



COUNCIL REPORT

To: Paul Gipps, CAO

Date: December 13, 2022

From: Brent Magnan, Director of Development Approvals File No: Z 17-18

Subject: **Z 17-18, OCP and Zoning Amendment Bylaw No. 0100.51 and 0265.05
(3rd as Amended), 2734 & 2736 Lower Glenrosa Road**

BACKGROUND

On October 4, 2022, Council postponed third reading as amended to Official Community Plan Amendment Bylaw No. 0100.51 and Zoning Amendment Bylaw No. 0265.05. Staff were directed to bring more information forward to Council on the emergency access/egress. As such this report offers additional options for Council's consideration. The third reading report and recommendation is provided in full for Council's consideration as Attachment 1.

In discussions with RCMP, fire services, and West Kelowna leadership at the Emergency Operations Centre, more structured egress planning is being coordinated to ensure multiple egresses can function seamlessly within the available road network. This would ensure that during an evacuation event, Lower Glenrosa Road would enhance evacuation efforts by minimizing conflict with the existing routes and ensuring travel corridors were adequately managed to be free flowing during the event through.

Based on the additional options provided, Option 2 provides the municipality the most flexibility in utilizing this property for future emergency egress. Option 2 also establishes that an emergency access/egress through the property may be re-evaluated and released at a later date should additional egress options become available. It is noted that the emergency access/egress requirement may impact the development yield on the property due to the additional lands being required to connect to the adjacent SD23 lands.

OPTIONS FOR COUNCIL'S CONSIDERATION

In addition to the recommended motion outlined on October 4th, 2022, the following options are available for Council:

1. **Remove the requirement to provide an emergency egress** from the proposed Section 219 covenant:
 - Bullet #7 - Restrict future development until the owner has established and constructed a statutory emergency access/egress route through the subject property (Figure 2), where any required improvements beyond the required

minimum road standard necessary to support the proposed strata development would be constructed by the developer but paid for by the City.

2. **Add an additional requirement** in the proposed Section 219 covenant **which provides the City additional time to explore alternative options:**

- Bullet #8 – Should an emergency access/egress of similar nature and location be constructed to the satisfaction of the City, the emergency access/egress requirement through the subject property will no longer be required.

REVIEWED BY

Chris Oliver, Planning Supervisor

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. 3rd Reading as Amended Staff Report (Oct 4 2022)