



# DEVELOPMENT APPLICATION

for 1179 Westside Road Kelowna, BC

---

PROPOSED ZONING  
October 2023



# Introduction

Oct 2023

AM File: 21-3087

## City of West Kelowna

2760 Cameron Rd  
West Kelowna, BC V1Z 2T6

## Re: Development Application 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 a Development Application and Zoning Amendment to facilitate a 15-lot single family strata subdivision on the following property:

### 1179 Westside Road

+/- 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 Assessment
- Function Servicing Report
- Watercourse Assessment Report

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

Sincerely,

APLIN & MARTIN CONSULTANTS LTD.

Prepared by:



Mitchell Stykalo, Mplan  
Planner  
MStykalo@AplinMartin.com  
Reviewed by:



Carlos Oliveira  
Planning Designer  
COliveira@AplinMartin.com



Angele Clarke, Mplan, RPP, MCIP  
Project Manager + Planning  
Aclarke@AplinMartin.com

# OKANAGAN LAKE

HIGHWAY 97

WESTSIDE ROAD

SUBJECT SITE



|||

1179 Westside Rd

# Table of Contents

---

## **Background + Context** **01**

Site Context	01
Attributes	01
Connectivity	03
Similar Development	04

---

## **Application Proposal** **05**

Application Intent	05
Zoning Amendment	05
Zoning Amendment Rationale	06
Development Permit Areas	06

---

## **Infrastructure** **08**

Proposed Subdivision Plan	08
Functional Servicing Report Overview	09
Appendix Table of Contents	10

# 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 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 2021 and 2022 with further work proposed following the McDougall Creek fires; and 3) unauthorized recreational use of the lands by area residents for the purpose of walking, hiking, and biking.

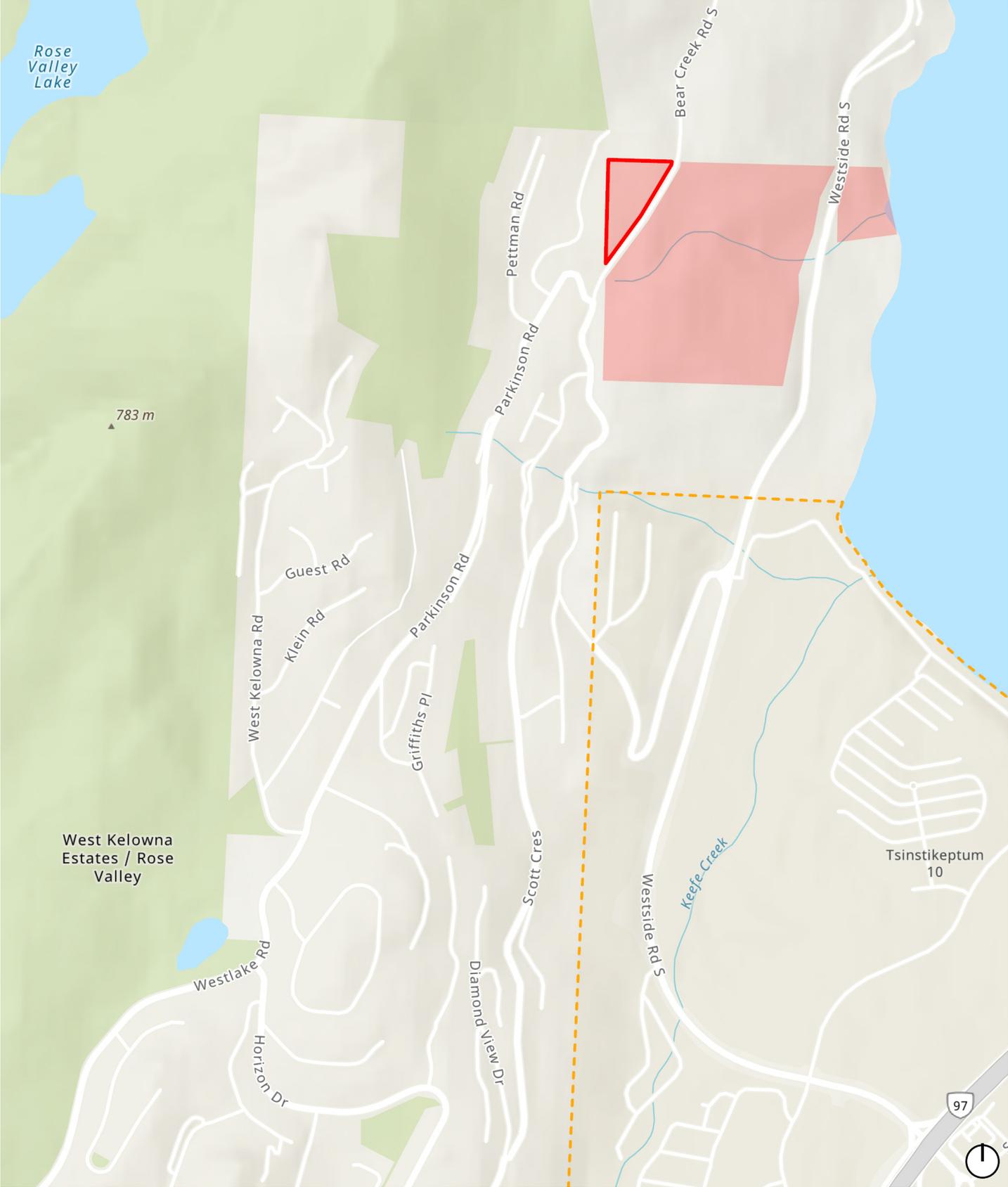
The proposed development land is a +/- 1.78 ha (4.39 ac) triangular portion on the northwest corner fragmented from the rest of the subject parcel by Bear Creek Road. The intent is to propose a zoning bylaw amendment to the develop the lands to facilitate a 15-lot bareland strata subdivision.

