



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: March 25, 2025

From: Ron Bowles, Chief Administrative Officer

File No: Z 24-06

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

Report Prepared By: Cam Graham, Planner II

RECOMMENDATION to Consider and Resolve:

THAT Zoning Amendment Bylaw No. 0265.31 be given first, second and third reading;

AND THAT Council direct staff to schedule Zoning Bylaw Amendment No. 0265.31 for adoption following the completion of the following third reading conditions:

- A no build covenant be registered across two subject properties (3021, 3031 Ourtoland Road) to ensure construction completion of a pedestrian connection and off-site improvements between Oak Barrel Place and Ourtoland Road;
- Dedication of right of way on 3031 Ourtoland for the pedestrian connection;
- A road reserve covenant be registered to provide access to 3080 Boucherie Road; and
- An agricultural protection covenant be registered on 3011 Ourtoland Road.

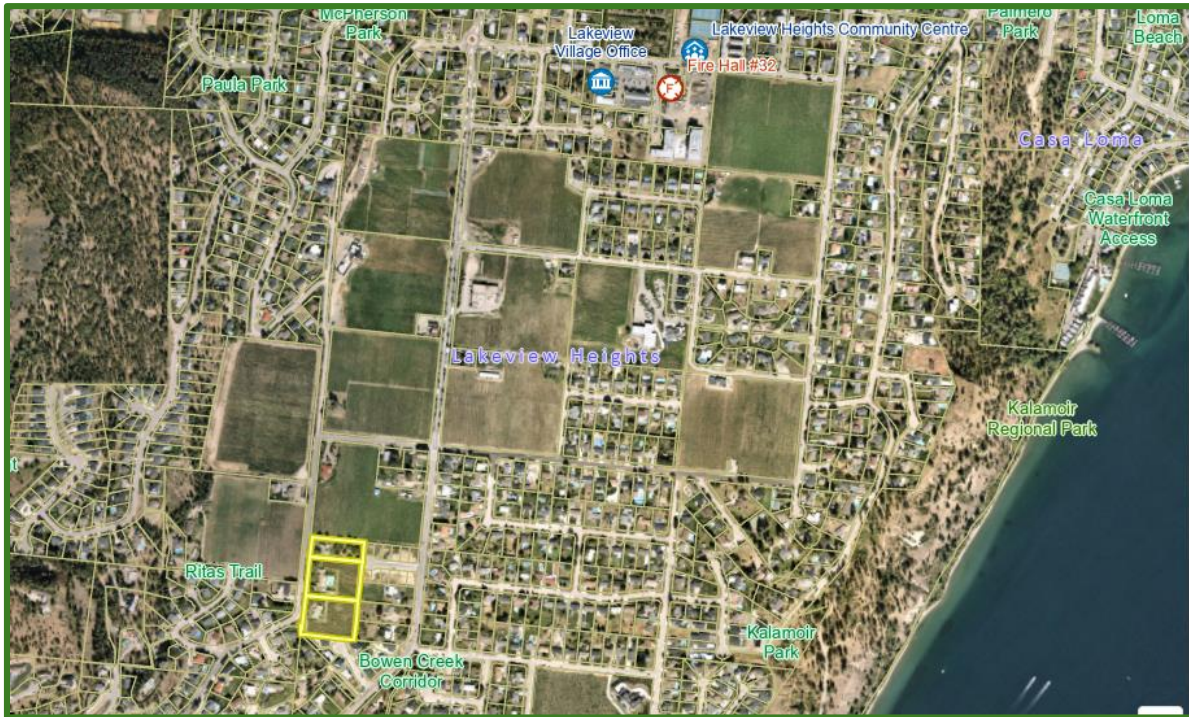
STRATEGIC AREA(S) OF FOCUS

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 subject properties are located within the Lakeview Heights Neighbourhood near the West Kelowna Wine Trail. Recent developments in the area include the Oak Barrel Place (Z 14-04) and Kitson Court (Z 18-11) subdivisions. During the Oak Barrel Place zoning, a condition of approval was that a 3.0m wide pedestrian walkway be dedicated for future connection to Ourtoland. This connection was constructed (Fall 2020) to a City-approved standard and could be connected through this potential approval as it is currently not connected. During these applications, the road network was planned to allow a future subdivision to connect these dead-end cul-de-sacs to reduce traffic on Boucherie Road.

