



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: December 20, 2023

From: Brad Clifton, Senior Planner

File No: Z21-05

Subject: **Z 21-05, OCP & Zoning Amendment, 3636 McIver Road (Zoning Adjustments)**

BACKGROUND

The applicant has requested some additional amendments to their Phase 3 subdivision lands to align existing zones to the center line of road. This is the consideration of this report.

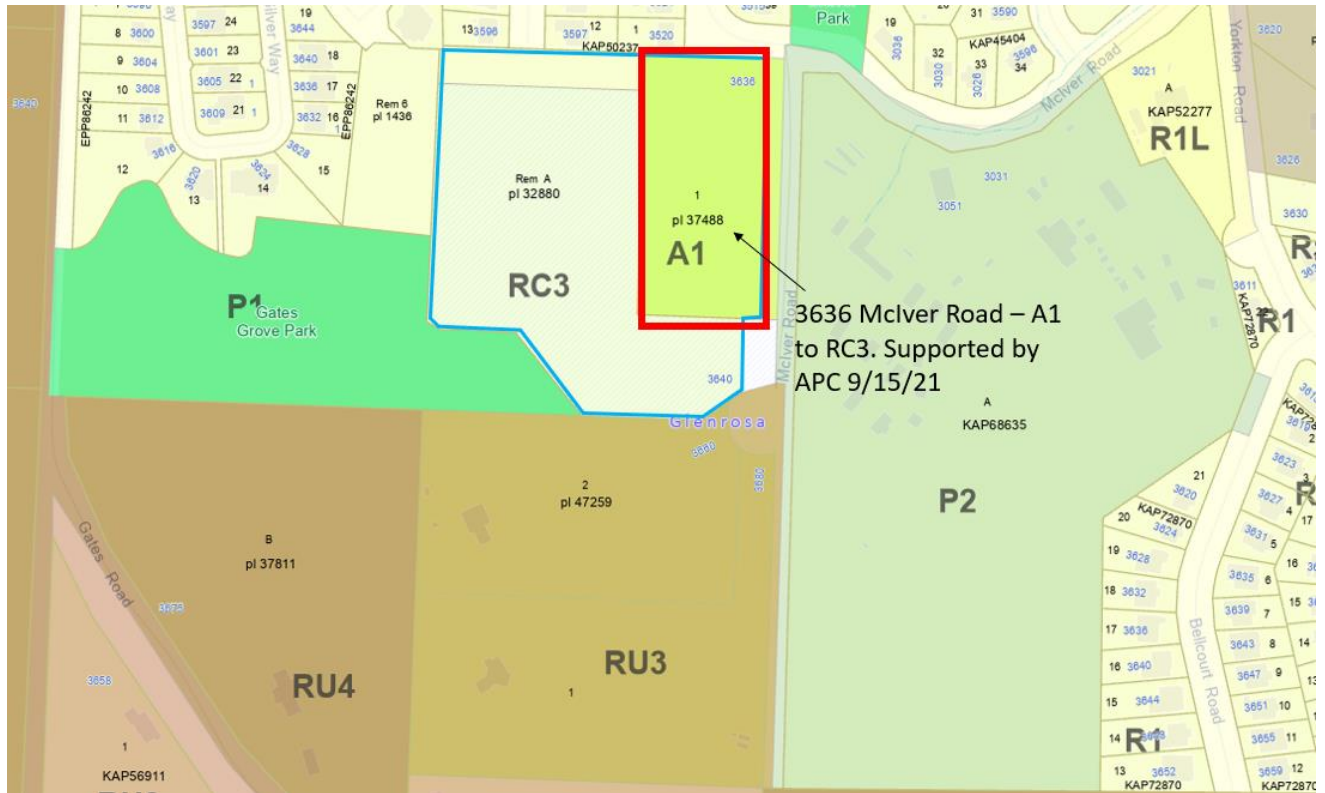
PROPERTY DETAILS

Address: 3636 McIver Road	
PID: 005-519-128	
Folio: 36414763.128	
Lot Size: 2.471 ac	
Owner: Glen Eagles Holdings Ltd	Agent
Current Zoning: RC3 / R1	Proposed Zoning: RC3/R1
Current OCP: Low Density Residential	Proposed OCP: Low Density Residential
Current Use: Single Detached Subdivision	Proposed Use: Single Detached Subdivision
Development Permit Areas: Hillside	
Hazards: N/A	
Agricultural Land Reserve: No	

