.m.

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CHAIR

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RECORDING SECRETARY



Advisory Planning Commission Report  
Development Services  
For the September 23, 2020 APC Meeting

DATE: September 23, 2020 File No. TUP 20-03  
TO: Advisory Planning Commission Members  
FROM: Jayden Riley, Planner II  
RE: TUP 20-03; Temporary Use Permit; 3404 Sundance Drive

## PURPOSE

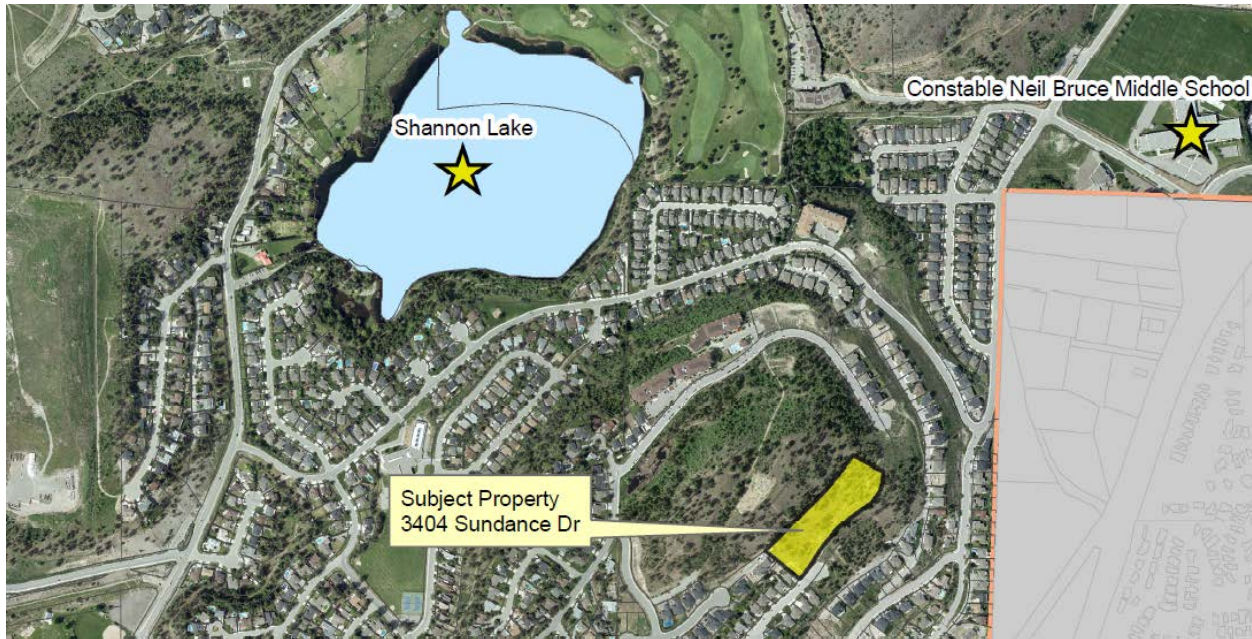
To consider an application for a Temporary Use Permit to allow on-site crushing of bedrock material excavated from the site to accommodate a proposed 35-unit townhome development.

PROPERTY DETAILS			
<b>Address</b>	3404 Sundance Drive		
<b>Legal Description</b>	Lot 38 District Lot 2044 ODYD Plan KAP90501		
<b>Folio</b>	36413691.498		
<b>Lot Size</b>	3.41 acres (13,800 m <sup>2</sup> )		
<b>Owner</b>	Farkas Developments Inc.	<b>Agent</b>	Jordan Peterson, Stantec
<b>Current Zoning</b>	Medium Density Multiple Residential (R4)	<b>Proposed Zoning</b>	N/A
<b>Current OCP</b>	Low Density Multiple Family (LDMF)	<b>Proposed OCP</b>	N/A
<b>Current Use</b>	Vacant (proposed 35-unit townhome development)	<b>Proposed Use</b>	Crushing (Temporary)
<b>Development Permit Areas</b>	Hillside, Terrestrial, Form and Character		
<b>Hazards</b>	Hillside, Dust, Noise		
<b>Agricultural Land Reserve</b>	No		

ADJACENT ZONING & LAND USES			
<b>North</b>	^	P1 – Parks and Open Space	
<b>East</b>	>	P1 – Parks and Open Space R4 – Medium Density Multiple Residential	
<b>South</b>	v	R4 – Medium Density Multiple Residential R1 – Single Detached Residential	
<b>West</b>	<	R1 – Single Detached Residential P1 – Parks and Open Space	



## NEIGHBOURHOOD MAP



## PROPERTY MAP



## BACKGROUND

### Subject Property:

The subject property is 3.14 acres (13,800 m<sup>2</sup>), located within the Shannon Lake neighbourhood. The property is vacant, slopes upward, and has frontage on a recently constructed segment of Sundance Drive<sup>1</sup>. This TUP application is being considered concurrently with a development permit application (DP 20-09) proposing 35 townhome units constructed in two (2) tiers into the hillside (*Figure 1*).

<sup>1</sup> The recently constructed segment of Sundance Drive is not pictured in the above neighbourhood or property maps.



