



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, July 20, 2022
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Joe Gluska
Nicole Richard, Vice Chair
Andrew Smith
Melissa Smith

MEMBERS ABSENT: Anthony Bastiaanssen, Chair
Briane Simpson

Staff Present: Jayden Riley, Planner III
Natasha Patricelli, Recording Secretary

1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER

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

This meeting was open to the public. This meeting 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
Wednesday, June 15, 2022 in the City of West Kelowna Council
Chambers**

It was moved and seconded

THAT the minutes of the Advisory Planning Commission meeting held Wednesday, June 15, 2022 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 Z 22-08, Zoning Amendment, 2741 Auburn Road

Applicant's agents David Eaton and Manpreet Singh attended virtually on behalf of David Eaton Architecture Inc.

Highlights of the presentation include:

- Subject property is 12.5 ha parcel area; Currently vacant with steep slopes;
- Development Permit areas include: Hillside, Terrestrial, Form and Character;
- Surrounding uses include: Rural Residential Large Parcel (RU4), Institutional and Assembly (P2), Light Industrial (I1), Low Density Multiple Residential (R3), Compact Single Detached Residential (RC3);
- The property was subdivided in 2004 creating Environmental DP 04-14 which identified wildlife connectivity and hilltop dedication through a 7.64 ha covenant;
- The property was rezoned in 2007 (Z 07-12) under RDCO from RU2 (Rural) to R3A Multiple Housing (Low Density) with proposed 220 home covenant;
- Proposal is to have 5 buildings (terraced) up to 6 storeys with a mix of 1-2 bedroom units;
- Proposal accommodates 490 unit condo/apartment development with mix of rental and ownership;

- Proposal includes outdoor amenity area, surface and underbuilding parking;
- Proposed CD Zone criteria created to capture unique terracing of building and sloped property;
- Property has split Land Use Designation - Medium Density Multiple Family (MDMF) and Parks and Natural Areas (PNA);
- Proposed CD zone is not consistent with existing MDMF Land Use Designation given the number of storeys proposed;
- Currently zoned Low Density Multiple Residential (R3) proposed Comprehensive Development (CD) Zone;
- Draft CD zone includes apartment use, adjusted height, set-back and parking requirements;
- Technical Reports confirm that development is feasible with off-site improvements;
- Referral provided to internal departments and external agencies and is currently under review.

Questions on the presentation:

- After subdivision, are both parcels owned by the same person? No, subject property is Lot 2 and owned by this applicant;
- Any details on natural habitat covenant on property? Covenant focus is dedicated parkland;
- What are the percentages of rental vs ownership? To be determined at a later date;
- Are there provisions for boat, RV parking, and visitors? Proposal includes 575 parking spaces which meet Zoning Bylaw requirements;
- What is the Historic Shannon Lake Area Plan? Area Plans are a land use planning exercise conducted by the City. The 220 dwelling covenant was endorsed by RDCO for this property, as it aligned with the vision for the area at the time. It is at Council's discretion to uphold or discharge the covenant;
- The applicant was asked - What does this development offer the community? Significant park land dedication of 7.64 ha which is intended for hiking trails.

Highlights of the discussion include:

- Major concern with limited number of onsite parking spaces available;
- Limited onsite parking could be a negative impact on surrounding neighbourhoods;
- Parking 2 cars per unit would need 980 spaces which excludes visitors;
- Concern with accessibility through a school zone that is already congested; feasibility of suggestions for improvements is slim;
- Park dedication and hiking trails are important and beneficial to West Kelowna;
- Suggestion to include height restriction;
- Suggestion to increase storm water management system;
- Suggestion to install overpass at Daimler intersection;
- Concern with additional traffic on surrounding streets including the school zone;
- Good location for development with close proximity to school;
- Suitable buildable area;
- This development would help with major traffic improvements for this area;
- 490 units may overwhelm the area;
- Concern with lack of amenities for the community from the applicant;
- 1-bedroom units are not family oriented.

It was moved and seconded

THAT the Advisory Planning Commission recommend support for file Z 22-08, Zoning Amendment, 2741 Auburn Road.

DEFEATED: Members N. Richard, A. Smith and M. Smith opposed

8.2 Z 22-09, Zoning Amendment, 3349 Glenrosa Road

Applicant's agent Steve Kalinocka, D.E. Pilling and Associates. Ltd. in attendance

Highlights of the presentation include:

- Subject property is a 2 ha parcel (legally non-conforming with RU4 min. parcel area);
- Adjacent to reservoir construction (2021);
- Existing single detached dwelling and outbuilding;
- Surrounding uses include: Rural Residential Large Parcel (RU4) and Institutional and Assembly (Reservoir);
- Proposal to rezone from Rural Residential Large Parcel (RU4) to Rural Residential Small Parcel (RU2) to accommodate a 2-lot subdivision;
- Located within the Rural Reserve Growth Management Designation (OCP);
- Subdivision in the Rural Reserve is not supported, except where zoning amendments are not required;
- Functional Servicing Report included with the application;
- No water service available to the property;
- Application is currently under review and has been referred to multiple external agencies and internal departments;
- OCP policy does not support rezoning in the rural reserve for the purpose of subdivision;
- Property owner has agreement with CWK for single water service to be provided to existing dwelling due to reservoir construction; Owner is proposing that the new lot be connected to service rather than existing dwelling. The existing dwelling can remain on the well and cistern system.

Questions on the presentation:

- How much property was given to the reservoir project? No property provided to the City; property was used and disturbed to accommodate access and a staging area for reservoir development;
- Why is the City providing water to the property? An agreement was made because a portion of the property was used during construction of the reservoir;

- The applicant was asked - What is the benefit of this project to the community? The property is no longer a nice rural residential property - has cut slopes, retaining walls and access road through the property. This would create another rural residential lot and make it look nice again;
- The applicant was asked - Why is a water line not being extended to both properties? Well water and cistern working suitably on existing property.

Highlights of the discussion include:

- Suggestion to increase the area of notification for this property at time of Public Hearing since surrounding properties are larger.

It was moved and seconded

THAT the Advisory Planning Commission recommend support for file Z 22-09, Zoning Amendment, 3349 Glenrosa Road.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 10:33 a.m.

CHAIR

RECORDING SECRETARY