



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: January 14, 2025

From: Ron Bowles, Chief Administration Officer

File No: Z 23-01

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

Report Prepared By: Cam Graham, Planner II

RECOMMENDATION to Consider and Resolve:

THAT Council adopt to City of West Kelowna Zoning Amendment Bylaw No. 0265.15, 2023.

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 a potential 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 was amended for the attached bylaw to reflect the new bylaw language for the R1 Zone on July 23rd, 2024. The property has also completed its water services area petition, which was adopted at the Council meeting on April 23, 2024.

DISCUSSION

Summary of Conditions

On July 23, 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; and
- 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.

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	Res. 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
July 23, 2024	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: <ul style="list-style-type: none">• 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 ~500m of watermain along Parkinson Road and related water infrastructure improvements.	C213/24

REVIEWED BY

Chris Oliver, Planning Manager
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 Amendment Bylaw No. 0265.15