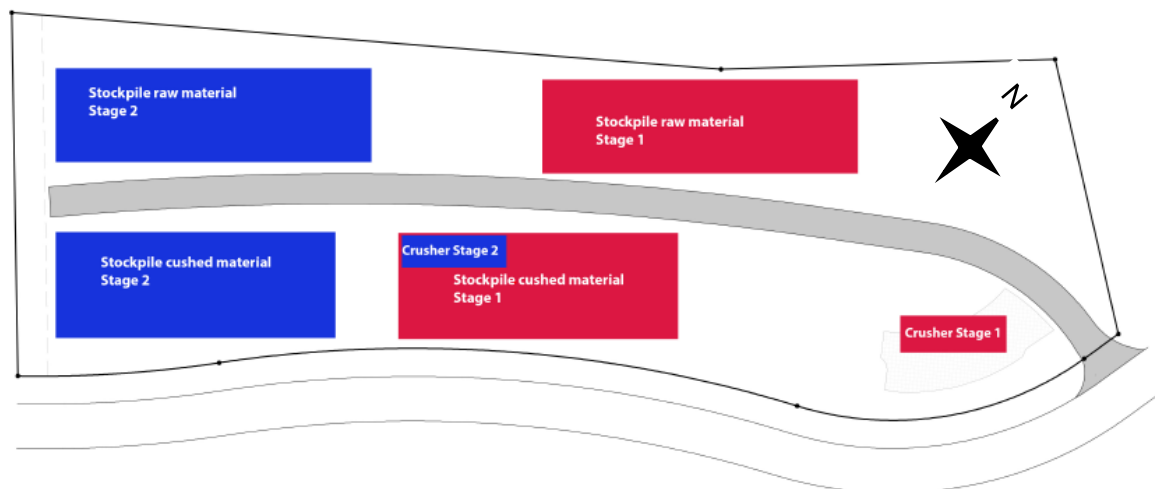


Figure 1: DP 20-09 site plan (concurrent application)

### Proposal:

This application is requesting a Temporary Use Permit to allow on-site processing/crushing of bedrock material excavated from the site to be used for structural fill, road gravel, trench backfill, and slope backfill to accommodate a proposed townhome development. The temporary use is proposed to take place over two (2) 15-day phases, within a one (1) year period. Other elements of the proposed temporary use include (see *Attachment 1* more detailed information):

- Equipment: Extec Jaw Crusher, wheel loaders (x2), excavator, water truck
- Hours of operation: Mon-Fri, 9:00am - 5:00pm
- Approximate volume of processed material: 15,000 m<sup>3</sup> (from a total of 35,000 m<sup>3</sup> of excavated material)
- Dust mitigation: water truck
- Noise mitigation: crusher to be placed north of stockpiles (*Figure 2*)
- Duration of activity: 2 phases, 15 days per phase (not including mobilization and demobilization), 4-5 months apart, 7,500 m<sup>3</sup> each phase



SITE PLAN SCALE: 1:600 (1"=50'-0")

LOT 38 - SUNDANCE DRIVE

Temporary Use Permit - Crushing on Site Mapping. **Stage 1** and **Stage 2**

Figure 2: TUP 20-03 site plan (crushing)

**Applicant Rationale:**

The applicant has provided a Rationale Letter (*Attachment 2*) which outlines the intent of the temporary use and the benefits it would have as opposed to processing the same volume of material off site. The letter states that processing material on site will reduce the number of truckloads required to transport material on and off site and the duration of overall earthwork activities. The applicant estimates that 1,875 truckloads (round trips) would be required to transport the same volume of material in absence of on-site crushing.

It is understood that on site crushing would reduce the number of truck loads to and from the site, but would not eliminate them. The total volume proposed for excavation is 35,000 m<sup>3</sup>. Therefore, processing 15,000 m<sup>3</sup> of material would reduce the number of truckloads by 40%, with 20,000 m<sup>3</sup> in excess material required to be hauled off site, regardless of TUP approval. At this time, the applicant has yet to confirm the off-site location receiving the excess excavated material.

**POLICY REVIEW****Official Community Plan Bylaw No. 0100**

The City's Official Community Plan provides the following policies to be considered for Temporary Use Permits:

- a. *The use must be clearly temporary or seasonal in nature;*
- b. *The use should not create an unacceptable level of negative impact on surrounding permanent uses;*
- c. *An applicant must submit an outline detailing when and how the use in that location will be ended, the buildings to be used, the area of use, the hours of use, appearance, landscaping and buffering, and site rehabilitation. CWK may require security to ensure compliance;*
- d. *No temporary use permit for industrial uses will be considered for sites located within any of the Residential or Parks and Natural Areas Land Use Designations, nor will they be permitted in the Boucherie/Westbank Centre or Neighbourhood Centre Growth Management Designation.*
- e. *A temporary use permit may not exceed three years and may only be renewed as per the Local Government Act.*

As evidenced above, the industrial nature of the proposed temporary use does not align with the policies of the Official Community Plan, as it is proposed within a residential land use designation; however, the applicant is requesting consideration due to the short duration of the activity and the reduced impact to the neighbourhood.

The applicant will be required to obtain a development permit if the off-site deposit location is found to be subject to a development permit area (i.e. hillside, terrestrial, etc.) or if hillside development permit conditions are created (i.e. slopes over 20%).

**Zoning Bylaw No. 0154**

The property is zoned Medium Density Multiple Residential (R4). The proposed temporary use is best suited within the Gravel Extraction Zone (I4), which specifically permits "sand and gravel quarrying, extraction, crushing, sorting, or screening". While there is inevitable industrial type activities that occur on residential zoned land to grade a site in preparation of residential development, the processing of earth material on site requires a temporary use application.

## REFERRAL COMMENTS

No referral comments have been received at the time of writing this report. This application will be presented at the Sept. 16, 2020 Development Review Committee Meeting. An update regarding referral comments will be provided during the presentation of this report at the scheduled APC meeting.

