



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

Wednesday, October 21, 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 Advisory Planning Commission meeting held September 23, 2020 in the City of West Kelowna Council Chambers	2
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7. UNFINISHED BUSINESS	
8. REFERRALS	
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9.1. File DP 20-09/TUP 20-03, Decision Letter, 3404 Sundance Drive	30
10. OTHER BUSINESS	
10.1. Standing Item: Community Discussion Topic Streetscaping	
11. ADJOURNMENT OF THE MEETING	
The next Advisory Planning Commission meeting is scheduled for Wednesday, November 18, 2020 at 9:30 a.m.	



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, September 23, 2020
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

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

MEMBER ABSENT: Julian Davis

Staff Present: Carla Eaton, Planner III
Mayor Gord Milsom
Dallas Clowes, Senior Planner
Jayden Riley, Planner II
Chris Oliver, Planner III
Natasha Patricelli, Recording Secretary
Brandon Mayne, Service Desk Technician

1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER

The meeting was called to order at 10:31 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 Advisory Planning Commission meeting held July 15, 2020 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes of the Advisory Planning Commission meeting held July 15, 2020 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

5.1 Mayor Milsom

Mayor Milsom came to thank everyone, on behalf of the City and Council, for volunteering their time on this committee and for the recommendations on applications.

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 Community Visioning Update

Highlights of the presentation include:

- The Community Visioning Phase 1 completed on September 21;
- Lots of feedback from the community questionnaires (1 main input questionnaire and 8 mini topic questionnaires);
- Just under 1900 people responded to the questionnaires;
- The main visioning questionnaire received 1409 responses, the most that has ever been received for a sole questionnaire;
- The APC was thanked for their time with our online meetings and helping us get the project information out;
- Currently working with our consultant to analyze the data;
- Hoping for a summary of the engagement ready for Council next month as well as an outline of our next phase of engagement;
- This is what we've heard, did we get it right? Approach for next phase;
- Formal summary will come back to this committee after it goes to Council along with the draft initial vision;
- Hoping for more engagement in second round;

- Looking for more help from our community leaders;
- Phase 2 should wrap up around the end of the year;
- February should be a draft to council including committee referrals;
- Appreciated everyone's participation;
- Wide variety of outreach through different channels moving forward.

Comment on presentation:

- Job well done on the Community Visioning Project.

8.2 TUP 20-03, Temporary Use Permit, 3404 Sundance Drive

Highlights of the presentation include:

- Property is 3.14 acres (13,800m²);
- Located in the Shannon Lake neighbourhood;
- Zoning: Medium Density Multiple Residential (R4);
- Land Use Designation: Low Density Multiple Family (LDMF);
- Surrounding Uses:
 - North: Parks and Open Space (P1);
 - East: Parks and Open Space (P1)/Medium Density Residential (R4);
 - South: Medium Density Residential (R4)/Single Detached Residential (R1);
 - West: Parks and Open Space (P1)/Single Detached Residential (R1);
- Property is vacant, slopes upward, and has frontage on Sundance Drive;
- Hillside, Terrestrial, Form and Character Development Permit Areas;
- Concurrent Development Permit application (DP 20-09) submitted for 35-unit townhome development;
- Proposal
 - To process/crush approximately 15,000 cubic metres of bedrock material for structural fill, backfill, road gravel, trench backfill etc. to accommodate proposed townhouse development (DP 20-09);
 - Other elements include:
 - Equipment: Extec Jaw Crusher, wheel loaders (x2), excavator, water truck

- Hours of operation: Mon-Fri 9:00 a.m. - 5:00 p.m.
- Approximate volume of processed material: 15,000 m³ (from a total of 35,000 m³ of excavated material)
- Dust mitigation: water truck operation
- Noise mitigation: crusher to be placed north of stockpiles, berms
- Site Containment: hazard catchment berm
- Duration of activity: 2 phases, 15 days per phase (not including mobilization and de-mobilization), 4-5 months apart, 7,500 m³ each phase
- Permit duration: 1 year
- Applicant Rationale
 - Processing material on site will reduce the number of truck loads by 1,875 (round trips), based on 8 cubic metre loads;
 - Reduction in the duration of overall earthwork activities.
- Notes
 - DP 20-09 anticipates the excavation of approximately 35,000 cubic metres of total material;
 - Excess material (20,000 cubic metres) to be transported off site, regardless of TUP approval.

Official Community Plan (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 to 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;
- No industrial uses will be considered for sites located Boucherie Centre;
- A temporary use permit may not exceed three years and may only be renewed as per the *Local Government Act*.

Official Community Plan (OCP) Bylaw No. 0100

- 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 (ie. hillside, terrestrial, etc.) or if hillside development permit conditions are created (ie. slopes over 20%).

Zoning Bylaw No. 0154

- Property zoned Medium Density Multiple Residential (R4);
- Proposed temporary use is best suited within the Gravel Extraction Zone (I4), which specifically permits "sand and gravel quarrying, extraction, crushing, sorting, or screening";
- The processing of earth material on site requires a temporary use application.

