

# DEVELOPMENT APPLICATION

for 1179 Westside Road Kelowna, BC



PROPOSED OCP LAND USE + ZONING  
JANUARY 2023

APLIN & MARTIN CONSULTANTS LTD.

# Introduction

January 2023

AM File: 21-3087

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

Re: Official Community Plan and Zoning Amendment Applications | 1179 Westside Road

Attn: Yvonne Mitchell

On behalf of the client, MGMT Group, Aplin & Martin Consultants Ltd. is pleased to provide an Official Community Plan and Zoning Amendment to facilitate a 13-lot single family strata subdivision and one low density multiple family lot for the following property:

**1179 Westside Road**

A +/- 1.78 ha (4.39 acre) portion of +/- 23.24 ha (57.43-acre) parcel located at 1179 Westside Road Lot 1, District Lot 668, Osoyoos Division, Yale District, Plan 15483, Except Plan 43394 and KAP67140 PID: 008-819-823

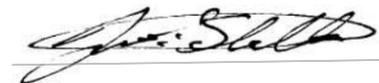
In support of this application, please see the list of external reports for both lots:

- Geotechnical Report
- Environmental Report

Should you have any questions regarding these applications, please do not hesitate to contact us.

Sincerely,

APLIN & MARTIN CONSULTANTS LTD.



Davin Shillong, RRP, MCIP  
Manager of Planning and Urban Design



OKANAGAN LAKE

HIGHWAY 97

WESTSIDE ROAD

SUBJECT SITE

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# BACKGROUND + CONTEXT

## Site Context

The subject +/- 23.24 ha (57.43 ac) parcel is located on 1179 Westside Road in West Kelowna. The single lot is fragmented into three separate parcels by Westside Road and Bear Creek Road (Figure 1). A 2 acre portion of the lot flanking Okanagan Lake is within the Agricultural Land Reserve (ALR), but the proposed development area is outside the ALR area. The subject parcel is predominantly in its natural state, with the exception of: 1) one single family dwelling constructed on the most eastern portion of the parcel, adjacent Okanagan Lake; 2) forest fire prevention / mitigation work completed on the balance portion of the parcel in 2020; and 3) unauthorized recreational use of the lands by area residents for the purpose of walking, hiking, and biking.

The proposed development land is a +/- 1.78 ha (4.39 ac) triangular portion on the northwest corner fragmented from the rest of the subject parcel by Bear Creek Road. The intent is to propose an OCP and zoning bylaw amendment to the development lands to facilitate a 13-lot bareland strata subdivision and one multiple family residential lot. The majority of the subject parcel, 21.46 ha (53.04 ac), will remain in the Raymer Comprehensive Development Plan and in the A1-Agricultural zone.

## Attributes

The subject property slopes from west to east at approximately 12% grade and offers sweeping, panoramic views of the surrounding mountains, lake, and Kelowna's Downtown and it is within close proximity to variety of trails and recreation areas such as, Rose Valley Regional Park. The location is sought after for its tranquility, views and presence of municipal services.

The subject area is currently undeveloped and is vegetated with trees, shrubs and grasses. The site fronts Bear Creek Road to the southeast, where the subdivision will be accessed and it is bounded by single-family residential developments to the west, and similar forested lands to the north and south.

