



CITY OF WEST KELOWNA ADVISORY PLANNING COMMISSION AGENDA

Wednesday, July 21, 2021, 9:30 A.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

	Pages
1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER	
The meeting is open to the public. In accordance with COVID-19 protocols, a viewing area that will accommodate three members of the public is available on a first come, first serve basis. This meeting is being webcast live and will be archived on the City's website.	
2. INTRODUCTION OF LATE ITEMS	
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11. ADJOURNMENT OF THE MEETING	

The next Advisory Planning Commission meeting is scheduled for Wednesday, August 18, 2021 at 9:30 a.m.



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, June 16, 2021
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

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

Staff Present: Jayden Riley, Planner II
Hailey Rilkoff, Planner II
Chris Oliver, Senior Planner
Jen Kanthers, Community Support Specialist
Natasha Patricelli, Recording Secretary

1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER

The meeting was called to order at 9:30 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 April 21, 2021 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes of the Advisory Planning Commission meeting held April 21, 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 21-03, Temporary Use Permit, Municipal ROW adjacent to 2515 Bartley Road

Highlights of the presentation include:

Property Details

- Municipal Right of Way adjacent to 2515 Bartley Road;
- Zoning: I4 - Gravel Extraction and RU4 Rural Residential Large Parcel;
- Part road and Public Works Yard;
- Surrounding land uses include: North - Gravel Pit and East - CWK Public Works Yard;

Proposal

- Temporary Use Permit application for a modular shelter with supportive services for up to 3 years;
- Shelter for up to 40 residents experiencing homelessness includes office space, kitchen, laundry, storage and amenity spaces/meeting;
- Funded by BC Housing and operated by Turning Points Collaborative Society;
- Buildings will be removed and site will be returned to previous condition at the end of the Temporary Use Permit;

Rationale & Community Need

- BC Housing and City have been looking for permanent site for over a year with no success;
- Property on Brown Road (current 38 bed shelter) has been sold and will close in August;
- 2018 Point in Time Count identified 72 individuals experiencing homelessness;
- Temporary emergency housing at Super 8 is at capacity and funding scheduled to end March 2022;

Policy and Bylaw Review

- Policies and objectives to create a healthy community and to foster relationship with BC Housing;
- One of Council's Strategic Priorities is reducing homelessness;
- The Zoning Bylaw does not permit temporary shelter or support services - those are only permitted within C1 Zone;

Site Selection Considerations

- Neighbourhood amenities - site is close to bus stop;
- Community Based Services - will be many services on site;
- Design for Accessibility - designed to allow for ramps and paved parking areas;
- Intersection of Bartley, Stevens and Shannon Lake Road roundabout to begin Summer/Fall and coordination between two projects required;
- Active Gravel Extraction area - gravel extraction to resume and best practices used to reduce impacts for shelter guests and staff;

Site Operations

- All guests would have their own sleeping space;
- Provides security and support guests as they progress into housing;
- 24/7 support staff: Social worker, meals prepared on site, Interior Health and outreach staff, washrooms, showers and laundry on site;

Community Engagement

- BC Housing sent out letters to neighbouring businesses and residences;

- Community Advisory Committee to address questions and concerns when shelter opens;
- TUP process requires notification sign on site within 14 days of application;
- Notification letters will be sent to property owners within 100m before going to Council;
- Fact Sheet and website with project information through BC Housing;

Key Considerations for APC

- Site location and surrounding land uses;
- Current Brown Road shelter site closure due to sale of property and residents out by August;
- City of West Kelowna with BC Housing working towards a permanent shelter site.

Questions on the presentation:

- Are they going to be actively using drugs on site? BC Housing shelters use substances safely with access to safe supplies and overdose prevention on site;
- City of West Kelowna is making land available but not funding? Correct;
- Has anyone asked the residents of the shelter if they want to go there? Conversations had between residents and operators at the Brown Road location. Better experience for residents when they can shelter inside;
- Not much around 100 m of property. Should the notification area be larger? In addition to mail notices, there will also be notices published in newspaper and intersection at the site;
- Will there be a shuttle system to take people downtown? No plans for a shuttle at this time. Services offered on site;
- Does City of West Kelowna provide services to the site - Water, electrical? Water provided, plans to extend services for future development of the public works yard;
- This site is doubling the amount of rooms? Proposed shelter would have up to 42 rooms and provide shelter for up to 40 residents;

- Any other alternative temporary sites? To the planners knowledge this is the only site available;
- If there are 72 homeless, and this site holds 40, where are the others? Currently staying at the Super 8 until the end of March. Working with BC Housing to find permanent housing;
- Will search for permanent site continue while this TUP? Yes, continue to work with BC housing for any opportunity for permanent housing;
- Could bus passes be provided to residents at the shelter? Social assistance provides bus passes and staff on site to assist.

Highlights of the discussion include:

- Location currently has natural berms;
- Concern with bus system being too remote for amenities;
- Recommend more transportation for this location;
- Concern with residents not wanting to go to that location; Location survey should be done with the residents;
- The area has a strip mall with a gas station and restaurants, which is accessible for everyone at this facility;
- The people in this facility will receive the support and resources needed on site;
- Tents in City parks would be a concern if they don't use this location;
- Recommendation to make this site as useable as possible so they feel at home;
- Location isn't the most desirable however this is the best solution for now until a longer term plan is in place;
- City Centre has better access to amenities;
- Suggestion for a shuttle service;
- Local transit close by with exchange at Ross Road and bus stop located at Shannon Lake and Bartley Road intersection;
- Suggestion for West Kelowna to provide resources to ensure this is a successful project.

It was moved and seconded

THAT the APC recommend support for file TUP 21-03, Temporary Use Permit Application, for a portion of Bartley Road municipal ROW and 2515 Bartley Road.

CARRIED; Member Richard opposed

8.2 Z 21-02, OCP and Zoning Amendment Bylaw No. 100.64 and 154.104, Unaddressed Smith Creek Road

Highlights of the presentation include:

Property Details

- Unaddressed Smith Creek Road;
- Phase 1 at the South end of Smith Creek CDP;
- Surrounding Land Uses:
 - North - RU5 rural residential vacant CDP land;
 - East - P1 Smith Creek Greenway/R1 single family residential;
 - West - R1 single family residential (new Smith Creek Ph.1);
 - South - P1 Harold Park/R1 single family residential;

Proposal

- To amend OCP to Medium Density Multiple Family to facilitate future subdivision by adjusting boundaries completed in the CDP;
- To amend a portion of the subject property to Single Detached Residential (R1) and Medium Density Multiple Family (R4);
- To facilitate a future subdivision of approximately 43 single family lots and 1.2 ha multiple family parcel with approximately 24 two-bedroom units;
- Includes extension of Smith Creek Road;
- Change existing Park and Natural Areas to covenant areas;
- Proposed Doucette Drive extension to Copper Ridge Drive and re-aligning current Smith Creek Road;

Policy and Bylaw Considerations

- Sensitive integration of different housing forms,

- Medium density and apartments along main arterial roads where appropriate;
- Parks and Natural Areas for publicly accessible use - not the case here with the exception of one trail area;
- No affect to secure required trails or to protect sensitive hillside identified in the CDP through other future DP;
- Proposed R1 zone intended to accommodate low density single family residential use on parcels 550 m2 and larger;
- Proposed R4 zone intended to accommodate multiple residential in medium density housing forms;
- 4 Development Permit Areas affect this property: Hillside, Sensitive Terrestrial Ecosystem, Sensitive Aquatic Ecosystem and Wildfire Interface;

Referral Comments

- No significant concerns noted with the property;
- BC Transit encourage transit routes and pedestrian crossings;
- Interior Health encouraged more 3 bedroom rental units for families;

Technical Review

Transportation and Access

- Access through private driveway off Smith Creek Road shared with approximately 9 single family lots;
- Extension of Doucette Drive to intersect with Copper Ridge Drive;
- Propose access to single family lots off a 6m wide "road" shared extension;
- FSR did not anticipate any off-site road improvements;

Site Servicing: No anticipated off-site requirements anticipated in initial FSR but additional discussion with applicant is required;

Geotechnical: Confirmed that site is safe for use with intended geotechnical hazards;

Environmental: Identified as ESA-3 with low anticipated impact; Propose that Parks and Natural Areas are registered as no disturb covenant protected areas;

Park Network: Additional discussion with applicant about parks/linear connection from Harold Park north; Challenging topography in this area;

Key Considerations

- Consistent with anticipated residential development in the CDP;
- Appropriate transition to surrounding and existing single family residential uses;
- Residential policies support different housing forms to support diversity;
- Medium density apartment forms can be considered on arterial roads where appropriate;
- Future DP to address hillside and environmental and proposed mitigation and covenant protection areas;

Questions on the presentation:

- Is there a change to the maximum number of units from what it was previously? This site has never been rezoned. Existing site is single family residential designation with low density (townhome). Steep hillside is undevelopable;
- Is Smith Creek Road the only means of access or will there be other existing connections? Copper Ridge Drive is parallel with the future Smith Creek Road. Doucette Drive connection will be another route out of the area. Future connectivity of an East West connection through to Tallus Ridge and Asquith Road;
- The East West connection is depending on further development? Correct. CDP has established it as a future connection.

Highlights of the discussion include:

- Property has park and natural areas and other areas that can't be developed;
- Challenges with large CDP - as pieces are approved too much density crowds what can be done with the rest;
- Comfortable with density increase;
- Hope developers consider recommendation from Interior Health regarding 3 bedroom rentals because they are needed;
- Houses built first have highest density;

- Density increases volume of cars on the road. Would be proactive to develop roads prior to the development;
- Planner added: Councils Parkland Acquisition Policy - steep hillside are not usable parkland; need to meet criteria; future CDP refinements;
- Concern with West Kelowna only having one bridge and one BC Hydro connection;
- Applications individually make sense but together could be a disaster;
- Multi family here is important. There is no multi family in Smith Creek which would add diversity to the neighbourhood;
- Makes sense to have medium density in this location with single family wrapping all around it.

It was moved and seconded

THAT the APC recommend support for file Z 21-02, OCP and Zoning Amendment Bylaw No. 100.64 and 154.104, Unaddressed Smith Creek Road.