### **APC Consideration**

Specific comments would be appreciated should the APC have any concerns with the proposed application, so that they may be further investigated or considered prior to staff providing a recommendation to Council.

Respectfully Submitted By:

*Jayden Riley*

Jayden Riley  
Planner II

### Attachments:

- 1) Proposed Work Plan, Site Plan
- 2) Applicant's Rational Letter – Temporary Use Permit



**www.ensignbros.com**

## **Lot 38 Temporary Use Permit Work Plan**

**TO:** Farkas Developments

**DATE:** September 01, 2020

**ATTENTION:** Abraham Nordine  
Project Manager

**Cell:** 250 300-3055

**Email:** contact@farkasdevelopments.com

**RE:** Crushing 15000M3 of 75mm MMCD

**Material Processing Plan:** For conversion of bedrock material into useful structural fill for foundations, backfill, laneway, driveways, landscaping, trails and as otherwise identified by Civil engineering and Builder.

### **Equipment Used:**

2004 Extac Jaw Crusher on Tracks, 2007 John Deere 624J Wheel Loader, 2003 Komatsu WA430-6 Wheel Loader, 2008 John Deere 270D LC Excavator, 2005 Kenworth 3000 Litre Watertruck

### **Approximate Volume:**

12500 - 15000Cubic Meters of 75mm MMCD

### **Dust Mitigation:**

When crushing is being done water truck with equipped with pressure pump, spray hoses and spray bar will be on site to water site, haul roads and stockpiled material prior to being crushed.

### **Noise Mitigation:**

Crusher will be placed to north of stockpiles in order to deflect noise from houses in close proximity that are located to the south. No backup beepers on loaders or trucks will be used. The proposed laneway will be used as haul road from blastrock stockpile on top side of lane to crusher and back to crushed material stockpile to be located on bottom side of lane. A landing area for both stockpiles will be excavated level to future foundation grade

### **Duration of Activity:**

It is expected that the crushing will be done in two phases approximately 4-5 months apart. Each phase will require 7500 cubic meters to be crushed. Production will be approximately 600 cubic meters per day hence taking fifteen working days for each crushing phase. Not including mobilization and de mobilization.

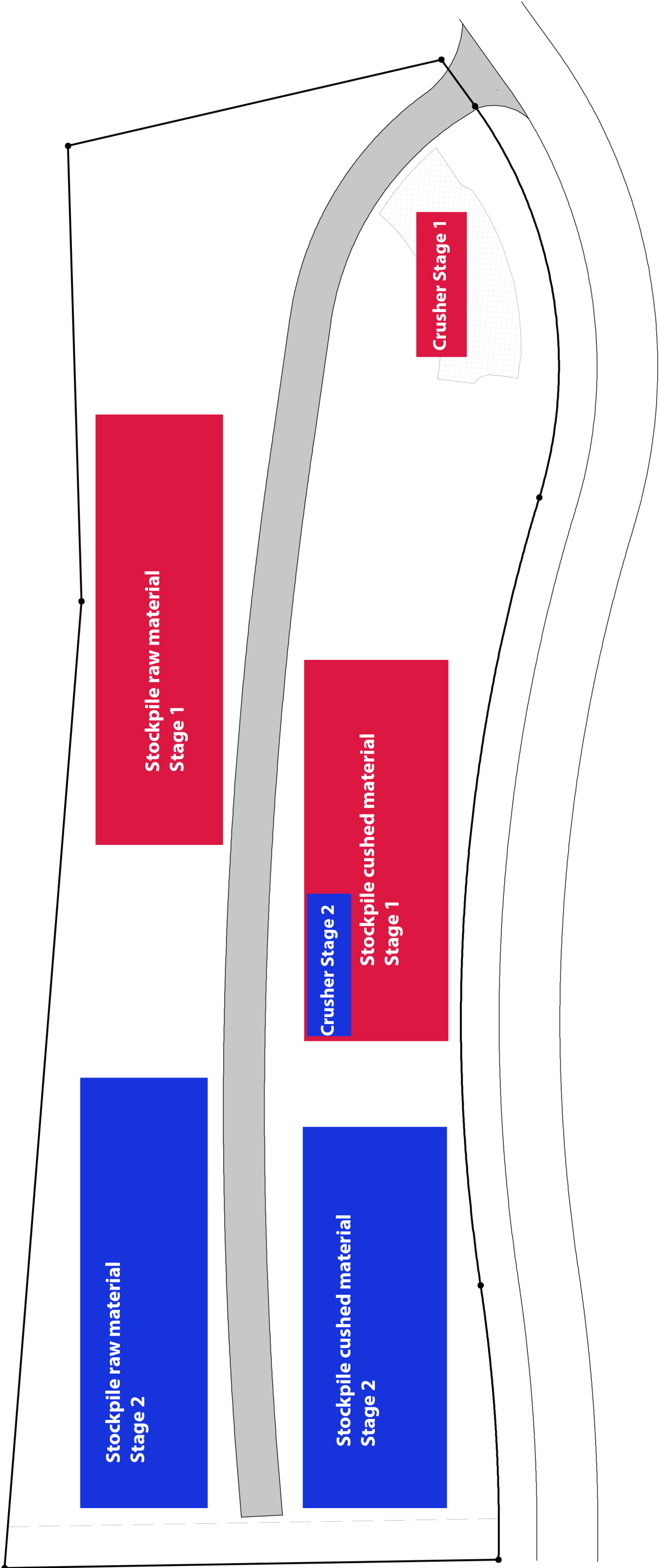
### **Hours of Operation:**

Monday to Friday 9:00 to 5:00

**Note:** Owner will be responsible for all permits, site surveying, elevation layout and engineering required to perform works and all associated costs.

