



# ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: January 15, 2025

From: Casey Loudoun, Planner I

File No: Z 24-05

Subject: **Z 24-05; Zoning Amendment; 2885 Weatherhill Rd**

## BACKGROUND

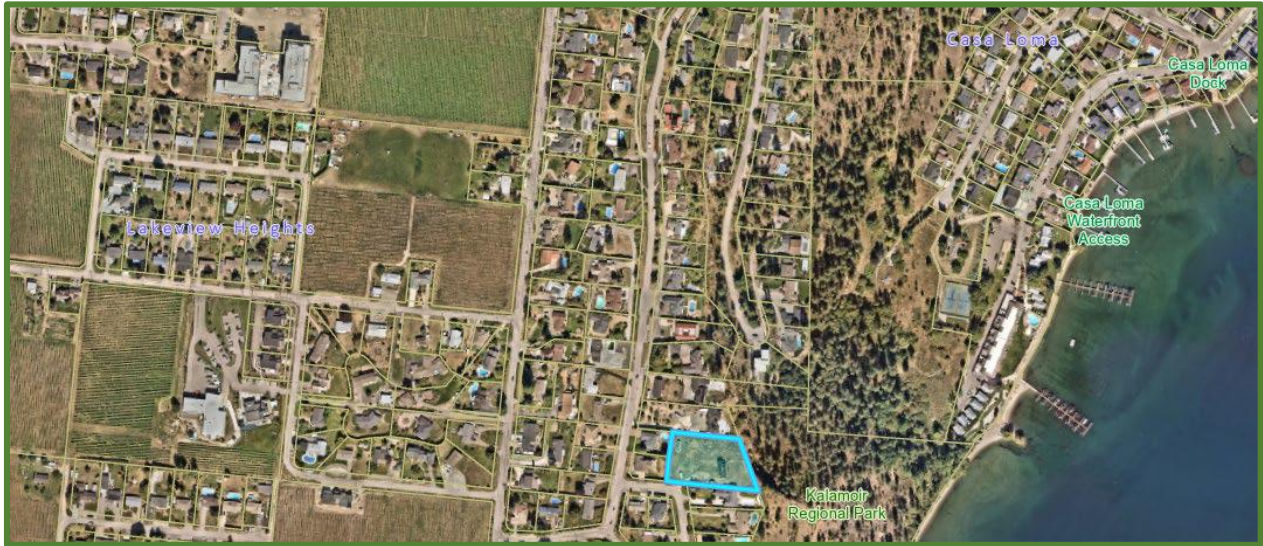
The subject property is located within the Lakeview Heights Neighbourhood and is a vacant residential lot. Surrounding areas to the north, west and south are zoned Single Detached and Duplex Residential Zone (R1). The subject property is zoned Large Parcel Single Detached and Duplex Residential Zone (R1L), sharing the same zoning as only one other property in the surrounding area. To the east, the subject property borders Kalamoir Regional Park with a vertical cliff drop-off. Tree clearing and demolition of a single-family dwelling has occurred on the property in the last few months. The proposal is to rezone from R1L to R1 with the intention of subdivision in the future.

PROPERTY DETAILS			
<b>Address</b>	2885 Weatherhill Rd		
<b>PID</b>	006-915-124		
<b>Folio</b>	36414306.000		
<b>Lot Size</b>	5,139 m <sup>2</sup>		
<b>Owner</b>	Rodney Hazard	<b>Agent</b>	Stephanie Leforte
<b>Current Zoning</b>	R1L – Large Parcel Single Detached and Duplex Residential Zone	<b>Proposed Zoning</b>	R1 - Single Detached and Duplex Residential Zone
<b>Current OCP</b>	Low Density Residential	<b>Proposed OCP</b>	Low Density Residential
<b>Current Use</b>	Vacant Lot	<b>Proposed Use</b>	Single Family Residential
<b>Development Permit Areas</b>	Hillside and Sensitive Terrestrial Development Permit Area on the east parcel boundary of the property. Wildfire Interface Development Permit Area over the property entirety.		
<b>Hazards</b>	East cliff face poses concerns for steep slopes and adjacent parkland		