CARRIED UNANIMOUSLY

8.3 Z 21-03, OCP and Zoning Amendment Bylaw No. 100.65 and 154.105, Unaddressed Shannon View Drive

Highlights of the presentation include:

Property Details

- Unaddressed Shannon View Drive;
- Located at the height of land with 360 degree views between two residential areas and golf course;
- Significant historical site disturbance from previous land owners;
- Surrounding Land Uses:
 - North: P1 Shannon Woods Park & Golf Course/A1 agricultural parcels;
 - East: R1 single family residential/RC4 compact single detached residential;
 - West: P1 Shannon Lake Golf Course/R3 Low Density Multiple Family;

- South: R1 single family residential/RU4 Rural Residential Large Parcel;

Historical Context

- Rezoned on Oct 5, 1992 by RDCO to allow Low Density Multiple Residential use;
- Other parks have been developed as a strata condominium site and nineteen single family residential lots off Shannon View Drive;
- Site previously disturbed with access road construction up to the top knoll;
- Former Development Permit approved in 2011 for 49 townhouse units but it lapsed in 2013;
- Proposed application is first on file since that time;

Proposal

- OCP Amendment: Low Density Multiple Family to Tourist Commercial to facilitate the proposed development;
- Zoning Amendment: Low Density Multiple Family (R3) to a Comprehensive Development (CD) zone;
- Proposed destination resort spa and hotel with accessory uses focused on passive recreation, wellness and health services;
- Technical design conceptual drawings contain consideration for hillside, geotechnical and environmental constraints, limited site access and no build covenant areas;
- Propose trail connections with existing pedestrian trails to local neighbourhood;
- The CD zone would include: Access road, administration building, bistro/restaurant, cabins, hotel buildings, silent spa, active spa, staff housing building, treatment rooms;
- Excludes uses as motel or campsite;
- Details refined through development process;
- Conceptual cross sections: how site is planned to reduce height and working with changing topography while maintaining covenant or more sensitive areas;

Draft Comprehensive Development (CD) Zone

- The floor area ration (FAR) will be refined as the CD zone progresses;
- Staff are working through the technical referral process before finalizing the draft zone;
- The proposed CD zone has smaller density than existing R3 and comparable C6 zone, reduced parcel coverage and comparable height and setbacks;

Policy and Bylaw Considerations

Official Community Plan

- Proposed Tourist Commercial designation is a deviation from the existing neighbourhood Growth Management Designation;
- Tourist Commercial policy encourages:
 - Creation of facilities and amenities for tourists for the local community along with tourists;
 - Generation of opportunities for employment for members of the community;
 - Consideration of environmental impacts;
 - Emphasis on high quality green building design and landscaping;
 - Buffering of abutting uses/service areas and inclusion of transit/pedestrian connectivity;

Development Permit Areas

- Subject to Hillside and Sensitive Terrestrial Ecosystem Development Permit guidelines;
- DP required to address Form and character elements with consideration of site configuration, grading, access, landscaping, building materials;
- Architectural drawings have been provided for context - future DP consideration will include details not addressed through Zoning process;
- Anticipate public concern with traffic, blasting refinements, rock face mitigation;

Referral Comments

- No referral comments have been received as of June 30th;

- Anticipate holding public information meetings and website for public information;

Preliminary Technical Considerations: Additional information will be provided for Council consideration with the proposed bylaw amendments;

Key Considerations

- Proposed bylaw amendments challenge existing OCP policies;
- Consideration of Tourist Commercial land uses may be considered;
- CD zone can be tailored to address site specifics of proposed development;
- Future DP process to address hillside and environmental mitigation and proposed covenant protection areas as well as form and character issues with proposed tourist commercial development.

Questions on the presentation:

- How do we compare the zones and traffic that may happen? Traffic Impact Assessment sets the range of distance to study. Existing and proposed zoning and traffic patterns will be compared. Time of day changes and number of vehicles could be reduced from a residential use. Residential use heightened AM/PM where commercial use has a different pattern;
- What will the height of the hotel be - C6 zone says maximum of 4 storeys? There will be a maximum number of storeys for the CD zone. At this time it is only a conceptual cross section which doesn't appear to be more than 4 storeys;
- What are recommendations for mitigating traffic in the area? The Traffic Impact Assessment recommends improvements for an area based on a development directly impacting an intersection. Proportional impact could be considered by the City. Reviewed through Master Transportation Plan which is currently under review.

Highlights of the discussion include:

- Suggestion to take an in depth look at the surrounding neighbourhood and their height restrictions;
- Positive aspect for local employment;
- Traffic impact study is important as the traffic on Shannon Lake Road is already a concern;

- Existing resorts no one stops at stop signs, increased traffic coming and going to the resort. Suggesting more detailed analysis for traffic;
- Improvements to other arterial roads and Shannon Lake Road needs to be a priority too;
- Currently unused piece of land;
- Fantastic opportunity to add something different into the area;
- Shannon lake already has mixed use level of diversity in the area;
- Very impressive and fantastic to see;
- Vision is a high end quality resort being proposed;
- Interesting and potentially very beneficial development;
- Like the idea of a CDP instead of a C6 development;
- Wonderful diversity for West Kelowna;
- Local alternative to other resorts in the Okanagan;
- Provides employment opportunities and a tax base;
- Concern with viability of tourist cabins - seem out of place;
- Concern with access to the knoll being close to the three adjacent homes. Suggestion to mitigate noise and light to the back of those houses;
- Potential landmark for West Kelowna;
- Great for local health and wellness.

It was moved and seconded

THAT the APC recommend support for file Z 21-03, OCP and Zoning Amendment Bylaw No. 100.65 and 154.105, Unaddressed Shannon View Drive.

CARRIED UNANIMOUSLY

8.4 Z 21-04, OCP and Zoning Amendment, 3830 Gellatly Road South

Highlights of the presentation include:

Property Details

- 3,405 sq. m parcel area;

- Zoning: Single Detached Residential (R1);
- Land Use Designation: Single Family Residential;
- Surrounding Land Uses:
 - North: Low Density Multiple Residential (R3);
 - East: Duplex Residential (R2);
 - West: Large Parcel Single Detached Residential (R1L) and Agriculture (A1);
 - South: Rural Residential Large Parcel (RU4);
- Contains Hillside Development Permit Areas;
- Existing dwelling on site;

Proposal

- To amend property's Land Use Designation and Rezone support future duplex and townhouse development;
- Proposed Land Use Designation to Low Density Multiple Family;
- Proposed Zoning to Low Density Multiple Residential Zone (R3);

Policy and Bylaw Review

Official Community Plan

- Proposed OCP amendment to provide broader range of housing opportunities (semi-detached and attached townhouses);
- Located within Neighbourhood Growth Management Designation;

Zoning Bylaw:

- Proposed Low Density Multiple Residential Zone (R3) to accommodate multiple residential use (duplex, townhome, etc.);
- Difference in density, can only accommodate one dwelling where as R3 zone can have 0.75 FAR;
- Difference in max parcel coverage with R3 zone having 40% coverage;
- Max. Building Height are the same;
- Setbacks are similar - bit larger setback in the rear for R3 zone;
- Minimum Outdoor Amenity Space for R3 zone required (25. sq m);

Technical Reports

- Functional Servicing Report identified proposed services, access, off-site roadworks, draining and grading;
- Gellatly Road frontage improvements would be required;
- Geotechnical report concluded that slope stability is not a concern for this site;
- Additional information will be required at the time of DP;

Referrals/Public Notification

- Referred to various internal departments and external agencies with commends due June 25, 2021;
- Notice of application sign has been installed on the property;
- A Public Hearing would follow first and second reading of the OCP and Zoning Bylaws. Notification will be sent to residents in the area;

Key Considerations

- Subject property located within Niegourhood Growth Management Designation, which supports low and medium density housing;
- Technical reports confirm that the lot can be developed without significant hazards although upgrades to the road frontage are required;

Questions on the presentation:

- 20% of the property can't be used due to slopes? No, the slope of the property is in a range of 20-25% which can be developed but requires a hillside development permit;
- Goats peak development in line with this? Mixture of school, bus stops, R1, R2, R3 and medium density predicted for the area;
- Parcel looks narrow to get a road to townhomes or duplexes - would they front on Gellatly? Access would be through one primary road, no secondary access and no driveways off Gellatly.

Highlights of the discussion include:

- Concern with lot size becoming smaller with geotechnical, access road and multiple homes;
- Application is consistent with what is currently happening in the area;

- Good variety of development.

It was moved and seconded

THAT the APC recommend support for file Z 21-04, OCP and Zoning Amendment, 3830 Gellatly Road South.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 File Z 20-05, Decision Letter, 2485 Hayman Road

9.2 File Z 20-10, Decision Letter, 2749 & 2769 Shannon Lake Road

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 11:34 a.m.

CHAIR

RECORDING SECRETARY



DEVELOPMENT REVIEW REFERRAL

File No: **Z 20-08** ☐ Original Application Referral
Referral Type: **OCP and Zoning Amendment** ☒ Revised Application Referral
File Manager: **Carla Eaton**
Subject: **Z 20-08, 1087032 BC LTD, 2211 Campbell Rd**
Referral Issued: **June 28, 2021**
Comments Due By: **July 14, 2021**

This Development Application has been referred to the following for information:

- Building Department Review
- Fire
- Parks
- Planning Review
- Dev. Engineering
- Economic Dev. Office
- BC Hydro
- Interior Health Authority
- SD No. 23
- Shaw Cable
- Telus
- BC Transit
- Westbank First Nation
- Agricultural Land Commission
- Ministry of Transportation & Infrastructure (via eDAS)
- Min. of Environment
- Min. of Forests, Lands & Natural Resource Operations
- Min. of Agriculture
- Neighbourhood Assoc.
- Fortis BC

CWK OFFICE USE ONLY

DRC Meeting Date: July 14, 2021

Support/ Technical Staff: Catherine Snow

Applicant attending: July 21, 2021 ☒ Yes ☐ No

Related Files: A 11-04; Z 13-09; Z 17-07
(Blackmun Bay)

PROPERTY DETAILS

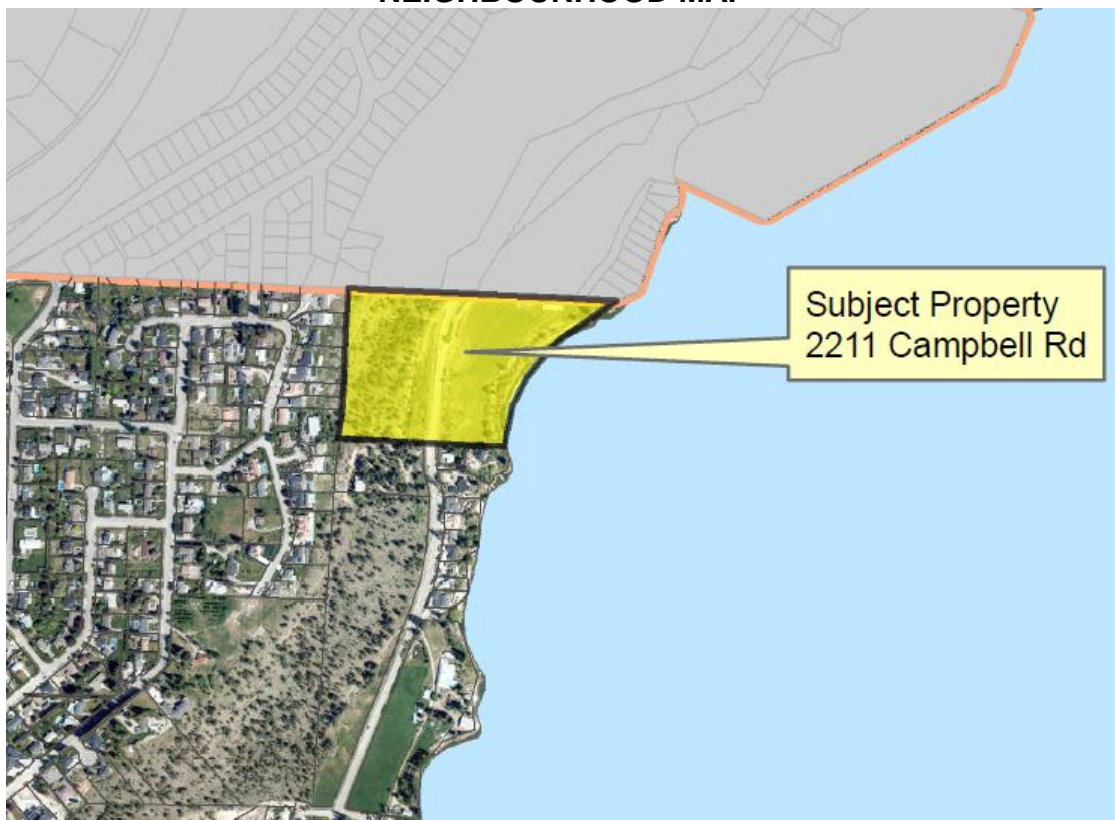
Address	2211 Campbell Rd		
PID	011-516-402		
Folio	36412782.000		
Lot Size (m²)	7.009 Ha (17.52 acres)		
Owner	1087032 BC LTD	Agent	CTQ Consultants Ltd./ E. Griffone
Current Zoning	A1 (Agricultural)	Proposed Zoning	R3 (Low Density Multiple Residential); A1 (Agricultural); W1

