



COMMUNITY DEVELOPMENT COUNCIL REPORT

To: Mayor and Council

Date: January 27, 2026

From: Ron Bowles, Chief Administrative Officer

File No: Z 24-02

Subject: **Z 24-02; Zoning Bylaw Amendment (Second & Third Reading); 3898
Brown Road**

Prepared By: Cam Graham, Senior Planner

Reviewed By: Brent Magnan, General Manager of Community Development

RECOMMENDATION:

THAT “City of West Kelowna Zoning Amendment Bylaw No. 0320.13, 2025” be read a second and third time;

AND THAT Council direct staff to schedule the bylaw for consideration of adoption following the approval of the Bylaw from the Ministry of Transportation and Transit and registration of Section 219 Covenants to:

1. Secure future dedication of ~4.1 Ha of parkland with associated wildfire mitigation, trail improvements, 7 m two-way access to the parkland, a controlled access trailhead parking area, and associated improvements prior to Development Permit issuance;
2. Require completion of an Archaeological Impact Assessment prior to development occurring in the areas of potential;
3. Restrict building height so that no building is considered a “high building” under the BC Building Code; and
4. Restrict plantings and vegetation that are impactful to farming through the City’s standard agricultural protection covenant;
5. Secure all required off-site works, including preliminary designs and cost estimates, to the satisfaction of the City, as described below:
 - a) Improvements to the east side of Brown Road to the Urban Centre Road standard (modified to include on-street parking), including road reserve payment and dedication of #EPP73345 prior to Development Permit issuance;
 - b) Improvements to Road A to the Modified Urban Road standard (includes pedestrian path, streetlighting, servicing, and necessary retaining) prior to Development Permit issuance;
 - c) Provision of emergency egress at 100 units in accordance with the Works and Services Bylaw Standard Drawing 101, and an additional review at the

- discretion of the City if an additional egress at 600 units is required, in accordance with National Fire Protection Standards (NFPA);
- d) Dedication of Elliott Road (extension) at 100 units at time of Building Permit issuance;
 - e) Improvements to the Ingram/Elliott Road intersection and upgrades to the dedicated portion of Elliott Road to an Urban Centre Standard, or a modified Urban Centre Standard with parking on both sides at 150 units at time of Building Permit issuance;
 - f) Completion of required off-site water, stormwater, and sanitary servicing upgrades, including sanitary extension, necessary SRWs for routing and access, and a looped watermain connection at time of Building Permit issuance.

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.

