



# DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: December 10, 2024

From: Ron Bowles, Chief Administrative Officer

File No: Z 23-09

Subject: **Z 23-09, Zoning Bylaw Amendment (2355 Marshall 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. 0265.22, 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

This application is a Zoning Bylaw amendment from the Manufactured Home Park Zone (RMP) to the Light Industrial (I1) Zone. The applicant has indicated they plan to redevelop the property with two light industrial buildings consisting of warehouse and office uses.

## DISCUSSION

### Summary of Conditions

On September 10<sup>th</sup>, 2024, at time of third reading, Council directed staff to schedule the amendment bylaw for adoption subject to:

- Approval of the bylaw by the Ministry of Transportation and Infrastructure;
- Registration of an environmental no build no disturb covenant on the existing natural area located in the northeast corner of the property;
- Registration of covenant that includes preliminary design and cost estimates to secure:
  - Land dedication and construction of a turnaround along Marshall Road.

- Marshall Road to be upgraded to meet Urban Local – 18.0m ROW standard.
- Watermain along Stevens Road to be upgraded to 300mm diameter, complete with additional hydrants to provide commercial/industrial spacing.
- Watermain along Marshall Road to be upgraded, complete with additional hydrants to provide commercial/industrial spacing.

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.
December 12, 2023	<p><b>THAT</b> Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0265.22, 2023</p> <p><b>AND THAT</b> Council direct staff to schedule a Public Hearing regarding the proposed zoning amendment.</p>	C411/23
January 23, 2024	Public Hearing	N/A
January 23, 2024	<p><b>THAT</b> Council postpone consideration of Zoning Bylaw Amendment No. 0265.22, 2023.</p> <p><b>THAT</b> Council direct staff to bring back options and or conditions which will further mitigate impacts to residents and owners, and address any additional considerations of Council.</p>	C051/24
July 9, 2024	<p><b>THAT</b> Council postpone consideration of the application pending confirmation that all remaining residents will be eligible to pursue compensation through the <i>Manufactured Home Park Tenancy Act</i>, or by mutual agreement between applicant and the residents.</p>	C202/24
Sept. 10, 2024	<p><b>THAT</b> Council give third reading to Zoning Bylaw Amendment No. 0265.22, 2023;</p> <p><b>AND THAT</b> Council direct staff to schedule Zoning Bylaw Amendment No. 0265.22, 2023 for adoption following:</p> <ul style="list-style-type: none"> <li>• Approval of the bylaw by the Ministry of Transportation and Infrastructure;</li> <li>• Registration of an environmental no build no disturb covenant on the existing natural area located in the northeast corner of the property;</li> <li>• Registration of covenant that includes preliminary</li> </ul>	C233/24

design and cost estimates to secure:

- Land dedication and construction of a turnaround along Marshall Road.
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**REVIEWED BY**

Brent Magnan, Director of Development Approvals

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. 0265.22, 2024