			(Recreational Water Use); & W3 (Commercial Water Use)
Current OCP	Agricultural	Proposed OCP	Low Density Multiple Family & Agricultural
Current Use	Vacant	Proposed Use	Residential townhouse development with waterfront marina and agricultural uses
Development Permit Areas		Hillside, Terrestrial, Aquatic, and possible future Form and Character for Multiple Family	
Hazards		Rock fall areas	
Agricultural Land Reserve		Partial area above Campbell Road	

ADJACENT ZONING & LAND USES

North	^	Westbank First Nation
East	>	Okanagan Lake, Waterfront
West	<	R1 - Single Detached Residential (Lakeview Heights)
South	v	RU2 – Rural Residential Small Parcel & R1 – Single Detached Residential

NEIGHBOURHOOD MAP



PROPERTY MAP



DESCRIPTION / OVERVIEW

BACKGROUND:

In February 2013, an appeal to the Agricultural Land Commission resulted in the exclusion from the ALR of a 1.7 hectare (4.30 acre) portion of the subject property along the western side of Campbell Road (File: A 11-04).

In March 2017, an application was made to amend the OCP designation of the property from Agricultural to Tourist Commercial and rezone the upper portion of the property and foreshore to a Comprehensive Development and Commercial Water use zone to facilitate a large (approximately 500 unit) mixed residential, hotel and marina development (Blackmun Bay). On November 12, 2019, following a Public Hearing with significant public opposition to the proposed development, Council denied the bylaw amendments and the file was closed.

In September 2020, a new OCP and Zoning Amendment application was made to allow for a proposed multiple family townhouse and apartment development, with marina. The OCP amendment from Agricultural to Core Centre Multiple Family land use designation was proposed to accommodate a Comprehensive Development Zone (CD 8). The amendment from the Agricultural (A1) zone to the CD8 zone was proposed to allow for a mixed townhouse and apartment development with up to 175 combined units. The proposal also included an amendment of the foreshore area from the Recreational Water Use (W1) zone to the Commercial Water Use Zone (W3) to allow for a 242 slip marina that has already received conditional approval from the Province subject to the successful rezoning application. Based on feedback from a public

consultation and City technical reviews, the application has since been revised and this new referral is being provided for your updated comment.

***** REVISED*** PROPOSAL:**

The revised application is proposing Official Community Plan and Zoning Amendments to allow for a proposed multiple family townhouse development with 45 to 60 units in duplex format, and a public waterfront marina. The OCP amendment from Agricultural to Low Density Multiple Family land use designation is necessary to support the proposed R3 Low Density Multiple Family Zone above Campbell Road. A site specific text amendment to the Agricultural (A1) zoned area below Campbell Road will allow for the proposed parking with roof top greenhouses in support of marina and agricultural related uses, subject to a separate Agricultural Land Commission approval for any non-farm uses. The proposal also includes an amendment of the foreshore area from the Recreational Water Use (W1) zone to the Commercial Water Use Zone (W3) to allow for a 242 slip marina that has already received conditional approval from the Province subject to the successful rezoning application. The proposed W3 Zone would include site specific text amendments to restrict the use of the area to 242 slips, identify a maximum dock length, and restrict boat launch, retail, or convenience operations from the zone.

REFERRAL INFORMATION:

The following information is attached for your review:

- Applicant Proposal Summary
- Proposed New Zoning Amendment Drawing
- Development Concept Drawings
- Agricultural and Marina Site Layout
- Conceptual Building Footprints for Townhouse Development
- Cross Section of Parking Structure/Greenhouse
- Agrologist Opinion Letter (Apr 21, 2021)

As there is an extensive history of technical reports prepared for the site, the applicant has submitted a number of update letters and revised reporting, and has committed to submit further technical reporting following a first reading consideration of Council for the proposed development concept. The following technical documents have been provided in support of the application. These are available for viewing internally through shared files (<H:\Shared Files\DRC>), **OR** for external agencies these reports may be requested by contacting the file manager directly by email (Carla.eaton@westkelownacity.ca).

****NEW OR UPDATED REPORTS:****

- Functional Servicing Report (Apr 22, 2021)
- Transportation Review (Apr 23, 2021)
- Engagement Summary Report (Jun 2021)

PREVIOUSLY SUBMITTED REPORTS:

- Functional Servicing Report (Apr 22, 2021)

- Geotechnical Recommendations – Safe Site to Use, prepared by Calibre Geotechnical Engineering Ltd., dated August 28, 2020
- Geotechnical Assessment Update/Addendum, prepared by CTQ Consultants Ltd., dated September 8, 2020
- Functional Servicing Report, prepared by CTQ Consultants Ltd., dated September 4, 2020
- Transportation Review, prepared by CTQ Consultants Ltd., dated September 3, 2020
- Environmental Assessment Update/Addendum, prepared by CTQ Consultants Ltd., dated September 8, 2020
- Environmental Assessment Status for a New Submission, prepared by Ecoscape Environmental Consultants Ltd., dated September 3, 2020
- Casa Loma Water Intake Impact, prepared by CTQ Consultants Ltd., dated September 3, 2020
- Archaeological Overview Assessment Update Letter, prepared by Ursus Heritage Consulting, dated September 1, 2020
- Conceptual Architectural and Visual Impact Drawings for Sol-Aqua Terraces, prepared by MQN Architects, dated September 4, 2020

HISTORICAL REPORTING SUBMITTED WITH APPLICATION:

- Archaeological Overview Assessment, prepared by Ursus Heritage Consulting Ltd., dated August 17, 2017
- Species at Risk Inventory, prepared by Ecoscape Environmental Consultants Ltd., dated April 2019
- Environmental Assessment of a Proposed Marina, prepared by Ecoscape Environmental Consultants Ltd., dated March 2014
- Addendum to the Environmental Assessment, prepared by Ecoscape Environmental Consultants Ltd., dated November 15, 2017
- Phase 1 – Preliminary Geotechnical Investigation, prepared by Golder Associates Ltd., dated November 22, 2017
- Phase 2 – Geotechnical Investigation Report, prepared by Golder Associates Ltd., dated September 11, 2019
- Ph. 2 Geotechnical Executive Summary, prepared by Golder Associates Ltd., dated September 11, 2019
- Overview Geohazard Assessment Report, prepared by Tetra Tech EBA, dated September 15, 2016
- Casa Loma Water Quality Letter, prepared by Ecoscape Environmental Consultants Ltd., dated June 5, 2019
- Proposed Marina Impact on Water Quality, prepared by Tetra Tech Canada Inc., dated October 2, 2019
- Functional Servicing Report Revision 02, prepared by IBI Group, dated April 12, 2019

- Transportation Impact Assessment, prepared by Bunt & Associates, dated August 27, 2019

Referenced Historical City Reports:

- Offsite Sanitary Sewer Capacity (Rev 1), prepared by Urban Systems, dated October 4, 2019
- Water Servicing Review FINAL Memorandum, prepared by AECOM, dated July 11, 2019

COMMENTS:

Should you require any further information, or are unable to provide comments prior to the aforementioned comments due date, please contact the undersigned.

Carla Eaton
Planner III

Development Services

2760 Cameron Road, West Kelowna, BC V1Z 2T6
Telephone: 778-797-8830
Fax: 778-797-1001
Email: Carla.Eaton@westkelownacity.ca

ENGINEERING

PLANNING

URBAN DESIGN

CTQ - #20021

June 15, 2021

ATTENTION:

Ms Carla Eaton, Senior Planner
City of West Kelowna

City File# Z 20-08
Application Type: OCP and Zoning Amendment (CD Zone and Water Zone)
Application Date: September 09, 2020
Property Address: 2211 CAMPBELL RD
PID: 011-516-402

RE: Revised Submission for Rezoning of Property: 2211 Campbell Road - Landstar Development

Please note that this application is a revision to the submission of September 2020, noted above.

It now includes the following:

1. OCP Amendment and Rezoning to R3 to permit Low Density Townhome Development (45-60 units) on portion above Campbell Road
2. A-1 Text Amendment to permit site specific use for parking/parking structure (with Greenhouses on top) on ALR portion below Campbell Road
3. W-3 with Text Amendment for a Marina at edge of subject land/Okanagan Lake, to permit a 241 boat-slip marina/moorage with limitations prescribed in the Text Amendment. The Marina has received conditional approval by both necessary Federal and Provincial authorities.

The request for changes is depicted on the "Overall Zoning Map" attached herewith.

In keeping with our understanding of necessary submittal requirements, we also attach the following:

1. Updated Functional Servicing Report that reflects the development scenario of no greater than 60 MFR units.
2. Updated Traffic Impact Assessment Letter that reflects the development of no greater than 60 MFR units.
3. An updated Footprints plan that depicts location of the Townhouse development on the west side of Campbell Road, including emergency access road through adjacent property, and the remaining lands on the upper side of the development footprint to be protected by Restrictive Covenant. The footprint also defines the approximate location of the main entry road/lane off Campbell Road.

4. Schematic Drawings that illustrate the Concept of the proposed townhouse development, including the scenario of 44 townhomes in duplex strata format. This scenario was developed with relatively large units.
5. Conceptual representation of the parking proposal and supporting documentation for the A-1 Text Amendment, including:
 - a. Plan view concept drawing of where the parking could be located
 - b. Cross-section of the parking structure with Greenhouses located on top level
 - c. Agrologist Opinion Letter (includes Map from BC Grape Atlas in support of the Farm Restoration)
6. Text Amendment for W-3 Zone in Draft Form
7. Letter of Support by Owner of Adjacent Property to the South (Mr and Mrs Don McEachern) for a Mutual Road Access Agreement.
8. Titles (Updated) for the Subject Property and adjacent Property.
9. Our report on Public Engagement Results for the Revised Application.

In keeping with our discussions between CTQ and Ms Carla Eaton, we acknowledge the following:

- A series of supporting technical studies have already been filed with the City, and will continue to serve as part of this revised application;
- That the City of West Kelowna may request additional or updated information related to the above noted technical studies, subsequent to First Reading of Council;
- That the City of West Kelowna may request additional information or clarification on the attached submission;
- That Signs must be posted at the site in a format prescribed by the municipality;
- That the City of West Kelowna reserves the right to determine when a Non-farm Use Application for parking on the ALR lands to the Agricultural Land Commission may be submitted.