Questions on the presentation include:

- Regardless of what happens, still have to take out truck loads of bedrock material? Yes 15,000 of the 35,000 will be processed on the property. Leaving 2,000 truck loads to be removed, therefore if this is approved it would cut roughly half the amount of trucks.
- Is there a specific limitation on the timing of the 15 day period? Would there be any means to go beyond that time? Council may choose the conditions. A recommended condition would be to minimize the duration of that.
- Could this group or council recommend a break between the 2, 15 day periods? Limitations could be put in place however they're currently proposing a 4-5 month break in between. If the development permit is approved a condition could be put in place.
- Has crushing on site in a residential neighbourhood been done before or is this a unique circumstance? This is rare. Something similar to has been proposed here has been done before but it is not very common.

It was moved and seconded

THAT the APC recommend support for TUP 20-03 as presented.

Discussion on the motion:

- Concern that the neighbourhood is going to go through 30 days of rock crushing and truck movement. Recommend at least 2 weeks between the 2, 15 day periods to give the neighbourhood a break from the noise;

- What makes 7 days acceptable and 15 days not acceptable and why not 3 or 4?
- Recommending 2 week crushing, 2 week break and another 2 weeks of crushing would give the community a break;
- Any time limit in between would be acceptable;
- Will residents have the opportunity to provide input or feedback on this? Yes, a notification will be going out in the newspaper and a mail out to neighbouring properties. Submission will be included with the Council package.
- Perhaps having a pause of a few weeks between operations wouldn't be a bad thing;
- Timing of when the crushing would start, not just the break;
- If development permit is approved, excavation and removing of materials is part of the process. There is noise with rock removal (not crushing). A certain amount of noise will be associated with earthworks. The noise of construction is never eliminated. There is a certain level of disturbance;
- Recommended an amendment to the motion to include a break between the periods of crushing.

It was moved and seconded

THAT the APC recommend support for TUP 20-03 as presented with a recommendation for council to consider including a break between the periods of crushing as a condition of the permit.

CARRIED UNANIMOUSLY

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

Highlights of the presentation include:

- Located along Highway 97 S (no municipal address);
- 65 ha (161 acres);
- Only considering a portion of the property;
- Within the Goats Peak CDP Area;
- Not within the ALR;
- Surrounding Land Uses:

- North - Agricultural and Rural Residential;
- East - Rural Residential (vacant, future CDP lands);
- West - Rural Resource (vacant, future CDP lands), and I4 - Timber Processing;
- South - Goats Peak Regional Park (currently Rural Resource);

Background - Goats Peak CDP

- Adopted February 14th, 2017;
- Block C was anticipated as the first phase;
- Preliminary servicing, parks planning, traffic review, etc.;
- Designated Single Family Residential, Low Density Multiple Family and Parks and Natural Areas;
- Propose to amendment to shift these areas;
- Development areas are still focused on historically disturbed areas of the site;

Proposal - Zoning Amendment

- Proposal to rezone 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 Parks and Open Space (P1);
- Goats Peak CDP identified that this area could accommodate up to 245 units;
- Applicant has identified through the proposed amendment that this area would accommodate 190 units;

Official Community Plan

- Single Family Residential designation:
 - Supports traditional single family housing opportunities;
 - Encourages efficient compact housing forms for families;
- Low Density Residential designation:
 - Provides a broader range of housing in area served by transit and in walking distance to community amenities, shops and services;
 - Ground-oriented townhouses consistent with policies for low density multiple family in residential neighbourhoods;

- Parks and Natural Areas:
 - To preserve significant natural areas and provide diverse recreation opportunities.

Hillside

- Development of the site will require the issuance of a Hillside Development Permit
- A Development Permit will be required to address:
 - Site grading and site suitability prior to subdivision; 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;
- A future Development Permit will address specific conditions.

Policy Review - Zoning Bylaw

- Application proposes to amend the Zoning Bylaw in conjunction with the OCP amendments.
 - Townhouse/Duplex R3 Zone;
 - Single Detached R1 Zone;

Technical Review - Access

- Access from Gellatly Road through adjacent parcel (previous ALC approval);
- Traffic Impact Assessment has been updated and is being reviewed;
- An off-site improvement related to sidewalk connectivity will likely be discussed with the applicant;
- The CDP identified that at 101 units a second access will be required (NFPA);

Technical Review - Water

- Water for Block C and Block D shall come from the existing water main located on the north side of the Glenrosa Interchange (trenchless crossing);

Technical Review - Stormwater

- The majority of Blocks C and D drain to the east until potential runoff is intercepted by Gellatly Road;
- The 100 - year Return Event overland flow from Blocks B and C will be collected at the low point on Road M and conveyed by pipe to Pond 2 located in Block D;

Technical Review

- The lands dedicated for the athletic fields adjacent to the school site will constitute the majority of the 5% parkland dedication requirements;
- The 1.87 hectare area for the athletic field will be dedicated during the development of Block C;
- The remaining parkland requirements will be met through trail areas throughout the development.