## 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.





Subject Site Application Lands Westbank First Nation IR10

Figure 1 | Location

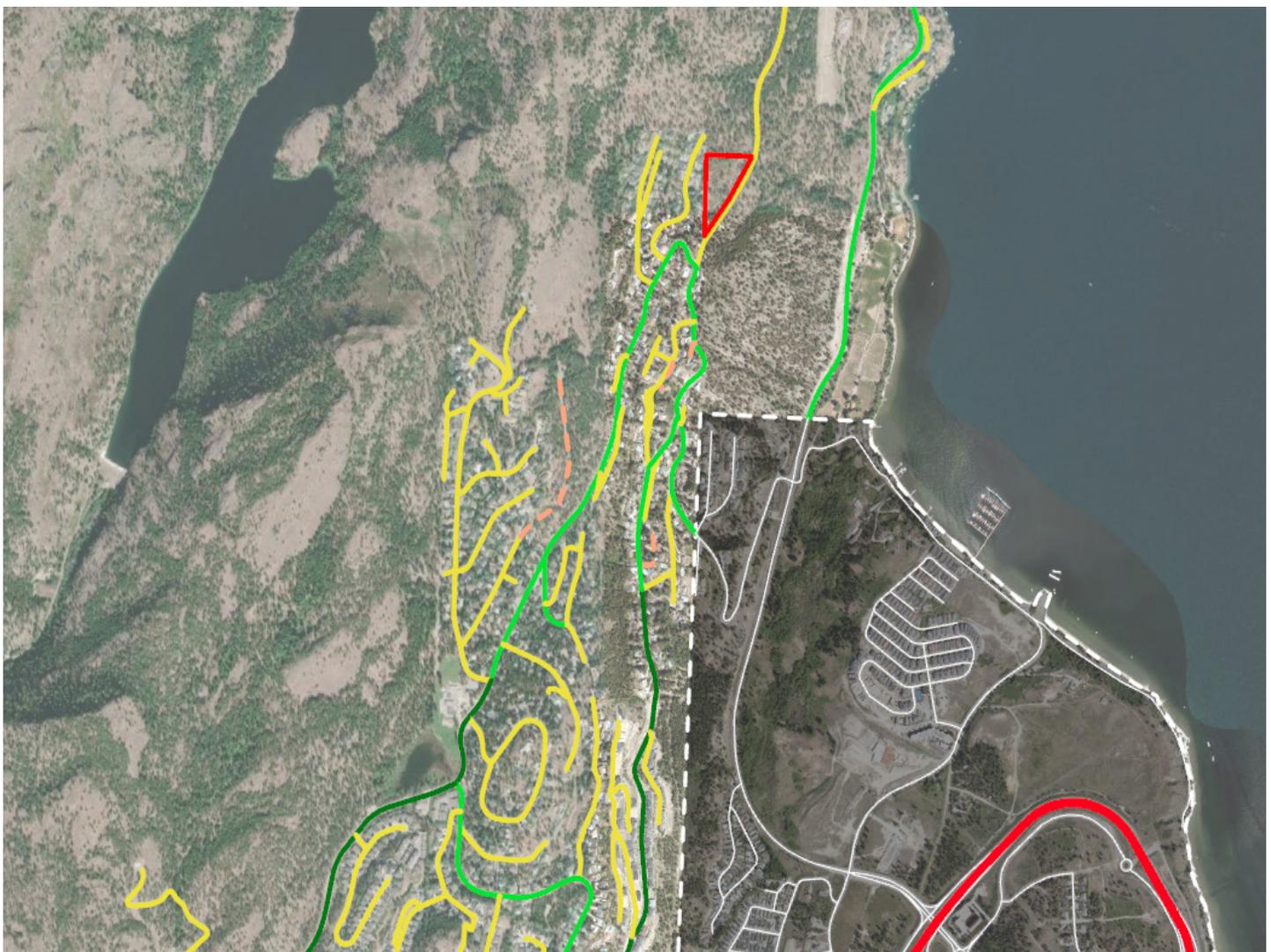
# 03

## Connectivity

Located in the City of West Kelowna, the proposed development area is approximately 8 km from downtown Kelowna and approximately 11.5 km to downtown West Kelowna and 4 km from Okanagan Lake Shopping Centre. The property is 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 approximately 1.9 km away and Mar Jok Elementary School is approximately 3.9 km away and West Kelowna Multi-sport Centre is approximately 4 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 1-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.



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

Figure 2 | Connectivity

## 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 October 24, 2023, Council provided final approval (adoption) for 1045 Bear Creek Road to rezone from rural residential- large parcel (RU4) to rural residential-small parcel (RU2) for an 8-lot subdivision. The OCP designation was amended from Raymer Comprehensive Development Area to Rural Residential.



# APPLICATION PROPOSAL

## Application Intent

The intent of this application is to amend the City of West Kelowna Zoning Bylaw 'Schedule B Zoning Bylaw Map' to facilitate future residential subdivision for 15 single-family residential lots. This will allow for an increase in the availability of residences in the area, at a time of difficulty for the region, where there is an increasing demand for houses of various types and sizes.

Below, we will discuss this zoning amendment.

## Zoning Amendment

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

The MGMT Group is proposing to amend the City of West Kelowna Zoning Bylaw No. 0265 as follows: Amend the approximately 1.78 hectares (4.39 acres) northwest triangle portion of 1179 Westside Road (Figure 5) from 'A1 - Agricultural Zone' to 'R1 - Single Detached Residential Zone' (Figure 6).

The proposed 'R1' zone will facilitate the development of 15 single-family homes, allowing for an increase in the overall availability of housing in the area, at a time when the region has experienced a significant loss of housing due to the wildfire situation in the area.



## Zoning Amendment Rationale

As previously mentioned, the purpose of the zoning amendment is to provide an increase in housing stock for the community, while remaining consistent with the surrounding context, becoming an extension of the existing neighborhood. This also addresses the urgent need for all types, forms, and sizes of housing to accommodate a wide variety of households, as indicated in the Housing Needs Assessment (HNA), 2022.

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%).