Respectfully submitted, Chris Ensign

**TITLE:** Administrative Manage



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To:	Abraham Nordine	From:	Jordan Peterson
	Farkas Developments		Kelowna B.C.
File:	Lot 38 Sundance Dr Development	Date:	September 2, 2020

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**Reference: Lot 38 Sundance Dr Temporary Use Permit Materials Crushing Rationale**

The intent of this memo is to explain the rationale behind the request for a Temporary Use Permit from the City of West Kelowna to crush and process approximately 15,000 m<sup>3</sup> of on-site rock for re-use on-site. The project consists of constructing 35 units in 10 separate townhome buildings on a steep hillside, consisting of mainly bedrock. Due to the nature of the topography and geology there will be a considerable amount of material to be excavated during construction, most of which is solid bedrock. In an effort to re-use this material for structural fill beneath foundations, road gravels, trench backfill, and slope backfills it will need to be processed and analyzed before being deemed acceptable for such uses. To haul this material away, process and haul back to site poses several other issues beyond the increase in cost.

**Environmental Impacts**

Hauling material would certainly have negative environmental impacts due to the number of trucks running full time removing material off site. Based, on 8 m<sup>3</sup> per truck it would take approximately 1,875 truckloads to remove all this material from site. At 1-hour round trips, that is 1,875 hours of truck runtime. The aforementioned times do not include hauling processed material back to site, once the site has been excavated.

**Traffic impacts**

As mentioned in the above section the amount of traffic increase would be noticeable, especially for the residents of Sundance Drive and Shannon Way who would have a consistent stream of dump trucks through their residential neighbourhood.

**Duration**

The duration of crushing activities is anticipated to be shorter than the duration that hauling would take. Therefore, local residents would see less impacts, for a shorter period of time from on-site processing compared to hauling.

**Safety**

The onsite crushing process is localized to the construction site and therefore mitigates risk to the site alone and significantly reduces the risk created by dump trucks driving through residential neighbourhoods on a continual basis.

September 2, 2020

Abraham Nordine

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**Reference:** Lot 38 Sundance Dr Temporary Use Permit Materials Crushing Rationale

Any on-site crushing and processing will conform to the of City West Kelowna Applicable Bylaws.

**Stantec Consulting Ltd.**



**Jordan Peterson** P.Eng  
Project Engineer

Phone: 250 470 4490

Fax: 250 860 3367

Jordan.Peterson@stantec.com

Attachment: Ensign Bros Lot 38 Temporary Use Permit Work Plan  
Site Plan Temporary Us Permit Crushing On-Site Mapping Stage 1 and Stage 2

c. C.C.



## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: September 18, 2020

From: Chris Oliver, Planner III

File No: Z 20-04

Subject: **Z 20-04, Official Community Plan Amendment Bylaw No. 100.61 and Zoning Amendment Bylaw No. 154.94 (Goats Peak)**

### BACKGROUND

The applicant has applied to rezone the subject properties from Rural Resource Zone (RU5) and Rural Residential Large Parcel Zone (RU4) to Single Family Residential Zone (R1), Low Density Multiple Residential Zone (R3), and Park and Open Space (P1) (*Attachment 1*). As part of the application, a concurrent amendment to the Official Community Plan Land Use Designation from Single Family Residential to Low Density Multiple Family is proposed (*Attachments 2 and 3*). The proposed amendment will facilitate approximately 60 single family residential lots and 130 townhouse or duplex units in the Goats Peak/ Gellatly area.