Key Considerations

- 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 as part of the Goats Peak CDP process;
- The development of Block C is focused in a historically disturbed area of the site;
- The future development permit process will address hillside and environmental mitigation, as well as form and character for any proposed townhouse units.

Highlights of the discussion include:

- How was the land previously disturbed? There was a fire in the area, and previous logging. Loss of mature habitat. Trying to preserve corridors and other environmental sensitive areas. Done by registered and professional environmentalists.
- Concern with 60 single family residential lots and 130 townhomes. Is this just a recommendation? Could these numbers change if this is approved? Numbers are provided by the applicant. Staying within designated zones, these are generally set numbers. Looking to confirm with the applicant that these numbers are accurate with what is provided.
- Would the number change with duplexes or townhomes? The number is based on our R3 zone, and the density that is anticipated in the area. Would

not anticipate a larger number. Experienced developer reports numbers should be accurate.

- Is the school opening at the same time as the development? No not envisioned that the school site will move in right away. Depends on the school districts long term capital plans. At this time we have not received any reports. Likely a part of a future development (Block E).
- Access has been approved by the ALC. So there is nothing there that would complicate the Glenrosa exchange? Roadway has been approved by ALC and finalized. Some road work has been occurring on that roadway already.
- What is a trenchless connection? Trenchless is through drilling instead of digging a trench (excavation). Less ground disturbance especially when infrastructure is above it.

It was moved and seconded

THAT the APC recommend support for file Z 20-04, Official Community Plan Amendment Bylaw No. 100.61 and Zoning Amendment Bylaw No. 154.94 (Goats Peak) as presented.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 File Z 19-12, Decision Letter, 1080 Devon Road

Highlights of the discussion include:

- Changes had occurred to the file after the APC had seen the file. Went from a 6,000 sq. ft. proposed church to 12,000 sq. ft.

10. OTHER BUSINESS

10.1 Standing Item: Community Discussion Topic

Street Lighting, Curbs and Sidewalks

Highlights on the tabled motion:

- Captures the general thoughts, as presented it will give council the idea of what we would like to see;
- Leaving it broader and more general allows to show the bigger picture;
- Captures the essence of our concerns and the message that we would like Council to see.

It was moved and seconded

THAT the APC provide the following advisory comments regarding community planning issues (street lighting, curbs, sidewalks) for Council to consider in any applicable future master planning or budgetary processes:

- Consider opportunities to enhance public safety on arterial roads through the provision of sidewalks and street lighting, including potential interim solutions such as hanging lights off power poles where the arterial road may not be scheduled for a major improvement within the short term
- Encourage enhanced coordination and integration of transportation planning between Westbank First Nation and CWK, especially regarding pedestrian connectivity and road standards
- Consider adding street lights to existing roads with higher accident ratings before enhancing other roads

CARRIED UNANIMOUSLY

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 11:33 a.m.

CHAIR

RECORDING SECRETARY



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: October 21, 2020

From: Carla Eaton, Planner III

File No: Z 20-06

Subject: **Z 20-06, OCP and Zoning Amendment Bylaw No. 100.60 and 154.92 (APC), Unaddressed Canyon Crest Drive**

BACKGROUND

The applicant has applied to rezone a 1705 m² portion of the property from Low Density Multiple Residential (R3) zone to Parks and Open Space (P1) zone, and to rezone a 2700 m² portion from Parks and Open Space (P1) zone to Low Density Multiple Residential (R3) zone; and to amend the Official Community Plan over the same areas by exchanging the land use designation from Low Density Multiple Family to Parks and Natural Area, and from Parks and Natural Area to Low Density Multiple Family (*Attachment 1 and 2*). The amendments essentially swap zoning and land use designations and are proposed to facilitate a more efficient layout for the proposed townhouse development (approximately 26 units) with reduced internal road networks. To address future servicing infrastructure location and frontage adjacent to Crown Crest Drive, a portion of Compact Single Detached Residential (RC3) zone is proposed to be amended to Low Density Multiple Family (R3) zone to accommodate the future parcel boundary of the multi-family lot. This will include an OCP amendment from Single Family Residential to Low Density Multiple Family over the same small area.

