



# ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: February 19, 2025

From: Casey Loudoun, Planner I

File No: Z 24-06

Subject: **Z 24-06; Zoning Amendment; 3011, 3021 & 3031 Ourtoland Road**

## BACKGROUND

The subject properties are located within the Lakeview Heights Neighbourhood near the West Kelowna Wine Trail on Boucherie Rd. The surrounding uses included Agricultural to the North and Northwest with Low Density Residential to the East, South and Southwest. Recent developments in the area include the Kitson Court and Oak Barrel Place subdivisions, both cul-de-sacs with lots zoned R1 – Single Detached and Duplex Residential. The proposed rezoning is to accommodate a future subdivision of R1 lots with a road access that joins the two cul-de-sacs.

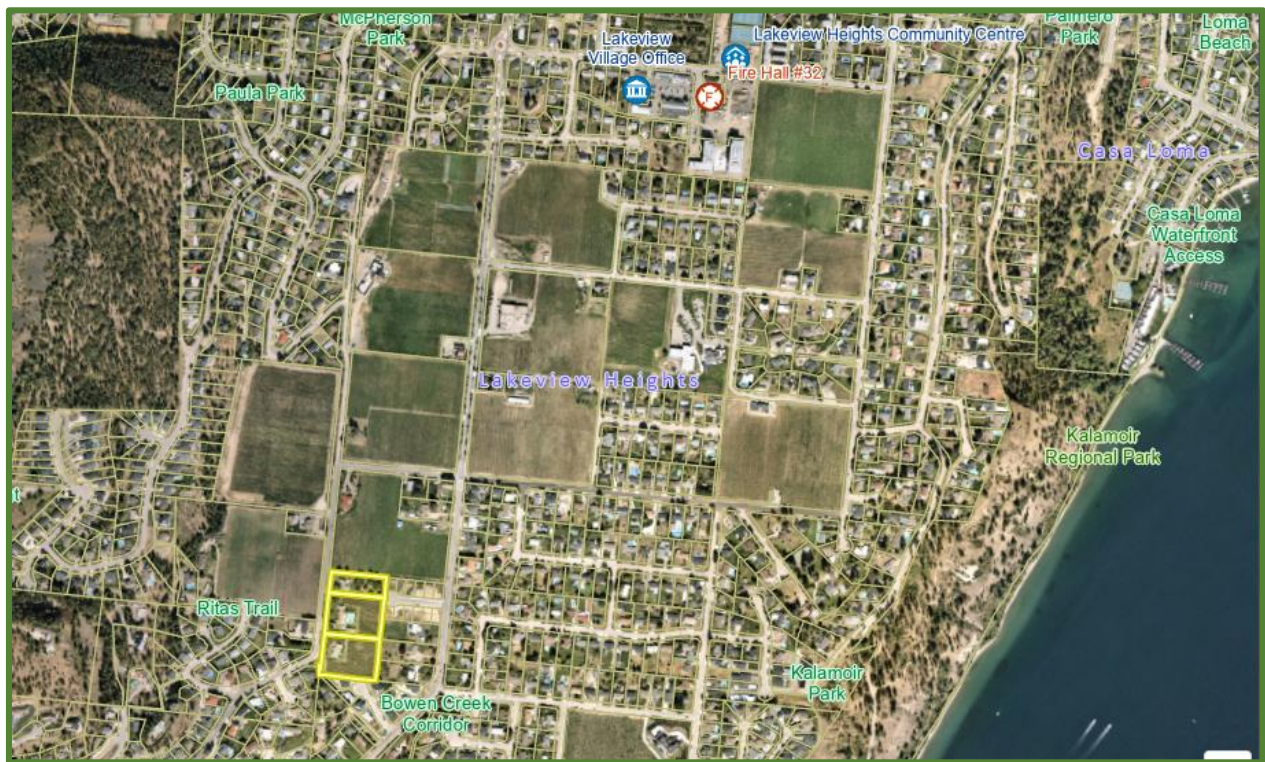
### PROPERTY DETAILS

<b>Address</b>	3011 Ourtoland Rd & 3021 Ourtoland Rd & 3031 Ourtoland Rd		
<b>PID</b>	007-408-641; 007-408-676; 007-408-692		
<b>Folio</b>	36413689.091; 36413689.093; 36413689.096		
<b>Lot Size</b>	21,570 m <sup>2</sup> (4,290 m <sup>2</sup> + 8,620 m <sup>2</sup> + 8,660 m <sup>2</sup> )		
<b>Owner</b>	Arthur Wannop Sun Zandong & Qi Zhang	<b>Agent</b>	Protech Consulting (Kyle Lorincz)
<b>Current Zoning</b>	R1L – Large Parcel Single Detached and Duplex Residential Zone (3011)  RU1 - Country Residential Zone (3021 & 3031)	<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>	Low Density Residential	<b>Proposed Use</b>	Low Density Residential
<b>Development Permit Areas</b>	N/A		
<b>Hazards</b>	N/A		
<b>Agricultural Land Reserve</b>	No		

## ADJACENT ZONING & LAND USES

<b>North</b>	^	A1-Agricultural, Winery use
<b>East</b>	>	R1 – Single Detached and Duplex Residential Zone & R1L Large Parcel Single Detached and Duplex Residential Zor recently developed subdivision and residential lots
<b>West</b>	<	A1 - Agricultural , R1 – Single Detached and Duplex Resident Zone, developed residential lots
<b>South</b>	v	R1 – Single Detached and Duplex Residential Zone, develop residential lots

## NEIGHBOURHOOD MAP



## PROPERTY MAP



### PROPOSAL:

The applicant is proposing to rezone three lots to R1 – Single Detached and Duplex Residential Zone to facilitate a potential subdivision that may accommodate 20+ lots subject to future subdivision review (Attachment 1). The current zoning of the lots are as follows: R1L – Large Parcel Single Detached (3011) and Duplex Residential Zone and RU1 - Country Residential Zone (3021 & 3031). A road extension joining two existing R1 zoned developments is being proposed as part of the subdivision.