### PROPERTY DETAILS

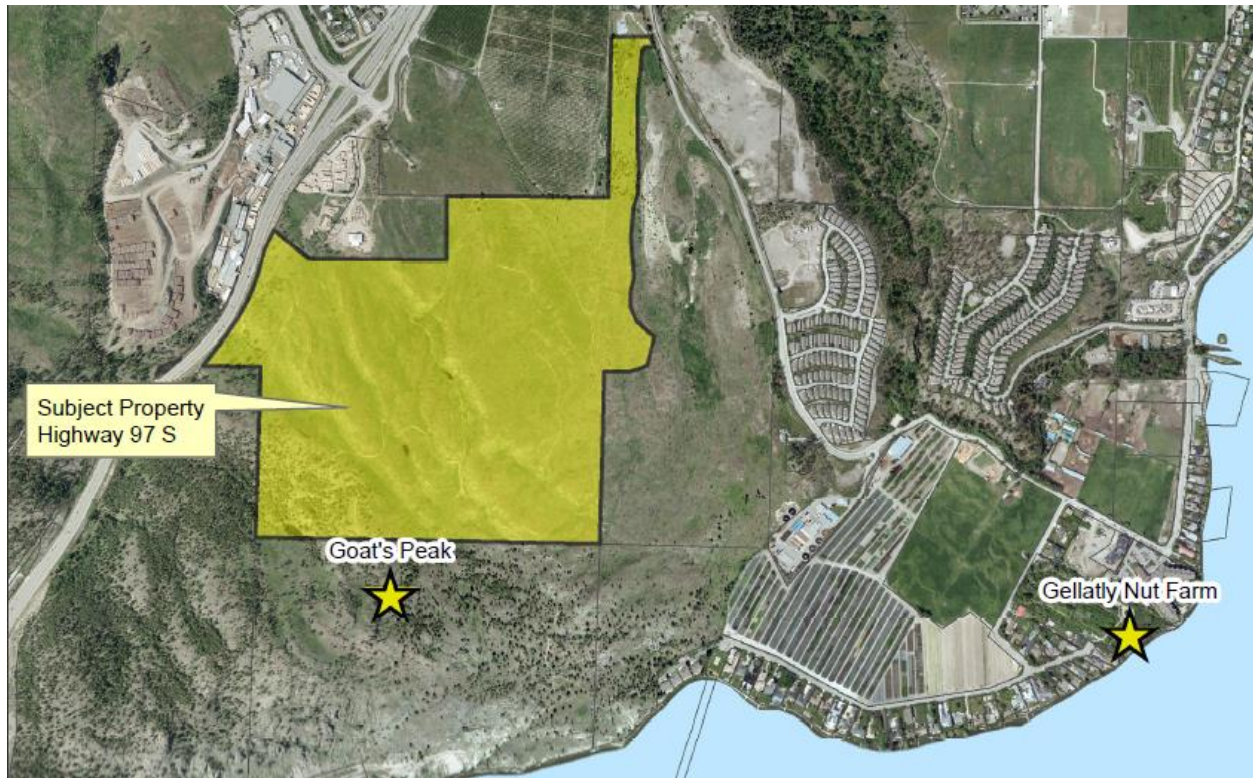
<b>Address</b>	Highway 97S (no municipal address)		
<b>PID</b>	013-282-794		
<b>Folio</b>	36415236.100		
<b>Lot Size</b>	161.314 acres (652815 sqm)		
<b>Owner</b>	Goats Peak Lot A Holdings	<b>Agent</b>	Brad Clifton (Emil Anderson)
<b>Current Zoning</b>	Rural Resource Zone (RU5) and Rural Residential Large Parcel Zone (RU4)	<b>Proposed Zoning</b>	Single Family Residential (R1), Low Density Multiple Family (R3), and Parks and Open Space (P1)
<b>Current OCP</b>	Single Family Residential, Low Density Multiple Family, and Parks and Natural Areas	<b>Proposed OCP</b>	Single Family Residential, Low Density Multiple Family, and Parks and Natural Areas
<b>Current Use</b>	Vacant	<b>Proposed Use</b>	Residential
<b>Development Permit Areas</b>	Hillside, Wildfire, and Sensitive Terrestrial Ecosystem		
<b>Hazards</b>	None		
<b>Agricultural Land Reserve</b>	N/A		

### ADJACENT ZONING & LAND USES

<b>North</b>	^	Agricultural and Single Family Residential
<b>East</b>	>	Rural Residential Large Parcel
<b>West</b>	<	Rural Resource
<b>South</b>	v	Goats Peak Regional Park



## NEIGHBOURHOOD MAP



## PROPERTY MAP



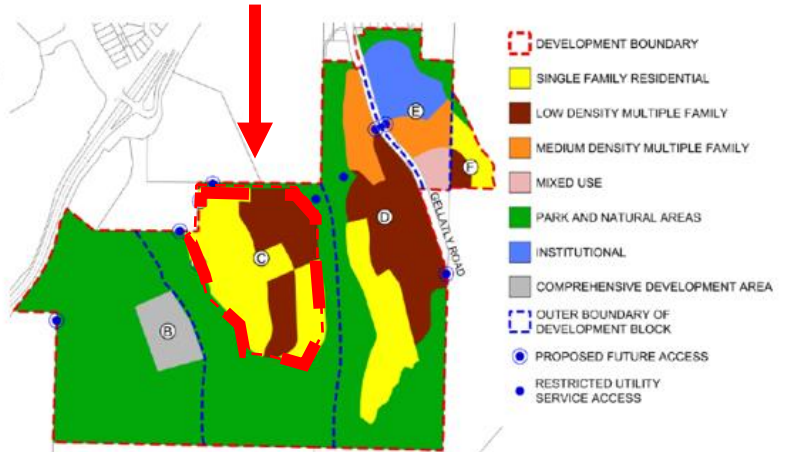
## DISCUSSION

The Goats Peak Comprehensive Development Plan outlines the planned development to take place above the Northwest shore of the Okanagan Lake at the Southern boundary of the City of West Kelowna. The development area consists of four separate lots located adjacent to Gellatly Road, near the Glenrosa interchange. The concept for the area has a diverse range of uses with a phased development and may include approximately 933 units:

### CDP Areas

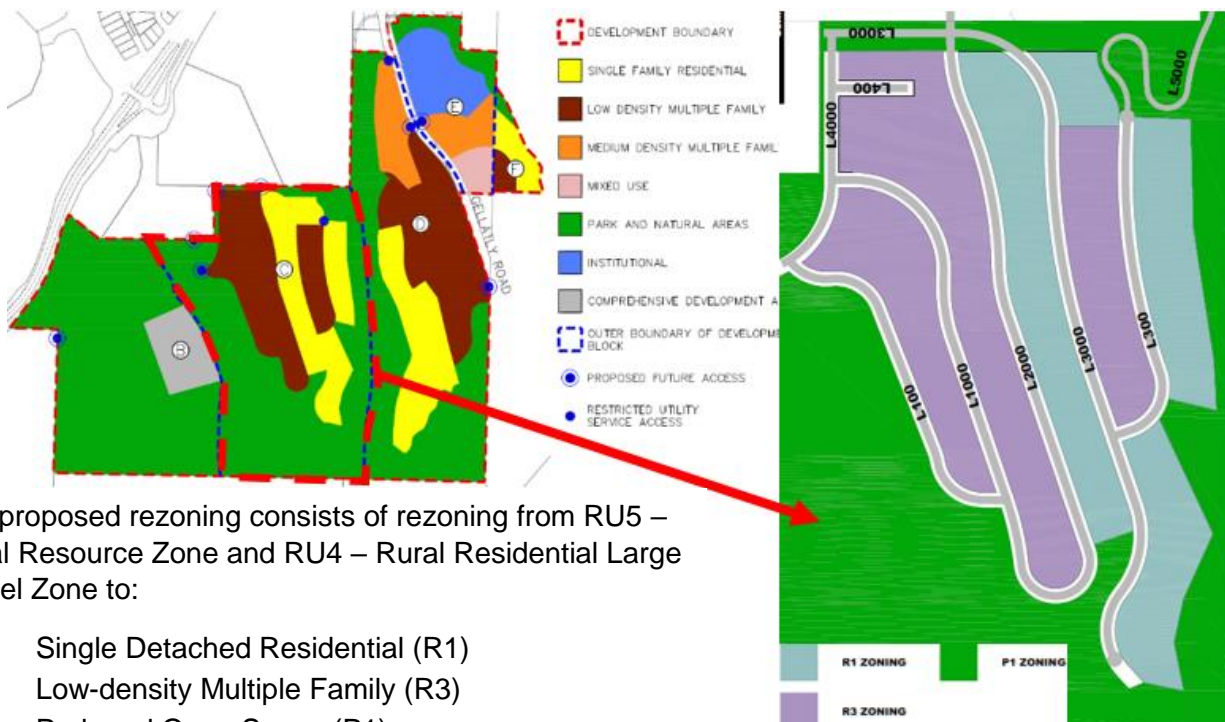


### Subject Application Area



### Proposal

Following the adoption of the CDP in 2017, Block C one of the five areas identified in the CDP has been brought forward for an OCP amendment and rezoning. The proposal includes changes to the land use designations proposed in the Goat's Peak CDP, and corresponding Zoning Bylaw amendments. The changes are primarily comprised of shifting of single detached residential and low-density multiple family units in Block C:



The proposed rezoning consists of rezoning from RU5 – Rural Resource Zone and RU4 – Rural Residential Large Parcel Zone to:

- Single Detached Residential (R1)
- Low-density Multiple Family (R3)
- Park and Open Space (P1)



## Policy and Bylaw Review

### *Official Community Plan (OCP) Bylaw No. 0100*

The proposed amendments are consistent with the land uses proposed as part of the Goats Peak CDP process. The proposal includes a swap of Single Family Residential land use areas with Low Density Multiple Family. The Goats Peak CDP identified that this area could accommodate up to 245 units and the applicant has identified through the proposed amendment that this area would accommodate 190 units. Based on the number of identified units, the swap does increase the overall density that was envisioned for the area through the CDP process.

### *Zoning Bylaw No. 0154*

The proposed Single Detached Residential (R1) Zone is intended to accommodate low density single detached residential use on parcels of land that are 550 m<sup>2</sup> and larger. The Low Density Multiple Residential (R3) Zone is intended to accommodate multiple residential in low density house form which includes duplex and townhouse forms. The Parks and Open Space Zone is intended to accommodate parks and natural areas for recreation and associated uses. All three zones have varying regulations (see comparisons in Table 1 below).

**Table 1. Zoning Regulations Comparison**

<b>Regulations</b>	<b>RU4 Zone</b>	<b>RU5 Zone</b>	<b>R3 Zone</b>	<b>R1 Zone</b>
<b>Parcel Area</b>	4.0 ha	30.0 ha	1000 m <sup>2</sup>	550 m <sup>2</sup>
<b>Frontage</b>	30.0 m	30.0 m	30.0 m	16.0 m
<b>Parcel Coverage</b>	10%	10%	40%	40%
<b>Building Height</b>	Varies depending on structure (15 m for unspecified)	Varies depending on structure (15 m for unspecified)	9.0 m to a max of 3 storeys (5.0 m for accessory buildings)	9.0 m to a max of 3 storeys
<b>Front Setback</b>	6.0 m	6.0 m	4.5 m/ 6.0 m (garage)	4.5 m/ 6.0 m (garage)
<b>Rear Setback</b>	9.0 m	10.0 m	7.5 m	3.0 m
<b>Interior Side Setback</b>	4.5 m	4.5 m	3.0 m	1.5 m
<b>Exterior Side Setback</b>	4.5 m	4.5 m	4.5 m/ 6.0 m (garage)	4.5 m/ 6.0 m (garage)
<b>Agricultural Setback</b>	15.0m/ 9.0 <u>w</u> buffer	15.0m/ 9.0 <u>w</u> buffer	15.0m for the 1 <sup>st</sup> 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, Wildfire and Sensitive Terrestrial Ecosystem Development Permit areas. Should the property be rezoned, the applicant

would be required to address the Development Permit requirements as part of the future subdivision.

### Technical Review

#### *Servicing*

A Servicing Report was submitted that notes that the site can be adequately serviced.

#### *Geotechnical*

A Geotechnical Review was submitted that notes that “the site is suitable for the proposed residential development, and appears adequate and safe for the intended purpose.”

#### *Environmental*

An Environmental Report was submitted that identifies impacts from development are generally low to moderate: loss and fragmentation of wildlife habitat and ecosystems is relatively low, but cumulative effects of abundant development in the area that pose barriers to ecological connectivity are significant. However, appropriate measures that provide for species movement and ecosystem connectivity in surrounding areas should afford adequate mitigation.