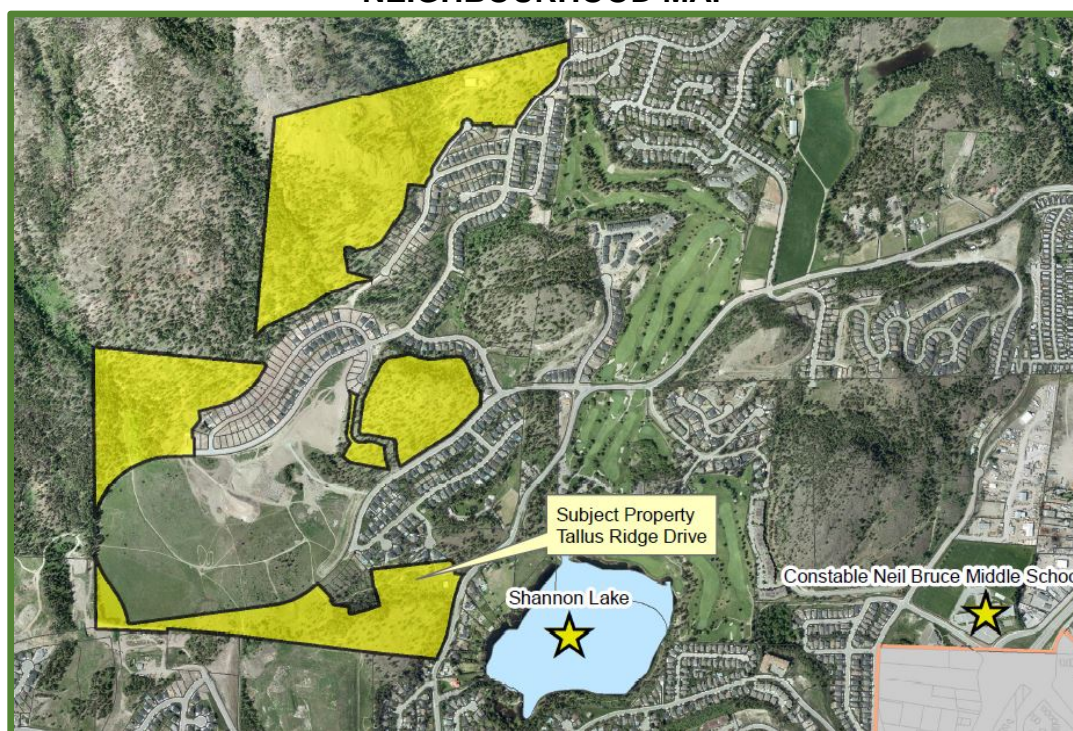
PROPERTY DETAILS			
Address		Unaddressed Canyon Crest Drive	
PID		030-896-487	
Folio		36414115.056	
Lot Size		Parent parcel: 61 ha (150.7 acres) / Subject: ~0.98 ha	
Owner	Ryser Developments Ltd.	Agent	Damien Burggraeve
Current Zoning	Parks and Open Space (P1) and Low Density Multiple Family (R3)	Proposed Zoning	Parks and Open Space (P1) and Low Density Multiple Family (R3)
Current OCP	Parks and Natural Area and Low Density Multiple Family	Proposed OCP	Parks and Natural Area and Low Density Multiple Family
Current Use	Vacant	Proposed Use	Residential

Development Permit Areas	Wildfire Interface, Hillside, Sensitive Terrestrial Ecosystem and Form and Character
Hazards	Possible rock catchment areas/drainage noted
Agricultural Land Reserve	N/A

ADJACENT ZONING & LAND USES

North	^	Compact Single Detached Residential (RC3)
East	>	Large Parcel Single Detached Residential (R1L) and Low Density Multiple Family (R3)
West	<	Compact Single Detached Residential (RC3)
South	v	Parks and Open Space (P1) and Single Detached Residential (R1)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Applicant Rationale

As part of this application, the applicant stated that the land use designation and zoning swap would allow a more linear multiple family development to retain a larger forest buffer along Shannon Lake Road. The revised layout with the new zoning boundaries would also eliminate a second site access and related disturbance. The conceptual development (See Figure 1 and *Attachment 3*) includes 26 townhouse units on the proposed multifamily lot, as well as future park dedication along Shannon Lake Road. While the proposed subdivision layout and future townhouse development are subject to additional subdivision and development permit processes, the preliminary design and



density for the R3 zone (26 units) is substantially under the allowable density and site coverage in the R3 zone due to existing or anticipated no build covenant areas.

Policy and Bylaw Review

Official Community Plan (OCP) Bylaw No. 0100

OCP land use designations for the subject area are Low Density Multiple Family (LDMF) and Parks and Natural Area (PNA). The proposed amendment will marginally reduce the size of the PNA designation by increasing the size of the LDMF designation (Figure 2) to facilitate the proposed development layout. The proposed amendments essentially swap designations by altering the development boundary.

Recommendation of support is based on residential policy which encourages the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities. Additionally, the ground oriented townhouse development with at-grade private entrances is considered an appropriate form of infill housing that has the ability to complement the type, form, scale and use of the surrounding neighbourhood. Further, there are very limited impacts to the proposed amendment from a land use perspective that were not already considered with the original bylaw amendments (Z 12-04) that allowed LDMF in this location. And despite the reduction of the PNA designation, the proposed adjustment will widen the natural area and create a larger buffer adjacent to the future linear park along Shannon Lake Road to support wildlife movement along the corridor in alignment with OCP policy. The proposed amendment does not affect the trail construction and park dedication secured through previous rezoning and neighbourhood planning processes.



