



**CITY OF WEST KELOWNA**  
**MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING**

Wednesday, September 20, 2023  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

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

MEMBER ABSENT: Andy Smith

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

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**1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER**

The meeting was called to order at 9:31 a.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

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, August 16, 2023 in the City of West Kelowna Council  
Chambers**

It was moved and seconded

**THAT** the minutes of the Advisory Planning Commission meeting held Wednesday, August 16, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

**5. PRESENTATIONS**

**6. DELEGATIONS**

**7. UNFINISHED BUSINESS**

**8. REFERRALS**

**8.1 Z 23-07; Zoning Bylaw Amendment; 3715 & 3717 Hoskins Road, 2424  
Dobbin Road**

Highlights of the presentation include:

- Subject property is located in the Westbank Centre Neighbourhood;
- Current zoning is Single Detached Residential (R1);
- Land Use Designation is Westbank Urban Centre - Commercial Core;
- Surrounding uses include: Urban Centre Commercial (C1) and Service Commercial Zone (C4);
- Subject property contains three properties (proposed lot consolidation), currently vacant with frontage on Hoskins Road and Dobbin (Highway 97) and rear lane;
- Proposal is a Zoning Bylaw Amendment to create a Comprehensive Development Zone to construct an eight-storey mixed use building in Westbank Centre with partially underground parking, two commercial units, 65 residential units (studio, one and two bedroom), and rooftop amenity space;

- Referred to various internal departments and external agencies with no concerns identified at this time;
- Key considerations include: the existing Single Detached Residential Zone (R1) does not permit an eight-storey mixed-use building. In addition, the Urban Centre Commercial Zone (C1) does not permit the development. As such a new comprehensive development zone is proposed to accommodate the development;
- Proposal is consistent with the newly adopted Official Community Plan Land Use Designation Westbank Urban Centre - Commercial Core Land Use Designation.

Questions on the presentation:

- How many storeys does the C1 designation allow? six storeys;
- Currently West Kelowna can only fight fires that are six storeys or less. When will a new fire plan come into effect? Fire Department will review the proposal and be able to provide more information;
- What is the tallest building in that area? Zones in that area allow up to six storeys. Unsure of the current tallest building.

*Applicant Brady Derksen from Lime Architecture provided a presentation and was available for questions:*

- Proposed development aligns with the City of West Kelowna's Official Community Plan;
- The property had three residential houses which were demolished in 2010 and is currently vacant;
- Proposal is to create sustainable, small footprint, infill development;
- Centrally located to transit, public amenities, grocery stores, personal services and Johnson Bentley;
- Includes two ground level commercial units, active car-share stall, EV charging for residents, large private balconies and common amenity spaces;
- Mid to high-density residential development with 65 units;
- Proposed number of parking stalls and size aligns with land use objectives and urban centre pedestrian focused environment.

Questions on the presentation:

- What type of use is a destination commercial unit? Market use, personal services or office space;
- Will residential units be for sale or rental? For sale;
- The allocated parking does not include enough parking for one stall per unit. Not all residents can have a car? We are anticipating a walkability component and not all units will have a vehicle;
- What is the target demographic? Individuals wanting to reduce their reliance on transportation;
- Would you consider building six storeys? Proposal is a six-storey building with rooftop amenities and a level below grade for parking. Zoning bylaw defines this as an eight-storey building.

Highlights of the discussion include:

- Concern with parking - ensuring there is enough parking allocation for suites and commercial parking spaces;
- Love the density; Making a statement with this large of a building in this neighbourhood. Is this the statement we want to make?;
- City of West Kelowna is not a walkable city at this time;
- West Kelowna is not ready to provide fire protection to this building height;
- Staff clarification: New Official Community Plan allows buildings up to 19 storeys. Conditions related to proposal could be identified at time of rezoning and time of building permit. Buildings wouldn't be constructed without the ability to provide protection through the Fire Department;
- City has approved an Official Community Plan with higher buildings and higher densities;
- This application is forward-thinking with walkability and car-share;
- Clarification question to Staff - Official Community Plan is approved but is there a purchasing plan in place for the Fire Department? The fire department has been consulted during the development of the Official Community Plan and are preparing in anticipation of up to 19-storey buildings;