NEIGHBOURHOOD MAP



PROPERTY DETAILS

Address	3011 Ourtoland Rd & 3021 Ourtoland Rd & 3031 Ourtoland Rd		
PID	007-408-641, 007-408-676, 007-408-692		
Folio	36413689.091, 36413689.093, 36413689.096		
Lot Size	21,570 m ² (4,290 m ² + 8,620 m ² + 8,660 m ²)		
Owner	Arthur Wannop Sun Zandong & Qi Zhang	Agent	Protech Consulting (Kyle Lorincz)
Current Zoning	R1L – Large Parcel Single Detached and Duplex Residential Zone (3011), RU1 - Country Residential Zone (3021 & 3031)	Proposed Zoning	R1 – Single Detached and Duplex Residential Zone
Current OCP	Low Density Residential	Proposed OCP	Low Density Residential
Current Use	Low Density Residential	Proposed Use	Low Density Residential

ADJACENT ZONING & LAND USES

North	^	A1- Agricultural, Winery use
East	>	R1 – Single Detached and Duplex Residential Zone & R1L - Large Parcel Single Detached and Duplex Residential Zone
West	<	A1 - Agricultural, R1 – Single Detached and Duplex Residential Zone
South	v	R1 – Single Detached and Duplex Residential Zone

PROPOSAL

The applicant is proposing to rezone three lots from Large Parcel Single Detached and Duplex Zone (R1L) for the northern property and Country Residential Zone (RU1) for the two southern properties to Single Detached and Duplex Residential Zone (R1) to facilitate a future subdivision involving a connection of two existing cul de sacs.

DISCUSSION

Policy & Bylaw Review

Official Community Plan No. 0300

The proposal is consistent with the existing Low Density Residential land use designation. Rezoning of larger rural and residential zones to smaller residential zones allows future development to be more consistent with surrounding areas and accommodate future infill through subdivision. The OCP has identified the subject properties for low-density infill housing. The OCP includes policies that support zoning amendments to accommodate infill with sensitive integration when aligning with OCP regulations.

Housing Strategy, Housing Needs Assessment and Infill Strategy

The proposed amendment aligns with the City's Housing Strategy, Infill Strategy and Housing Needs Assessment. By increasing density in our existing neighbourhoods, the City can more effectively meet its housing targets, support infrastructure investments, enhance walkability, and create vibrant, mixed-use communities that align with broader planning objectives. The proposal would also allow for the creation of more diverse housing potential in this area, including duplexes with secondary suites. This aligns with the City's priorities to provide diverse housing options to address the needs of underserved demographics, including seniors and young adults. This rezoning could accommodate an infill subdivision 20+ lots with potential for additional units based on the lot-specific design and permissions under Bill 44.

Zoning Bylaw No. 0265

Agricultural Setback Requirements

The Zoning bylaw includes increased setback requirements when adjacent to agricultural parcels. 3011 Ourtoland Road abuts an agricultural parcel to the North, and an agricultural protection covenant has been proposed. This covenant is standard practice and was also included as part of the previous rezoning application on Kitson Court.

Road Access

The proposed rezoning is intended to facilitate a subdivision that can allow for the connection between Oak Barrel Place and Kitson Court (Figure 1). The final alignment and road standard will be reviewed at time of subdivision.

Road access to lands beyond was reviewed as part of the rezoning process. Boucherie Road has seen increased traffic volumes from road improvements that support connectivity on the wine trail. 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. This road reserve covenant provides a future developer and the City the tools to safely access similar to the Oak Barrel Place and Kitson Court subdivisions.



Figure 1: Subdivision Plan showing connection to existing roads (red arrow) and Potential Road Reserve (box) Location to 3080 Boucherie Road

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 the density changes at the time of subdivision, an updated Functional Servicing Report will be required.

Pedestrian Access

As part of this rezoning, it has been identified that the applicant will be required to provide a pedestrian access right of way and construct a walkway to join Ourtoland Road to Oak Barrel Place. This connection will formalize a connection to the existing pedestrian walkway, which provides access to Boucherie Rd (Figures 2, 3). This walkway will be required to match the existing walkway and stairs completed in Fall 2020.



Figure 2: Stairs completed In the Oak Barrel Place Subdivision

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.

