



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, February 15, 2023
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Nicole Richard, Acting Chair
Joe Gluska
Briane Simpson
Andy Smith
Melissa Smith

MEMBER ABSENT: Anthony Bastiaanssen

Staff Present: Jayden Riley, Planner III
Carla Eaton, Senior Planner - Long Range
Cam Graham, Planner I

1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER

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

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting was open to the public. This meeting is being webcast live and will be archived on the City's website.

1.1 Appointment of Chair

It was moved and seconded

THAT the Advisory Planning Commission defer appointing a chair until the previous chair is present.

CARRIED; Member Gluska opposed

1.2 Appointment of Acting Chair

It was moved and seconded

THAT Nicole Richard be appointed as Acting Chair for the Advisory Planning Commission.

CARRIED UNANIMOUSLY

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, December 21, 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, December 21, 2022 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 TUP 22-02, Temporary Use Permit, 2416 - 2418 Bering Rd

Applicants Dan Zuffa and Drew Moore were in attendance.

Highlights of the planners presentation include:

- Subject property is a duplex located in Westbank Centre;

- Current Zoning: Westbank Central Compact Residential Zone (RC1);
- Current OCP Designation: Westbank Centre Low-Density Residential (WCLDR);
- Proposal is requesting a Temporary Use Permit to allow a group home in a RC1 zone;
- Both sides of the duplex will act as the group home with no major alterations;
- Zoning bylaw (RC1) does not permit proposed use;
- An updated parking plan is required;
- Applicant is enrolling with the Assisted Living Registry of British Columbia;
- The public will have the opportunity to submit feedback for Council's consideration as part of the public notification process;
- Council may consider conditions on the issuance of the Temporary Use Permit.

Highlights of the applicants presentation include:

- The subject property is a transition program with a difference;
- The subject property will be a Community Based Residential Facility with a supervision order and monitored through community parole officers;
- Personnel will have "lived experience" and emphasis on therapeutic work;
- Program foundations are the priority of resident and community safety, focus on responsibility of citizenship, utilization of community supports and programs and teaching of skills for success;
- Program oversight and accountability through Correctional Service of Canada, Community based parole supervision and Assisted Living Registry of British Columbia;
- Process includes: resolve zoning, approval through Correctional Services of Canada, register with Assisted Living Registry of British

Columbia, host an open house and then open the doors to receive residents.

Questions on the presentation:

- How many homes are currently operating? None;
- Will this be a dry house? Yes;
- Who is going to be in the house? Unknown at this time. Will depend on agreement with corrections;
- Are there any statistics on police calls or disturbance? None available at this time;
- What would be the turnover of the people at the house per year? Would depend on the program and parole conditions;
- Are there residents in the duplex at this time? Yes, three people;
- Are the current residents aware that evictions are coming? Yes, tenants are aware;
- Are clientele from Corrections Canada local? More than likely limited to the Province of BC and the Interior;
- What zoning would this fall under? Group home use is permitted in our multi-unit zones (i.e., R3, R4, and R5);
- How was this location chosen? The property was zoned for care facility, was ignorant on permitted use. Renovations have occurred on the property and it is now ready to be used;
- Has there been any feedback from the sign posted on the property? Yes, the City has received approximately 40 emails and 12 phone calls of concerns from the community;
- Difference in designation from care facility and group home? Group home is defined to include room and board for clients with physical, mental, social, or behavioural problems that require professional care and is licensed through the Community Care and Assisted Living Act; Care facility is limited to supervision services only and has limited overnight accommodations;
- Do we have anything like this currently in the City of West Kelowna? Unknown at this time. Would be identified through

business licences, otherwise the use is permitted in various zones - no rezoning or TUP required;

- Why is the application for a Temporary Use Permit vs. Rezoning? Temporary Use Permit is temporary and can be used to test the suitability of a use prior to rezoning, which would otherwise permit the use in perpetuity.

