



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

Wednesday, February 14, 2024  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Anthony Bastiaanssen, Chair  
Joe Gluska  
Melissa Smith

MEMBER ABSENT: Nicole Richard  
Andy Smith

Staff Present: Brad Clifton, Senior Planner  
Natasha Patricelli, Recording Secretary  
April Pearson, Receptionist

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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.

**1.1 Appointment of Chair**

It was moved and seconded

**THAT** Anthony Bastiaanssen be appointed as Chair for 2024.

CARRIED UNANIMOUSLY

## **1.2 Appointment of Vice Chair**

It was noted that according to the Advisory Planning Commission Bylaw No. 0098, a Vice Chair may be appointed at any particular meeting in the absence of the Chair.

## **2. INTRODUCTION OF LATE ITEMS**

### **2.1 Add Item 10.1 Status Update on Applications Discussion**

## **3. ADOPTION OF AGENDA**

It was moved and seconded

**THAT** the agenda be adopted as amended.

CARRIED UNANIMOUSLY

## **4. ADOPTION OF MINUTES**

### **4.1 Minutes of the Advisory Planning Commission meeting held Wednesday, December 20, 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, December 20, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

## **5. PRESENTATIONS**

## **6. DELEGATIONS**

## **7. UNFINISHED BUSINESS**

## **8. REFERRALS**

### **8.1 Z23-11; OCP & Zoning Bylaw Amendment, 2734-2736 Lower Glenrosa Road**

Highlights of the presentation include:

- Subject properties are located in the Glenrosa neighbourhood;

- Currently zoned is Rural Residential Small Parcel (RU2) and Institutional Assembly (P2) with Land Use Designation Resource Lane (RL) and Low Density Residential;
- Surrounding uses include: Detached/Community Centre and Hwy 97 and Industrial;
- Properties are not located within the ALR and parcel size is 6.44 acres currently with two detached homes;
- Proposal is to amend the OCP from Resource Land and Low Density Residential to Medium Density Residential;
- Proposal is to amend the zoning from Rural Residential Small Parcel/Institutional Assembly to Low Density Multiple Residential Zone (R3) to permit townhouses;
- Applicant rationale includes proposal adds additional housing units, addresses stormwater issue and provides offsite upgrades to improve sidewalk connections and water system;
- Exempt from parkland dedication requirements but applicant is including lands to complete linear corridor connections;
- Prior application (Z 17-18) considered by APC and Council with several items raised for discussion:
  - Emergency Egress
  - Stormwater Conveyance
  - Protection of steep slopes
- Application has been referred to various internal departments and external agencies with no concerns;
- Staff are advancing an alternative route for an emergency egress within the Glenrosa neighbourhood.

Questions on the presentation:

- Based on low density multiple residential - what is the maximum number of units able to be placed on this property? Current designation would not permit townhomes. This would be reviewed at time of form and character Development Permit stage.

- Why did previous application not move forward? Council had concerns with emergency egress and wanted staff to explore alternative options.

Highlights of the discussion include:

- Proposal is one amount but would prefer to know the maximum units allowed;
- Application was previously approved by Advisory Planning Commission;
- Density is needed;
- Parkland and trail access does not add value;
- Lack of parking but not part of zoning.

It was moved and seconded

**THAT** the Advisory Planning Commission recommend support for File Z23-11; OCP & Zoning Amendment, 1179 Westside Road.

CARRIED UNANIMOUSLY

## **8.2 Z23-12; OCP & Zoning Bylaw Amendment: Unaddressed Boucherie Road**

Highlights of the presentation include:

- Subject property is located in the South Boucherie neighbourhood;
- Currently zoned Agricultural Zone (A1) and Land Use Designation is Low Density Residential;
- Surrounding uses include: Low Density Multiple Residential Zone (R3) with site specific (permits apartments), Low Density Multiple Residential Zone (R3) and Duplex Residential Zone (R2) and Agricultural Zone (A1);
- Subject property is not located in the ALR, approximately 0.26 acres and is currently vacant with no present agriculture use;
- Proposal is to amend the OCP from Low Density Residential to Medium Density Residential;