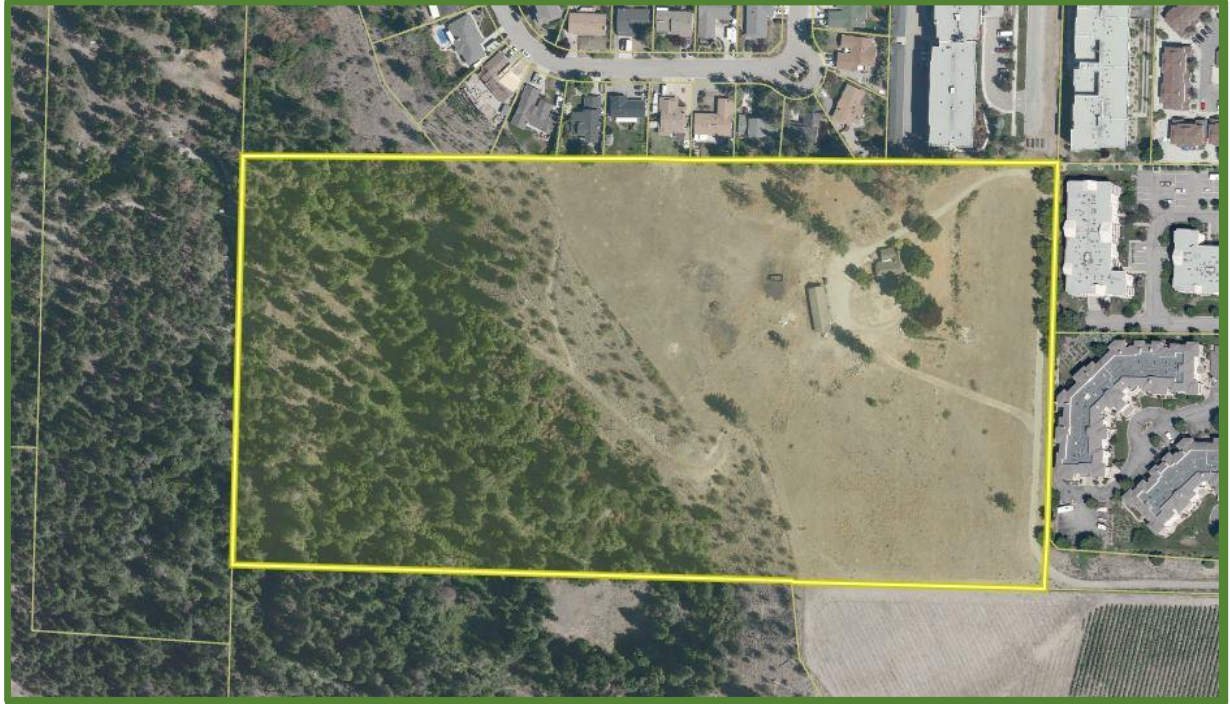
BACKGROUND

This application is for a Comprehensive Development (CD) Zone for a property located 3898 Brown Road. The subject site is approximately 8.5 hectares in size and is currently zoned RU4 – Rural Residential Large Parcel Zone. This application was given first reading on December 9th, 2025, and an applicant-led public information meeting was completed on December 15th and a “Public Consultation Summary” (Attachment 1) was submitted for consideration and review.

PROPERTY DETAILS			
Address	3898 Brown Road		
PID	011-295-082		
Lot Size	85,559 m ²		
Owner	Homestar Investments (005)	Agent	Aplin Martin
Current Zoning	RU4 – Rural Residential Large Parcel Zone	Proposed Zoning	Comprehensive Development Zone
Current OCP	Residential Shoulder & Natural Areas & Public Parks	Proposed OCP	N/A
Current Use	Vacant/ Single Family Dwelling	Proposed Use	Apartment/Townhouse Daycare/Park

ADJACENT ZONING & LAND USES		
North	^	R1 – Single Detached and Duplex Zone
East	>	R5 – Westbank Centre Multiple Residential Zone
West	<	P1 – Parks and Open Space Zone
South	v	A1 – Agricultural Zone

PROPERTY MAP



PROPOSAL

Proposed Zoning Bylaw Amendment to rezone the property from RU4 – Rural Residential Large Parcel Zone to a Comprehensive Development (CD) Zone to enable a mix of uses, including apartment buildings, townhouses, a daycare facility, and ground-oriented commercial space along the extension of Elliott Road. A significant portion of the site is proposed to be dedicated as parkland (P1 - Parks and Open Space Zone) and connected to Glen Canyon Regional Park. If approved, the development would include dedication and construction of significant on and off-site road and pedestrian improvements to support access and circulation in the surrounding area.

DISCUSSION

Public Consultation Summary

The applicant held a public consultation open house on December 15 from 4:00 p.m. to 7:00 p.m., with 46 attendees. The applicant provided a “Public Consultation Summary” (Attachment 1). The key themes raised during the consultation outline the engagement methods used, including a postcard mailout, project website, newspaper advertisement, and display boards. It also includes all public feedback received during the consultation period.

The key themes identify the following considerations for future development:

- Gentle transition between existing residential homes and new development,
- Broader diversity of housing options that include more ground-oriented, family-friendly, and affordable options to support complete communities.

- Infrastructure enhancements to support a cohesive community such as sidewalks, lighting, and active transportation amenities.
- More information on how development interfaces with both park and nearby Agricultural Land Reserve (ALR) and management plans.
- More information about neighbourhood servicing for water, sewer and community assets to maintain a functional community.
- More information about development access, traffic studies, and emergency management planning for the neighbourhood.
- Public communication regarding construction management, financial assurances, construction scheduling, and traffic management during construction.
- Provision of information about supporting OCP guidelines and how these policies support development planning in key neighbourhoods.
- Ongoing open and transparent engagement with community members.

These themes are consistent with feedback provide at first reading, with many items being addressed in the First Reading report (Attachment 2.) This public consultation summary has provided staff key community priorities to implement at future stages of development (Development Permit, Building Permit) and future development in our Westbank Urban Centre. The review process did not identify any concerns warranting amendments to the proposed Zone at this time.