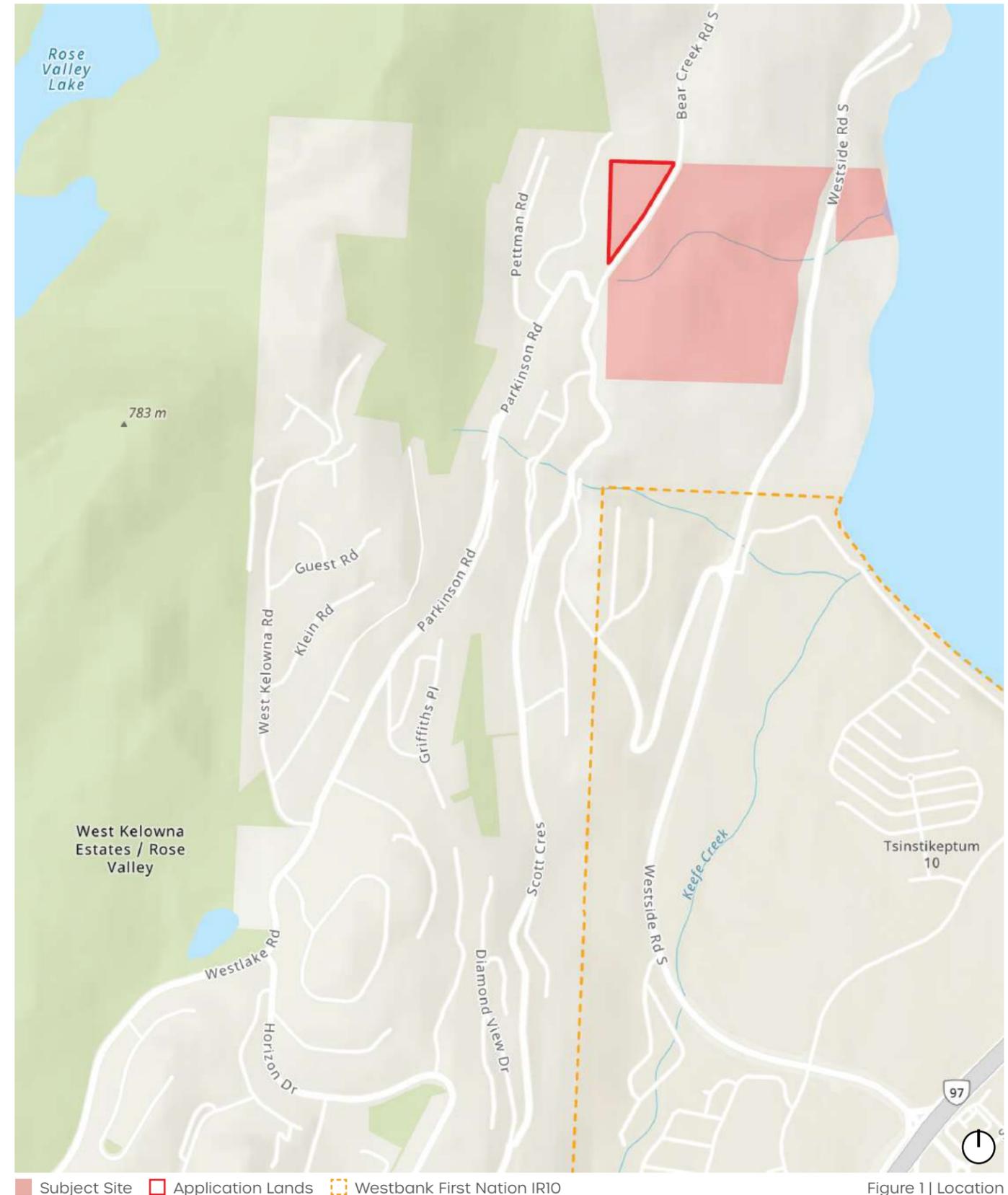


Figure 1 | Location

### Connectivity

Located in the City of West Kelowna, the proposed development area is approximately 7.0 km from downtown Kelowna and 6.0 km to downtown West Kelowna and 4 km from Okanagan Lake Shopping Centre. The property is are in the Westside Road / Bear Creek Road neighbourhood.

There are two schools and a recreational center in the near vicinity of the proposed development: Rose Valley Elementary School is 4.4 km away and Mar Jok Elementary School is 6.4 km away and West Kelowna Multi-sport Centre is 6.5 km away. Rose Valley Regional Park is located close to the proposed development site and provides outdoor recreational opportunities for the community.