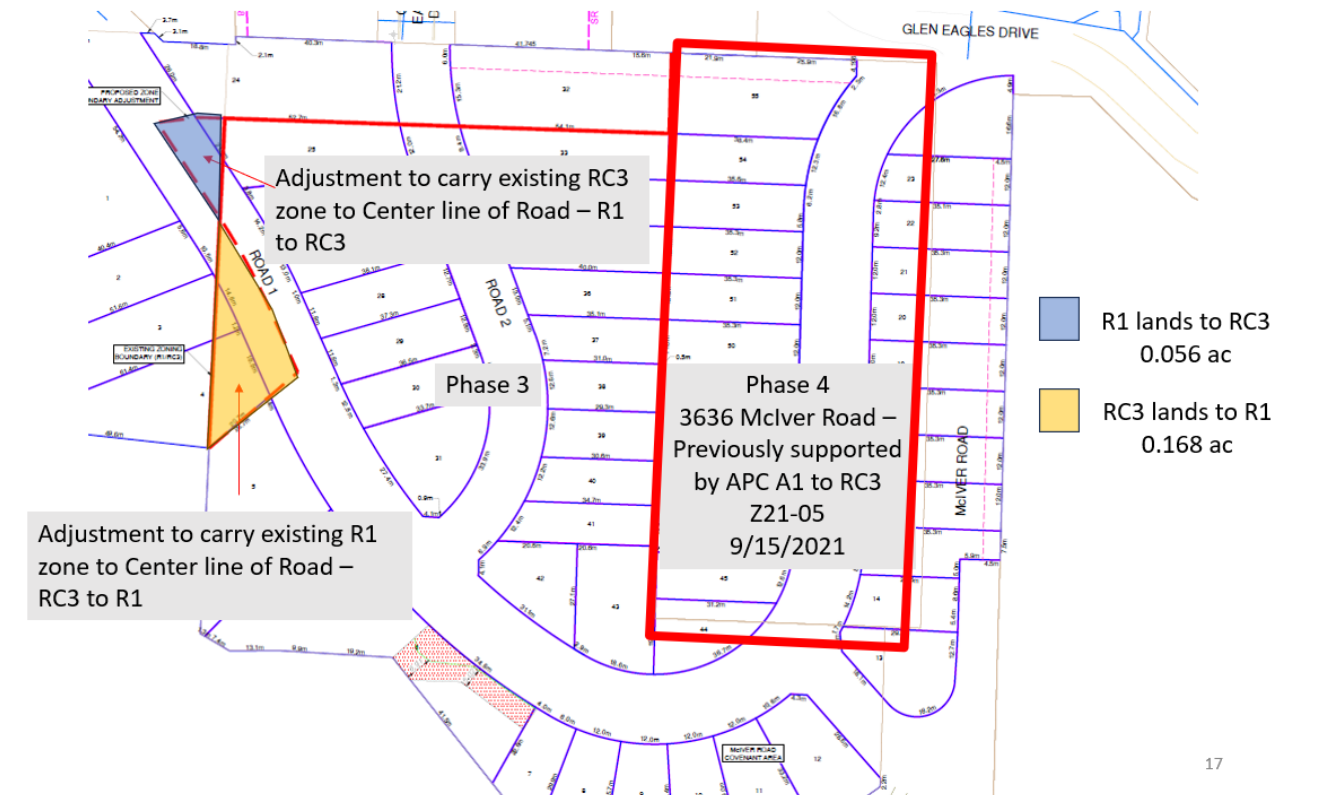
ADJACENT ZONING & LAND USES

North	^	R1 – Single Detached Residential
East	>	P2 – Institutional and Assembly Zone (campground)
West	<	RC3 – Compact Single Detached Residential
South	v	RC3 – Compact Single Detached Residential

CONTEXT / Previously Supported Amendments



PROPERTY / Additional Amendments



DISCUSSION

Proposal & Policy Considerations

The applicant is proposing a zoning boundary adjustment for their existing zoned RC3 and R1 parcels west of 3636 McIver Road (the subject application under file Z 21-05). This is new information based on their current active subdivision application SUB 21-02 (Phase 3) and was not discussed with the original application presented to the Advisory Planning Commission under file Z 21-05 September 15, 2021 (Phase 4). As the amendments are administrative in nature, we would like to include these adjustments to their existing rezoning application Z 21-05 and advance them together.

The applicant is proposing that 0.168 acres of RC3 land be rezoned to R1 (yellow hatch above) and 0.056 acres of R1 land be rezoned to RC3 (blue hatch above).

The proposed amendments align with the current city of West Kelowna Official Community Plan. Both adjustment areas fall under the Low Density Residential land use designation, which is supportive of single detached units and both the RC3 and R1 zones. Both zones permit single detached units.

As noted above, the Phase 4 lands under the original application Z21-05 appeared before the APC September 15, 2021. The Advisory Planning Commission recommend support for file Z 21-05, OCP A1 to LDR and Zoning Amendments from A1 to RC3.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The amendments are administrative in nature to align with City's Zoning Bylaw mapping. The existing uses are already present. The proposal also confirms with the City of West Kelowna Official Community plan.

Specific comments would be appreciated should the APC have any concerns with the proposed rezoning application, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Brad Clifton, Senior Planner

Powerpoint: Yes No

Attachments:

N/A