



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: May 14, 2024

From: Ron Mattiussi, Interim CAO

File No: Z17-02

Subject: **Z17-02 Zoning Bylaw Amendment; Unaddressed Upper Glenrosa & Salmon Road (Adoption)**

Report Prepared By: Brad Clifton, Senior Planner

RECOMMENDATION to Consider and Resolve:

THAT Council rescind third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.56, 2017;

AND THAT Council give third reading as amended to City of West Kelowna Zoning Amendment Bylaw No. 0265.28, 2024;

AND FURTHER THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0265.28, 2024.

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

On May 8, 2018, Council gave third reading to Zoning Bylaw Amendment Application Z 17-02. This rezoning would facilitate the development of approximately 92 single-family units and 26 multi-family units. Several proposed conditions were read with third reading, including the registration of several covenants and Statutory Rights-of-Way (SRWs) to secure improvements to Glenrosa Road and Salmon Road, and to secure new parkland and trail connections. In order to facilitate the resolution of these conditions, council granted two one-year extensions extending over 2022-2024. The conditions established at third reading have now been addressed to the satisfaction of the City, with noted changes outlined in this report.

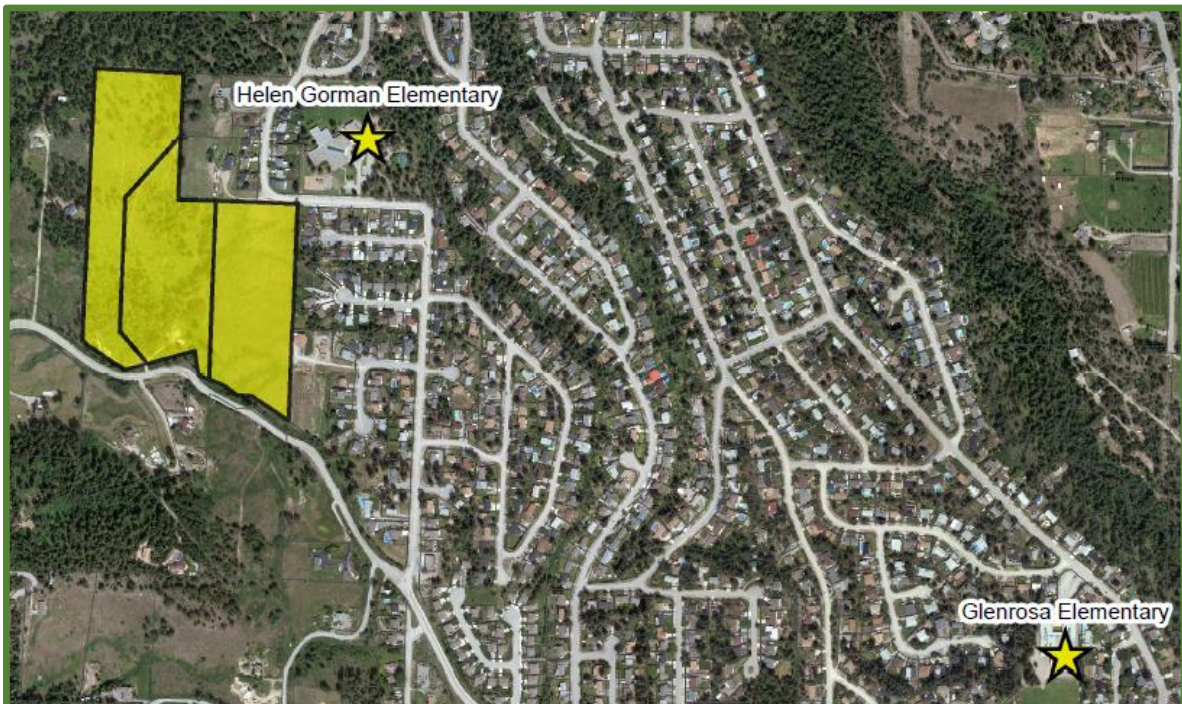