CTQ thanks you and your colleagues very much for your cooperation and support to date. We are excited about moving forward with this application and trust that staff will do its utmost to move the application forward to consideration of First Reading by Council in the coming weeks. If CTQ can do anything to assist your review, please do not hesitate to ask. We are hoping that we can beat the summer slow down period.

Sincerely,

Ed Grifone, MCIP, RPP, M.A.

Senior Consultant, Planning and Development

Copy: Mr Robert Moskovitz, Landstar Development Corporation

ATTACHMENTS



Reference Map

Scale 1:250,000 (8.5" x 11")



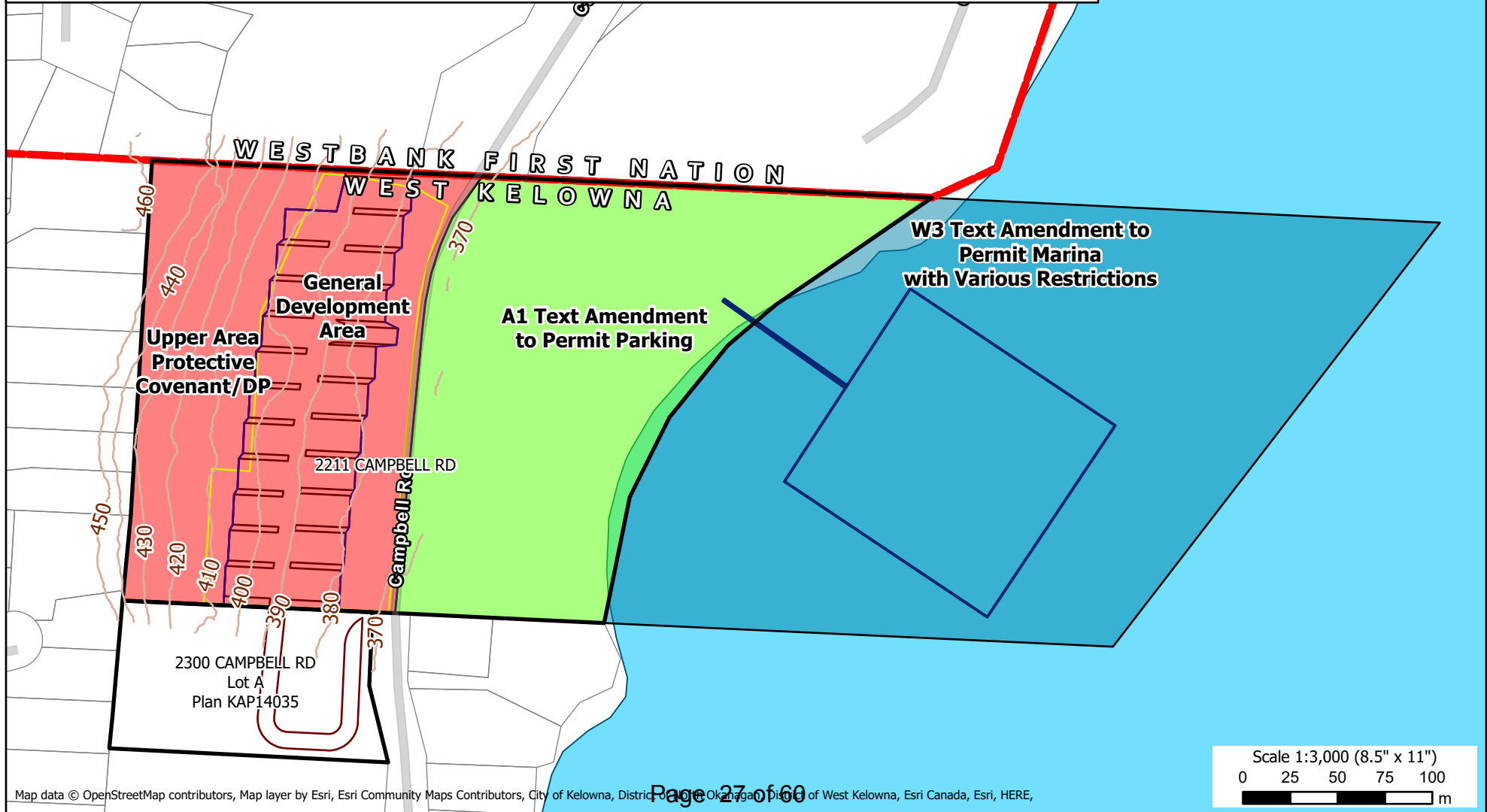
Sol Aqua Townhomes Proposed New Zoning 2211 Campbell Road



Date Published: 2021-06-10
Drawn By: DG
Projection: NAD 1983 UTM Zone 11N

Legend

- | | |
|---------------------------|-------------------------------|
| Contours | General Development Footprint |
| New Zoning | Moorage Construction Area |
| A1 to R3 | 2021 Development Footprint |
| A1 with Text Amendment | 2019 Development Footprint |
| W3 with Text Amendment | Parcels |
| Jurisdictional Boundary | Okanagan Lake |
| Project Parcel Boundaries | |



West Kelowna SolAqua Townhouses

Schematic Design | March 19, 2021

NORR

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Introduction

Project Overview - Site Plan and Statistics

CONCEPT ONLY



SolAqua - Approximate Statistics

WEST KELOWNA, BC

Units

40 - 50 TOTAL UNITS

UPHILL UNITS:	259 SM (2,784 SF) TOTAL UNIT AREA
	177 SM (1,906 SF) ABOVE GRADE (GFA)
	130 SM (1,394 SF) FOOTPRINT
DOWNHILL UNITS:	233 SM (2,509 SF) TOTAL UNIT AREA
	111 SM (1,193 SF) ABOVE GRADE (GFA)
	152 SM (1,636 SF) FOOTPRINT
GARAGE / UNIT:	41 SM (440 SF)

Approximate Development Areas (44 Unit Example)

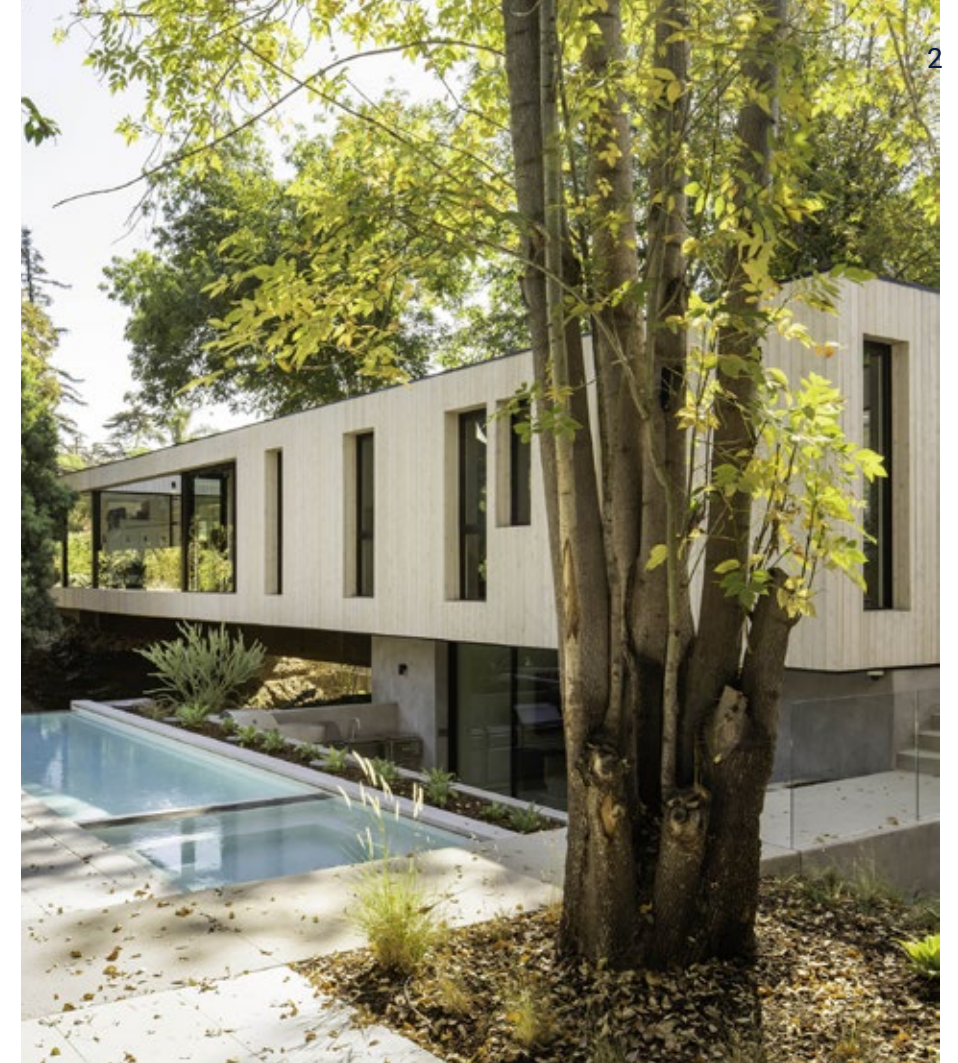
ABOVE GRADE (GFA):	6,336 SM (68,200 SF)
BELOW GRADE:	4,488 SM (48,308 SF)
GARAGES:	1,804 SM (19,360 SF)
TOTAL BUILT FORM:	12,628 SM (135,927SF)
TOTAL BUILDING FOOTPRINT:	6,204 SM (66,779 SF)
FOOTPRINT INCLUDING PAVING:	13,384 SM (144,064 SF)



Precedents

- Clean and contemporary volumes.
- Simple material palette.
- Large, strategically placed windows to maximize the view and minimize heat gain in hot summers.

CONCEPT ONLY



Precedents

- Slope adaptive design.
- Warm interiors.
- Feature entrances.
- High-quality garage door finish:
 - Polycarbonate.

