



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: July 25, 2023

From: Paul Gipps, CAO

File No: Z 22-08

Subject: **Z 22-08; Zoning Amendment Bylaw No. 02565.12, 2023 (Second Reading);
2741 Auburn Road**

Report Prepared By: Jayden Riley, Planner III

RECOMMENDATION to Consider and Resolve:

THAT Council give second reading to City of West Kelowna Zoning Amendment Bylaw No. 0265.12, 2023; and

THAT Council direct staff to schedule a Public Hearing for the proposed amendment bylaw pending submission of a phased cost sharing proposal from the applicant.

STRATEGIC AREA(S) OF FOCUS

Pursue Economic Growth and Prosperity – We will work with stakeholders 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

This zoning amendment bylaw received first reading on February 14, 2023 (*Attachment 1*). At that meeting, Council directed staff to schedule the bylaw for second reading subject to further traffic analysis to determine necessary off-site improvements to mitigate intersection failure and safety concerns near the surrounding site and the steps required to initiate those improvements. Further analysis has since been completed and the results of which are outlined in this report for Council's consideration. The City's traffic consultant will also be presenting the results to Council in conjunction with this report.

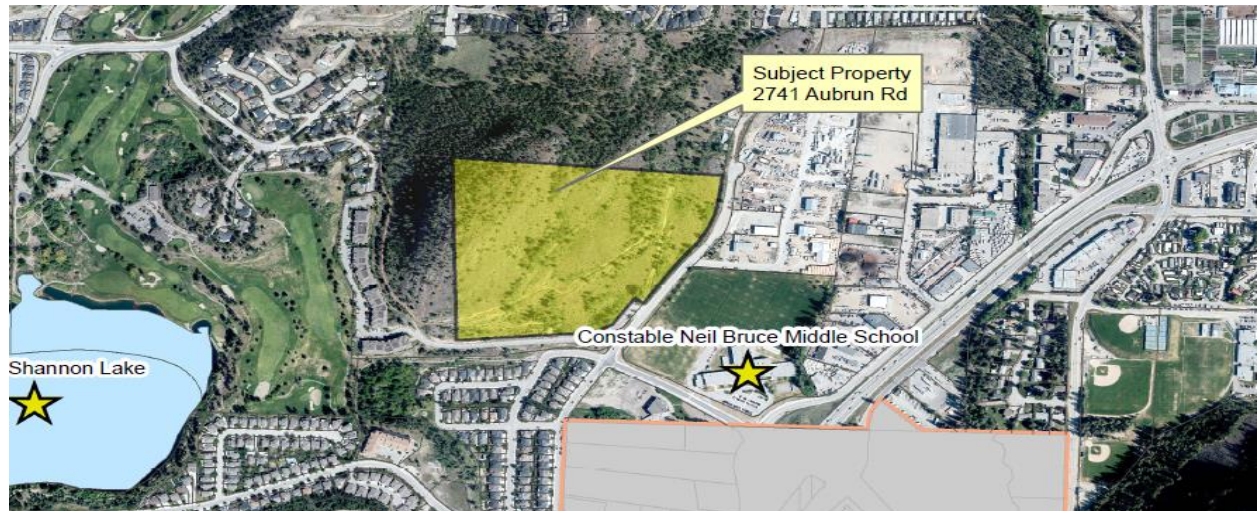
PROPERTY DETAILS

Address	2741 Auburn Road		
PID	026-159-601		
Folio	36414135.233		
Lot Size	12.4 ha		
Owner	0761681 BC LTD.	Agent	David Eaton Architecture
Current Zoning	Low Density Multiple Residential (R3)	Proposed Zoning	Comprehensive Development (CD 10); Parks and Open Space (P1)
Current OCP	Low Density Multiple Family, Parks and Natural Areas	Proposed OCP	N/A
Current Use	Vacant	Proposed Use	Apartment / Condo
Development Permit Areas	Hillside, Sensitive Terrestrial		
Hazards	Hillside, Sensitive Terrestrial, Traffic		
Agricultural Land Reserve	None		

ADJACENT ZONING & LAND USES

North	^	Rural Residential Large Parcel (RU4)
East	>	Compact Single Detached Residential (RC3) Light Industrial (I1), Heavy Industrial (I2), Gravel Extraction (I4)
West	<	Low Density Multiple Residential (R3)
South	v	Institutional and Assembly (P2)

PROPERTY MAP



DISCUSSION

Traffic Analysis Results

Following first reading, the City retained Align Engineering to review traffic operations related to a potential 401-unit multi-residential development at 2741 Auburn Road and make recommendations to mitigate interim traffic conditions. The traffic analysis included assessment of the intersections of Old Okanagan Highway / Byland Road / Daimler Drive, Daimler Drive / Auburn Road, and Daimler Drive / Hwy 97.