### DISCUSSION

#### Policy & Bylaw Review

##### City of West Kelowna Housing Strategy

The proposed Zoning Bylaw 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. This rezoning would accommodate a potential 20+ lot subdivision with a potential for up to 4 units per lot, projecting the potential of up to 80+ dwelling units to help the City meet the

annual housing target quota. Depending on the lot size and desired marketing, these may or may not be suitable for that number of units.

Further, the proposed rezoning would allow for the creation of more diverse housing potential in this area including single family dwellings, duplexes, and secondary suites. This aligns with the City’s priorities to provide diverse housing options to address the needs of underserved demographics, including seniors, young adults, and low-to moderate-income households.

Official Community Plan No. 0300

The proposed zone is consistent with the existing Low Density Residential land use designation. Conversion of rural residential zones to smaller Low Density Residential zones allows for future development to be more consistent with surrounding areas and accommodate future infill through subdivision. The subject properties have been identified for low density infill housing through the OCP Growth Strategy. Section 2.9.2 Low Density Policies speaks to supporting zoning amendments to accommodate infill with sensitive integration when aligning with both Zoning and OCP regulations.

Zoning Bylaw No. 0265 & No. 320

The intent of the rezoning is to accommodate smaller lots and higher densities for infill through future subdivision. Table 1 highlights some zoning regulatory changes for the subject properties.

**Table 1. Zoning regulations comparison**

	<b>RU1 Zone</b>	<b>R1L Zone</b>	<b>R1 Zone</b>
<b>Parcel Area</b>	5,060 m2	2,500 m2	550 m2
<b>Parcel Frontage</b>	30 m	30 m	16 m
<b>Maximum Density</b>	2 units per lot	4 units per lot	4 units per lot
<b>Parcel Coverage</b>	20% with exception of greenhouse (50%)	N/A	50%
<b>Building Height</b>	5-15 m	5-11 m	5-11 m
<b>Siting regulations</b>	4.5-7.5 m OR subject to A1 or ALR	4.5-6 m OR subject to A1 or ALR	1.5-6 m OR subject to A1 or ALR

Each property was reviewed to ensure consistency with zoning regulations. Existing non-conformities such as siting or height of existing structures do not trigger further contravention of the Zoning Bylaw through rezoning. Future subdivision will address any existing non-conformity and ensure non-conformities are brought into compliance for future development.