The ultimate desire is to rezone the subject lands from A1 to R1 to offer a total potential density of 15 single-family homes. Single family homes would be designed as a seamless extension of the existing neighborhood.

MGMT Group anticipates the submission of a subdivision application shortly following this zoning amendment application. Figure 5 on the following page offers a draft preliminary layout of the potential residential subdivision.



Figure 3 | Current Zoning

Figure 4 | Proposed Zoning

- |                                  |                                       |                                  |                                       |
|----------------------------------|---------------------------------------|----------------------------------|---------------------------------------|
| R1 - Single Detached Residential | A1 - Agricultural                     | R1 - Single Detached Residential | A1 - Agricultural                     |
| P1 - Parks and Open Space        | RU3 - Rural Residential Medium Parcel | P1 - Parks and Open Space        | RU3 - Rural Residential Medium Parcel |
| RU5 - Rural Resource             | RU4 - Rural Residential Large Parcel  | RU5 - Rural Resource             | RU4 - Rural Residential Large Parcel  |
| RU1 - Country Residential        |                                       | RU1 - Country Residential        |                                       |

## **Development Permit Areas**

The subject properties have four development permit areas of concern: Sensitive Terrestrial Ecosystem, Aquatic Ecosystem, Hillside and Wildfire Interface. 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 4 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.

Lakestream Environmental Services conducted a watercourse assessment of the subject property, and has determined that development will not be impacted by a watercourse. Regional and provincial mapping both show the presence of an unnamed stream, however, analysis provides evidence that this is a land depression, and no flow has ever occurred here. See Appendix 4 and 7 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. Further site specific work including infiltration testing is being in December 2023, and will be in place prior to subdivision application. See Appendix 3 for further details.

### **Wildfire Interface**

Since the adoption of the new Official Community Plan, the property is now within the wildfire development permit area. The Wildfire DPA requirements will be submitted, along with associated compliance.

# INFRASTRUCTURE

## Proposed Subdivision Plan



Figure 5 | Proposed Subdivision Plan

## 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 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, 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

## **ITEM 7**

WATERCOURSE ASSESSMENT REPORT