Parkland Dedication/Trailhead Access

The applicant is proposing a substantial dedication of land as Parks and Open Space (~4.1ha) to the City that would close a key (regional) greenway connectivity gap. This land will require fire-mitigation prior to dedication and be subsequently maintained by the City and/or the Regional District. Enhancements to be secured include:

- fencing and controlled gate access to clearly delineate public parkland from strata property;
- the provision of 10 public parking stalls, with fencing and gated access to prevent conflicts with private parking; and
- the construction of a staging and wayfinding area with clear signage (Figure 1).

These works will also include the establishment of a two-way vehicular access from the public road to the park area. Trail alignments and access points will be finalized through future Development Permit processes, and the conceptual figure in this report is subject to change in the future to allow for more cohesive dedication opportunities. Based on the development flexibility associated with density changes adjacent to the park dedication, final detailed design of all park related components will be completed in consultation with Parks and Engineering staff and in consultation with the City by a landscape architect, or approved professional to ensure compliance with City standards and long-term operational objectives.

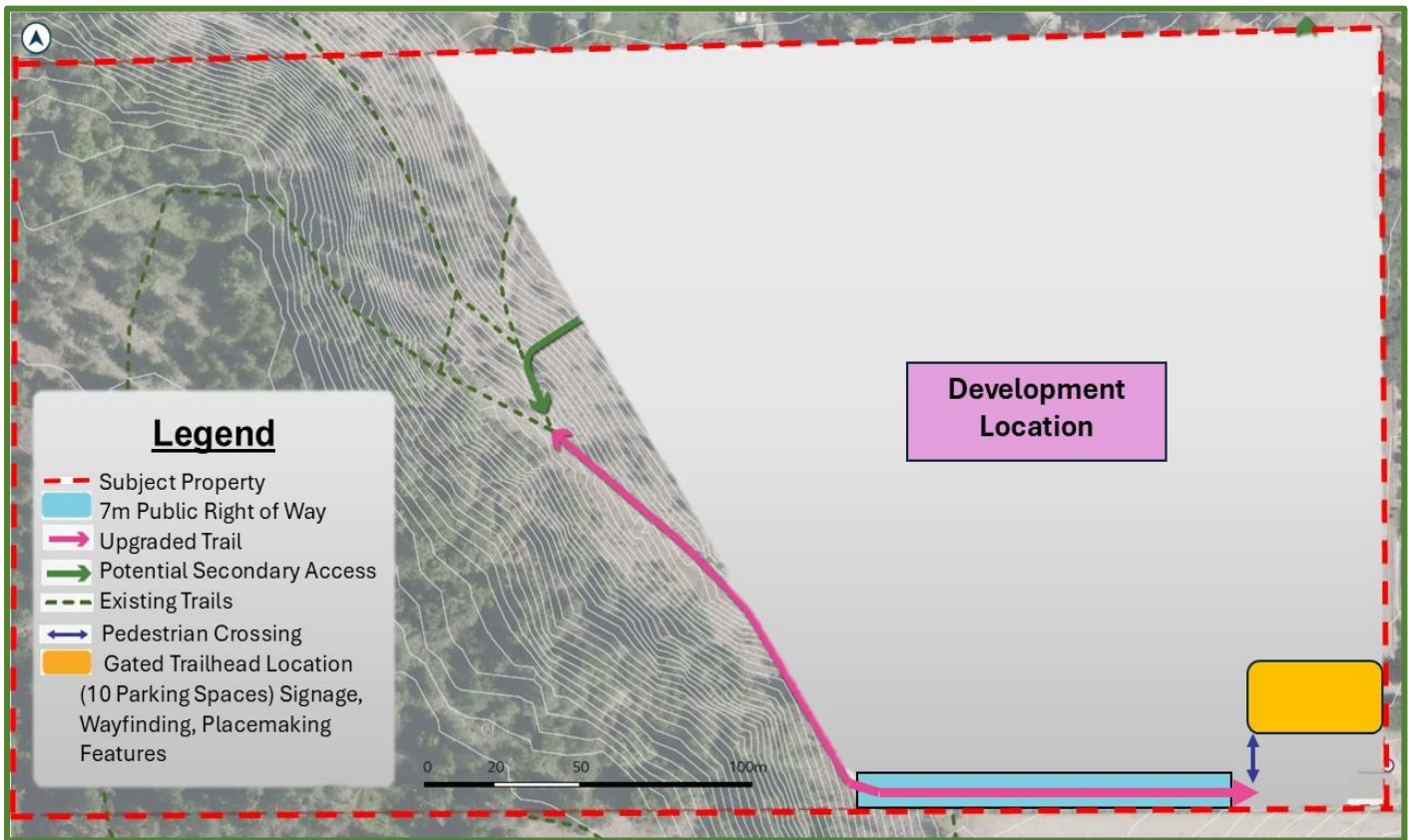


Figure 1: Approximate Parkland Dedication and Improvements

Access/Egress and Traffic Triggers

The City’s traffic consultant confirmed that adjacent traffic flow locations (Ingram Road and Brown Road) can accommodate traffic beyond 150 units, allowing the complete Elliott Road upgrades to be phased until the Development Permit stage at the 150 unit threshold as it has been determined that the existing Brown Road access will not fail until after the 150 unit threshold. These unit triggers for improvements will be secured through restrictive covenants and are outlined in more detail below:

Road Improvements

The TIA included a series of off-site improvements to support the addition density proposed. The improvements include upgrades:

Elliott Road - Improvements to the Elliott Road connection, adjacent to the Regency property (Yellow Lines, Figure 2). These improvements will consist of asphalt widening, new curb, sidewalk installation, and enhanced street lighting. A modified Urban Centre road standard has been reviewed to identify on-street parking on both sides of Elliott Road to provide convenient parking options. The dedication and improvements to Elliott Road will be required at the applicant’s cost and secured as part of the rezoning process.

Brown Road - Improvements to Brown Road (purple Line, Figure 2) will extend the existing curb, gutter, sidewalk, and parking along the east side northern parcel lane. The upgrades will also include asphalt widening to accommodate a shared travel and parking lane, as well as the addition of new streetlights and fire hydrants. As part of these improvements, the dedication of a portion of Brown Road currently secured through a

road reserve with the Truck 59 property will be required and secured at the applicant's cost through the rezoning process.

Road A (green lines, Figure 2) is the connection from Brown Road to the development site. Improvements required will consist of a modified urban section standard with pedestrian connectivity, streetlighting, servicing, and retaining to address for grading change of the natural topography.

Third Access/Egress Covenant

Following discussions with the City of West Kelowna Fire Rescue, staff have considered options for potential third access/egress to the development site should the 600-unit threshold identified in NFPA guidelines be reached. As illustrated in Figure 3, while additional future egress connections to the site are technically feasible, they would ultimately end-point into the same two intersections (red circles). This configuration would result in access routes which only provided a localized site benefit.

Extending a connection south to Gellatly Road through the end of Brown Road, as identified in the draft Transportation Master Plan, would be an improvement that would provide a much greater neighbourhood benefit and may reduce the need for an additional egress at 600 units. Staff have included the requirement for a third access, to be implemented at the City's discretion (via covenant). This approach allows future decision-makers to consider the full context of area wide transportation and emergency access planning and to determine the most appropriate means of addressing long term egress and emergency access needs. Planning for this egress will be an ongoing process as the development of Westbank Centre progresses.