Figure 2: Proposed Land Use Designation Swap

Zoning Bylaw No. 0154

As shown in Figure 1, the proposed zoning amendment will increase the R3 zone by approximately 1000 m² and reduce the P1 zone area by the same amount to adjust the development boundary allowing for a single site access and reduced hillside disturbance. The conceptual development boundary will meet the required minimum parcel size for the R3 zone, and is anticipated to meet frontage with some small adjustments to the layout.

The proposed Parks and Natural Area (P1) Zone is intended to accommodate both parks and natural areas for recreational and associated uses (*Attachment 4*). 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 5*).

Development Permit Areas

The subject property is located within the Wildfire Interface, 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

Transportation and Site Access

Site Access is proposed from a private driveway from Canyon Crest Drive. Frontage improvement along Canyon Crest Drive are being completed as part of the earlier Tallus Ridge Ph. 10 B development. Frontage improvements along Shannon Lake Road were completed as part of earlier Tallus Ridge development in 2010.

There are no off-site transportation improvements anticipated or recommended with this development.

Servicing

A Servicing Report¹ was submitted that notes that the site can be adequately serviced.

Sanitary Sewer: The report notes that the capacity of downstream sanitary system is sufficiently sized to accommodate the proposed development, as assessed during rezoning and OCP planning of the overall Tallus Ridge area under File: Z 12-04. No additional off-site sanitary sewer service upgrades have been identified and the required connecting infrastructure has been appropriately sized and installed with previous phases of development².

Water: The servicing report noted that no additional off-site water servicing requirements are anticipated and that the site will be serviced through adequately sized existing infrastructure. Final design will be addressed through the future subdivision stage.

Stormwater: The report notes that a private storm water detention facility will be provided for the townhouse development with final design to be addressed at time of future development permit.

Geotechnical

A Geotechnical Review³ was submitted that notes that “the site is well suited for the proposed multi-family development” and that the proposed building lots are “safe for the

¹ Prepared by Aplin Martin, dated Jun 8, 2020

² Tallus Ph. 10 installed 150 mm diameter pipe down to Shannon Lake Road

³ Prepared by Calibre Geotechnical, dated August 10, 2020

intended use as a residential subdivision” with no obvious geotechnical hazards. The majority of the development will involve cuts below existing grades with only minor fills. The geotechnical engineer noted that perched water seepage zones are expected along the surface of bedrock during snowmelt and periods of heavy rainfall runoff. The report makes additional future building recommendations regarding considerations for site preparation, maximum slope, foundation design, groundwater and drainage, safe setbacks from the crest of a slope, safe set forward distances from rock faces, 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 Assessment⁴ was submitted that identifies the two rezoning areas as both having Environmental Sensitive Area (ESA) 2. The proposed new P1 land is partially composed of provincially Blue-listed ecosystem and has greater ecological integrity than the proposed new R3 land having been exposed to less historical disturbance. The proposed new R3 land has some Red-listed species but has greater areas of disturbance and is thus host to a greater proportion of invasive species. The report “anticipates that the impact on terrestrial resource values as a result of the proposed re-zoning will be low” but additionally makes mitigation recommendations such as construction timing for wildlife preservation, managing site equipment, as well as controlling erosion, weed spread and disturbance. These and other recommendations from the report will be considered with the future development permit prior to site disturbance.

Related Covenant Area Adjustment:

As part of the application process, a no build-no disturb environmental covenant (CA3977929) registered with the original zoning (File: Z 12-04) will be considered for boundary adjustment in order to facilitate the new development configuration. The proposal will potentially remove some of the existing covenant area in exchange for lands that had previously been part of the proposed development area. The exchanged covenant areas match the proposed zoning amendment (see Figure 1) and are proposed to be held as privately owned P1 lands and are not part of any proposed park land dedication.

From a hillside perspective, the effect of the exchanged lands should be negligible given that the future development permit process will ensure that guidelines regarding maximum slope, hillside stabilization, and restoration are addressed during site development.

From an environmental perspective, these lands were protected by covenant not for their ESA-2 and ESA-3 value but as potential remediation areas for anticipated disturbance in future Tallus developments with higher ESA-1 values where disturbance could not be avoided⁵. Additionally, the proposed new covenant area is anticipated to remain close to the original covenant area of 2700 m² (once all the new hillside areas have been included) which will still allow for compensation planting should it be required as result of future phases.

⁴ Prepared by Ecoscape Environmental Consultants Ltd., dated August 12, 2020

⁵ Currently, this covenant area has not been identified for any required compensation plantings

As noted above, the multiple family lot will also require a form and character development permit prior to construction and prior to finalizing the covenant area adjustments based on final site grading. As a condition of the zoning, the covenant adjustment will be addressed with the future development permit and subdivision design stage.

