



COUNCIL REPORT

To: Mayor and Council

Date: April 8, 2025

From: Ron Bowles, CAO

File No: 3900-20-0320

Subject: **Zoning Bylaw No. 0320 (Third Reading as Altered)**

Report Prepared by: Brent Magnan, Director of Community Development

RECOMMENDATION:

THAT Council rescind third reading of proposed “City of West Kelowna Zoning Bylaw No. 0320, 2024”.

RECOMMENDATION:

THAT Council alter proposed “City of West Kelowna Zoning Bylaw No. 0320, 2024” by:

- removing the requirement for end point facilities in multiple family residential buildings (section 4.12.5);
- removing the requirement for electric vehicle charging requirements for single family dwellings (section 4.13);
- clarifying that all residential uses within the apartment or townhouse form, except for a townhouse within the residential plex (RP1) zone, will require 10% of all required parking spaces to include energized electric vehicle outlets (section 4.13);
- specifying the maximum height for a principal use, building or structure at 901, 911, 921 and 931 Anders Road based on frontage (Section 12.5.4); and
- altering the stepback regulation for buildings three storeys or greater in the Neighbourhood Centre Zone for properties along Anders Road (section 12.5.6).

RECOMMENDATION:

THAT Council give third reading to proposed “City of West Kelowna Zoning Bylaw No. 0320, 2024”, as altered.

BACKGROUND

On January 14, 2025, Council deferred adoption of Zoning Bylaw No. 0320 and requested additional information and clarification from staff.

On March 11, 2025, Council received an Information Only Report from staff regarding several related decision points and potential alterations to the proposed bylaw. The

proposed Zoning Bylaw No. 0320 is now before Council for re-consideration of third reading, as altered, with modifications necessary to address Council's concerns and direction provided at the March 11 Council meeting.

DISCUSSION

Proposed Alterations to the Zoning Bylaw

Based on previous Council direction and additional review, four alterations to the proposed Zoning Bylaw have been identified. As these changes are related to items previously addressed by Council, it is recommended that Council consider the altered Zoning Bylaw for third reading as altered (*Attachment 1*). These alterations are noted in red text on *Attachment 2*, and are summarized below:

Alteration 1 – End Point Facilities, Section 4.12.5

Modifying the regulation to remove the requirement for end point facilities in multiple family residential buildings.

Alteration 2 – Electric Vehicle Charging Requirements, Section 4.13

Modifying the regulation to remove the requirement for electric vehicle charging requirements for single family dwellings. Further, to clarify that all residential uses within the apartment or townhouse form, except for a townhouse within the residential plex (RP1) zone, will require 10% of all required parking spaces to include energized electric vehicle outlets.

Alteration 3 – Neighbourhood Centre Zone (NC1), Section 12.5.4

To include site specific uses on Lots 1 – 4, DL 2689, ODYD, Plan KAP14269 (901, 911, 921 and 931 Anders Road) to specifying the maximum height for a principal use, building or structure as follows:

- i. 16.0 m (52.5 ft) to a maximum of 4 storeys, where the minimum parcel width is less than 48.0 m; and
- ii. 24.0 m (78.7 ft) to a maximum of 6 storeys, where the minimum parcel width is 48.0 m or greater.

Alteration 4 – Neighbourhood Centre Zone (NC1), Section 12.5.6

Modifying the setback regulation outlined in this zone, for buildings 3 storeys or greater along Anders Road, a 3.0 m (9.8 ft) setback is required for any portion of the building fronting Anders Road above 2 storeys or 9.0 m (29.5 ft), whichever is less.

NEXT STEPS

Pending Council's approval of third reading, as altered, the following outlines the next steps in the bylaw adoption process:

- Re-refer the bylaw to Ministry of Transportation and Transit for sign-off;
- Council to consider adoption of the Zoning Bylaw; and,
- Council to consider adoption of the four bylaw amendments and one new bylaw as consequential amendments to the new Zoning Bylaw.

FINANCIAL IMPLICATIONS

No additional capital or operational expenditures are anticipated with the implementation of the proposed Zoning Bylaw.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
Jan 14, 2025	THAT Council defer adoption "City of West Kelowna Zoning Bylaw No. 0320, 2024".	C011/25
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

REVIEWED BY

Brittany Nichols, Manager of Long Range Planning
Brent Magnan, Director of Community Development

APPROVED FOR THE AGENDA BY

Ron Bowles, CAO

Powerpoint: Yes No

Attachments:

1. Zoning Bylaw No. 0320
2. Red-lined Modifications to Zoning Bylaw No. 0320