The area is serviced by BC Transit Bus Route #29 Bear Creek. The nearest bus stop is a 5-minute walk away and located at Westside Rd / Bear Creek Rd, as well as, Westlake Rd and Horizon Rd. The servicing bus routes connect to Boucherie Mountain Bus Exchange. The Boucherie Mountain Bus Exchange offers connections to other surrounding centers, including West Bank, Kelowna, and beyond.

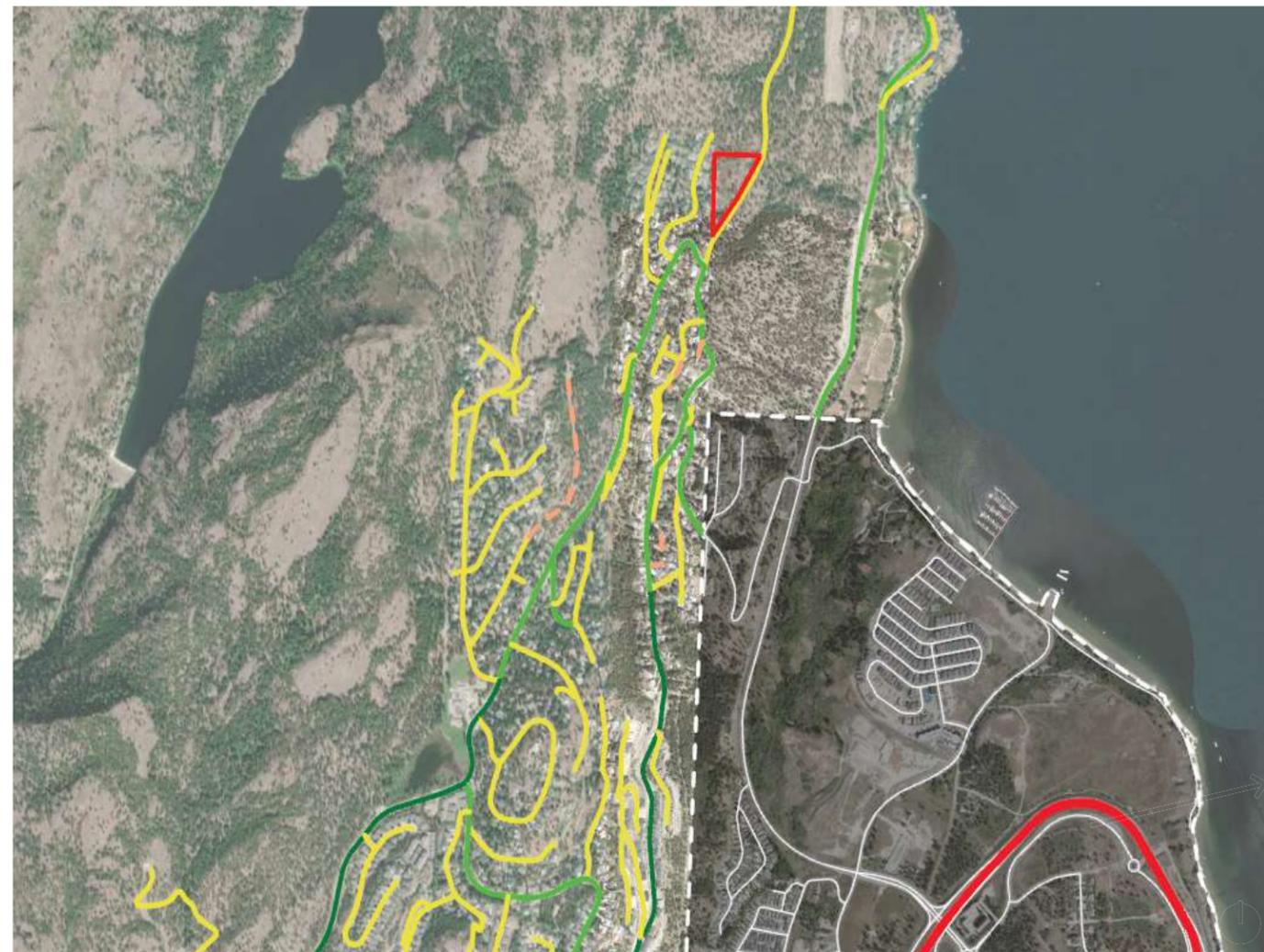


Figure 2 | Connectivity

Proposed Development Site Westbank First Nation IR10  
 Highway Urban Arterial Urban Collector Rural Arterial Rural Collector Local

