



## DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: November 26, 2024

From: Ron Bowles, Chief Administrative Officer

File No: Z 21-05

Subject: **Z 21-05 OCP and Zoning Bylaw Amendment (3636 McIver Road)**

Report Prepared By: Chris Oliver, Planning Manager

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**RECOMMENDATION** to Consider and Resolve:

**THAT** Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0265.23, 2024.

**AND THAT** Council adopt City of West Kelowna OCP Amendment Bylaw No. 0300.03, 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**

The proposal for 3636 McIver Road involves amending the Official Community Plan (OCP) and Zoning Bylaw to change the land use designation from Agricultural to Low Density Residential and the zoning from Agricultural (A1) to Compact Single Detached Residential (RC3). The property, which is 2.47 acres and currently undeveloped, was excluded from the Agricultural Land Reserve (ALR) in 2013. The proposed amendments would facilitate the development of Phase 4 (final phase) of the Glen Eagles subdivision, allowing for 20 single-detached residential units.

### **DISCUSSION**

#### Summary of Conditions

On March 26, 2024, at time of third reading, Council directed staff to schedule the amendment bylaw for consideration of adoption following registration of a Section 219 Covenant to secure servicing and infrastructure improvements including:

- Frontage improvements along Mclver Road per existing covenant CA3050232
- Proportional contribution toward a future left-turn lane at the intersection of Glenrosa Road and Mclver Road;
- Proportional contribution toward a pathway or sidewalk on Mclver Road to connect the development to Glenrosa Road;
- Connection of the pedestrian pathway in Phase 3 through Phase 4 to Mclver Road;
- Prepare and submit a Stormwater Management Plan to address catchment areas within the subject property, future upstream phases, and existing phases that are currently detained by the temporary stormwater management constructed within Phase 2 of the Glen Eagles Subdivision and
- Clean the ditch and repair collapsed culverts in the south ditch on Mclver Road.

All items noted above have been satisfied, and the conditions of third reading have been met. The bylaw can now be considered for adoption.

### COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
March 12, 2024	<p><b>THAT</b> Official Community Plan Amendment Bylaw No.300.03, 2024 be given first and second reading;</p> <p><b>AND THAT</b> Zoning Amendment Bylaw No. 0265.23, 2024 be given first and second reading;</p> <p><b>AND FURTHER THAT</b> Official Community Plan Amendment Bylaw No.300.03, 2024 and Zoning Amendment Bylaw No. 0265.23, 2024 be forwarded to a Public Hearing.</p>	<b>C088/24</b>
March 26, 2024	<b>Public Hearing</b>	<b>N/A</b>
March 26, 2024	<p><b>THAT</b> Council give third reading to OCP Amendment Bylaw No. 300.03,2024 &amp; Zoning Amendment Bylaw No. 0265.23, 2024 (File Z 21-05)</p> <p><b>THAT</b> Council direct staff to direct staff to schedule the bylaws for consideration of adoption following registration of a Section 219 Covenant to secure servicing and infrastructure works as a condition of zoning, including preliminary design and cost estimates to the satisfaction of the City and as described in this report for the following:</p> <ul style="list-style-type: none"> <li>• Frontage improvements along Mclver Road per existing covenant CA3050232 (a new covenant will be registered on title to 3636 Mclver)</li> </ul>	<b>C105/24</b>

- Proportional contribution toward a future left-turn lane at the intersection of Glenrosa Road and McIver Road;
- Proportional contribution toward a pathway or sidewalk on McIver Road to connect the development to Glenrosa Road;
- Connection of the pedestrian pathway in Phase 3 through Phase 4 to McIver Road;
- Prepare and submit a Stormwater Management Plan to address catchment areas within the subject property, future upstream phases, and existing phases that are currently detained by the temporary stormwater management constructed within Phase 2 of the Glen Eagles Subdivision and
- Clean the ditch and repair collapsed culverts in the south ditch on McIver Road.

**REVIEWED BY**

Trevor Seibel, Deputy CAO/Deputy Corporate Officer

**APPROVED FOR THE AGENDA BY**

Ron Bowles, Chief Administrative Officer

Powerpoint: Yes  No

Attachments:

1. Zoning Amendment Bylaw No. 0265.25, 2024
2. OCP Amendment Bylaw No. 0300.03