The key mitigation recommendations are to protect and enhance the environmental values of the surrounding areas (particularly the ESAs), and to conserve and restore the limited ecological connectivity that exists in the area, including the identified Wildlife / Ecosystem Corridors (particularly at the north and south ends of development along Gellatly Road).

### Public Notification

Two notice of application signs have been placed on the subject property in accordance with the Development Application Procedures Bylaw No. 0260. Should the application receive first and second reading, a public hearing for the application will be scheduled.

## **KEY CONSIDERATIONS**

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

- Residential policies encourage the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities.
- The proposed application is generally consistent with the land uses that were considered for Block C as part of the Goats Peak CDP process.
- The future development permit process will address hillside and environmental mitigation, as well as form and character for any proposed townhouse units.

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,

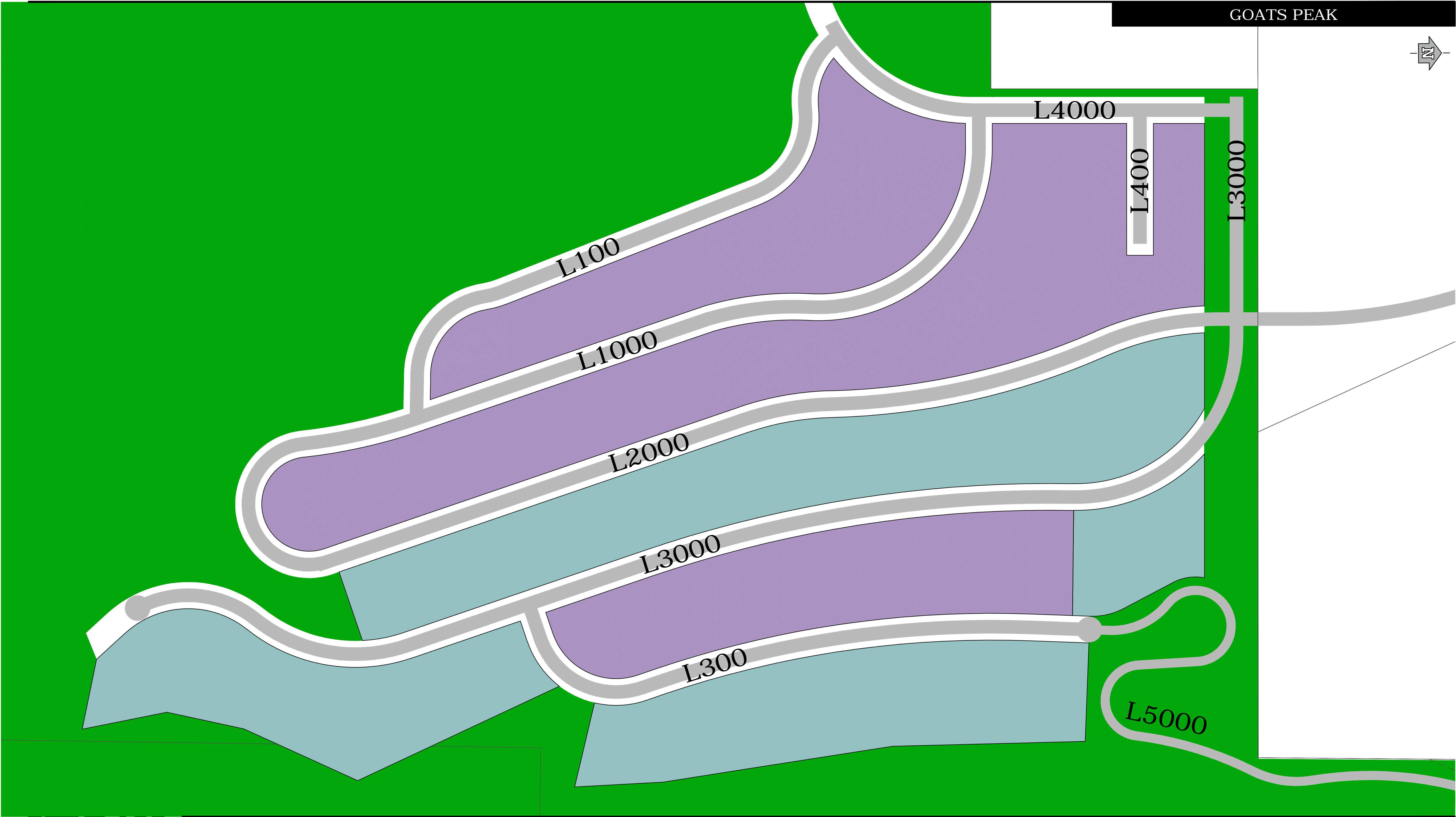
Chris Oliver  
Planner III

Powerpoint: Yes ☒ No ☐




Attachments:

1. Proposed Rezoning Plan
2. Proposed OCP Amendment Plan
3. Site Overview

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**URBAN**  
systems

	R1 ZONING		P1 ZONING
	R3 ZONING		

ISSUED FOR  
INFORMATION  
AUGUST 2020  
[urbansystems.ca](http://urbansystems.ca)

Client/Project		
CITY OF WEST KELOWNA GOATS PEAK		
Scale	Revision Date	Figure
1:1000	2020-08-24	
2276.0018.02	Title	
BLOCK C ZONING		