Highlights of the discussion include:

- The applicant has indicated that they want this to be a permanent use vs. temporary;
- Was hoping to have more information on the number of complaints on halfway houses in the province - paramount issue to diffuse neighbour concerns;
- A Temporary Use Permit would permit anything in the definition of group home. People need second chances, but more information on the type of people coming would provide the residents more information to understand the use occurring in their community;
- Main concern is that there is a shortage of housing in the city and we're going to bring in others from outside the area;
- We are not given enough information on the effects of having this use in neighbourhoods (positive or negative). Would like to know more about success rates. Would like to understand a bit more about impacts from other examples;
- Must be clear that it's for the betterment of the community;
- Can tell the applicant is passionate.

It was moved and seconded

THAT the Advisory Planning Commission recommend support for the application as proposed for TUP 22-02, Temporary Use Permit, 2416 - 2418 Bering Rd.

DEFEATED; Member M. Smith opposed

8.2 P 21-01, Formal Review - Draft Official Community Plan

Highlights of the presentation include:

- An Official Community Plan is legislated through the *Local Government Act* and sets the stage for the development of the city by establishing future land uses and policies that guide future development;
- The Official Community Plan includes Land Use Designations, Community Wide Policies, Development Permits and Implementation sections;
- Stages of the draft OCP - Phase 1 - Community Vision, Phase 2 - Growth Forecast Projections, Phase 3 - Growth Concept, Phase 4 - Finalize the Document and Prepare for Adoption;
- Process is currently in the final stage - Phase 4;
- Official Community Plan objectives were to enact the Community Vision, focus on growth areas, provide a range of housing types and tenures, provide services closer to where people live, increase densities, develop urban and neighbourhood centres;
- Major Highlights include: re-affirm growth boundary, vibrant urban centres and complete neighbourhood centres, infill housing within our unique neighbourhoods, economic opportunities within the industrial and business park, new and updated development permit area guidelines;
- Other refinements include: land use designations outside of centres, revised land use designation for natural areas and public parks;
- Next steps include: review feedback from public information sessions, formal external referrals from agencies and stakeholders then preparing revisions for Council's consideration;
- Anticipated adoption in summer 2023.

Highlights of the discussion include:

- 32% of population by 2050 will be over 65 - How will housing, buildings and recreational areas/parks fit in to the community for our aging population? Aging population is addressed through our housing strategy which also includes amenities and recreation. Council is anticipated to update the culture and recreation master plan along with the trails master plan which may trigger further community consultation;

- How does recycling electric car batteries and solar panels and wind turbine blades fit into our waste management policies? Green initiatives are supported within the OCP but are less detailed as greater detail is typically captured through the building code or other Provincial regulations. Waste management plan is part of Council considerations and comments will be shared with staff;
- Great job on the Official Community Plan;
- Interesting to see the expected population growth;
- BC statistics show population statistics net growth has increased by 50,000 people in the fourth Quarter of 2022. Member believes 10 percent is likely to come to the Okanagan. Concern that Official Community Plan does not reflect population growth accurately. Alternate option is for City of West Kelowna to limit growth and not build high density housing;
- Concern with only having one transmission line coming into City of West Kelowna;
- Official Community Plan has no mention of charging stations;
- No mention of medical facility coming to City of West Kelowna to support aging population and growth;
- Official Community Plan is looking to increase density in neighbourhoods - people do not want to live in basements for the next 20 years;
- Recommendation to consider limiting population to eliminate pressures on services and utilities;
- People come to West Kelowna for the lake. Development of lakefront, parks and recreational corridor has not been addressed in the Official Community Plan;
- Clarification provided by the Planner - growth projections are anticipated at 12,000 but the growth concept accounted for an additional density of approximately 18,000. The infill within current neighbourhood density is not meant to accommodate all of our growth potential; EV charging station requirements are incorporated into the development permit guidelines and Transportation policy section; medical facilities and supporting growth are included in the Public Health and Safety policy section

under Sustainability; Hydro connectivity is a key council concerns and remains a critical element already part of operational works not seen in the Official Community Plan;

- Why are there no rental only zones incorporated into the Official Community Plan - we are lacking affordable rentals? The housing strategy may recommend changes to the Official Community Plan. Consequential amendments may occur to enact that vision as changes come forward. The Zoning Bylaw may need to consider this as well, pending completion of the Housing Strategy;
- Thanks was given to the Planner for their work on the Official Community Plan.

9. CORRESPONDENCE AND INFORMATION ITEMS

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 11:11 a.m.

ACTING CHAIR

RECORDING SECRETARY