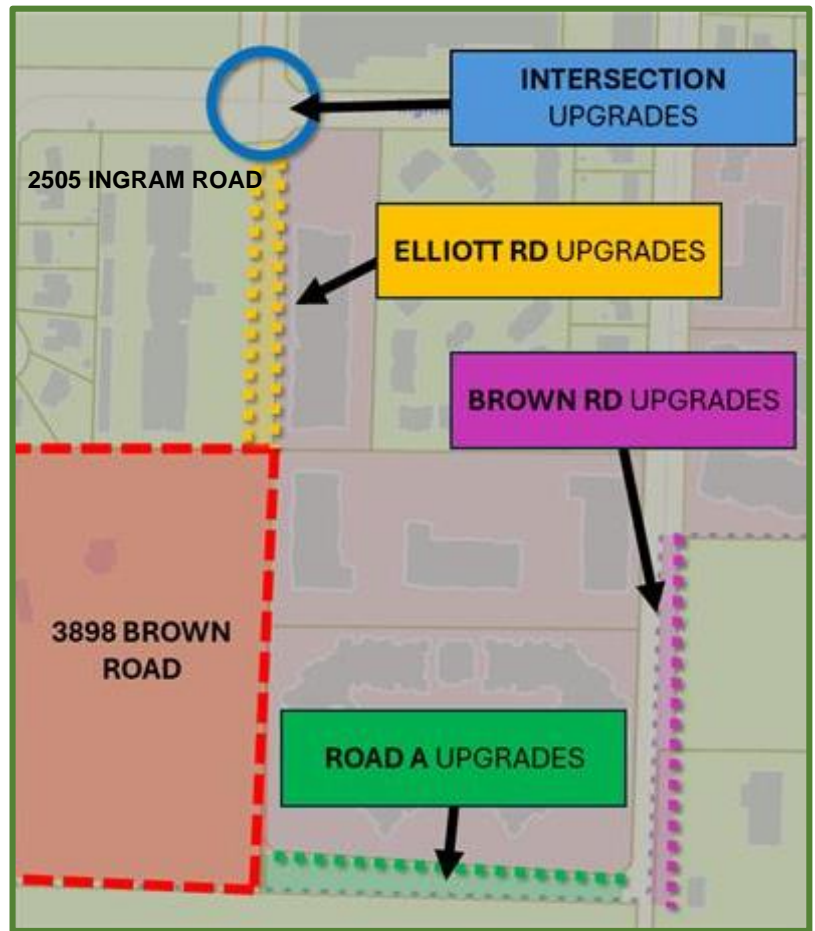


Figure 2: Traffic Improvement Locations

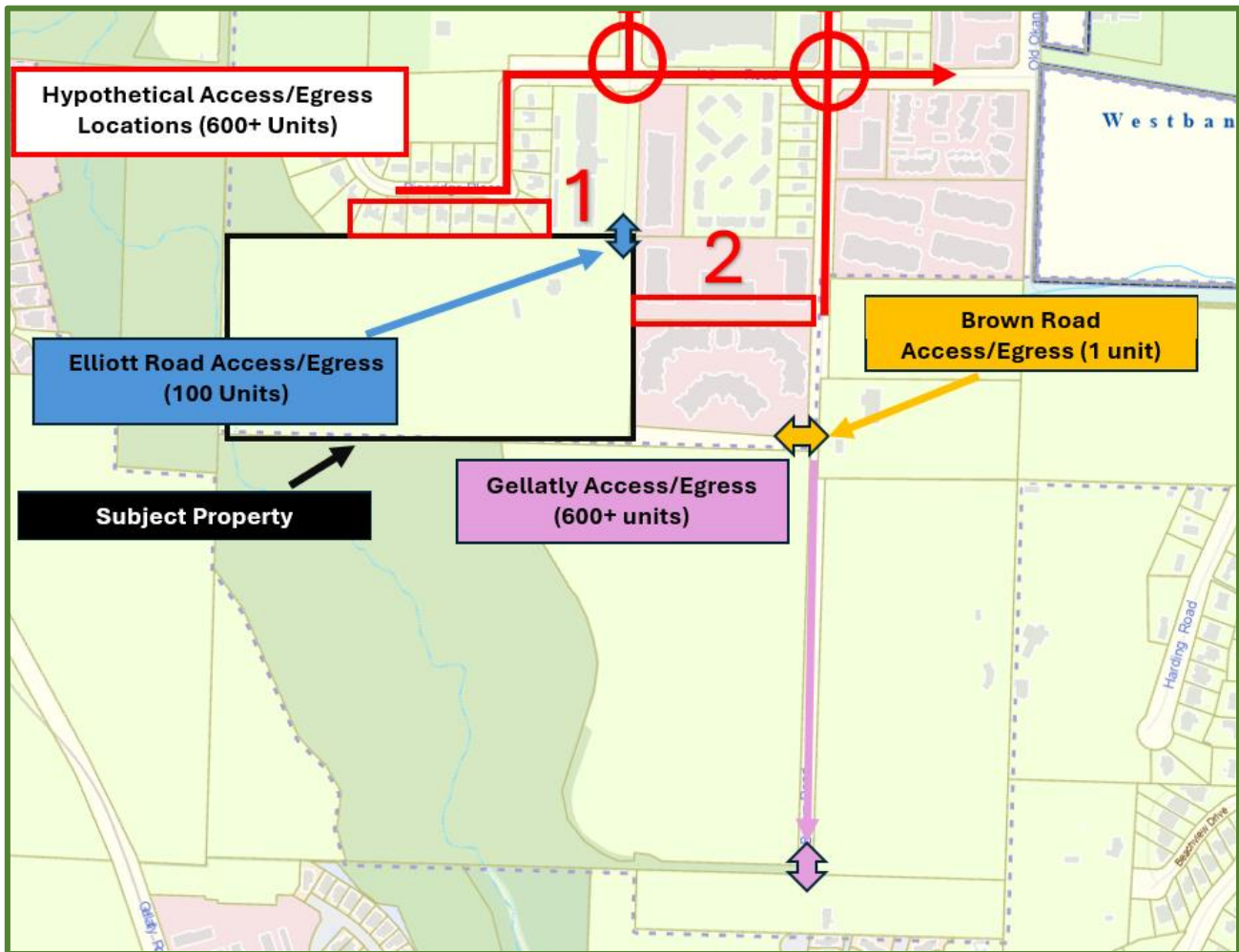


Figure 3: Emergency Access/Egress

Elliott Road Extension

The southern extension of Elliott Road (dedication) will be required to be at a minimum width of 20 metres and is anticipated to be approximately 25 metres wide. This dedication will occur once the 100-unit threshold is reached, as these upgrades are not required until the emergency access on Elliott Road is required for connection to the parcel. The larger improvements to the Elliott Road extension will be triggered at 150 units.

Servicing

Infrastructure and servicing upgrades will be designed and secured through the restrictive covenant process and were outlined in detail in the first reading report. Key improvements identified in the FSR, include the looped watermain connection from Brown Road to the south end of the Regency access road, which will be constructed when the emergency access requirement at 100 units is reached. Sanitary and stormwater improvements will be required at the time of the first unit, with potential for interim servicing improvements prior to full build-out. Internal water and sanitary systems within privately owned portions of the site will be privately maintained, and additional SRWs may be required to accommodate stormwater conveyance and maintenance in accordance with City of West Kelowna Works and Services Bylaw No. 0249.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
December 9 th , 2025	THAT “City of West Kelowna Zoning Amendment Bylaw No. 0320.13, 2025” be read a first time.	No.C367/25

CONCLUSION