### Similar Development

The City of West Kelowna has seen similar hillside developments arise on the outskirts of the city, such as Tallus Ridge and West Kelowna Estates. West Kelowna Estates is fully occupied and Tallus Ridge has new phases that are being purchased quickly. There is also an established neighbourhood with residential lots directly to the west of the proposed development in the Raymer Comprehensive Development Area.

On Dec 13, 2022, following a Public Hearing, Council gave 3rd Reading for application Z 22-05 for 1045 Bear Creek Road. The consideration for a rezoning from agricultural to single family residential for an 8-lot subdivision in the Raymer Comprehensive Development Area is set to go to 4th Reading in early 2023 after a number of conditions are met.

This application proposes that the owner and City will work together to petition the Rose Valley Water Service Area for this development. Both the sewer and water mains are adjacent to the proposed development parcel and therefore there would be a simple extension of services.



# APPLICATION PROPOSAL

## Application Intent

The intent of this application is to amend the City of West Kelowna Official Community Plan (OCP) 'Schedule 1 Land Use Plan' and Zoning Bylaw 'Schedule B Zoning Bylaw Map' to facilitate future residential subdivision for 13 single family residential parcels and one multi-family residential parcel.

## OCP Amendment

The West Kelowna Official Community Plan (OCP) Bylaw No. 0100, 2011 is the master plan for the community's long-term vision for the future. The OCP has designated the subject property within the Raymer Comprehensive Development Plan (CDP).

MGMT Group is proposing to amend the City of West Kelowna's 'Schedule 1 - Land Use Plan' as follows:

Amend the +/-1.78 ha (4.39 ac) northwest portion of 1179 Westside Road (Figure 3) from 'Raymer CDP' designation to 'Single Family Residential' and 'Low Density Multiple Family' land use designations (Figure 4). The draft Raymer CDP has been in draft form for 10+ years which has put an informal moratorium on development. Development of the northwest portion is practical as it is a natural extension of the existing residential neighbourhood. Further, the extension of deep and shallow community services (water, sewer, storm, etc.) is an efficient use of existing services in the area.