Neighbourhood Park Analysis

The Shannon Lake West Concept Development Plan (CDP) identified park area requirements for the entire Tallus Ridge neighbourhood and further details regarding dedication and no disturbance areas to protect future parks were noted in Section 219 Covenants (LA139002 and LA139003).

As such, the applicant will be required to dedicate approximately 0.5 Ha of neighbourhood parkland/linear park trail abutting Shannon Lake Road (as shown in Figure 3) as a condition of future subdivision approval to meet park dedication requirements specifically resulting from Section 510 of the *Local Government Act* (LGA). Prior to park dedication, the owner will be required to complete wildfire mitigation works, as well as construct a 1.5 m wide linear trail and to fence the park in accordance with Development Permit 18-05.

Further phases of development will trigger additional parkland dedication requirements as per the CDP.

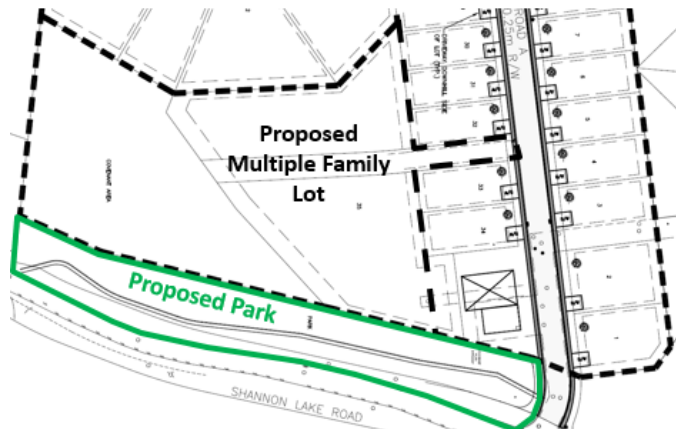


Figure 3: Proposed Future Park Area

Referral Responses

A referral for the application was circulated to all departments and key agencies. Based on comments received thus far, no objections were noted, but the following external comments were received:

- *Telus*
 - No objections to the proposed development;
- *BC Hydro*
 - Requires a statutory right of way from the developer;
- *BC Transit*
 - Has no objection to the development but recommends that the future road network is pedestrian-supportive through the provision of sidewalks, notes that higher densities would be more conducive to efficient transit use, suggests that the Tallus Ridge area is proposed for future limited transit service and confirms the closest existing transit stop is over 400 m from the development (as the crow flies);

KEY CONSIDERATIONS

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

- The proposed new boundary of the low density multi-family residential use has an appropriate transition to existing adjacent compact single family residential zone.
- The proposed new boundary of the P1 zone will create a larger treed buffer adjacent to Shannon Lake Road enhancing the area as a potential wildlife corridor.
- The future development permit process will address hillside and environmental mitigation and revised covenant protection areas, as well as form and character issues with the proposed townhouse development.
- 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 zoning boundary amendments do not alter the servicing implications for the site from those previously assessed during the original rezoning (File: Z 12-04).

Specific comments would be appreciated should the APC have any concerns with the proposed bylaw amendments, 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. 0100.60, 2020
2. Zoning Amendment Bylaw No. 0154.92, 2020
3. Tallus Ridge Stage 10 Multi-Family Site Plan
4. Parks and Natural Areas (P1) Zone
5. Low Density Multiple Residential (R3) Zone

CITY OF WEST KELOWNA

BYLAW NO. 0100.60

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. 0100.60, 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 Rem. Lot A, District Lots 3796 & 2600, ODYD, Plan EPP91342, Except Plan EPP95995, as shown on Schedule ‘A’ attached to and forming part of this bylaw, from Low Density Multiple Family to Parks and Natural Area; and from Parks and Natural Area 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