## ADJACENT ZONING & LAND USES

<b>North</b>	^	R1 - Single Detached and Duplex Residential Zone, developed single family lots
<b>East</b>	>	P1 – Parks and Open Space, Kalamo Regional Park
<b>West</b>	<	R1 - Single Detached and Duplex Residential Zone, developed single family lots
<b>South</b>	v	R1 - Single Detached and Duplex Residential Zone, developed single family lots

## NEIGHBOURHOOD MAP



## PROPERTY MAP



## PROPOSAL:

The applicant is proposing a Zoning Bylaw amendment from Large Parcel Single Detached and Duplex Residential Zone (R1L) to Single Detached and Duplex Residential Zone (R1) to facilitate a conceptual subdivision of 4 to 5 lots (Attachment 1).

## DISCUSSION

### Policy & Bylaw Review

#### City of West Kelowna Housing Strategy

The proposed zoning amendment aligns with the City of West Kelowna's Housing Strategy. According to the Housing Needs Assessment, the City requires approximately 290 new housing units annually to accommodate the projected population growth between 2023 and 2031. By increasing density, the City can more effectively meet its annual housing target, support infrastructure investments, enhance walkability, and create vibrant, mixed-use communities that align with broader planning objectives.

Conceptual plans of subdivision propose a city road dedication that would accommodate subdivision of 4-5 lots that would consequently increase densities in the area. Without subdivision, the property is limited by the current frontage and would have no changes in density on the property.

#### Official Community Plan No. 0300

The proposed zone is consistent with the existing Low Density Residential land use designation. The existing zone of R1L and the proposed zone R1 are similar in regulations with the major differences being a reduced minimum parcel size for R1 zones (Table 1).

**Table 1. Zoning regulations comparison**

	<b>R1L Zone</b>	<b>R1 Zone</b>
<b>Parcel Area</b>	2,500 m <sup>2</sup>	<b>550 m<sup>2</sup></b>
<b>Parcel Frontage</b>	30 m	16 m
<b>Maximum Density</b>	4 units	4 units
<b>Parcel Coverage</b>	N/A	50%
<b>Building Height</b>	5-11 m	5-11 m
<b>Siting regulations</b>	4.5-6 m OR subject to A1 or ALR	1.5-6 m OR subject to A1 or ALR

The subject property has a current frontage of 22 m making it appear to have subdivision limitations. However, conceptual subdivision plans propose a City road dedication that would allow increase frontage to accommodate 4-5 lots. The OCP Growth strategy supports low density infill housing in this area if considerations occur to ensure sensitive integration into the neighbourhood and a proposal that aligns with both Zoning and OCP regulations.

## Technical Review

### Servicing

The Functional Servicing Report considered the subject property to have suitable servicing potential with recommended infrastructure upgrades based on the conceptual subdivision plans. To address recent regulation changes that allow for increased densities on residential lots, further technical review is being conducted to ensure that the FSR considers highest and best use (duplexes and up to 4 units).

### Geotechnical

The Geotechnical report stated that “for future building construction, geotechnical reviews are recommended, to confirm suitable conditions.” The report recommended a minimum setback of 10 m between bedrock crest and foundations. No other comments or major concerns were identified in the report based on the conceptual subdivision plans.

### Emergency Egress

Inquiries were brought forward from concerned residents regarding additional housing potential creating further density in the area with only one emergency egress. This was investigated and it was identified that the recent development of the Casa Loma Emergency egress has provided this neighbourhood with an additional emergency egress in case of evacuation (Figure 1). The Fire Department has raised no initial concerns regarding increased density concerns in the area based on their initial review.



Figure 1. Zoomed out aerial view of the neighbourhood identifying the subject property outlined in yellow and the two emergency egresses for the property shown as stars. The yellow star is the closest egress and the red star shows the new Casa Loma Emergency access egress.

## KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The proposed rezoning is consistent with our OCP.
- The proposed rezoning allows for infill potential through the subdivision process.

Specific comments would be appreciated should the APC have any concerns with the proposed zoning amendment, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Casey Loudoun, Planner I

Powerpoint: Yes  No

Attachments:

1. Conceptual Plans