CONCEPT ONLY



Materiality

Options

CONCEPT ONLY

4

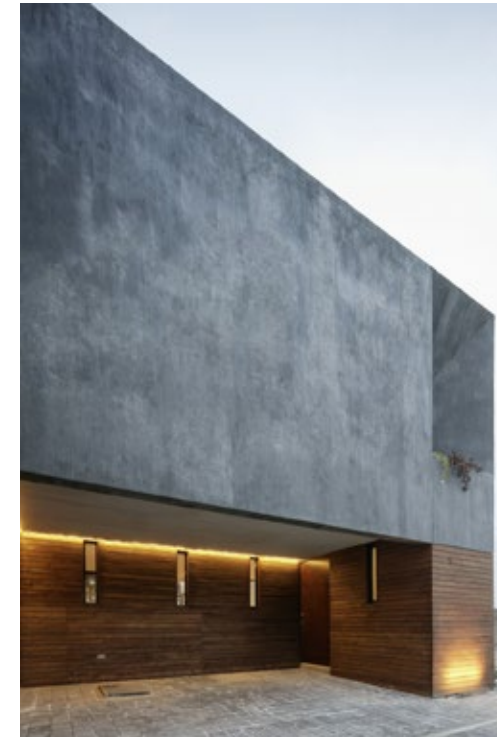
Fibre Cement / Standing Seam
Horizontal / Vertical



Glass Fibre Reinforced Concrete Panels



Exposed Concrete / EIFS



Rendering

Campbell Road Travelling South

CONCEPT ONLY

5



Rendering

Campbell Road Travelling North

CONCEPT ONLY

6



Rendering

Aerial View Northwest

CONCEPT ONLY

7



Rendering

Aerial View West

CONCEPT ONLY

8



Rendering

Entering the Site

CONCEPT ONLY

9



Rendering

Internal Road View 1

CONCEPT ONLY

10



Rendering

Internal Road View 2

CONCEPT ONLY

11



Rendering

Internal Road View 3

CONCEPT ONLY

12



Rendering

Uphill Units

CONCEPT ONLY

13



Rendering

Downhill Units

CONCEPT ONLY

14



Renderings

Development Comparison

CONCEPT ONLY

15

Blackmun Bay (550 Units)



Sol Aqua Townhouses (44 Units)



Renderings

Development Comparison

CONCEPT ONLY

16

Blackmun Bay (550 Units)

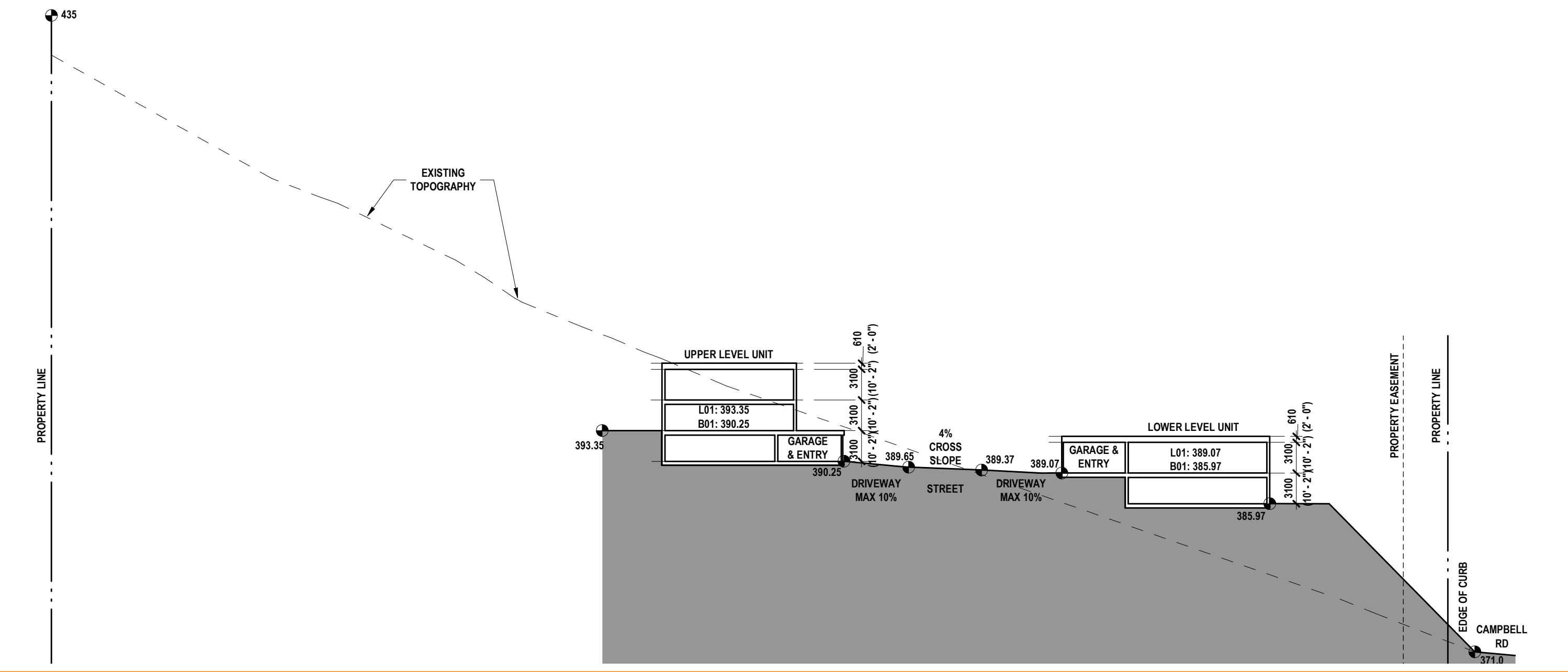


Sol Aqua Townhouses (44 Units)



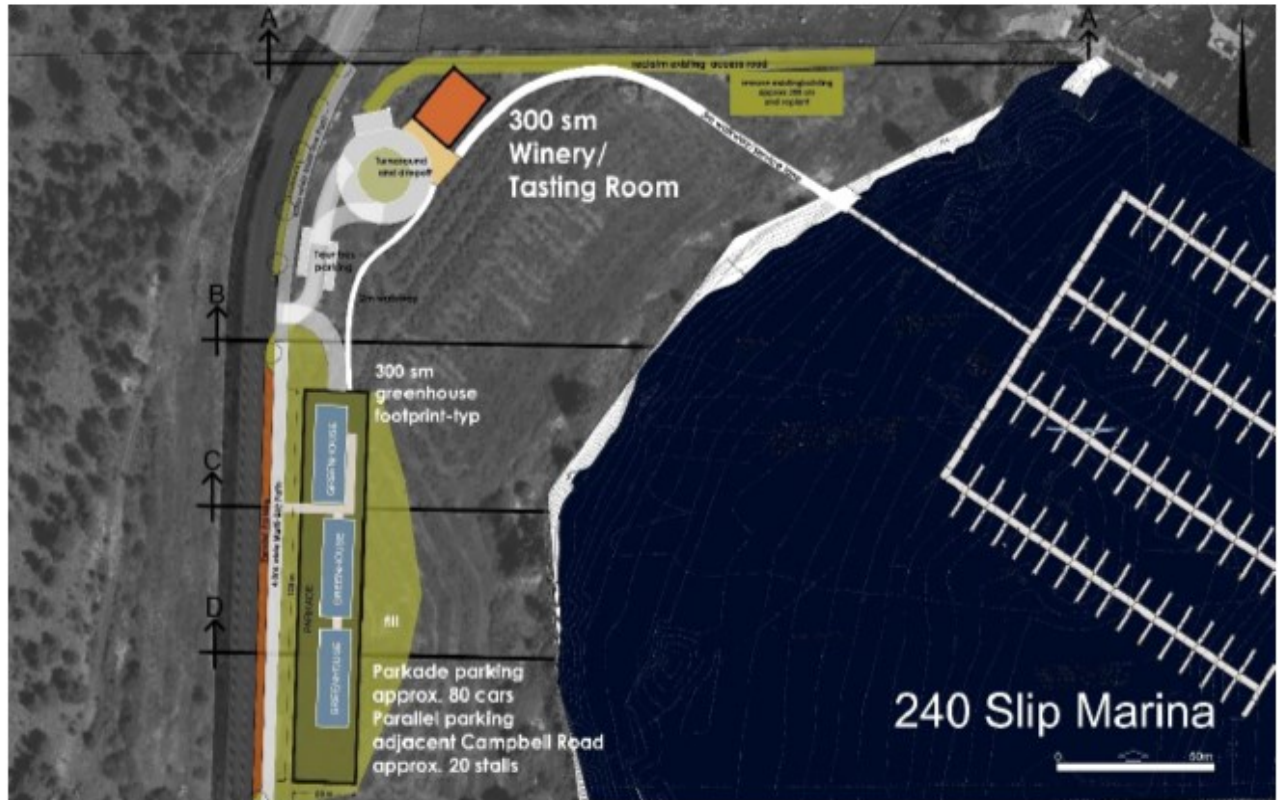
Site Section

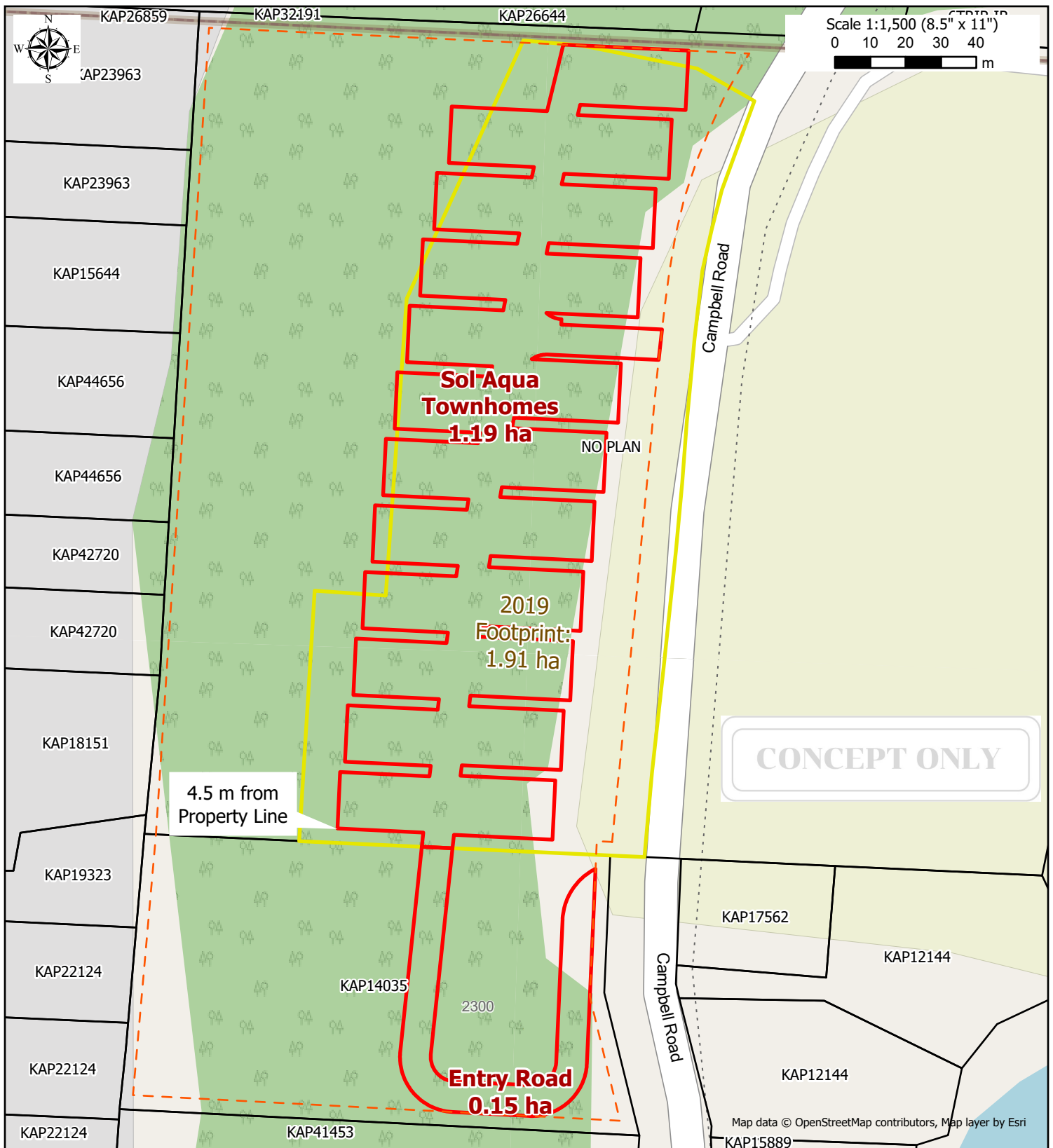
Sample Section



CONCEPT ONLY

Figure 1: Site Layout





Sol Aqua Townhomes Building Footprints 2211 Campbell Road

Legend

- 2021 Development Footprint
 - 2019 Development Footprint
 - 4.5 m Setback
- Page 48 of 60

