



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: July 23, 2024

From: Ron Mattiussi, Interim CAO

File No: Z 23-01

Subject: **Z 23-01; Zoning Bylaw Amendment (Third Reading); 1179 Westside Road**

Report Prepared By: Cam Graham, Planner II

RECOMMENDATION to Consider and Resolve:

THAT Council give third reading as amended to City of West Kelowna Zoning Amendment Bylaw No. 0265.15, 2023;

AND THAT Council direct staff to schedule Zoning Bylaw Amendment No. 0265.15, 2023 for adoption following:

- Approval of the bylaw by the Ministry of Transportation and Infrastructure.
- Registration of a covenant that includes preliminary design and cost estimates to secure: Upsizing approximately ~500 m of watermain along Parkinson Road and related water infrastructure improvements.

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

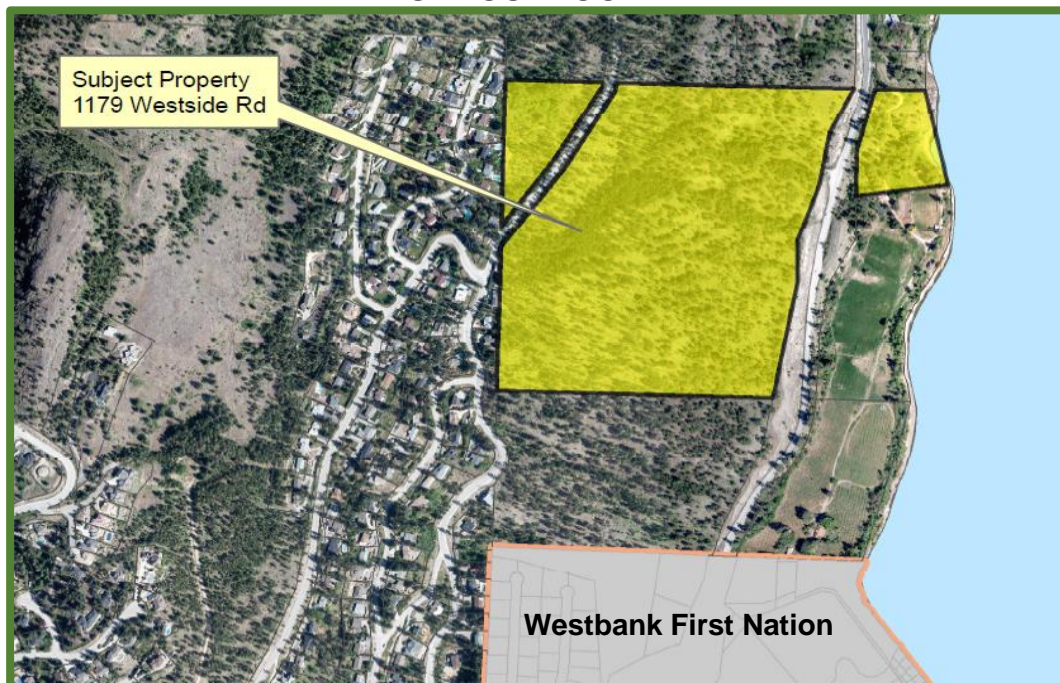
The applicant has applied to rezone a portion of the subject property to facilitate an approximate 15 lot subdivision. The Zoning Bylaw amendment application was given first and second reading on December 12, 2023. Since first and second reading, Council has adopted changes to the Zoning Bylaw required under provincial small-scale multi-unit housing legislation (Bill 44). As a result, the Single Detached Residential Zone (R1) is now the Single Detached and Duplex Residential Zone (R1). Third Reading as amended for the attached bylaw has been included to reflect the new bylaw language for the R1 Zone.

PROPERTY DETAILS			
Address	1179 Westside Road		
PID	008-819-823		
Folio	36413204.000		
Lot Size	57.433 acres (232423 sqm)		
Owner	Homestar Investments Ltd.	Agent	Aplin Martin Consultants Ltd.
Current Zoning	Agricultural Zone (A1)	Proposed Zoning	Single Detached Residential (R1)
Current OCP	Low Density Residential (<i>upper third (triangle) portion</i>) Comprehensive Development Areas (<i>lower two thirds</i>)	Proposed OCP	N/A
Current Use	Vacant	Proposed Use	Residential
Development Permit Areas	Hillside, Wildfire Interface, and Sensitive Terrestrial Ecosystem		
Hazards	Hillside, Wildfire Interface, and Sensitive Terrestrial Ecosystem		
Agricultural Land Reserve	Yes (<i>portion of lower third only</i>)		