The proposed CD Zone is consistent with the Westbank Urban Centre vision and the Area C – Residential Shoulder designation by expanding housing options, securing childcare capacity, dedicating parkland, and improving active transportation connections. Feedback captured through the Public Consultation Summary aligns with the core objectives reflected in the CD Zone, with conditions and core objectives secured through covenants. Staff recommend that Council advance the proposed Zoning Bylaw amendment, as it delivers clear community benefits and supports the City’s long-term vision for the Westbank Urban Core.

Should the development proceed, future application processes, including Development Permit and Building Permit approvals, will include opportunities to bring awareness to the surrounding community, including additional details regarding the development. Typical examples include details related to the design and materials that comply with the Westbank Urban Centre DPA guidelines, and consideration of development impacts (e.g. construction management, hours of operation, etc.) through adherence to the Good Neighbour Bylaw.

Alternate Recommendation:

1. **THAT** consideration of second and third reading of “City of West Kelowna Zoning Amendment Bylaw No. 0320.13, 2025” (File Z 24-02) be postponed.

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

2. **THAT** consideration of “City of West Kelowna Zoning Amendment Bylaw No. 0320.13, 2025” (File Z 24-02) be denied;

AND THAT staff be directed to close the file.

Should Council deny the application, under the Development Applications Procedures Bylaw, the applicant would be eligible to reapply after six months.

PowerPoint: Yes No

Attachments:

1. Public Consultation Summary (Applicant Submitted)
2. Z 24-02; Zoning Bylaw Amendment (First Reading); 3898 Brown Road
3. "City of West Kelowna Zoning Amendment Bylaw No. 0320.13, 2025"