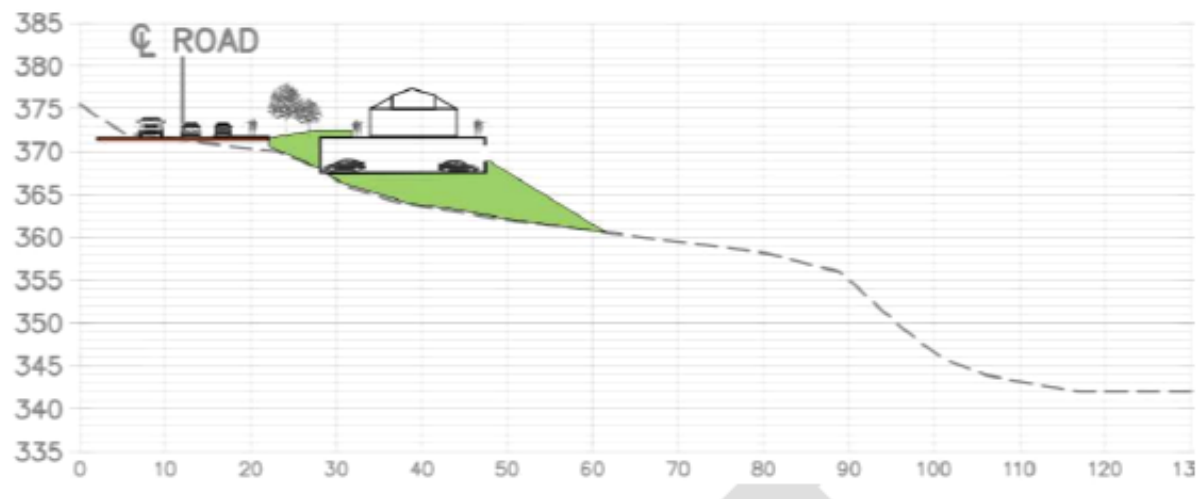


Date Published: 2021-04-21
 Drawn By: DG
 Projection: NAD 1983 UTM Zone 11N



CONCEPT ONLY

Figure 3: Cross Section of Greenhouses and Parking



An Opinion on an Application for a Non Farm Use of Land within the Agricultural Land Reserve

1.0 Introduction

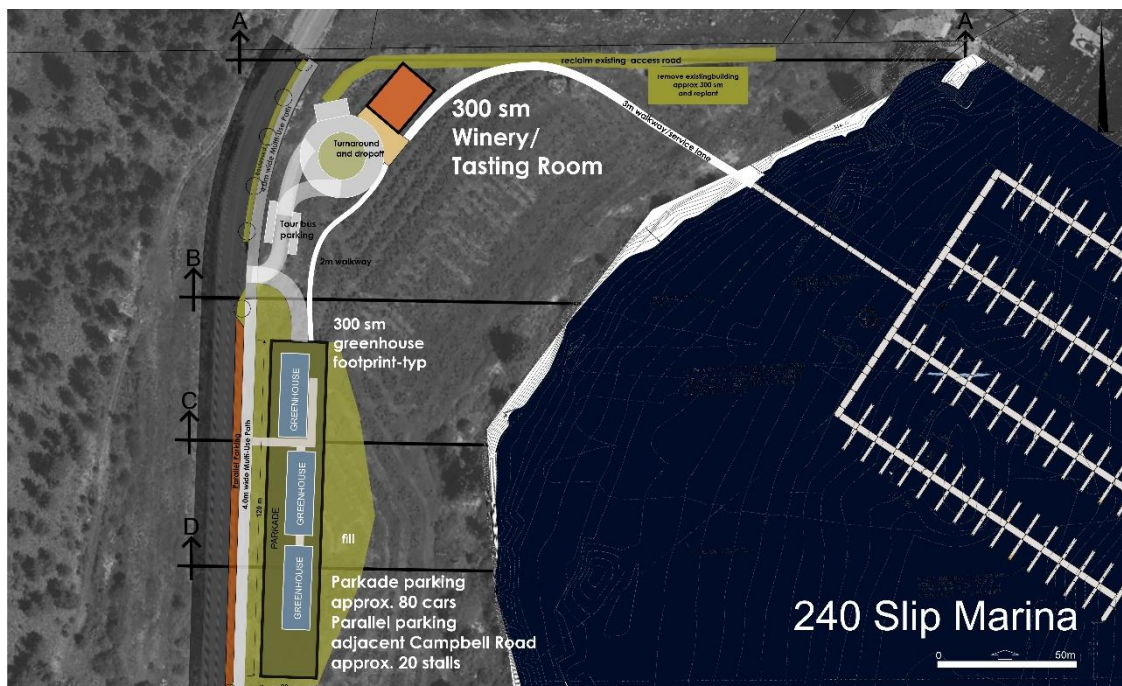
On April 19, 2013, by Resolution #97/2013, the Agricultural Land Commission allowed the previous owner to remove lands lying west of Campbell Road in West Kelowna from the Agricultural Land Reserve. The current owner, Blackmun Bay Development LP has developed plans to construct housing on the non ALR portion of the parcel.

As part of the development plan for the ALR portion of the parcel, the owner has initiated a farm plan with the following components:

- A long term lease of the arable land (currently in Peach and Apricot production) for redevelopment to a vineyard. It is anticipated that the lessee will be an existing vineyard operator who will be able to utilize the land for grape production. The lessee will be able to combine existing production with that on the subject parcel to expand overall production available for sale in the tasting facility. The lease will also include:
 - A winery and tasting facility.
 - Greenhouses which will be raised to allow for below parking and to reduce shading from the escarpment to the west.

The parking area is designed to fit under the farm use structures as shown in Figure 1.

Figure 1: Site Layout



The principal purpose of the parking area is to accommodate traffic from both the marina and the wine tasting area.

The commission before me is to determine what impact, if any, will the provision of parking under the greenhouses have on farming on the site.

2.0 Qualifications

I am a licensed Agrologist and have been a full member of the B.C. Institute of Agrologists since 1971 (except 2001-2002). I am a graduate from the University of British Columbia with a Bachelor of Science degree in 1967, specializing in Agriculture Economics, and a Master of Science degree in 1972, specializing in Farm Management. My thesis for my Master's degree was entitled *Resource Allocation for the Median Peace River Farm in British Columbia*

I have been involved in the work of the Agricultural Land Commission since 1974 when the reserve boundaries were proclaimed. At that time, I was District Agriculturist for the British Columbia Ministry of Agriculture in Prince George. In October 1978 I entered private practice and have provided professional opinions for clients who have sought amendments to the Agricultural Land Reserve boundaries, subdivision within the ALR, or who have needed assistance in compliance with requests or orders from the Commission.

During my years in both public and private practice, Courts and Review Boards have accepted me as an expert regarding farming practices in British Columbia. Consequently, I feel qualified to provide an assessment of a proposal under the *Agricultural Land Commission Act*. My qualifications and experience allow me to comment on the value of agricultural land and the practices of farming on that land.

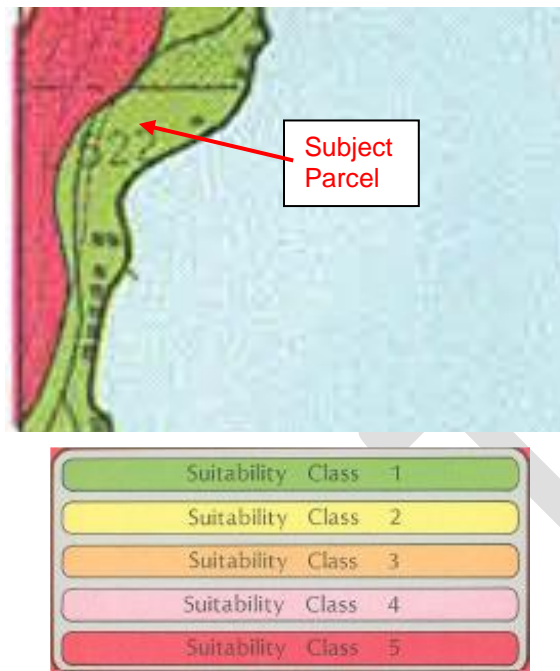
Consequently, I believe I am qualified to comment on the two main purposes of the Agricultural Land Commission. That is: to preserve the agricultural land reserve; and to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest.

I have been a member of the Environmental Appeal Board and the Forest Appeals Commission. Following these appointments, I have received training in Administrative Law and the Rules of Natural Justice.

3.0 Farming Capability of the Subject Parcel

The Canada Land Inventory rates soils according to their capacity to grow standard grain crops. When commenting on the capacity for orchard or vineyard crops, other classification criteria should be used. In this case, the Grape Atlas provides a valuable resource.

Figure 2: Grape Atlas Classification of Subject Property



Class 1 areas are defined as:¹

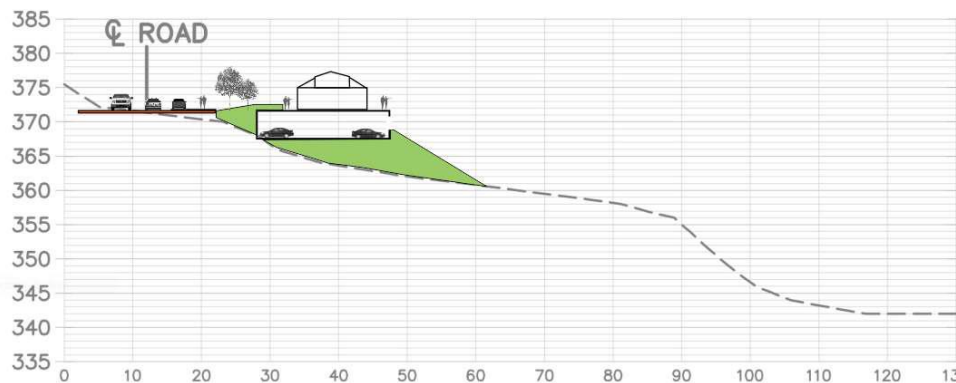
Land areas in this class are the most desirable and are the least restrictive for grape production. Class 1 areas have the highest number of heat units, a long frost free season, high solar radiation and desirable soil characteristics. Land in Class 1 is therefore capable of producing the widest range of grape varieties.

Unfortunately, there are only about 7 acres or 2.9 hectares in or capable of production. Therefore, a strategy must be implemented to maximize the production from those acres.

Farm production on the parcel will be increased through the construction of greenhouses. As Figure 3 illustrates, having the greenhouses lifted to accommodate parking reduces the shading from the western escarpment.