PROPERTY DETAILS

Address	3280, 3290 Glenrosa Road & Unaddressed Salmon Road		
PID	002-093-049,024-982-407,012-078-930		
Folio	36414641.807, 36414641.806,36414641.001		
Lot Size	+/- 30 acres		
Owner	Berezan Management (Glenrosa) Ltd.	Agent	David Mori 250-869-9639
Current Zoning	RU4	Proposed Zoning	P1,R1,R3
Current OCP	NAPP,LDR,MDR	Proposed OCP	N/A
Current Use	Vacant, 1 SFD	Proposed Use	Subdivision
Development Permit Areas	Aquatic, Form & Character, Hillside, Wildfire		
Hazards	N/A		
Agricultural Land Reserve	N/A		

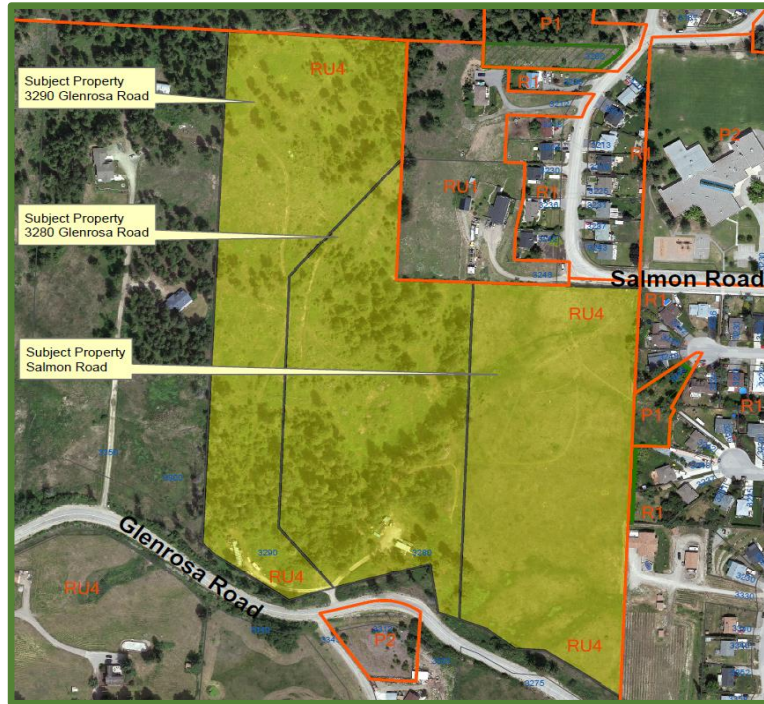
ADJACENT ZONING & LAND USES

North	^	Detached R1
East	>	Detached R1
West	<	Rural Residential RU4
South	v	Parks P2, Rural Residential RU4

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Overview of Proposed Zoning Amendments

The amendment proposes to rezone three 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). The zoning amendments align with the City of West Kelowna Official Community Plan.

One change since previous consideration is that third reading as amended is required due to an update to the City's Zoning Bylaw No. 0265. The original bylaws were written to amend the previous Zoning Bylaw 0154 and are no longer relevant.

Parkland Dedication

During the preparation of the various agreements necessary for fulfilling the third reading conditions, the parks department clarified that the P1 parkland dedication is