The traffic analysis compared traffic conditions amongst three options with different off-site traffic improvements. Each option included the proposed dual left turn lane at Daimler Drive and Highway 97, as recommended by the original traffic impact assessment completed by the applicant. The three options that were assessed in the traffic analysis included:

1. Restrict Old Okanagan Hwy and Byland Road through and left turn with roundabout at Auburn Road;
2. Signal at Old Okanagan and Daimler Drive; and
3. Roundabout at Old Okanagan and Daimler Drive.

The traffic analysis concluded that (Option 1) to restrict Old Okanagan Highway – Byland Road ‘through’ traffic and ‘left turn’ movement from Daimler Drive to Byland Road and allow Byland Road traffic to circulate at a new roundabout at Daimler Drive / Auburn Road could provide an opportunity to resolve noted safety conflicts at the Old Okanagan / Daimler Drive / Byland Road intersection – See Figure 1. It is noted that this option increases traffic fronting Constable Neil Bruce Middle School.

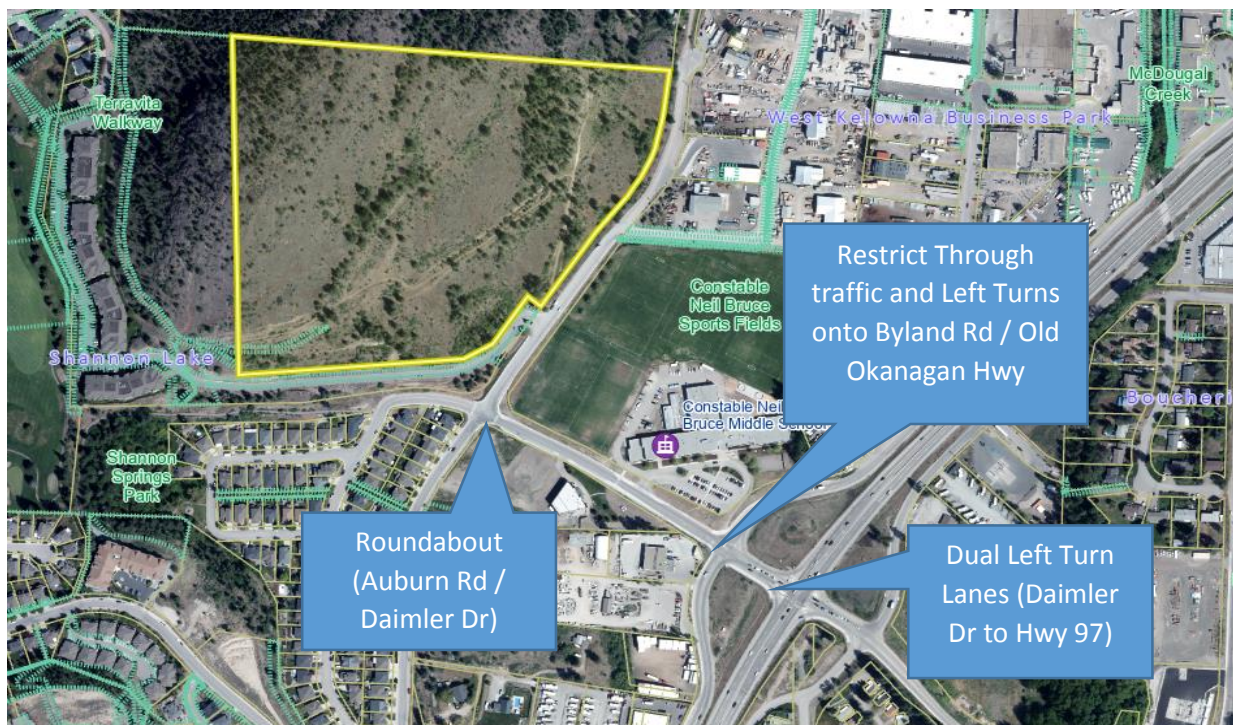


Figure 1: Option 1 from the traffic analysis

Options 2 & 3 modeled for a signal or roundabout at the Daimler Drive / Old Okanagan Highway / Byland Road intersection were determined not to function well due to the proximity to Highway 97, causing both options to fail.

