

## RE: Proposal for Rezoning and OCP Amendment for 3636 McIver Rd

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### *Introduction*

This application is to request rezoning from agricultural to single-family residential on the site located at 3636 McIver Rd. The subject site is currently vacant and is connected to an existing single-family residential neighbourhood in the Glenrosa area of West Kelowna.

### *Site Context and Land Use*

The subject site is currently zone A1 – *Agricultural Zone*. It is within the Agricultural land use designation as prescribed by the City of West Kelowna. The subject site is not being used for agricultural purposes but rather is being left vacant.



Figure 1: Neighbourhood Context Map.



Figure 2: The subject site, as seen from McIver Rd.

### *Zoning to RC3 (OCP Amendment)*

The subject site is located off Glen Eagles Drive and McIver Road. The applicant is requesting for the subject site to be rezoned from A1 - Agricultural to RC3 – Compact Single Detached Residential Zone. The uses surrounding the subject site are mainly single-family residential and institutional. Rezoning the subject site from A1 to RC3 provides an opportunity to allow for more residential units on the subject site, which will help support and utilize already existing city infrastructure and services. Rezoning the site will also better suite the neighbourhood context, especially since the abutting property is already zoned RC3. Lastly, rezoning this underutilized lot to a compact residential zone will align with the City of West Kelowna OCP's guiding principal to create compact, complete, and safe neighbourhoods. As the result, the impacts of rezoning this property and amending the OCP from "Agricultural" to "Single Family Residential" are believed by the applicant to be positive in nature.

### *Road Network Realignment & Traffic Study*

As part of this application (Phase 4), and the separate Phase 3 subdivision application uphill, the owner hired Creative Transportation Solutions Ltd to undergo a review of the existing & proposed road network connections in consideration of the Terms of reference provided by the City of West Kelowna. The report was completed as a draft for City review on April 28<sup>th</sup>, 2021, and reached the following findings:

- *"The proposed development will improve the overall network connectivity for existing and future residents as current Glen Eagles Drive residents only have McIver Road for access to Glenrosa Road whereas with the proposed development alternate access via Ranch Road and Gates Road will be possible. This network connectivity/redundancy will also facilitate access for all emergency services."*
- *"...from an emergency services perspective, the proposed development will provide a second point of access to the existing and future development via the new connection between Road 1 and Ranch Road."*
- The proposed intersection of the Glen Eagles Drive extension through the existing A1 land and McIver Rd is a safer alternative for traffic than the already dedicated McIver/McIver intersection. CTS noted that *"The proposed intersection sightlines are better than the existing sightlines by approximately 10 metres."* The 62m sight distance provided by the proposed intersection is approximately 19% longer than the McIver/McIver intersection.



Figure 3: Road Network Map.

### *Summary*

This application is to request rezoning from agricultural to single-family residential at 3636 McIver Rd. The subject site is in an already existing neighbourhood, that is primarily single-family residential. The development will improve road network connectivity and access for emergency services within the neighbourhood. The application believes that rezoning this site will better suite the neighbourhood context. The applicant kindly seeks support from Staff and Council.