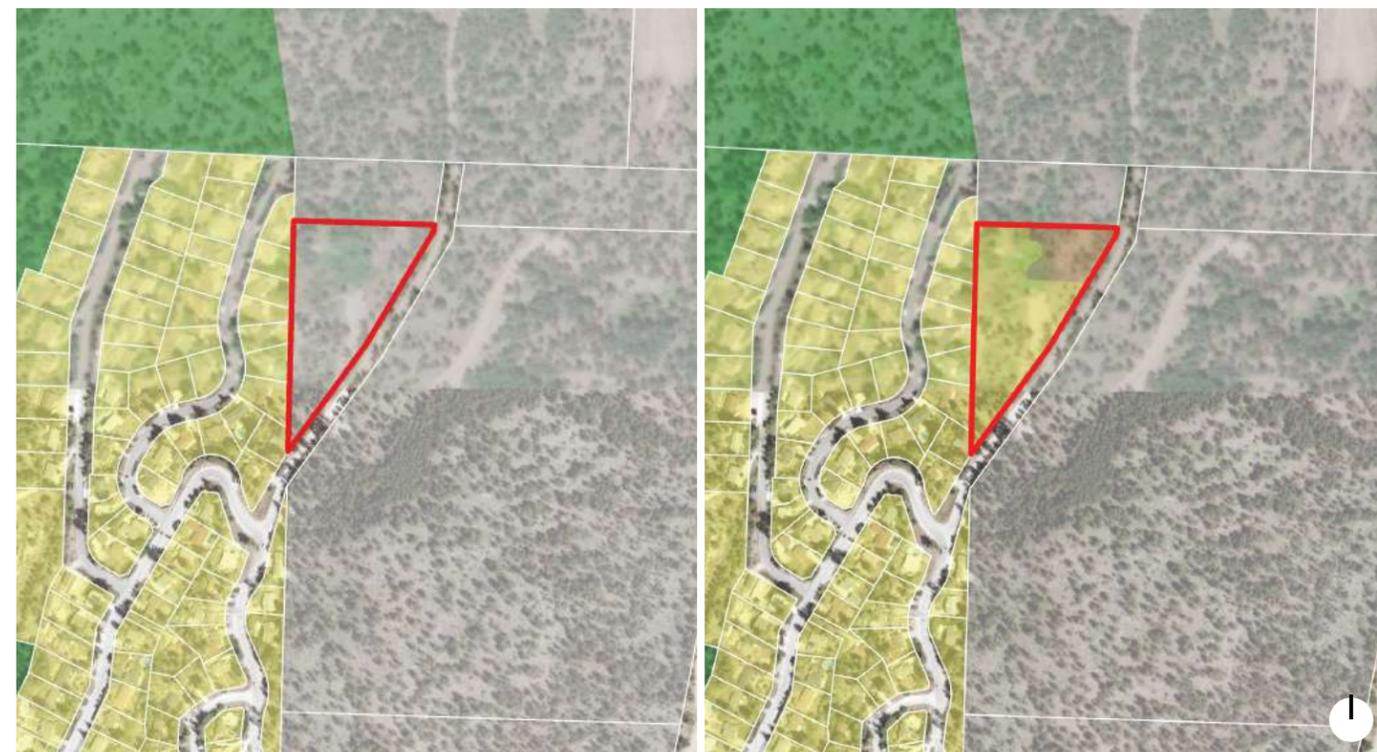


Figure 3 | Current Future Land Use

Figure 4 | Proposed Future Land Use

- Parks and Natural Areas
- Single Family Residential
- Comprehensive Development Area
- Parks and Natural Areas
- Single Family Residential
- Comprehensive Development Area
- Low Density Multiple Family

## OCP Amendment Rationale

It is our understanding per the OCP that the creation of the Raymer CDP is predominantly a developer-driven process. However, City planning staff have been instrumental in helping provide pertinent community planning guidance to the various participating landowners. Despite the good intentions and sage advice of City planning staff throughout the process, participating landowners have been faced with challenges in reaching consensus regarding land use. This largely the reason why the Raymer CDP has been in draft form for 10+ years.

While there is general agreement that the greater +/- 23.24 ha (57.43 ac) remains as part of the Raymer CDP, MGMT Group is requesting the smaller +/-1.78 ha (4.39 ac) northwest portion of 1179 Westside Road be excluded. Development of the northwest portion is practical as it is a natural extension of the existing residential neighbourhood. Further, the extension of deep and shallow community services (water, sewer, storm, etc.) is logical. However, we acknowledge a petition to include the proposed development parcel within the service area is required, and we appreciate the assistance provided by the City on this matter.

MGMT Group and its representatives have had multiple discussions with City staff regarding the aforementioned development approach. Staff have confirmed that consideration of the proposal to amend land use of +/-1.78 ha (4.39 ac) northwest portion of 1179 Westside Road for residential development. Further, the City's November 22, 2022 OCP update report from staff to Council notes the northwest portion of 1179 Westside Road may be suitable for single family development.