- This application is for a proposed zoning amendment;
- Proposal provides housing that we need with a great walkability;
- Recommend support for this project, as it's a good direction for the city to move into;
- People will only start to change as parking becomes more difficult this could be a bridge to the future for increased walking and transit use;
- Can't support a building over six-storeys because we have no way to protect them;
- This is the type of development that we would like to see in this neighbourhood;
- From a parking stand point, this is not impacting a residential neighbourhood;
- Walkability is great but many people rely on things outside of Westbank Hub.

it was moved and seconded

**THAT** the Advisory Planning Commission recommend support for file Z 23-07, Zoning Bylaw Amendment, 3517 & 3717 Hoskins Road, 2424 Dobbin Road.

DEFEATED; Members J. Gluska, M. Smith and B. Simpson opposed

## **8.2 Z 23-08, Zoning Bylaw Amendment, 1018 West Kelowna Road**

Highlights of the presentation include:

- Subject property is located in the West Kelowna Estates/Rose Valley neighbourhood;
- Currently zoning is Single Detached Residential (R1) with an OCP Designation of Low Density Residential;
- Surrounding uses include: Single Detached Residential (R1), Parks and Open Space (P1) and Institutional and Assembly Zone (P2);
- Subject property is 1,080 m<sup>2</sup> with a single detached dwelling and garage;

- Application is for a site-specific text amendment to permit a carriage house in the form of a modular home in an R1 zone, and to allow a modular carriage house on a parcel less than 1,100m<sup>2</sup>;
- Purpose of the proposal is to allow the owner to live in the carriage house and to have the daughter to move into the main home;
- Manufactured homes are not a permitted use in the R1 zone or on a parcel smaller than 1,100 m<sup>2</sup>;
- The property requires three off-street parking spaces for a single family dwelling and one-bedroom carriage house;
- The property meets the parking spaces required under the zoning bylaw, but orientation to be determined;
- Referred to various internal departments and external agencies with no concerns identified at this time;
- Land Use Designation of Low Density Residential permits carriage houses use.

Questions on the presentation:

- Are we sure there is enough parking on site for this application? Staff will work with the applicant but we are confident that it can meet parking requirements;
- Rezoning because they are 20 sq. m. short? Yes;
- Rezoning specifically because it's a modular home? Yes;
- Do we have any other manufactured homes in that area? Do not believe so. The neighbourhood is predominantly zoned R1, which does not support manufactured home use;
- Question for the applicant: Is there a reason for choosing a manufactured home? No reason in particular besides ease of building it. One company instead of multiple trades;
- Anything upcoming about modular builds? Working on Housing Strategy to bring housing to market at a faster rate. Reviewing zones to possibly include modular housing.

Highlights of the discussion include:

- Parking can be accommodated within the property;

- Modular and manufactured homes - limits multiple trades and mess on site;
- Allows quicker turnaround into housing;
- Reality of carriage homes of modular construction is a good consideration to be included in zoning for the future.

It was moved and seconded

**THAT** the Advisory Planning Commission recommend support for file Z 23-08, Zoning Bylaw Amendment, 1018 West Kelowna Road.

CARRIED UNANIMOUSLY

## **9. CORRESPONDENCE AND INFORMATION ITEMS**

### **9.1 Decision Letter - TUP 23-01, Temporary Use Permit, 815 and 819 Douglas Road**

## **10. OTHER BUSINESS**

### **10.1 Staff Liaison Update**

Jayden Riley, Staff Liaison of the Advisory Planning Commission announced his resignation from the City of West Kelowna. At this time a new Advisory Planning Commission Staff Liaison has not been appointed, but information will be communicated to the APC members prior to the next meeting. The committee thanked Jayden and wished him luck on his future endeavors.

## **11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 10:28 a.m.

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CHAIR

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RECORDING SECRETARY