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**URBAN**  
systems



SINGLE FAMILY RESIDENTIAL

LOW DENSITY MULTI FAMILY



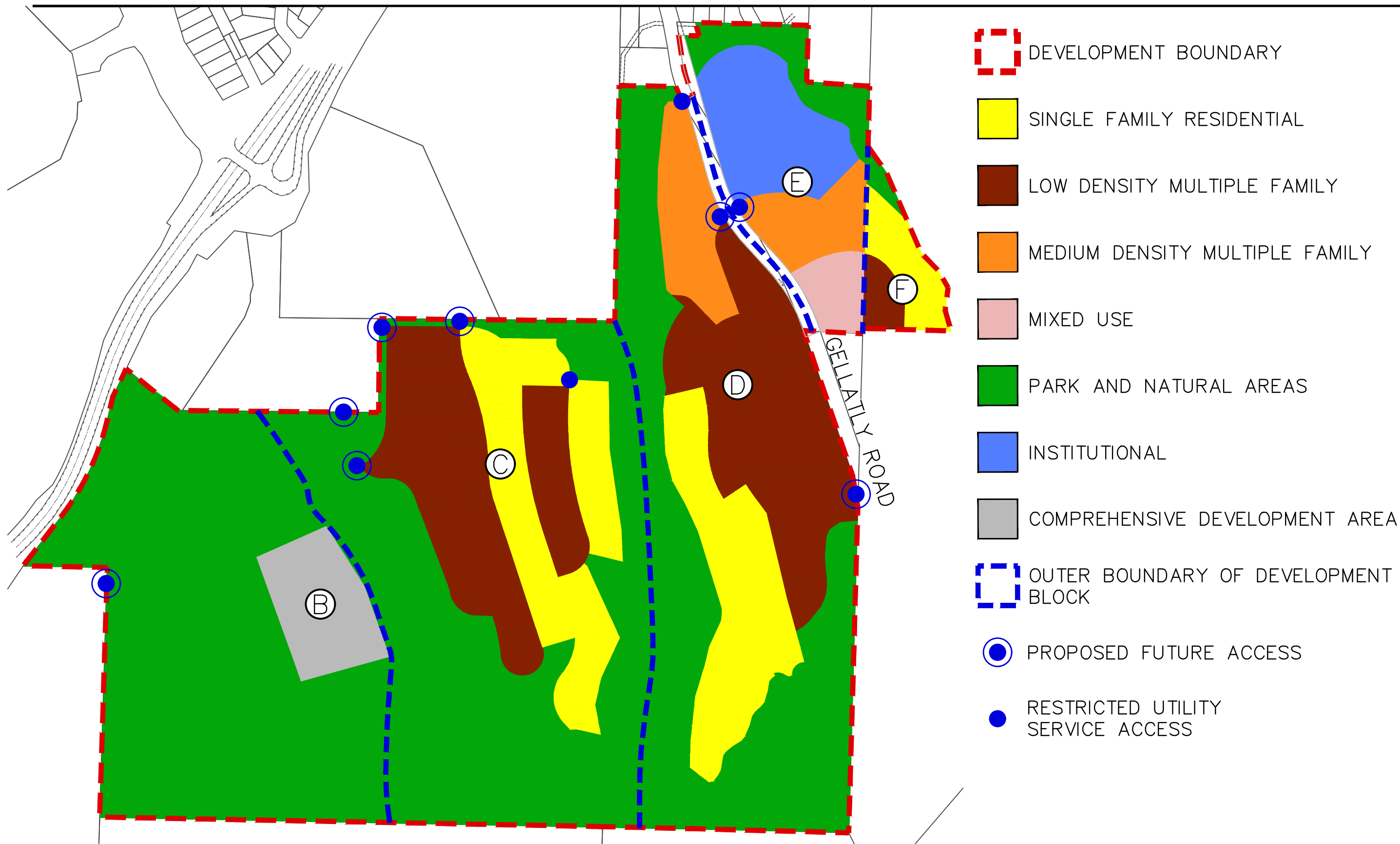
PARK AND NATURAL AREA

ISSUED FOR  
INFORMATION

AUGUST 2020  
**urbansystems.ca**

Client/Project		
CITY OF WEST KELOWNA GOATS PEAK		
Scale	Revision Date	Figure
1:1000	2020-08-18	
2276.0018.02		Title
LAND USE DESIGNATION BLOCK C REZONING AMENDMENTS		

\\uakelproj\687\000101\Design\CAD\30\_WORKING\_SKETCHES\2020-08-18 Land Use Designation Map.dwg, 11x17 LANDSCAPE, 2020/08/18 04:23 pm Itireira







**City of West Kelowna**

2760 Cameron Road, West Kelowna, British Columbia V1Z 2T6  
Tel (778)797.1000 Fax (778)797.1001

July 31, 2020

File No: Z 19-12

Andreas Schaefer  
1824 Diamond View Drive  
West Kelowna, BC V1Z 4B7

Dear Mr. Schaefer:

**Re: Zoning Amendment  
1080 DEVON RD - Lot 26, DL 505, ODYD, Plan 24204**

On Tuesday, July 28, 2020 the Municipal Council of the City of West Kelowna passed the following resolution (C200/20):

***THAT Council rescind first reading to Official Community Plan Amendment Bylaw No. 0100.58, 2020 and abandon the bylaw; and***

***THAT Council rescind first reading to Zoning Amendment Bylaw No. 0154.89, 2020 and abandon the bylaw.***

In accordance to Council's decision, this file will now be closed.

Should you have any questions regarding this matter, please contact Jayden Riley, Planner II at 778-797-8830.

Yours truly,

Brent Magnan  
Planning Manager

/cb

cc: Advisory Planning Commission