



COMMUNITY DEVELOPMENT COUNCIL REPORT

To: Mayor and Council

Date: March 24, 2026

From: Ron Bowles, Chief Administrative Officer

File No: Z 25-10

Subject: **Z 25-10 – 942 McKay Road (Zoning Bylaw Amendment Bylaw No. 0320.14. 2026)**

Prepared By: Nico Law, Planner I

Reviewed By: Chris Oliver, Senior Planning Manager

RECOMMENDATION:

THAT “City of West Kelowna Zoning Amendment Bylaw No. 0320.14” be read a first, second, and third time.

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 property is located in the Lakeview Heights Neighbourhood and is zoned R1 – Single Detached and Duplex Residential Zone. The property currently has a single detached dwelling with an issued demolition permit. The property has two frontages, one along Boucherie Road to the west and one as a panhandle off McKay Road, from which the property has its access. The western portion of the lot near Boucherie Road is in the Hillside Development Permit area.

PROPERTY DETAILS

Address	942 McKay Road
PID	007-932-502

Folio	36414409.100		
Lot Size	2144.9m ²		
Owner	1419345 BC LTD.	Agent	Ian Harris
Current Zoning	R1- Single Detached and Duplex Residential Zone	Proposed Zoning	RP1 – Residential Plex Zone
Current OCP	Low Density Residential	Proposed OCP	Low Density Residential
Current Use	Single Family Residential	Proposed Use	Fourplex
Development Permit Areas	Hillside		
Hazards	N/A		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	R1 – Single Detached and Duplex Residential Zone, Low Density Residential
East	>	R1 – Single Detached and Duplex Residential Zone, Low Density Residential
West	<	Agricultural Zone, Agriculture
South	v	R1 – Single Detached and Duplex Residential Zone, Low Density Residential

PROPERTY MAP



PROPOSAL

The applicant is requesting a Zoning Bylaw Amendment from Single Detached and Duplex Residential Zone (R1) to Residential Plex Zone (RP1) to facilitate a fourplex development.

DISCUSSION

Policy & Bylaw Review

Official Community Plan No. 0300

This application is consistent with the Official Community Plan. No. 300 under the Low Density Residential designation. The purpose of this designation is to provide a range of ground-oriented housing, with flexibility in lot size, width, and typology to accommodate a mix of housing options. More land-efficient and compact housing forms are encouraged through infill development.

The rezoning, intended to facilitate the construction of a fourplex, aligns with the Low Density Residential designation by providing ground-oriented density, using the land more efficiently to create more compact housing forms through infill development.

City of West Kelowna Housing Strategy

The proposed amendment aligns with Direction 4 of the City's Housing Strategy – Create More Housing Diversity, which calls for increased housing density through infill using moderate- and higher-density forms that respect neighbourhood context and support the City's housing priorities.

This application is consistent with this policy, as the large size of the property and close proximity to Boucherie Road support a higher density form than a single detached residential home. The Zoning Bylaw Amendment would facilitate a fourplex development, contributing to infill housing and housing diversity while supporting the City's housing priorities.

Zoning Bylaw No. 0320

The proposed preliminary site plan complies with Zoning Bylaw No.0320 including all necessary parking and access requirements. Due to the irregular frontage of the parcel, there is no opportunity to subdivide, so four units would be the maximum based on current Bylaw requirements. If rezoned, access to the site would continue to be limited to the McKay Road frontage.

Advisory Planning Commission

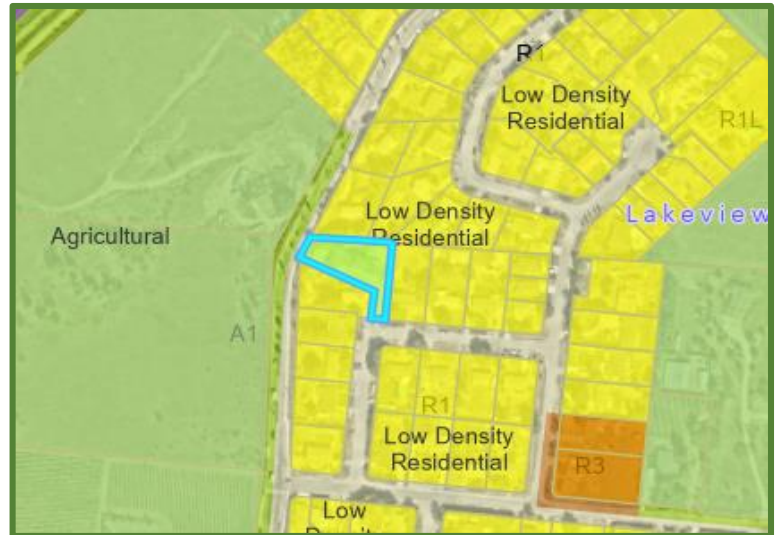


Figure 1: Adjacent Official Community Plan land use designations in the neighbourhood.

The file was scheduled to be considered at the February 18, 2026, Advisory Planning Commission (APC) meeting; however, due to a lack of quorum, the meeting was cancelled, and the item was unable to proceed as planned.

PUBLIC NOTIFICATION

A notification sign has been posted on the subject property in accordance with Development Application Procedures Bylaw No. 0260. Additionally, per the Development Applications Procedures Bylaw No. 0260, notification was sent to all property owners and their tenants within 100 m of the subject property, advertised in the local newspaper, and posted on the City's website as per 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.

CONCLUSION

The proposed rezoning from R1 to RP1 is consistent with the City's Official Community Plan and Housing Strategy. The application supports key policy objectives, which identify the need for more housing diversity, through moderate forms that respect neighbourhood context. The subject property's large size and limited frontage, rezoning to RP1 will allow for an efficient use of the parcel compared to other large lots in the area, which are often subdivided.

Alternate Recommendation:

1. **THAT** Council postpone first, second, and third reading of Zoning Amendment Bylaw No. 0320.14 (File Z 25-14),

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. 320.14 (File Z 25-10).

THAT Council Direct Staff 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. Zoning Bylaw Amendment No. 320.14
2. Site Plan