



## COUNCIL REPORT

To: Mayor and Council

Date: March 28, 2023

From: Paul Gipps, CAO

File No: Z 22-13

Subject: **Z 22-13; Zoning Amendment Bylaw No. 0265.11 (Adoption); 3858 Angus Drive**

Report Prepared By: Yvonne Mitchell, Planner II

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**RECOMMENDATION** to Consider and Resolve:

**THAT** Council adopt Zoning Amendment Bylaw No.0265.11, 2022.

### STRATEGIC AREA(S) OF FOCUS

**Economic Growth and Prosperity** – We will work with our partners on the Westside and throughout the region to advocate for and support efforts aimed at helping West Kelowna businesses prosper. With a focus on the future, we will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.

### BACKGROUND

The subject property is located in the Goats Peak/Gellatly neighbourhood. The large 0.2 hectare parcel is currently developed with a single detached dwelling. This application is for a rezoning from Single Detached Residential Zone (R1) to Duplex Residential Zone (R2). The applicant has indicated they have applied for this rezoning to build a duplex.

The proposed bylaw amendment received first and second readings on January 24, 2023 and a Public Hearing was held on February 28, 2023. Council gave third reading on February 28, 2023, after which staff forwarded the bylaw to the Ministry of Transportation and Infrastructure for approval.

PROPERTY DETAILS	
Address	3858 Angus Drive
PID	029-627-451
Folio	36415530.004
Lot Size	2318.85 m2

<b>Owner</b>	Sons Angus Holdings Inc.	<b>Agent</b>	Simplex Home Design Ltd.
<b>Current Zoning</b>	Single Detached Residential Zone (R1)	<b>Proposed Zoning</b>	Duplex Residential Zone (R2)
<b>Current OCP</b>	Single Family Residential	<b>Proposed OCP</b>	N/A
<b>Current Use</b>	Single Detached Dwelling	<b>Proposed Use</b>	Duplex
<b>Development Permit Areas</b> Hillside, Sensitive Terrestrial			

### ADJACENT ZONING & LAND USES

<b>North</b>	^	Westbank First Nation
<b>East</b>	>	Single Detached Residential Zone (R1)
<b>West</b>	<	Single Detached Residential Zone (R1)
<b>South</b>	v	Single Detached Residential Zone (R1)

### NEIGHBOURHOOD MAP



### PROPERTY MAP



## DISCUSSION

Since Third Reading on February 28, 2023, the Ministry of Transportation and Infrastructure signed off on the bylaw and it can now be adopted.

## COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
January 24, 2023	<b>THAT</b> Council resolve to give first and second reading to Zoning Amendment Bylaw No. 0265.11; and  <b>THAT</b> Council resolve to direct staff to schedule a Public Hearing regarding the proposed zoning amendment.	C018/23
February 28, 2023	<b>THAT</b> Council consider and resolve to give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0265.11, 2022; and  <b>THAT</b> Council consider and resolve to direct staff to schedule the bylaw for consideration of adoption following approval of the bylaw by the Ministry of Transportation and Infrastructure.	C135/23

## CONCLUSION

The proposed rezoning from R1 to R2 is consistent with the Single Family Residential Land Use Designation in the Official Community Plan, which includes the built form of duplex. The proposal also aligns with the purpose of the SFR LUD, which includes encouraging more land-efficient compact housing forms for families. There is an existing R2 zoned property with a duplex in the neighbourhood. The subject property is a large 0.2 hectare lot that can accommodate densification, and the proposal was supported by the Advisory Planning Commission.

## ALTERNATE RECOMMENDATION to Consider and Resolve:

**THAT** Council deny Zoning Amendment Bylaw No. 0265.11, 2022.

Should Council deny the proposed amendment bylaw, the applicant may not apply for a similar application for a period of six (6) months in accordance with Development Applications Procedures Bylaw No. 0260, 2018.

**REVIEWED BY**

Chris Oliver, Planning Supervisor

Brent Magnan, Director of Development Approvals

**APPROVED FOR THE AGENDA BY**

Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒

**Attachments:**

1. Zoning Amendment Bylaw No. 0265.11 2022