



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: January 14, 2025

From: Ron Bowles, Chief Administrative Officer

File No: P 22-08

Subject: **Zoning Bylaw No. 320 (Adoption)**

Report Prepared By: Carla Eaton, Senior Planner

RECOMMENDATION

THAT Council adopt “City of West of Kelowna Zoning Bylaw No. 0320, 2024”.

BACKGROUND

Council gave 1st and 2nd Reading to the proposed Zoning Bylaw No. 0320 on October 8, 2024, and a Public Hearing was held on November 5, 2024. Council gave 3rd Reading as amended to the bylaw on December 10, 2024, and the required Ministry of Transportation and Transit signature was given December 13, 2024.

As such, the proposed Zoning Bylaw No. 0320 is before Council for consideration of adoption (*Attachment 1*).

DISCUSSION

The recommended motion is based on the following:

- The Ministry of Transportation and Transit (formerly the Ministry of Transportation and Infrastructure) has reviewed and approved the bylaw as per section 52(3)(a) of the *Transportation Act*.
- The proposed bylaw as amended reflects Council direction on key issues and will enact the vision of the City’s Official Community Plan, as well as implementing elements from the Housing Strategy that enable housing opportunities across tenure, type, and form with a focus on mixed-use development within the City’s Urban and Neighbourhood Centres.
- Many of the other administrative changes will reduce duplication, remove obsolete language, simplify processes, and clarify new terms to reduce challenges in interpretation by the development community and staff which will aid in increased efficiency during application processing.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
Dec 10, 2024	THAT Council direct staff to amend the Density Bonus Rate from the 10% percent of estimated increase in land value with a rate of \$71.00/m ² (\$6.60/sf) to a specified rate of 25% of estimated increase in land value with a rate of \$177.50/m ² (\$16.50/sf).	C300/24
Dec 10, 2024	THAT Council direct staff to amend the Density Bonus Contributions for Housing, Table 3.17, to remove the exemption for 100% market rental for up to and including 12 storeys.	C301/24
Dec 10, 2024	THAT Council give third reading, as amended, to “City of West Kelowna Zoning Bylaw No. 0320, 2024.”	C302/24
Nov 5, 2024	Public Hearing held.	N/A
Oct 8, 2024	THAT Council give first and second reading to “City of West Kelowna Zoning Bylaw No. 0320, 2024.”	C252/24
Oct 8, 2024	THAT Council direct staff to schedule the bylaw for a Public Hearing.	C253/24

CONCLUSION

As the proposed bylaw addresses all previous Council direction and has received the required Provincial approval, it is recommended that Council consider adoption of Zoning Bylaw No. 0320. Should Council adopt the bylaw, it will come into effect immediately upon adoption.

REVIEWED BY

Brittany Nichols, Manager of Long Range Planning

Brent Magnan, Director of Community Development

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Ron Bowles, Chief Administrative Officer

Powerpoint: Yes No

Attachments:

1. Zoning Bylaw No. 0320