



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: September 26, 2023

From: Paul Gipps, CAO

File No: Z 17-02

Subject: **Application No. Z 17-02 – Application Extension (3290 Glenrosa Road, 3280 Glenrosa Road and Salmon Road)**

Report Prepared By: Yvonne Mitchell, Planner II

RECOMMENDATION to Consider and Resolve:

THAT in accordance with Development Application Procedures Bylaw No. 0260, Council approve an additional extension of one (1) year for File: Z 17-02, subject to the reservoir costs being brought to 2023 standards.

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

Council gave third reading to Zoning Bylaw Amendment Application Z 17-02 on May 8, 2018. The amendment proposes to rezone 3 lots in Upper Glenrosa from the Rural Residential Large Parcel Zone (RU4) to the Parks and Institutional Zone (P1), Single Detached Residential Zone (R1), and Low Density Multiple Residential Zone (R3) to facilitate approximately 92 single family and 26 multi-family units.

The Zoning Bylaw Amendment included a variance to exempt the developer from constructing a water storage reservoir and is to be scheduled for consideration of adoption once conditions are met, which include submission of technical/design, legal, and financial matters (Attachment 1). Given deficiencies in the Glenrosa Road system, one of Council's conditions included improvements to ~700m of Glenrosa Road to the urban arterial road standard (modified) for the section past Gates Road. These improvements included 400m of required frontage improvements and improvements to the 300m of roadway between the subject properties and Gates Road. These

improvements were identified in the Council-adopted Upper Glenrosa/Salmon Road Comprehensive Development Plan (CDP).

This is the second extension request for this application. A previous extension request was made in 2022 (Attachment 1), which extended the deadline for Council consideration for final adoption to May 10, 2023. This extension request was to allow time for the applicant to address the dedication of land to accommodate improvement to Glenrosa Road.

The applicant then made another extension request to further review the level of Glenrosa Road improvements required. On June 27, 2023, this second extension request was presented to Council. At this meeting, discussion was had over the feasibility of meeting the Glenrosa road improvements condition as currently understood. As a result, consideration of the extension request was postponed for 3 months to provide time for the developer to work with staff to find alternative improvements.

DISCUSSION

The applicant requested additional changes to the proposed road improvements, given concerns with the inability to negotiate land acquisitions required with surrounding property owners and the cost of off-site upgrades. The applicant has now provided new plans for the road improvements that avoid the need for land acquisition and reduce costs. The changes are summarized below. For more detail refer to the applicant’s revised drawings and explanation in Attachment 2.

- re-alignment of a short section of utilities – water and storm;
- reduction in boulevard width on east side to shift the roadway; and extend the storm discharge approx. 60 meters at Gates Road intersection.

The effect of the modified cross section is the reduction in boulevard width on the east side of the roadway from 2.75m to 1.25m as illustrated in Figure 1 and 2. The new plans have been reviewed by staff and do not impact safety or consistency with the CDP.

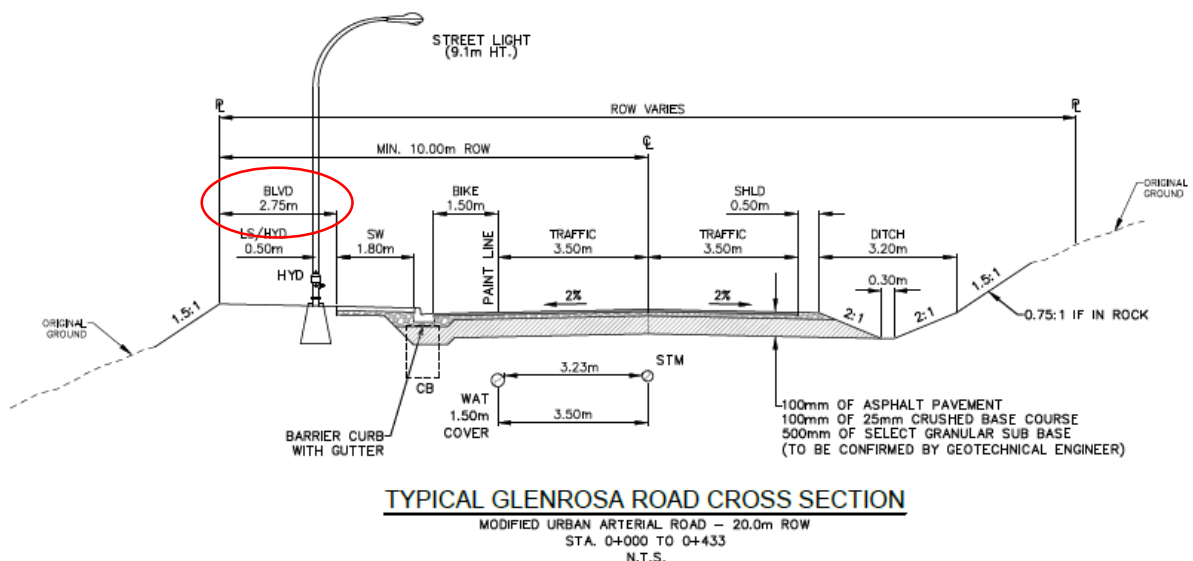


Figure 1 – previously accepted modified Glenrosa Road cross section.