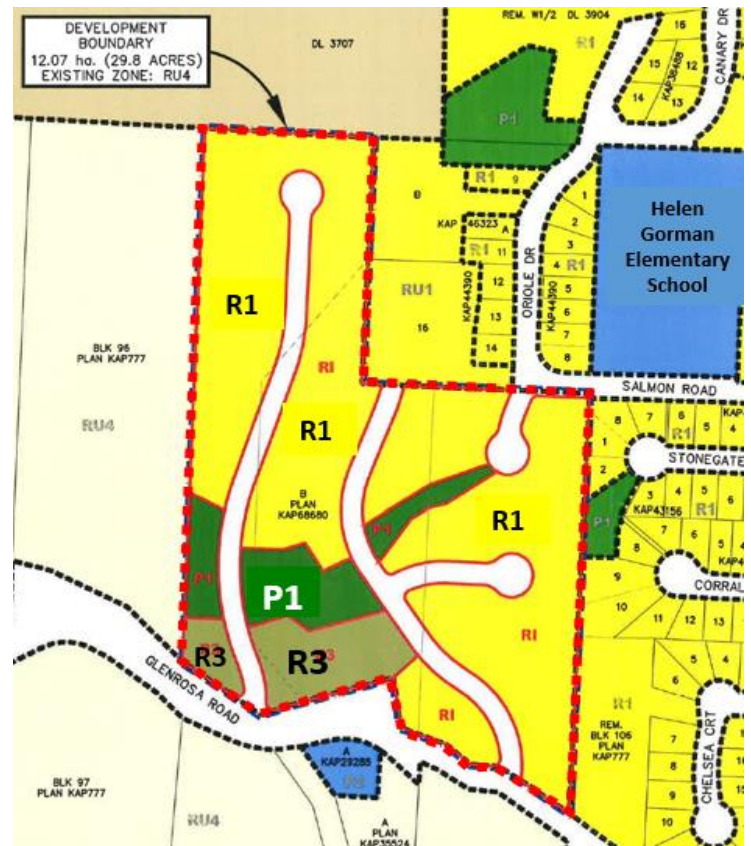


Figure 1: Proposed Zoning Amendments

no longer required. This decision aligns with the City's Parkland Acceptance Policy, as the P1 parkland is considered low-value parkland for retention. Parks noted their primary concern is to protect and secure the developments proposed trail access through the implementation of a Statutory Right of Way (SRW). Consequently, no P1 Zoned parkland areas will be dedicated to the city and will remain in private ownership. The construction of the proposed trails will be secured through the use of a Section 219 Covenant and Section 218 SRW for access.

Summary of Conditions

The following conditions were established at third reading and have been addressed to the satisfaction of city staff. Table 1 below outlines how these conditions were addressed:

Condition	Requirement	How Addressed
1	Submission of designs and cross-sections, cost estimate, and development agreement for the full width of the Glenrosa Road improvements	S219 Covenant
2	Submission of designs, cost estimate, and development agreement for all required off-site improvements related to a revised storm water management plan for the Glenrosa Road improvements	S219 Covenant
3	Submission of a design, cost estimate, and development agreement for the installation of curb extensions at crosswalk on Salmon Road fronting the elementary school	S219 Covenant
4	Registration of a covenant to require the construction of the Glenrosa Road improvements at time of subdivision	S219 Covenant
5	Registration of a covenant to require the construction of a pedestrian trail through the proposed P1 area at time of subdivision	S219 Covenant
6	Registration of a covenant to require a \$3,071 per lot/unit contribution to the future reservoir project	S219 Covenant
7	Registration of a statutory right of way to establish a pedestrian connection between Stonegate Park and the proposed residential subdivision	S218 Statutory Right of Way
8	Dedications of land to accommodate improvements to Glenrosa Road per above agreements	S219 Covenant
9	Dedication of land for the proposed Parks and Open Space (P1) area	S218 Statutory Right of Way
10	Financial contribution of \$35,000 to assist with the construction of park improvements at Stonegate Park	Financial contribution

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
September 26, 2023	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.	C330/23
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	<p>THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.56, 2017 (File: Z 17-02); and</p> <p>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</p> <p>THAT Council authorize the issuance of a Variance Permit (File: DVP 17-15) for 3280 and 3290 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).</p>	C127/18
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>	C401/17

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- 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.
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CONCLUSION

The above conditions have since been satisfied; therefore, staff recommend that Council adopt the proposed amendment bylaws.

REVIEWED BY

Chris Oliver, Planning Manager

Brent Magnan, Director of Development Approvals

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Ron Mattiussi, Interim CAO

Powerpoint: Yes No

Attachments:

Attachment 1 – Detailed Zoning Conditions

Attachment 2 – Zoning Amendment Bylaw 0265.28, 2024