Referral Comments

Advisory Planning Commission (APC)

The APC considered the application on February 19th, 2025. The APC supported the application presented to them with discussion regarding the proposed off-site improvements. The APC inquired regarding a lack of connectivity to the transit stop across Boucherie Road (Figure 3). Staff evaluated the need for a crossing at this location during the recent wine trail improvements, and the City’s traffic consultant identified that the existing foot traffic did not warrant the construction of a crosswalk (average of 15 adults per hour). Another crosswalk was built ~270m to the south of the Oak Barrel and Boucherie Road intersection, further from the existing corner on Boucherie Road. Typically, crossings are located within 200m, but these distances can increase to 400m on arterial roads like this. As such, the crossing has not been recommended; however, the need for this crossing will be evaluated to determine if a crossing is warranted in the future.

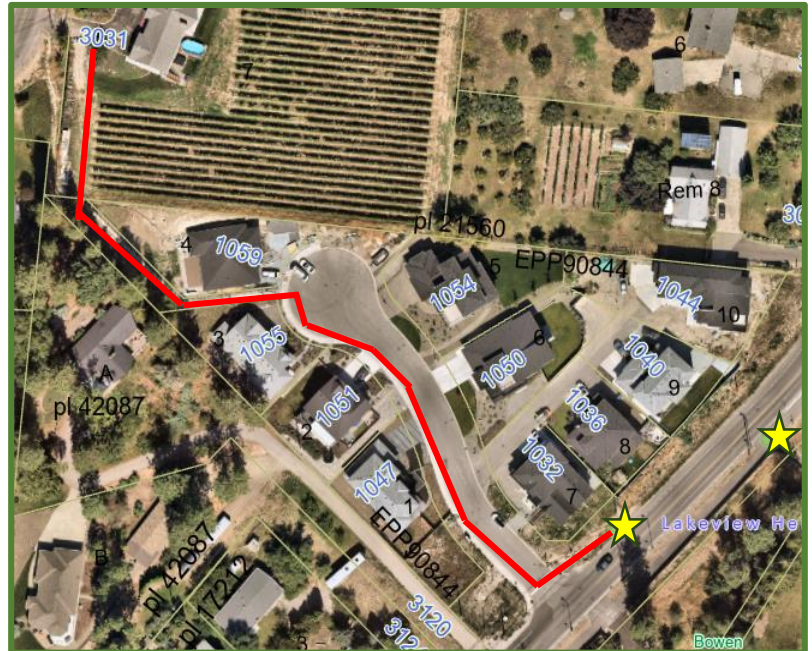


Figure 3: Aerial view of the pedestrian connection (red line) from Ourtoland through Oak Barrel Place to Boucherie Rd transit stops (yellow star).

PUBLIC NOTIFICATION

Two notification signs were required as part of this application with one sign posted fronting Ourtoland Road and the second sign posted fronting Oak Barrel Place both in accordance with Development Application Procedures Bylaw No. 0260. Additionally, as per the Development Application Procedures Bylaw No. 0260, notifications of first reading were delivered to surrounding residents within a 100 m buffer of the subject properties. There was also an advertisement in the local newspaper, and on the City’s website as per the *Local Government Act*.

CONCLUSION

The requested rezoning to R1 – Single Residential and Duplex Zones for the three subject properties represents alignment with the direction of the Official Community Plan, Housing Strategy and Infill Housing Strategy. It will also contribute to the success of the meeting Provincial Housing Target mandates. Pre-planning of previous development applications has allowed for enhancements to pedestrian and vehicular connectivity, promote transit accessibility, and efficiently utilized existing services.

Alternate Recommendation to Consider and Resolve:

1. **THAT** Council postpone first, second and third reading of Zoning Amendment Bylaw No. 0265.31 (File Z 24-06).

Should Council postpone consideration of the proposed amendment Bylaw, further direction to staff on how to proceed is requested.

2. **THAT** Council deny Zoning Amendment Bylaw No. 0265.31, 2025 (File Z 24-06);
and

THAT Council Direct Staff to close the file.

REVIEWED BY

Chris Oliver, Planning Manager

Brent Magnan, Director of Community Development

Lisa Siavashi, Financial Services Manager/Deputy CFO

Trevor Seibel, Deputy CAO/Deputy Corporate Officer

APPROVED FOR THE AGENDA BY

Ron Bowles, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. Zoning Bylaw Amendment No. 0265.31