



PUBLIC HEARING REPORT

To: Paul Gipps, CAO

Date: January 24, 2023

From: Yvonne Mitchell, Planner II

File No: Z 22-03

Subject: **Z 22-02; Zoning Amendment Bylaw No. 0265.09 (Public Hearing); 3746A Wetton Road**

BACKGROUND

The applicant is requesting a site-specific text amendment for the subject property, located in the Goats Peak/Gellatly neighbourhood, to permit a Floor Area Ratio of 0.95 instead of the 0.75 permitted in the R3 Zone. This Zoning Amendment Bylaw received first and second readings on December 13, 2022 – See Attachment 1 for report.

ADDITIONAL INFORMATION FOR PUBLIC HEARING

BC Transit Development Referral Response

During development referrals a response was received from BC Transit. These comments would typically be provided to Council at first reading, but due to a change in file managers, comments were identified later in the review process. BC Transit's comments included a request for a safe pedestrian crossing across Gellatly Road and improvements to bus stop #103580, including adding a raised concrete platform to allow for universal accessibility (See Figure 1 for location). The applicant has been notified of this request. Additional discussion is required should Council determine these improvements are necessary.



Figure 1 – Proposed location of requested pedestrian crossing and bus stop #103580 on

Renderings for Proposed Townhouse Development

At first and second reading Council requested more renderings for the proposed townhouse development. The developer has provided more detailed and additional renderings (Attachment 2). These renderings are conceptual only and Council will have the opportunity to review form and character, access, parking, height, etc. at the time of Development Permit.

Access on Witt Road

At first and second reading concerns were raised by Council with the safety of entry and exit using Witt Road. Council will have an opportunity to review any accesses that are proposed for the townhouse development at the time of Development Permit.

Public Notification

In accordance the *Local Government Act*, 97 notices have been mailed to owners and tenants of properties within 100 m of the subject property, as well as advertising in the local newspaper, advising of the Public Hearing and how to make a submission. At the time of writing this report, no written submissions have been received from the public.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
December 13, 2022	THAT Council give First and Second Reading to City of West Kelowna Zoning Amendment Bylaw No. 0265.09, 2022; and THAT Council direct staff to schedule a Public Hearing regarding the proposed zoning amendment.	C318/22

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. First and Second Reading Report (File Z 22-02)
2. Conceptual Townhouse Development Renderings
3. Zoning Amendment Bylaw No. 0265.09