

series of setback changes to allow for smaller setbacks if townhouses are pursued. The original proposal was supported as presented by the Advisory Planning Commission on November 19<sup>th</sup>, 2025. Committee members cited concerns with the prohibited public hearing requirements, but noted they were glad that the applicant was proposing a public information meeting. In their discussion, they advocated that the public has a strong interest in this application and encouraged Council to attend the applicant-led open house and consider the information included in the applicant-submitted “what we heard” report.

*Resolution:*

**THAT** the Advisory Planning Commission **recommend support** for file Z 24-02; Zoning Bylaw Amendment; 3898 Brown Road.

## **PUBLIC NOTIFICATION**

A notification sign has been posted on the subject property in accordance with Development Application Procedures Bylaw No. 0260. **238 properties** (owners and their tenants) located within 100 m of the subject property were notified, and advertisements were placed in the local newspaper and posted on the City’s website as pursuant to Development Applications Procedures Bylaw No. 0260 and the *Local Government Act*. Since the proposed bylaw amendment is consistent with S.464 of the *Local Government Act* a public hearing will not be held.

### Public Consultation Plan

In addition to the notification of first reading, the applicant has committed to the engagement plan that will include additional communication with the West Kelowna Community. This includes a public information meeting to engage residents of the community, and the commitment to providing a ‘What we Heard Report’ to summarize feedback. This is not a public hearing and will be completely applicant-led. The applicant has advertised and sent out notices on December 5<sup>th</sup> for the public consultation, which will occur on the 15<sup>th</sup>. These notices were sent early to keep the public consultation date away from the holidays to increase attendance.

## **CONCLUSION**

The proposed CD Zone aligns with the Westbank Urban Centre vision and the Area C – Residential Shoulder designation by introducing primarily residential development that broadens housing options, secures childcare capacity, dedicates meaningful parkland, and strengthens trail and transportation connections. The unit mix, adaptable and congregate housing commitments, and inclusion of POPS and amenity space support the objectives to achieve the City’s vision for the Westbank Urban Core.

While there is flexibility for both apartment and townhouse forms, the development will go through future planning processes, and additional refinement will be addressed through subsequent development and building permit reviews. Overall, the proposal offers clear