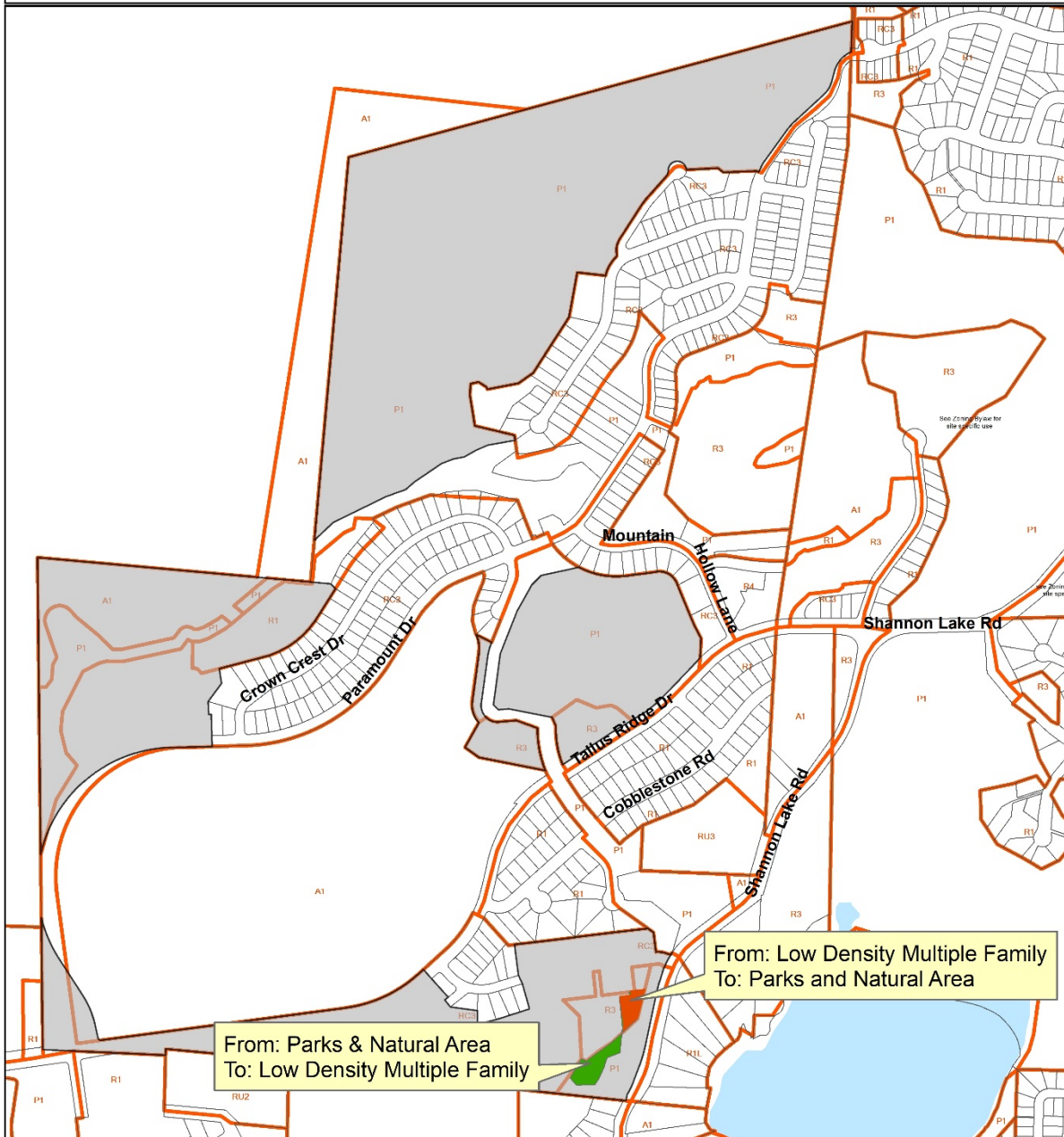
MAYOR

CITY CLERK



SCHEDULE 'A' of BYLAW NO. 0100.60

Date: 05/10/2020



Legend

Zoning Boundary Parcels

0 95 190 380 Metres



Path: H:\DEVELOPMENT SERVICES\PLANNING\3360 Zoning & Rezoning\20 Applications\2020\Z 20-06 Talus Ridge Dr\Bylaw_Rpts_Minutes\Mapping\Schedule A OCP100.60.mxd

CITY OF WEST KELOWNA

BYLAW NO. 0154.92

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. 0154.92, 2020".