¹ The Grape Atlas, Chapter 4, Suitability Classification for Grape Production in the Okanagan and Similkameen Valleys, page 1

Figure 3: Cross Section of Greenhouses and Parking



4.0 Farming Strategy

Historically, the farm has produced peaches and some apricots. These trees are well past maturity and in need of replacement either with other soft fruits or grapes. Both crops have proven viability on this site. This replacement will revitalize the farm to make it a “show place” for farming in the area.

As Figure 1 illustrates, the owners propose both soil based and non soil based agriculture. The plan is to lease out the buildings and land to an existing vineyard. That lease would extend for a minimum of 15 years to enable the lessee to amortize the planting of the grapes. Using an existing vineyard operator will increase the wine production capacity therefore extending the utility of the tasting room and winery.

The lease agreement will have a “neat and tidy” provision to ensure that the farming area is well maintained and provides an asset to the housing development on the west side of Campbell Road.

A long term lease cannot be negotiated until the issue of parking has been resolved.

5.0 Regulations and Policies

There is no mention of Parking in either the *Agricultural Land Reserve Use Regulation* or Policy L-01. In other policies:

- | | |
|-------------|--|
| Policy L-02 | <ul style="list-style-type: none">• Parking is not included in “retail sales area”• The total area from which soil is removed or fill is places is 1,000 m² or less |
| Policy L-04 | <ul style="list-style-type: none">• Permanent facilities must not be included in Agri-Tourism activities. Parking areas are included in Permanent facilities.• Parking areas must not be permanent• Parking must not interfere with agricultural productivity• Parking should be along field edges, adjacent to internal farm diveways and in farm yard areas or immediately adjacent to farm buildings and structures• Local government have the authority to regulate structures and building occupancy including parking. |
| Policy L-24 | <ul style="list-style-type: none">• Parking should be permeable in nature, whenever possible, to reduce impervious cover and impacts of stormwater discharge on surround agricultural lands |

- Parking is included in calculations for lot coverage for farm-related commercial and farm-related industrial uses

6.0 Summary and Conclusion

As noted above, the proposal combines farm and non farm uses on the same footprint. Consequently, there will be no loss of farmland from the development of parking on the parcel. The policies of the ALC do not provide for such a combination. However, the policies do allow for local government to regulate structures such as these. I would assume that the City of West Kelowna can permit the structures through the building permit process.

In my opinion, a small vineyard such as this one faces great obstacles to being viable. By combining the farming activities with housing and non farm facilities increases the prospects for viability without losing any farm land.

The purpose of the Agricultural Land Commission is stated in Section 6 of the *Act*:

- 6 (1) The following are the purposes of the commission:
- (a) to preserve the agricultural land reserve;
 - (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest;
 - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
- (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
 - (b) the use of the agricultural land reserve for farm use.

In my opinion, the City has the delegated authority under Policy L-04 to permit the construction of greenhouses with parking below. By approving this proposal, the land will be retained and improved for agriculture, the ALR will be maintained, and farm use enhanced.

If the City declines to use its delegated authority, the application can be forwarded to the ALC as a Non-Farm Use application.

I remain available to discuss my findings and conclusions.

Respectfully,

R.G. (Bob) Holtby, P.Ag.

April 21, 2021



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: July 21, 2021

From: Jayden Riley, Planner II

File No: Z 21-06

Subject: **Z 21-06; Rezoning Application; 2082 Shannon Ridge Drive**

BACKGROUND

This application is proposing to rezone the subject property from Single Detached Residential (R1) to Compact Single Detached Residential Zone (RC3) to accommodate a 10-lot compact housing subdivision.

PROPERTY DETAILS			
Address	2082 Shannon Ridge Drive		
PID	028-171-861		
Folio	36413691.483		
Lot Size	6,474 sq. m.		
Owner	Hihannah Land and Cattle Co	Agent	Rusty Ensign
Current Zoning	Single Detached Residential (R1)	Proposed Zoning	Compact Single Detached Residential (RC3)
Current OCP	Single Family Residential	Proposed OCP	N/A
Current Use	Vacant	Proposed Use	Single Family
Development Permit Areas	Hillside		
Hazards	Hillside		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Medium Density Residential Multiple Family (R4)
East	>	Compact Single Detached Residential (RC3)
West	<	Single Detached Residential (R1)
South	v	Single Detached Residential (R1)

Subject Property
2082 Shannon Ridge Dr

Shannon Lake

Constable Neil Bruce Middle School

Subject Property
2082 Shannon Ridge Dr

KAP8183

KAP9050

KAP9050

Bentley Road

Auburn Road

2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392, 2394, 2396, 2398, 2400, 2402, 2404, 2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432, 2434, 2436, 2438, 2440, 2442, 2444, 2446, 2448, 2450, 2452, 2454, 2456, 2458, 2460, 2462, 2464, 2466, 2468, 2470, 2472, 2474, 2476, 2478, 2480, 2482, 2484, 2486, 2488, 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522, 2524, 2526, 2528, 2530, 2532, 2534, 2536, 2538, 2540, 2542, 2544, 2546, 2548, 2550, 2552, 2554, 2556, 2558, 2560, 2562, 2564, 2566, 2568, 2570, 2572, 2574, 2576, 2578, 2580, 2582, 2584, 2586, 2588, 2590, 2592, 2594, 2596, 2598, 2600, 2602, 2604, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626, 2628, 2630, 2632, 2634, 2636, 2638, 2640, 2642, 2644, 2646, 2648, 2650, 2652, 2654, 2656, 2658, 2660, 2662, 2664, 2666, 2668, 2670, 2672, 2674, 2676, 2678, 2680, 2682, 2684, 2686, 2688, 2690, 2692, 2694, 2696, 2698, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2726, 2728, 2730, 2732, 2734, 2736, 2738, 2740, 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764, 2766, 2768, 2770, 2772, 2774, 2776, 2778, 2780, 2782, 2784, 2786, 2788, 2790, 2792, 2794, 2796, 2798, 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282, 3284, 3286, 3288, 3290, 3292, 3294, 3296, 3298, 3300, 3302, 3304, 3306, 3308, 3310, 3312, 3314, 3316, 3318, 3320, 3322, 3324, 3326, 3328, 3330, 3332, 3334, 3336, 3338, 3340, 3342, 3344, 3346, 3348, 3350, 3352, 3354, 3356, 3358, 3360, 3362, 3364, 3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382, 3384, 3386, 3388, 3390, 3392, 3394, 3396, 3398, 3400, 3402, 3

Proposal

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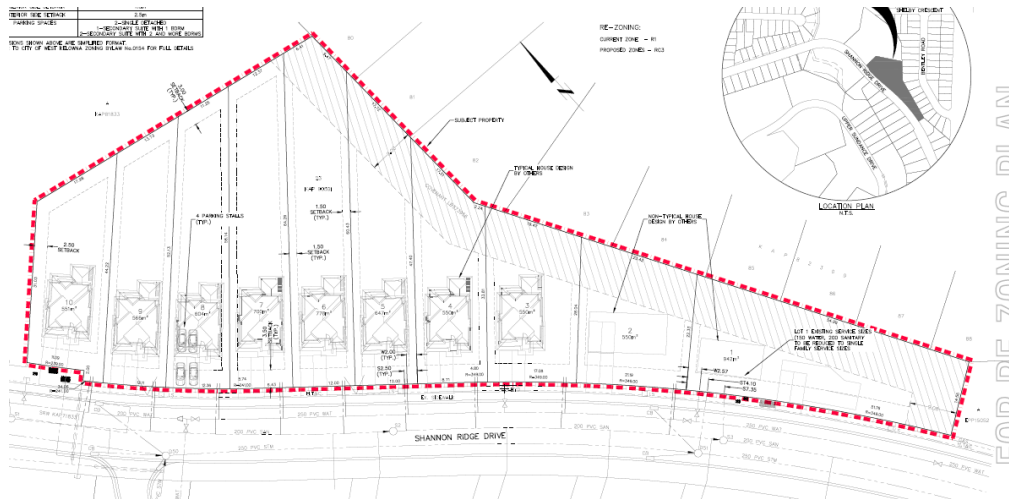


Figure 1: rezoning boundary and proposed subdivision

Policy and Bylaw Review:

Official Community Plan

The subject property has a Single Family Residential (SFR) Land Use Designation (LUD). The intended built form of the SFR LUD includes single detached, duplex, carriage house, and compact or clustered housing. The purpose of the LUD is to provide traditional single family housing for families and encourage more land efficient compact housing forms. An amendment to the current LUD is not being proposed with this application. The property is also subject to Hillside and Terrestrial Development Permit Areas, which would be addressed prior to, or in conjunction with, subdivision.

Zoning Bylaw

The subject property is zoned as Single Detached Residential (R1), which accommodates single detached dwelling use on parcels over 550 sq. m. The RC3 zone is also intended to accommodate single detached dwelling use but on parcels 325 m² and larger. See zoning comparison table below (Table 1).

	R1 (Existing)	RC3 (Proposed)
Min. Parcel Area	550 sq. m.	325 sq. m.
Min. Parcel Frontage	16.0 m	12.0 m
Max. Density	1 single detached dwelling, and only 1 secondary suite or only 1 carriage house*	1 single detached dwelling and only 1 secondary suite**
Max. Coverage	40%	40%
Max. Building Height	9.0 m	9.0 m
Min. Setbacks from Parcel Boundary		
Front	4.5 m or 6.0 m to garage	3.5 or 6.0 m to garage
Rear	3.0 m	3.0 m
Interior	1.5 m	1.5 m
Exterior	4.5 or 6.0 to garage	2.5 m or 6.0 m to garage

Table 1: zoning analysis

Technical Reports:

Environmental

An environmental assessment report was submitted by Makonis Consulting Ltd, dated April 2021. The report identifies Environmental Sensitive Areas of the site and provides recommendations in context to the natural features of the subject property and Best Management Practices. According to the report, the majority of the subject property has previously been disturbed with the proposed lots located in ESA 4 areas. The ESA 2 areas contained within the property exist within the no build and no disturb covenant areas at the rear parcel boundary. The report recommends the covenanted area to be snow fenced prior to any grading and/or construction.

Servicing

A Functional Servicing Report was prepared by CTQ Consultants Ltd, dated February 2021. The report identifies existing and proposed water, sewer, storm, road infrastructure required to service the future subdivision. The proposed lots are intended to be accessed from Shannon Ridge Drive. No offsite improvements were identified to be required for rezoning.

Subdivision and Grading

The applicant has provided a preliminary subdivision plan for the proposed 10-lot subdivision, as well as a preliminary site grading plan.

Covenants

There is a no build covenant registered over the east boundary of the property and a no disturb hillside covenant that was registered as a condition or a prior subdivision application (File: SUB 09-14).

Referrals

This application has been referred to various external agencies and internal departments. No issues with the proposal have been identified at the time of writing this report.

Public Notification

Notice of application signage has been installed on the property in accordance with the City's Development Applications Procedures Bylaw No. 0260. Should the application received first and second reading, a public hearing will be scheduled and staff will notify the public in accordance with the procedures bylaw and the *Local Government Act*.

KEY CONSIDERATIONS

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

- The proposal is consistent with the existing Land Use Designation of Single Family Residential;
- Subdivision and potential development permit applications would be reviewed subsequent to a successful zoning application;
- Should council give first and second reading to the proposed zoning amendment, the public would be notified and have an opportunity to submit feedback for Council's consideration.

