CITY OF WEST KELOWNA

MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING

Thursday, August 6, 2020
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT:	Jan Bath, Chair Colin Cruickshank Graham Pierce
MEMBERS ABSENT:	Sheri Paynter Serina Penner, Vice Chair
Staff Present:	Chris Oliver, Planner III Natasha Patricelli, Recording Secretary

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1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER

The meeting was called to order at 5:00 p.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 July 2, 2020 Agricultural Advisory Committee Minutes held in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes of the July 2, 2020 Agricultural Advisory Committee meeting held in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERALS

8.1 Z 20-03, OCP and Zoning Amendment Bylaw No. 100.59 and 154.90, 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 polices to encourage infill where designed to respect neighbourhood character and scale;

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;

Question on the presentation:

- Was a soil assessment done? It was not required for this proposal.

Highlights of the discussion include:

- Agricultural standpoint no comments on this parcel.
- Like the mixed use development, great idea and good location.
- Good proximity to schools.
- Good use of higher density and lots of benefits being close to the school.

It was moved and seconded

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

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 5:14 p.m.

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CHAIR

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RECORDING SECRETARY