- Proposal is to rezone from Agricultural Zone (A1) to Low Density Multiple Residential Zone (R3) with site specific (permits apartments);
- Applicant's rationale is to align designation and zoning with property to the north - both properties to be consolidated into a larger parcel for multi-family townhouse development;
- Subject property is located partially within steep hillside terrain, small in size and fragmented from other agricultural lands; the present agricultural zone is not the most appropriate zone;
- The proposal will not have a negative impact on the farm uses in the area;
- No historic agricultural uses have been conducted on this parcel; There are no farm uses to protect, enhance or promote;
- Boucherie Road provides a buffer to surrounding agriculture parcels;
- Referred to various internal departments and external agencies with no concerns identified;
- The existing Low Density Residential Land Use Designation in the City's OCP does not permit multi-family development. A OCP Amendment is required to the Medium Density Land Use Designation;
- The existing Agricultural Zone (A1) does not permit multi-family development. A rezoning is required;
- AAC approved application on February 7, 2024;
- Parent parcel is already zoned subject to form and character Development Permit.

Questions on the presentation:

- What is the maximum height with rezoning? Parent parcel is already zoned so this would consolidate with parent parcel; Surrounding uses would be compatible;
- Suggestion to include current and proposed density and height in presentations moving forward as a reference point.

Highlights of the discussion include:

- Concern with precedent setting however has been set already with parent parcel;
- Underutilized property.

It was moved and seconded

**THAT** the Advisory Planning Commission recommends support for file Z23-12; OCP & Zoning Bylaw Amendment: Unaddressed Boucherie Road.

CARRIED UNANIMOUSLY

### **8.3 OCP24-01; Official Community Plan Amendment, Gates Road**

Highlights of the presentation include:

- Subject property is located in the Glenrosa neighbourhood;
- Current zoning is Rural Residential Large Parcel (RU4) and Land Use Designation is Rural Residential (RR);
- Surrounding uses include: Rural Residential and Low Density Residential;
- Property is not located in the ALR and is approximately 31 acres and currently vacant;
- Proposal is to amend the OCP from Rural Residential (RR) to Medium Density Residential (MDR) to permit townhouses;
- Applicant rationale includes additional housing units, unique land lease structure for townhome purchase and private services;
- The current City of West Kelowna OCP, Provincial regulations supporting Small Scale Multi-Unit Housing (SSMUH) Initiative, Regional Growth Strategy bylaw were reviewed;
- Application was referred to various internal departments and external agencies - comments received from Regional District and Fortis;
- One submission was received focusing on traffic, impacts to existing water system and impact on natural areas;
- The proposal does not align with the Regional Growth Strategy;

- Planned growth has already been accommodated for within growth boundary limits of the current OCP;
- Proposal is not in alignment with policies in the OCP related to the Rural Residential Designation and Growth Boundary;
- Significant technical review is required if the application advances further - including connection to municipal services and traffic impacts.

Questions on the presentation:

- How did this application get to the APC if it doesn't fit within current OCP for development? Applicant is seeking Council's interest/consideration to see if adjustment of growth boundary is possible.
- Why is this not supported outside of growth boundary? Rural residential areas have their own policies around subdivision however growth boundary sets limit for where the City has accommodated for future growth.

Highlights of the discussion include:

- APC to determine if supportive for expansion of growth boundary for the City;
- Identified it does not meet with the City's recent OCP; City has already set growth boundaries for the next 20 years;
- Like the idea of different development;
- Stretching city resources to accommodate application;
- Not against development;
- Cost for servicing property would have to be consumed by developer;
- Application is just being explored;
- Consideration for school capacity.

It was moved and seconded

**THAT** the Advisory Planning Commission recommend support for file OCP24-01; Official Community Plan Amendment, Gates Road.

DEFEATED; Members J. Gluska, A. Bastiaanssen and M. Smith opposed

**9. CORRESPONDENCE AND INFORMATION ITEMS**

**9.1 Decision Letter - Z 22-05, Zoning Amendment, 1179 Westside Road**

**9.2 Decision Letter - Z 22-09, Zoning Amendment, 3349 Glenrosa Road**

**9.3 Decision Letter - Z 23-04, Zoning Amendment, 2004 Bartley Road**

**10. OTHER BUSINESS**

**10.1 Status Update on Applications Discussion**

At the previous meeting the Commission asked Staff to bring forward a list showing the status and updates of the applications seen by the Commission. At the meeting, staff displayed a spreadsheet of the decision letters on this agenda which contained a brief summary of the application, the resolution from the Advisory Planning Commission and Council's final decision. It was decided to include a one-page summary spreadsheet as an informational item instead of including official decision letters on future agendas.

**11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 10:26 a.m.

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CHAIR

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RECORDING SECRETARY