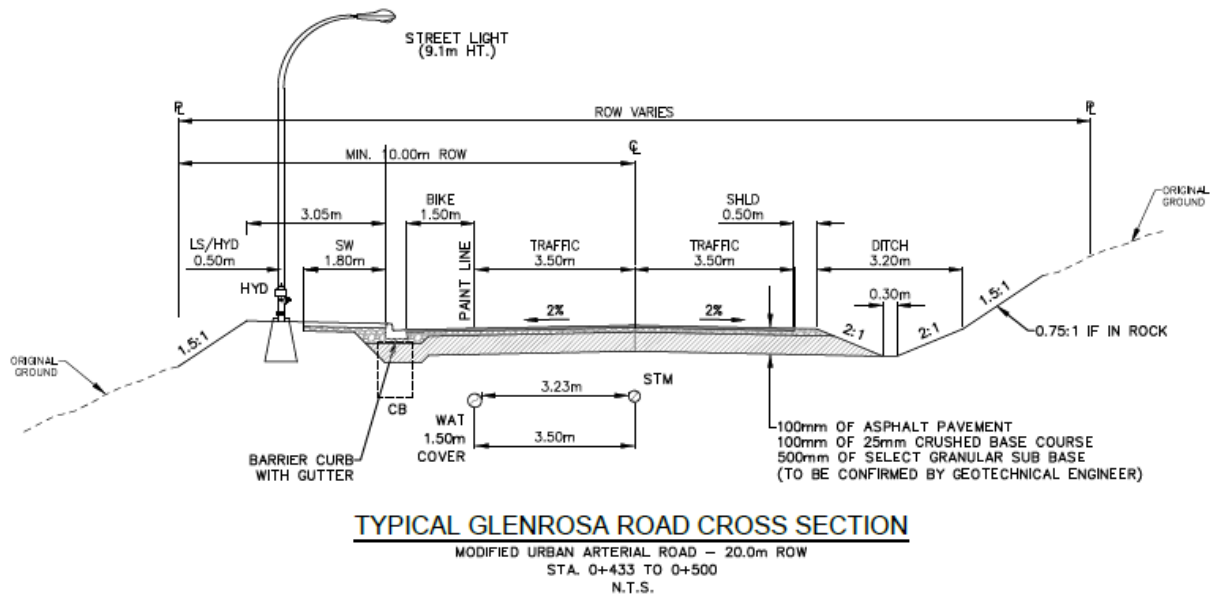


Figure 2 – Updated modified Glenrosa Road cross section with boulevard width reduced to 1.25 m.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
June 27, 2023	THAT Council defer consideration of Z 17-02, Application Extension, 3290 Glenrosa Road, 3280 Glenrosa Road and Salmon Road for a period of three months.	C257/23
May 10, 2022	THAT Council approve an extension of one (1) year to resolve the zoning conditions for File: Z 17-02, in order for the application to move forward for final adoption, subject to the reservoir costs being brought to 2022 standards.	C129/22
May 8, 2018	THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.56, 2017 (File: Z 17-02); and 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 THAT Council authorize the issuance of a Variance Permit (File: DVP 17-15) for 3280 and 3290	C127/18

	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 rezoning application (Zoning Amendment Bylaw No. 0154.56, 2017).	
February 27, 2018	A Public Hearing was held for the bylaw amendment.	N/A
August 22, 2017	<p>THAT Council give first and second readings to the Zoning Amendment Bylaw; and</p> <p>THAT Council direct staff to schedule the Public Hearing pending submission of the following to the satisfaction of the General Manager of Development Services:</p> <ul style="list-style-type: none"> • Proposed design and cross-section for the Glenrosa Road improvements; • Storm water management plan for the Glenrosa Road improvements, including details on storm detention facilities; • Revised servicing report, including design criteria and rationale for Glenrosa Road and any deficiencies associated with the required road standard; and • Proposal to assist with the construction of park improvements at Stonegate Park. 	C401/17

CONCLUSION

Given the applicant has provided a new plan for the improvements to Glenrosa Road that will not affect safety or consistency with the CDP, it is recommended that Council approve the extension request.

As per the Development Application Procedures Bylaw No. 0260, Council may extend the deadline for a period of one (1) year by passing a resolution to that effect to enable the applicant to complete the requirements for final adoption. A maximum of two (2) one-year time extensions may be granted by Council. This extension request is the second extension request submitted for the application. The request would extend the deadline to May 10, 2024, for the applicant to complete the requirements for final adoption. The requirements for final adoption can be found in Attachment 1; however the \$3,071 per lot/unit contribution to the future reservoir project is recommended to be updated based on current costs.

Alternate Recommendation to Consider and Resolve:

THAT Council deny an extension request for File: Z 17-02;

THAT Council rescind first, second and third readings to Zoning Amendment Bylaw No. 0154.56, 2017 (File: Z 17-02), and abandon the bylaw; and

THAT Council direct staff to close File Z 17-02 and associated file DVP 17-15.

If Council chooses this option the file would be closed, and the applicant would not be able to apply for a similar application for a period of six months.

REVIEWED BY

Bob Dargatz, Development Engineering Manager

Chris Oliver, Planning Manager

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager / Corporate Officer

APPROVED FOR THE AGENDA BY

Trevor Seibel, Deputy CAO

Powerpoint: Yes No

Attachments:

- A. June 27 2023 Extension #2 Council Report
- B. Applicant's Revised Road Improvement Plans and Explanation