



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, July 17, 2024
COUNCIL CHAMBERS
3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

MEMBERS PRESENT: Anthony Bastiaanssen, Chair
Joe Gluska
Nicole Richard
Andy Smith
Melissa Smith

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

1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER

The meeting was called to order at 9:30 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.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Advisory Planning Commission meeting held Wednesday, June 19, 2024 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes of the Advisory Planning Commission meeting held Wednesday, June 19, 2024 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 Z24-03, OCP & Zoning Bylaw Amendment: 2971 Gorman Road

Highlights of the presentation include:

- Subject property is 2.9 ha (7.3 acres) located in the Glenrosa neighbourhood;
- Surrounding uses include: Single Detached Residential Zone (R1), Country Residential (RU1), Low Density Residential (LDR) and Institutional - Glenrosa Middle School (P2);
- The proposal is a OCP and Zoning amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) and Rural Residential Small Parcel (RU2) to Low Density Multiple Residential Zone (R3) to build townhouses and duplexes;
- Applicant rationale includes: diverse housing options, community amenities, privacy and buffering and within walking distance to schools;
- Site Plan proposes 117 residential units;
- Environmentally Sensitive Areas impact is supported by dog park, pickleball courts and walking paths and trails;
- With recent Provincial legislation changes, an R1 subdivision would allow for 34 lots with 4 units per lot for a total of 136 dwelling units

with no OCP amendment required. R3 would allow for a less dense subdivision;

- Engineering Servicing considerations and upgrades included connection to municipal services, road upgrades along Gorman Road, overland storm flow and collaboration with neighbouring parcels to properly direct storm water;
- Application has been referred to various internal departments and external agencies with comments received from the Fire Department regarding emergency egress lane considerations and Development Engineering to consider pedestrian updates to Glenrosa Middle School;
- Application will require Development Permits at time of consideration.

Questions on the presentation include:

- Will there be road parking? Parking is considered at time of Development Permits;
- Is there individual property waste management collection? It would likely be private pick up. The site plan is conceptual and this would be reviewed at a later date;
- What is the maximum allowable number of units on this property? 0.75 FSR depending on unit configurations and parking considerations;
- Proposal of townhouses means no secondary suites? Correct;
- Single Family lots could have multiple suites? Correct;
- At what point is storm water determined? Prior to third reading conditions going to council for consideration, then they become legal documents and once they're settled they would go to council for adoption.

Highlights of the discussion include:

- A similar application to the referral that was reviewed at the last APC meeting;
- Support for development in this area;

- Interesting changes with provincial legislation - R1 could result in larger density than an R3 zone.

It was moved and seconded

THAT the Advisory Planning Commission recommend support for file Z 24-03, OCP and Zoning Bylaw Amendment, 2971 Gorman Road.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 9:51 a.m.

CHAIR

RECORDING SECRETARY