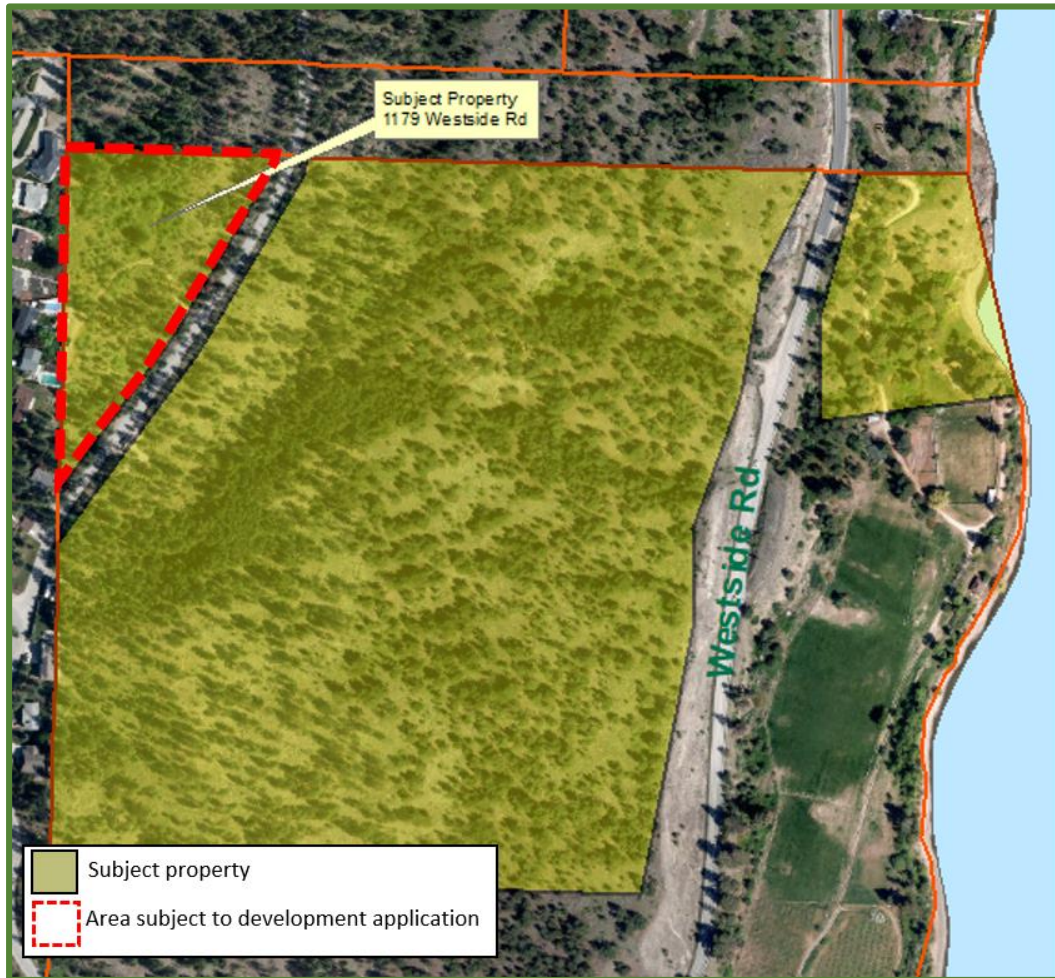
ADJACENT ZONING & LAND USES

North	^	Rural Residential Medium Parcel Zone (RU3)
East	>	Recreational Water Use Zone (W1)
West	<	Single Detached Residential (R1)
South	v	Agricultural Zone (A1)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Two conditions are being proposed prior to adoption of the Bylaw. Due to the proximity of the application to a controlled access highway, MOTI approval is required. In addition, due to water infrastructure deficiencies in the area, the applicant is required to complete infrastructure improvements for ~500m of watermain and other related works along Parkinson Road. These works will need to be completed to facilitate the subsequent subdivision of the property. The applicant has agreed to complete all necessary works.

It was also previously identified that the applicant may need to complete off-site stormwater works. More detailed design has been completed which identifies that no additional off-site stormwater works are required and can instead be managed through frontage works required at subdivision.

The property has also completed their water services area petition which was adopted at the April 23, 2024 Council meeting.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
December 12, 2023	THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0265.15, 2023	C412/23

Alternate Recommendation to Consider and Resolve:

1. **THAT** Council postpone third reading of Zoning Amendment Bylaw No.0265.15, 2023 (File Z 23-01).

Should Council postpone consideration of the proposed amendment bylaw, further direction to staff on how to proceed is requested.

2. **THAT** Council deny Zoning Amendment Bylaw No. 0265.15, 2023 (File Z 23-01); and

AND THAT Council direct staff to close the file.

Should Council deny the proposed amendment bylaw, the applicant may not apply for a similar application for a period of six (6) months in accordance with Development Applications Procedures Bylaw No. 0260, 2018.

REVIEWED BY

Chris Oliver, Planning Manager

Brent Magnan, Director of Development Approvals

APPROVED FOR THE AGENDA BY

Ron Mattiussi, Interim CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. Zoning Amendment Bylaw No. 0265.15