Financial and Capital Works Implications

The improvements included with Option 1 are estimated at \$1.7 million. The intersection improvements are not currently outlined in the City's capital plan, nor are these considered eligible for Development Cost Charge (DCC) credits. Two of these improvements (the dual left turn lanes onto Hwy 97 and restricting access to Byland Rd / Old Ok Hwy) are located within Ministry of Transportation and Infrastructure (MoTI) intersections where improvements are not funded by the City.

It is anticipated that the applicant will submit a cost sharing proposal for Council's consideration. Any proposed cost sharing would likely need to be phased and be supported through budgetary discussions and prioritized accordingly in the City's capital works program. Further information regarding cost sharing will be outlined in more detail at time of public hearing, following receipt and review of the applicant's proposal.

Phased Approach to Off-Site Traffic Improvements

Through consultation with the City's traffic consultant, it was determined that the Option 1 improvements may be phased to lessen the initial cost burden for the developer and/or City. A possible approach to phasing may include constructing the dual left turn lanes at Daimler Drive and Highway 97 in Phase 1, followed by a second phase consisting of a roundabout at Auburn Road and restricting Old Okanagan and Byland Road through and left turn movements.

Further information regarding these improvements and the trigger points for their construction would be outlined at time of public hearing, following receipt and review of the applicant's proposal. The phasing of the proposed works will be reviewed in more detail and in consideration of the existing covenant limiting the development to 220 units.

Ministry of Transportation and Infrastructure Approval

Option 1 includes works that would be located within MoTI jurisdiction, specifically those at the intersection of Old Okanagan / Daimler Drive / Byland Road. MoTI has provided support in principle for Option 1, although a standard permitting process would apply. MoTI has also noted that consultation with WFN will be required.

Additional Auburn Road Frontage Improvements

Staff have noted existing challenges with Auburn Road caused by vehicles parking on the shoulder of the road during events occurring on the adjacent school grounds. Staff will be recommending this be addressed through additional frontage works in the form of road widening to allow on-street parking along the frontage of the subject property and that this be secured via covenant as a condition of zoning. This is intended to help reduce conflict between heavy industrial land uses and the institutional/park land uses.

CONCLUSION

Staff recommend that Council give second reading based on the following rationale:

- The City's traffic consultant has indicated the noted traffic improvements could provide an opportunity to resolve noted safety conflicts;
- A phased approach to the transportation improvements provides opportunity for both the developer and City to plan for additional costs;
- MoTI has confirmed support in principle for Option 1 off-site improvements;
- Prior to public hearing, the applicant will submit a proposal related to any cost sharing and phasing triggers of the off-site improvements for Council's consideration. A better understanding of financial and capital works related implications will be outlined in more detail at that time;
- The proposed use is consistent with the existing Land Use designation of Medium Density Residential; and
- The proposed multi-family use of the site is determined to be generally suitable for the neighbourhood, notwithstanding potential traffic issues.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
February 14, 2023	<p>THAT Council consider and resolve to give First Reading to City of West Kelowna Zoning Amendment Bylaw No. 0265.12, 2023; and,</p> <p>THAT Council consider and resolve to direct staff to schedule the bylaw for Second Reading pending further traffic review and analysis to determine necessary off-site improvements to mitigate noted intersection failures near the surrounding site and the steps required to initiate those improvements.</p>	C125/23

Alternate Recommendation to Consider and Resolve:

1. That Council postpone consideration of the amendment bylaw.

THAT Council postpone second reading to the City of West Kelowna Zoning Amendment Bylaw No. 0265.12, 2023 (File: Z 22-08).

Should Council postpone consideration of the proposed amendment bylaw, further direction to staff on how to proceed is requested.

2. That Council deny the amendment bylaw.

THAT Council deny the City of West Kelowna Zoning Amendment Bylaw No. 0265.12, 2023 (File: Z 22-08) and abandon the bylaw; and

THAT Council direct staff to close the file.

Should Council deny the amendment bylaw, the file will be closed in accordance with the Application Procedures Bylaw No. 0260.

REVIEWED BY

Chris Oliver, Planning Manager

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager / Corporate Officer

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes No

Attachments:

1. Zoning Amendment Bylaw No. 0256.12
2. First Reading Report (File Z 22-08), February 14, 2023