## Technical Review

### Servicing

The Functional Servicing Report considered the subject properties to have suitable servicing potential with recommended infrastructure upgrades based on the conceptual subdivision plans and rezoning proposal. If densities change at time of subdivision FSR updated reporting would be required.

### Geotechnical

The Geotechnical report stated that “the site appears to be safe for the proposed residential subdivision from a geotechnical perspective.” No major concerns were identified in the report based on the conceptual subdivision plans and current lot conditions.

### Environmental

The conceptual subdivision plans and rezoning will have no significant impacts as the entirety of all three lots are ESA-4 (not sensitive environmental areas).

### Road Access

Historical subdivision developments of Oak Barrel Place and Kitson Court were designed with the intent to one day join the two cul-de-sacs. This proposal allows for the connection between these two roads with the final alignment to be reviewed through the subdivision process (Figure 1).

Road access to lands beyond was also reviewed as part of the rezoning process. Boucherie Road has seen increased traffic volumes and the three lots fronting Boucherie Road would benefit from an alternate access to accommodate future development and minimize future accesses off Boucherie Road to address traffic safety concerns (Figure 2).



Figure 1. Conceptual Subdivision Plan showing Road A joining two existing roads.



Figure 2. Three Boucherie Road fronting properties that would benefit from access that is not off of Boucherie Road for future development.

## Pedestrian Access

As part of this rezoning, it will be reviewed and further discussed that the applicant considers providing a pedestrian access right of way on the property 3031 Ourtoland Rd approximately at the location of where the current storm sewer right of way is located on 3031 Ourtoland Rd. This pedestrian access will join Ourtoland Rd to Oak Barrel Place where an existing pedestrian walkway provides accessibility to the nearest transit access on Boucherie Rd (Figure 3).

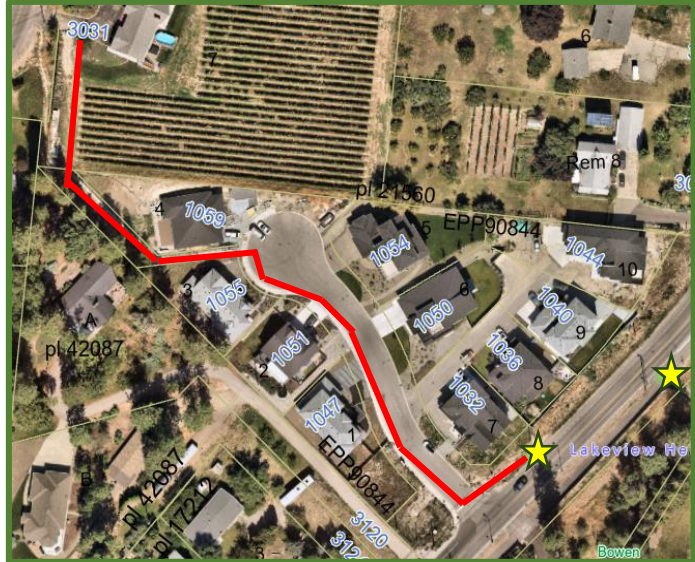


Figure 3. Aerial view of the potential pedestrian connection (red line) from Ourtoland through Oak Barrel Place to Boucherie Rd transit stops (yellow star).

## **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 lots align with the City of West Kelowna Housing Strategy priorities to reach annual growth quota while providing diverse housing options in areas identified for infill through the City of West Kelowna's Growth Strategy.
- The requested pedestrian access right of way will enhance pedestrian connections in the area.

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