



City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6

April 18, 2022
File: 2463
CoWK: Z 17-02 / DVP 17-15

Attention: Christine De Silva, Development Technician
Cc: Carla Eaton, Planner

Dear Ms. De Silva,

**Upper Glenrosa/Salmon Road – Lot A & B, KAP68680 and Block 105, KAP777, ODYD
Zoning Bylaw Amendment and Development Variance Permit Application
Extension Request**

On behalf of Mr. Ralph Berezan of Berezan Management (Glenrosa) Ltd. D.E. Pilling & Associates Ltd. (Pilling) submits this extension request to zoning file Z 17-02.

The May 1, 2018, Council Report for the May 8, 2018 Council Meeting included the following recommended motion:

- 1) **THAT** Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.56, 2017 (File: Z 17-02); and
- 2) **THAT** Council direct staff to schedule the bylaw for consideration of adoption conditional upon submission of all technical/design matters, legal matters, and financial matters to the satisfaction of the General Manager of Development Services (refer to Attachment 1: Detailed Zoning Conditions); and
- 3) **THAT** Council authorize the issuance of a Variance Permit (File: DVP 17-15) for 3280 and 3290 Glenrosa Road and Block 105 Salmon Road (Lots A & B, DL 3190, ODYD, Plan KAP 68680 & Block 105, DL 3190, ODYD, Plan 777) to vary Works and Services Bylaw No. 0120, Appendix A – Design and Construction Standards, Schedule 3 – Water Supply and Distribution Systems, Section 3.4.2 – Reservoirs, to exempt the developer from the requirement to construct a water storage reservoir subject to adoption of the associated rezone application (Zoning Amendment Bylaw No. 0154.56, 2017).

Legal Matter Item 9. *“Dedications of land to accommodate improvements to Glenrosa Road”* is currently the sticking point. Land acquisition required for Glenrosa Road Improvements as designed with agreed upon design criteria is shown on Pilling’s attached drawing 2463 – P4 (rev.0). The status of the land acquisition discussions for the affected properties is summarized below:

- 1) 3275 Glenrosa Road – (Majoros)
 - The developer met with the owners’ parents and their representatives on site to review proposed changes to Glenrosa and the land acquisition required.
 - It was further discussed with the property owner that in exchange for the land, the owner wanted a domestic water service to Block 107.

- The owner wanted the developer to include the water service variance request under the rezoning/develop variance application (DVP), including the required petition to council to allow the property to enter the irrigation district and allow the water service.
 - The city required a backup purchase agreement in place in the event the water service variance request was rejected. At the time, the owner listed the property for sale and indicated to the development team that he will not be proceeding with negotiations at this time.
- 2) 3255 Glenrosa Road – (Majoros)
- The developer met with the owners and their representatives on site to review proposed changes to Glenrosa and the land acquisition required. The owners' parents and their representative did not seem to have an issue with the land acquisition or access easement. No agreement was reached.
- 3) 3235 Glenrosa Road – (Quist)
- This property requires relocating an existing driveway to the property to facilitate design grading requirements of the Glenrosa Road cross section. There is also a parking spot located at the northeast corner of the subject property built over a steep fill slope that the owners requested be maintained.
 - The developer met with the owners of the property, and they were unable to reach an agreement to purchase the property or on the proposed driveway alterations.
 - Pilling and Development Engineering reviewed this matter and discussed options to redesign this section of the road to avoid this driveway relocation. Due to the state of the negotiations with 3275 Glenrosa Road, the developer put these alternative design options on hold.
- 4) 3205 Glenrosa Road – (BC Telephone)
- Coordination efforts were carried out with representatives from BC Telephone Co. to obtain their approvals to purchase the land. At the time, outstanding items were preparation of the legal plan and the executed purchase agreement.
- 5) 3410 Gates Road – (Huot)
- The developer met with the owners and their representatives on site to review proposed changes to Glenrosa and the land acquisition required. At that time, a verbal agreement was reached for compensation. Outstanding items were the legal plan and the executed purchase agreement.

Currently, we request an extension to the file as the developer wishes to resurrect these discussions and negotiations and requires more time to reach agreements. We trust this is what you require to proceed with this request. If you require anything further, please do not hesitate to contact us.

Sincerely,
D.E. Pilling & Associates Ltd.



David Mori, P.Eng
Project Engineer

C.c. Ralph Berezan