



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, April 21, 2021
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

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

MEMBERS ABSENT: Bea Kline
Nicole Richard

Staff Present: Jayden Riley, Planner II
Hailey Rilkoff, Planner II (via Teams)
Natasha Patricelli, Recording Secretary

1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER

The meeting was called to order at 9:32 a.m.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public was not permitted to attend the Advisory Planning Commission meeting in person. As an open meeting, it was webcast live and archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Advisory Planning Commission meeting held February 17, 2021 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes of the Advisory Planning Commission meeting held February 17, 2021 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 TUP 18-01.01; Temporary Use Permit Renewal; 2565 Main Street

Highlights of the presentation include:

Property Details

- Neighbourhood: Westbank Centre;
- Land Use Designation: Commercial;
- Growth Management Designation: Community Gateway;
- Zoning: C1 Urban Centre Commercial;
- 3.59 acres;
- Currently developed with multiple commercial buildings including Buckerfields;

Temporary Use Permit History

- Previously issued as Automotive sales since 2008;
- Only allows sale of automotive, boat and recreational vehicles - no storage;

Proposal & Rational

- Renewal for an additional three years to permit existing uses;

- New owners have owned the property for 2 years;
- Working on future redevelopment plans for the site;
- No proposed changes from existing TUP;

Policy & Bylaw Review

Official Community Plan

- Gateway/Westbank Centre: Growth Management Designation:
 - Key location on Hwy 97;
 - Attractive build form, welcoming development, directional signage for the City;
 - Bookend urban centre;
 - Higher density, pedestrian oriented mixed use;
- Commercial: Land Use Designation:
 - Improved form, character and public realm amenities;
 - Support Westbank Centre as the focus of commercial activity;
- Westbank Centre Plan adopted in 2011 (after approval of the original TUP):
 - Designates the property as Town Centre Commercial/Mixed Use;
 - Identifies as a gateway site;
 - Strong visual entrance/exit to Westbank Centre;
 - Envisioned as a food and agricultural destination;
 - Utilization of property as gateway is encouraged;
 - Comprehensive redevelopment plan encouraged;

Zoning Bylaw

- C1 Urban Centre Commercial Zone: accommodates mixed uses with commercial frontages however does not permit automotive sales;
- Automotive sales permitted in C4 - Service Commercial or I1 - Light Industrial Zones;

Technical Review

Planning

- Hwy 97 is one-way couplet is challenging to pedestrian-friendly urban centre;
- Automotive sales are typical along urban highway frontages;
- TUP had number of conditions:
 - Restricting number of structures to two temporary storage units and one sale/office trailer;
 - Restricting use to sale of vehicles;
 - No outdoor storage permitted on site;

Site Visit

- Uses on the property have expanded beyond the Zoning and TUP;
- Site visit identified a number of uses not permitted on the subject property:
 - Contractor Services;
 - Outdoor Storage (RV Storage);
 - More than 2 metal shipping containers;
- Staff will work with applicant to address unpermitted uses and deficiencies with landscaping;

Key Considerations

- Existing automotive sales have been operating for over 10 years;
- Some current uses of property are not permitted under current Zoning or TUP;
- Westbank Centre plan encourages a comprehensive redevelopment plan;
- Hwy 97 couplet is challenging with relatively fast moving high volume traffic.

Questions on the presentation:

- Are the current owners working on a redevelopment plan? Owners have indicated redevelopment proposals for the property. At this time no development applications have been submitted for this site;
- Is this the site of the old Greyhound Bus depot? Yes, it previously occupied a portion of the site;
- Has there been enforcement on the non-compliance on the property throughout the term or was it only determined with site-visit? There has been interaction with Bylaw and Business Licensing department and working with the owners to address the concerns. Site visits look into the conditions and it was determined that uses expanded beyond the TUP. Ownership has changed hands during the previous TUP;
- Is there a process for regular site visits on TUP's? Departments rely on interdepartmental communication - non-conforming use issue identified this spring - not an ongoing issue that we were aware of. Complaints to business licensing will work with applicants to bring them into compliance;

Highlights of the discussion include:

- Recommendation for consistency of conditions with TUP's to meet the needs of the city and the community;
- Concern with TUP being approved and not being looked at for another 3 years;
- Suggestion for City to request TUP deposit (financial penalty) to ensure applicants are following the conditions;
- Key location - first thing people see when they come into West Kelowna;
- Keeping the property the same is not allowing the owner to do anything with the property;
- Possibility of a shorter TUP to be approved annually?;
- Disappointment with non-conformance;
- Recognize new ownership;
- Concern with 4 renewals of TUP - great time to redevelop now;

- Not supportive of long term continuation for non-conformance use;
- Storage facility is not in compliance with the permit and should be eliminated;
- Gateway limited to no parking, high traffic on both sides - limits the development that could go there;
- Suggestion to possibly hire a person to review TUP compliance through regular site visits;
- Important piece of land - gateway to the city.

It was moved and seconded

THAT the APC support File TUP 18-01.01, Temporary Use Permit Renewal, 2565 Main Street for a period of one year as a means to encourage redevelopment and subject to terms of bringing the property into compliance with TUP conditions.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 File TUP 20-04, Decision Letter, 3145 Coventry Cres

9.2 File Z 20-13, Decision Letter, 2500 Tallus Heights Lane

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 10:03 a.m.

CHAIR

RECORDING SECRETARY