2. Amendments

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

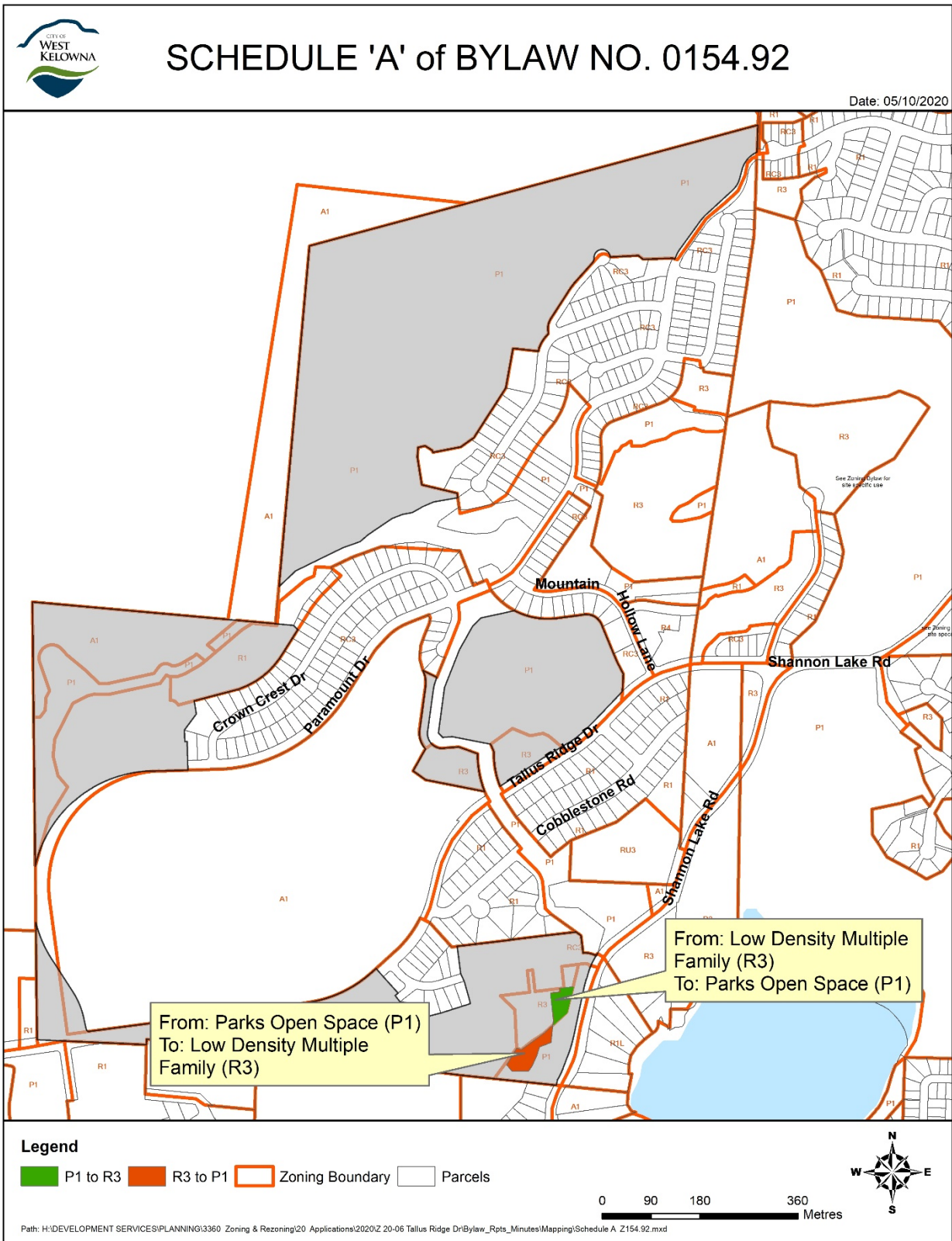
2.1 By changing the zoning on a portion of Rem. Lot A, District Lots 3796 & 2600, ODYD, Plan EPP91342, Except Plan EPP95995, as shown on Schedule 'A' attached to and forming part of this bylaw, from Low Density Multiple Residential (R3) to Parks and Open Space (P1); and from Parks and Open Space (P1) to 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



PART 13 – PARKS AND INSTITUTIONAL ZONES

13.1. PARKS AND OPEN SPACE ZONE (P1)

.1 Purpose

To accommodate parks and natural areas for recreational and associated uses.

.2 Principal Uses, Buildings and Structures

- (a) Golf course
- (b) Interpretive centre
- (c) Recreational services, outdoor

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Concession stand
- (d) Restaurant

.4 Site Specific Uses, Buildings and Structures – *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel frontage	10 m (32.8 ft)
DEVELOPMENT REGULATIONS		
(b)	Maximum density	1 caretaker unit per parcel
(c)	Maximum parcel coverage	35%
(d)	Maximum height	9.0 m (29.5 ft)
SITING REGULATIONS		
(e)	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)
.2	Rear parcel boundary	3.0 m (9.8 ft)
.3	Interior side parcel boundary	3.0 m (9.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)

.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
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.6 Other Regulations - *Reserved*

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

October 08, 2020

File No: DP 20-09 / TUP 20-03

Farkas Developments Inc. No. 1213995
2104 Shelby Cres
West Kelowna, BC V4T 3B1

Dear Farkas Developments Inc.:

**Re: Development Permit with Variance and Temporary Use Permit
3404 SUNDANCE DR - Lot 38, DL 2044, ODYD, Plan KAP90501**

On October 6, 2020, the Municipal Council of the City of West Kelowna passed the following resolution (C247/20):

***THAT** Council approve the issuance of a multiple family and intensive residential, hillside, and sensitive terrestrial ecosystem development permit with variances (File: DP 20-09) to accommodate a 35-unit townhome development, in accordance with the attached permit; issuance of the permit is subject to:*

- *Submission of the Phase 1 landscape security in the amount of \$171,893.00;*
- *Discharge of the emergency access statutory right of way (LB373929); and*

***THAT** Council approve the issuance of a temporary use permit (File: TUP 20-03) to allow on-site crushing/processing of material sourced from the site, in accordance with the attached permit.*

The conditions listed herein must be resolved prior to issuance of the permit. Should you have any questions regarding this matter, please contact Jayden Riley, Planner II at 778-797-8830.

Yours truly,



Brent Magnan
Planning Manager

cc: *Stantec Consulting Ltd.*
Building Department
Development Engineering
BC Assessment Authority
Advisory Planning Commission (APC)