



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, December 21, 2022
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Anthony Bastiaanssen, Chair
Joe Gluska
Briane Simpson
Andrew Smith
Melissa Smith

MEMBER ABSENT: Nicole Richard, Vice Chair

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

1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER

The meeting was called to order at 11:32 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, November 16, 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, November 16, 2022 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

7.1 Advisory Planning Commission Meeting Schedule 2023

It was moved and seconded

THAT the 2023 Advisory Planning Commission meeting schedule be approved.

CARRIED UNANIMOUSLY

8. REFERRALS

8.1 Z 22-13; Zoning Bylaw Amendment; 3858 Angus Drive

Highlights of the presentation include:

- Subject property is located in the Goats Peak/Gellatly neighbourhood;
- Surrounding uses include: Westbank First Nation and Single Detached Residential Zone (R1);
- Proposal to rezone from Single Detached Residential (R1) to Duplex Residential Zone (R2) to build a duplex;
- Rational includes a large parcel and desire to provide more affordable housing and livable units for small emerging families;
- Proposal is consistent with Official Community Plan Land Use Designation of Single Family Residential;

- Referred to various internal departments and external agencies - no concerns identified at this time;
- Zoning Bylaw does not permit duplex in R1 so a rezoning to R2 to allow a duplex;
- Large property (over 20,000 ft²) which is over 2 times the minimum lot area required for R2 parcels already created by subdivision.

Questions on the presentation:

- Can duplexes have rental suites below? Applicant has been advised that suites are not permitted in a duplex;
- Once approved as duplex could it be used as anything else? R2 zone does not allow more than 1 principal use on the lot; duplex or single detached dwelling.

Highlights of the discussion include:

- Large lot size to accommodate densification;
- Recommendation to include zoning analysis table with future referrals.

It was moved and seconded

THAT the Advisory Planning Commission recommend support for file Z 22-13, Zoning Bylaw Amendment, 3858 Angus Drive.

CARRIED UNANIMOUSLY

8.2 Z 22-14; OCP and Zoning Bylaw Amendment; 2295 Shannon Way

Highlights of the presentation include:

- Subject property is located in the Shannon Lake Neighbourhood;
- Approximately 1.5 ha parcel that is currently vacant;
- Hillside, Terrestrial, Form and Character Development Permit Areas;
- Surrounding uses include: Parks and Open Space (P1), Single Detached Residential (R1), Institutional and Assembly (P2) Substation, and Westbank First Nation/manufactured home park;

- Primary access to property is from Shannon Way; Secondary access to the south-west;
- Electrical substation located immediately to the west;
- Topography of site gradually increases elevation east-ward from substation to single detached residential subdivision;
- ALR to the west (requires 15 m setback);
- In 2007 RDCO authorized rezoning of the property to accommodate a 54-unit apartment development (permit expired in 2010);
- In 2019 site was rezoned from Medium Density Multiple Residential (R4) to Service Commercial (C4) to accommodate commercial storage and contractor service use;
- Covenants exist on the property to restrict use to commercial indoor storage and contractor services and to restrict development within 6.0m from west property boundary (substation);
- Throughout the application history the site has remained vacant, undisturbed;
- Proposal to amend OCP from Commercial to Medium Density Multiple Family (MDMF) Land Use Designation and to amend the Zoning from Service Commercial (C4) to Medium Density Multiple Residential (R4);
- Proposal to accommodate apartment development with care facility (conceptual only);
- Functional Servicing Report includes overview of existing and proposed: water and sanitary sewer connections, stormwater, and traffic;
- Application is currently under review with multiple external agencies, internal departments and committees;
- Prior to 2019 the site was zoned R4. The application is seeking to rezone back to it's previous R4 zone;
- A form and character development permit would be required for apartment development;

- Public Hearing to come at a future date subject to receiving first and second reading by Council.

Questions on the presentation:

- Is the City reviewing studies for building residential structures by substations and power lines? Application has been referred to Interior Health. Comments are expected when application goes to Council. Previous rezoning application included BC Hydro referral comments which established setbacks via covenant. Interior Health is anticipated to elaborate on potential impacts.
- Alternate access will that road be completed? Noted in rezoning proposal, covenant on a portion of the road, secondary access will be reviewed with our development team and Fire department.

Applicant's agent, Ruben Li, with McElhanney responded to questions

- Regarding potential impact of residents being close to substation, research was completed to not impact future residents. Document prepared by BC Hydro (publicly available) Understanding Electric and Magnetic Fields;
- Applicant will minimize potential impacts through 6m covenant on the property to use as landscape buffer; building orientation south/north; proposed daycare component on most north/east portion of the property;
- Requirements from Interior Health will be followed;
- Secondary access exists as gravel road and will remain open. Opportunity to have the road paved is a conversation to have with BC Hydro;
- Traffic impact on Shannon Way - MOTI and CWK have regulations to conduct traffic impact study. Proposal does not trigger traffic impact study at this time;
- Where would the daycare parking be provided? Conceptual site plan surface parking will be dedicated to daycare use for drop-off/pick up. Covered parking for the buildings to meeting parking requirements for the units;
- What is the maximum number of units to be placed on this property? FAR is 1.0 for this site; multiple parameters; no number

of units has been determined for this site; possible to register covenants to restrict density;

- Was the OCP amended when it was previously rezoned? Yes, we're going back to what it was zoned previously;
- The conceptual land use designation under the draft OCP 2040 land use plan for this site is low density multiple residential and would be consistent with the land use designation currently being proposed;
- Condos or rental apartments? Application is conceptual for condos.

Highlights of the discussion include:

- The Committee thanked the applicant's agent for providing additional information;
- Recommendation for applicant to look at secondary access to relieve some traffic from the main entrance;
- Although not required for this application, there is a recommendation to have a traffic impact assessment completed;
- Concerns that this application will have consequences for traffic in the neighbourhood;
- Primary access to Shannon Way would have to be rebuilt;
- Recommendation to build a traffic circle on Shannon Lake Road if this application uses Shannon Way as a primary access;
- Great location for development.

It was moved and seconded

THAT consideration of recommending approval of file Z 22-14; OCP and Zoning Bylaw Amendment; 2295 Shannon Way is contingent upon recommending a requirement for a traffic impact assessment, threshold notwithstanding.

CARRIED; Member B. Simpson opposed

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 Decision Letter - Z 22-04, Zoning Bylaw Amendment, 3639 Apple Way Blvd

9.2 Decision Letter - Z 22-01, Zoning Bylaw Amendment, 3725 Boucherie Road

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 12:34 p.m.

CHAIR

RECORDING SECRETARY