This application proposes an amendment to facilitate 'Low Density Multiple Family'. The purpose of this designation is to offer an opportunity to include one parcel for 12-16 townhome units. It is anticipated the townhomes would be 3-4 blocks of row style housing. In doing so, improved access to missing middle housing amid the Okanagan's housing crisis is provided, while offering equitable opportunities for new and existing residents. We acknowledge staff comments that townhomes are a less desirable housing form within this setting. However, we have taken staff's suggestion and the proposed townhome parcel will front Bear Creek Road.

Please note that MGMT Group anticipates the submission of a subdivision application shortly following this OCP and zoning amendment application. In the meantime, Figure 7 includes a preliminary snapshot of the residential lot layout.

## Zoning Amendment

The City of West Kelowna’s Zoning Bylaw No. 0265 identifies various zoning designations, and corresponding development regulations to accommodate land development within the community. The subject property is currently zoned ‘A1 - Agricultural Zone’.

MGMT Group is proposing to amend the City of West Kelowna Zoning Bylaw No. 0265 as follows: Amend the +/-1.78 ha (4.39 ac) northwest triangle portion of 1179 Westside Road (Figure 5) from ‘A1 - Agricultural Zone’ to ‘R1 - Single Detached Residential Zone and ‘R3 - Low Density Multiple Residential Zone’ respectively (Figure 6).

The proposed ‘R1’ zone will ultimately facilitate development of 13 single family residential homes and the ‘R3’ zone is intended to accommodate development approximately 12-16 townhome units.

## Zoning Amendment Rationale

As previously noted, the purpose of the zoning amendment is to reasonably maximize density with the intent to offer additional housing stock for the community. According to West Kelowna’s 2022 Housing Needs Assessment by Colliers, the community is expected to grow to 12,413 people by 2036. Therefore, increasing the housing stock is a priority for the City. The majority of West Kelowna’s housing stock is comprised of single-detached dwellings (74%). However, single-family home preference is expected to decrease slightly due to corresponding affordability factors. This therefore offers opportunities to include denser and more affordable housing options, including the potential townhouses that MGMT Group is proposing.



Figure 5 | Current Zoning

Figure 6 | Proposed Zoning

<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> R1 - Single Detached Residential	<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> A1 - Agricultural	<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> R3 - Low Density Multiple Residential	<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> A1 - Agricultural
<span style="display:inline-block; width:10px; height:10px; background-color:darkgreen; border:1px solid black;"></span> P1 - Parks and Open Space	<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> RU3 - Rural Residential Medium Parcel	<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> P1 - Parks and Open Space	<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> RU3 - Rural Residential Medium Parcel
<span style="display:inline-block; width:10px; height:10px; background-color:darkgreen; border:1px solid black;"></span> RU5 - Rural Resource	<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> RU4 - Rural Residential Large Parcel	<span style="display:inline-block; width:10px; height:10px; background-color:darkgreen; border:1px solid black;"></span> RU5 - Rural Resource	<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> RU4 - Rural Residential Large Parcel
<span style="display:inline-block; width:10px; height:10px; background-color:darkgreen; border:1px solid black;"></span> RU1 - Country Residential	<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> RU1 - Country Residential	<span style="display:inline-block; width:10px; height:10px; background-color:darkgreen; border:1px solid black;"></span> RU1 - Country Residential	<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> RU1 - Country Residential

## Zoning Amendment Rationale

The ultimate desire is to rezone the subject lands from A1 to R1 and R3. As previously noted, this effectively offers a total potential density of 25-29 single family and townhome housing typologies. Single family homes would be designed as a seamless extension of the existing neighbourhood. Townhomes are proposed to front Bear Creek Road. The purpose of fronting homes on Bear Creek Road is potentially avoid land use conflict with single family homes, while ensuring that multi-family dwellers have equal opportunity to design features and attributes (e.g. viewsheds).

MGMT Group anticipates the submission of a subdivision application shortly following this OCP and zoning amendment application. Figure 7, offers a draft preliminary layout of the potential residential subdivision.