Specific comments would be appreciated should the APC have any concerns with the proposed rezoning application, 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,

Jayden Riley, Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

1. Site Plan

PROPOSED ZONING RC3	
MINIMUM PARCEL AREA	325m²
MINIMUM FRONTAGE	12m
FRONT SETBACK	3.5m
GARAGE SETBACK	6.0m
REAR SETBACK	3.0m
INTERIOR SIDE SETBACK	1.5m
EXTERIOR SIDE SETBACK	2.5m
PARKING SPACES	2-SINGLE DETACHED 1-SECONDARY SUITE WITH 1 BDRM 2-SECONDARY SUITE WITH 2 AND MORE BDRMS

DIMENSIONS SHOWN ABOVE ARE SIMPLIFIED FORMAT.
REFER TO CITY OF WEST KELOWNA ZONING BYLAW No.0154 FOR FULL DETAILS

NOTES:

1. SEE DRAWING RZ-02 FOR PRELIMINARY SITE GRADING PLAN.
2. REFER TO GEOTECHNICAL REPORT BY INTERIOR TESTING SERVICES LTD. DATED JUNE 11, 2007 (No.7.018).
3. REFER TO ENVIRONMENTAL ASSESSMENT REPORT BY MAKONIS CONSULTING LTD. DATED MAY 28, 2007.

SERVICE CONNECTIONS

WATER - 25mm PE
SANITARY - 100mm DR28 PVC

ROOF LEADER TO BE ON SPLASH PAD*
PERIMETER DRAIN TO BE DIRECTED TO ROCK PIT*
*REFER TO GEOTECH REPORT

LEGAL DESCRIPTION:

PROPOSED SUBDIVISION OF
LOT 23, PLAN KAP90501, DIST LOT 2044. O.D.Y.D.

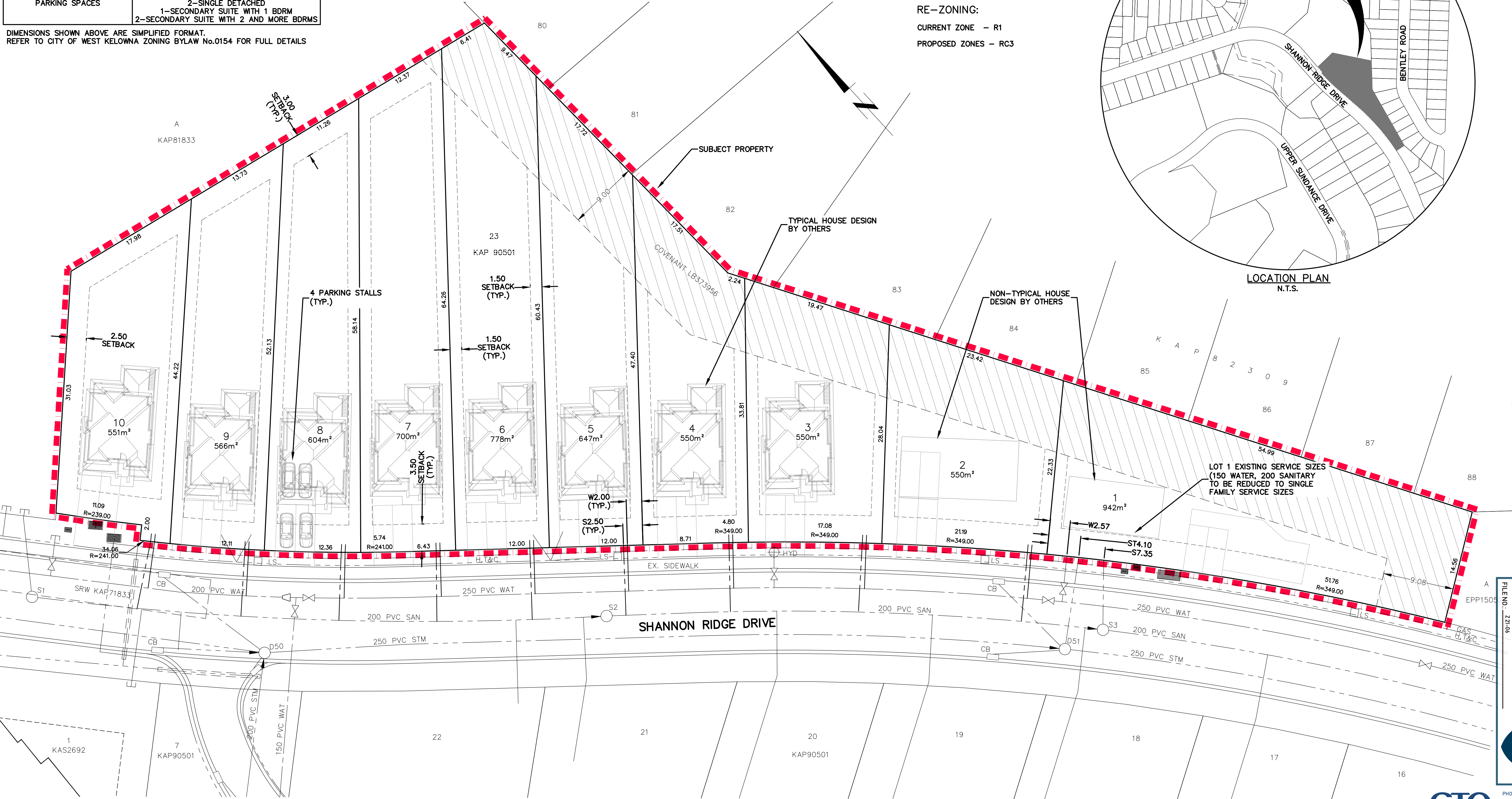
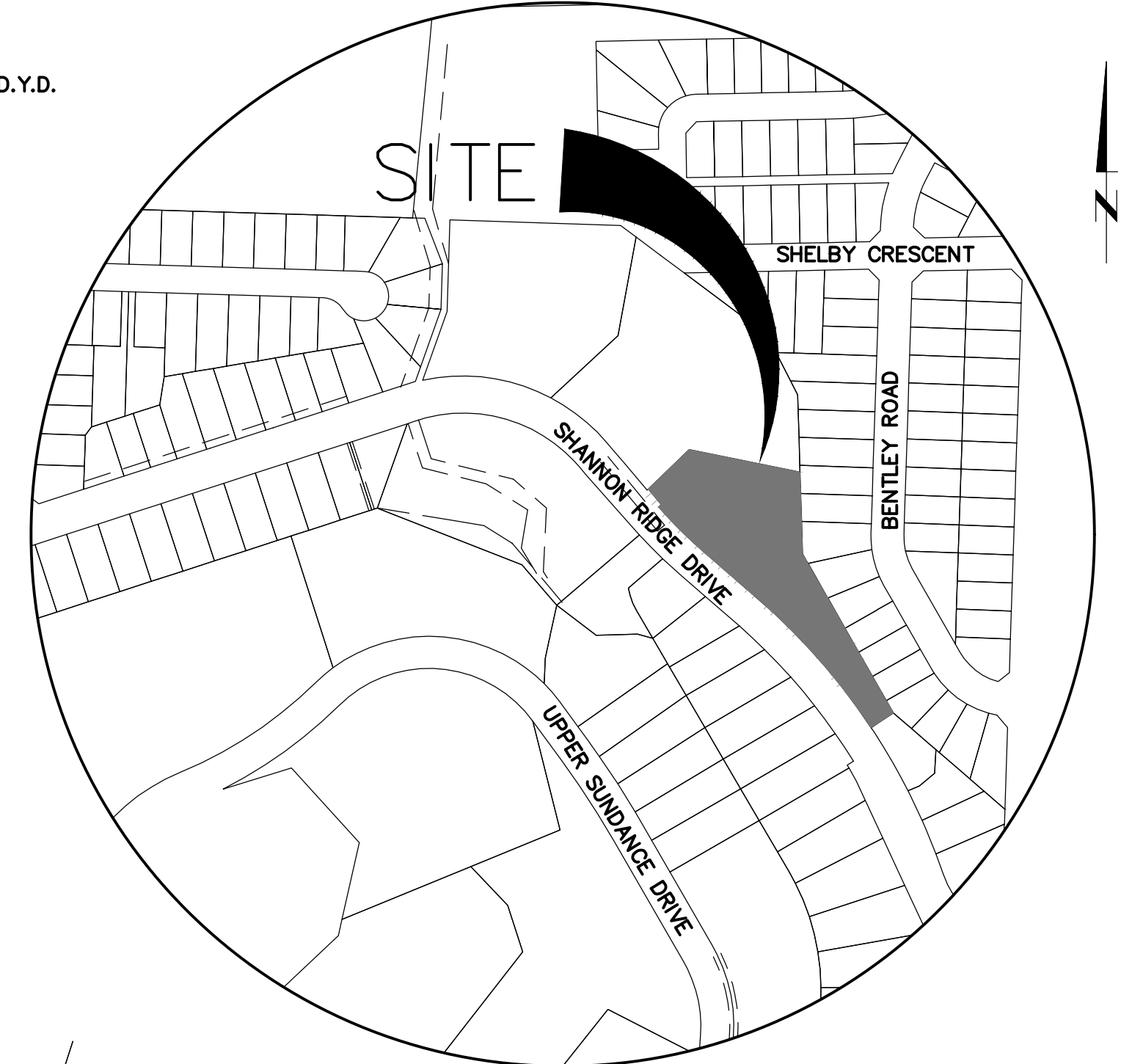
CIVIC ADDRESS:
2082 SHANNON RIDGE DRIVE

PID: 028-171-861

RE-ZONING:

CURRENT ZONE - R1

PROPOSED ZONES - RC3



LOT 1 EXISTING SERVICE SIZES
(150 WATER, 200 SANITARY
TO BE REDUCED TO SINGLE
FAMILY SERVICE SIZES)

L:\General Data\Projects\06005-30 - Lot 23\4-CAD\DESIGN-SET\REZONING\06005-30-RZ-01.dwg February 12, 2021 Haruko Kagami

existing	proposed
Water	Water
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Gas	Gas
Hydro, Tel, Cable	Hydro, Tel, Cable
O/H Utility	O/H Utility
Edge of Asphalt	Edge of Asphalt
Survey Control	Survey Control

existing	proposed
Blowoff	Blowoff
Hydrant	Hydrant
Water Valve	Water Valve
San Manhole	San Manhole
Storm Manhole	Storm Manhole
Cleanout	Cleanout
Catch Basin	Catch Basin
Drywell	Drywell
Utility Pole	Utility Pole
Lamp Standard	Lamp Standard

No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd
1	21.02.12	ST	FOR RE-ZONING APPROVAL	SH					



Drawn	HK
Design	HK/ST
Approved	
Date	FEBURARY 2021
Scale	1:250

CITY FILE # TBD
THE CITY OF WEST KELOWNA
ENGINEERING DEPARTMENT
**SHANNON RIDGE DRIVE SUBDIVISION
RE-ZONING SITE PLAN**



PHONE: 250-979-1221
www.ctqconsultants.ca

Division	MUNICIPAL
Drawing No.	Rev No.
RZ-01	0