## Development Permit Areas

The subject properties have three development permit areas of concern: Sensitive Terrestrial Ecosystem, Aquatic Ecosystem and Hillside. The subject property occurs within the Okanagan variant Very Hot subzone of the Ponderosa Pine biogeoclimatic zone (PPXh1). The climate consists of hot dry conditions in the summer, and cool conditions with little snow in the winter.

### Sensitive Terrestrial Ecosystem

An environmentally sensitive area (ESA) analysis was conducted by Ecoscape Environmental Consultants Ltd. (July 5, 2022) to categorize the subject property based on its degree of environmental sensitivity. The report identified that the subject lot was ESA - 3 Low which represents disturbed habitats or fragmented features that are not locally or regionally rare. The proposed development is not anticipated to have landscape-level effects on the habitat values within the subject property and adjacent areas upslope, as long as the recommended mitigation measures are incorporated into the design and construction and the development footprint is limited to the areas proposed. A performance bond has been estimated at 125% or \$9,625.00. See Appendix 6 for further details.

### Aquatic Ecosystem

Golder Associates Ltd. conducted a geotechnical investigation, that indicated the static groundwater table is expected to be approximately 7.0 meters below the ground surface. Perched groundwater may form within the any silty lenses or layers during the winter and spring months or over the glacial till and bedrock.

The unnamed stream on the subject property is located entirely on the remainder of the lot and therefore there are no riparian areas of concern on this development site. See Appendix 6 for further details.

### Hillside

GeoPacific has conducted a preliminary geotechnical desktop report that reviewed the slopes on the property and adjacent to the property, as well as a detailed slope stability analysis to confirm that the site is safe for the intended use. The geotechnologist confirmed the proposed development is feasible provided the recommendations outlined were incorporated into the overall design. See Appendix 4 for further details.

# INFRASTRUCTURE

## Proposed Subdivision Plan

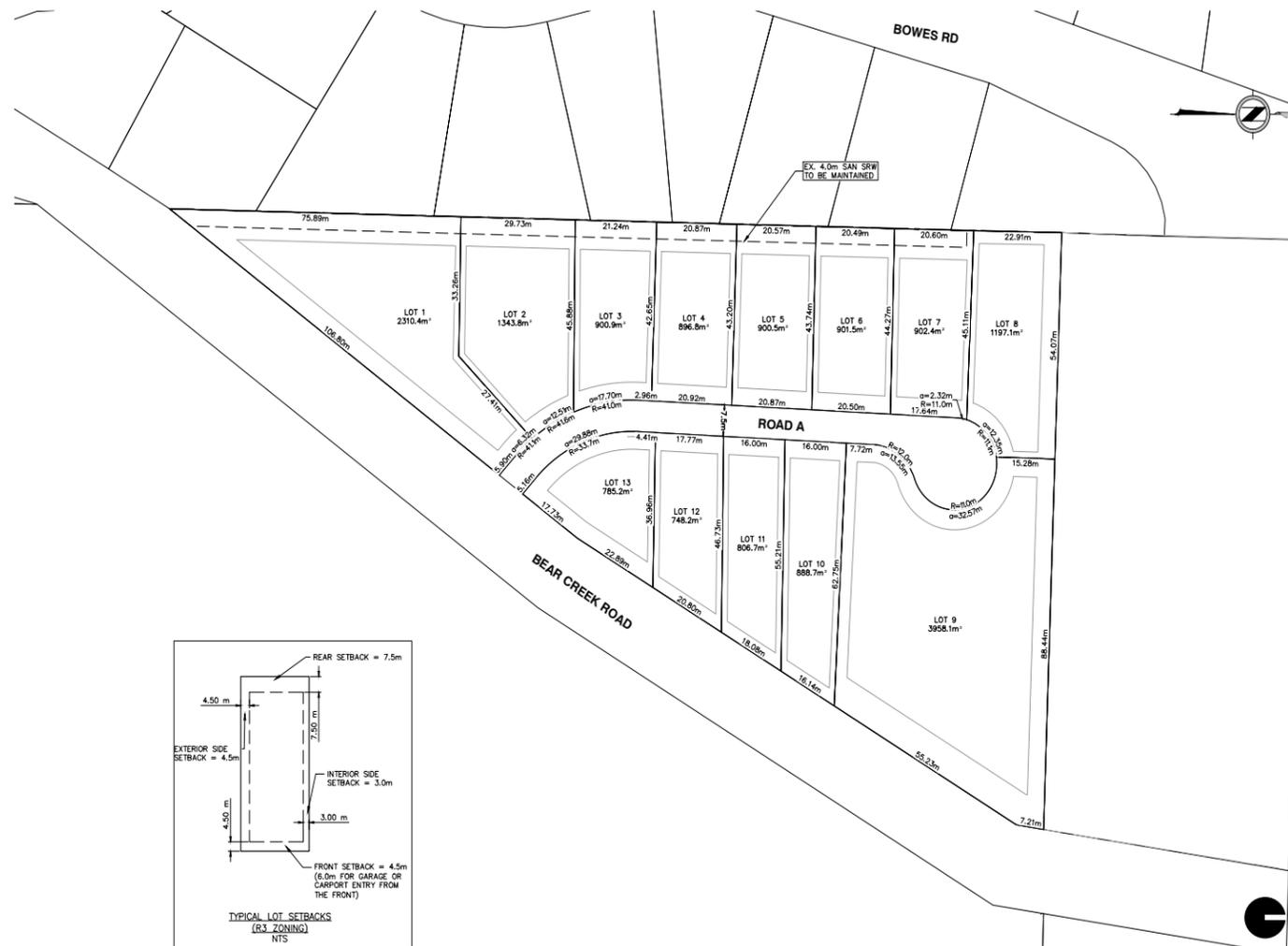


Figure 7 | Proposed Subdivision Plan

MGMT Group anticipates the submission of a subdivision application shortly following this OCP and zoning amendment application. See Figure 7 for the preliminary snapshot of the potential residential lot layout.

## Functional Servicing Report Overview

Major works include a proposed sanitary main extension to follow the proposed roadway’s alignment and service the development site’s units. The Bear Creek Road frontage will require upgrading to accommodate servicing a higher local population.

**Offsite Roadworks:** Bear Creek Road will require improvements to qualify as a Rural Local Road. Improvements will include installation of road widening, and roadside drainage ditches along the west side of Bear Creek Road, and streetlighting (by others).

**Sanitary Servicing:** A proposed sanitary main extension will tie-in to the existing sanitary manhole fronting 1256 Bear Creek Road. The 100m long sanitary main extension will follow Bear Creek Road’s to the site’s proposed main access road to service the site.

**Water Servicing:** The site service will be connected to a water main extension to be completed by others, while a water hydrant is proposed along the site access road 60m south of the development site’s northern property line.

**Stormwater Management:** Onsite storm water will be collected through catch basins along the proposed access road of the development site and conveyed to an onsite stormwater detention tank. These storm flows will be stored and infiltrated, with major overland flows to be directed to the offsite storm ditch.

**Outside Agencies:** Fortis Gas, and BC Hydro overhead power will require an extension from the 1256 Bear Creek Road frontage, which will continue along the Bear creek road shoulder to service the proposed development. Underground telecommunications are readily available for site servicing within Bear Creek Road. Offsite street lights are expected to be required as a part of the frontage improvements. Capacity confirmation will be required from utility providers at time of development application.

# Appendix

## **ITEM 1**

DEVELOPMENT APPLICATION FORM

## **ITEM 2**

LAND TITLE CERTIFICATE

## **ITEM 3**

GEOTECHNICAL REPORT

## **ITEM 4**

ENVIRONMENTAL ASSESSMENT

## **ITEM 5**

FUNCTIONAL SERVICING REPORT

## **ITEM 6**

DIGITAL LINEWORK FOR AMENDMENTS