



INFORMATION ONLY COUNCIL REPORT

To: Mayor and Council

Date: June 23, 2020

From: Paul Gipps, CAO

File No: Z 19-12

Subject: **Z 19-12; Official Community Plan Amendment Bylaw No. 0100.58 and Zoning Amendment Bylaw No. 0154.89 (1st and 2nd Reading); 1080 Devon Road**

STRATEGIC AREA(S) OF FOCUS

Economic Growth and Prosperity, Strengthen Our Community

BACKGROUND

As requested by Mayor Milsom, this report is to provide Council with a status update related to the Devon Road application, which proposes to amend the Official Community Plan (OCP) and rezone the property to Institutional and Assembly (P2). The intent of rezoning is to accommodate the development of a church on the 1.5 Ha site.

On April 21, 2020 Council gave 1st and 2nd reading to the application. Since that time staff have requested additional information from the applicant with regards to:

- Traffic Impact Study. Further discussion with the applicant indicates their proposed development is 12,000 sq ft rather than the 6000 sq ft (footprint) as previously understood. This will likely have implications on required traffic improvements associated with the proposed access from Westlake Road.
- Revised Servicing Report. Additional information related to potential improvements to the sewer service remain outstanding.
- Revised Site Grading. Additional grading and retaining information is required as it relates to the proposed access from Westlake Road. This is required to understand the feasibility of the proposed access from Westlake Road.
- Maximum occupancy as it relates to servicing and traffic improvements.

The applicant is in process of commissioning this work, and continues to invest in technical consulting for the project. Once received, a public hearing will be scheduled; it is anticipated this will occur mid to late summer.

Further, the City continues to receive significant input (email, phone, meeting requests) from the community on this application, including an online petition¹ with over 2500 signatures. The issues presented are primarily focused on:

¹ <https://www.change.org/p/city-of-west-kelowna-protect-westlake-road-neighborhoods-from-non-residential-rezoning>

- Environmental preservation of the pond and watercourse network associated with Keefe Creek
- Impacts of storm water on the environmental quality/integrity of Keefe Creek
- Impacts of the development on the *Western Painted Turtle* habitat within the property
- Loss of tree canopy which provides a natural buffer from the adjacent gravel pit operations
- Loss of trees which provide geotechnical stability to the property
- Impacts of parking on the adjacent Devon Road subdivision
- Traffic safety impacts related to a proposed access on Westlake Road
- Impacts of the development (parking, traffic, access) on the adjacent County Pines subdivision

Given the nature of the concerns being raised by the community in relation to this application, it would be prudent for staff to request that the applicant provide additional information that addresses these concerns in advance of any public hearing.

I am seeking confirmation from Council that they remain in support of this application proceeding to Public Hearing in light of the significant community input on the application and its impacts and the potential costs to the applicant to provide all required information in relation to the impacts of the application in advance of the public hearing.

In light of the current circumstances, Council has the following options at this stage:

1. To rescind its resolution to refer the application to public hearing, and to resolve to deny the application;
2. To direct staff to require the applicant to provide additional information that addresses the community concerns in relation to the application, and to defer the public hearing until such time as the information has been provided; or,
3. To proceed with the public hearing as currently scheduled.

FINANCIAL IMPLICATIONS

N/A

Powerpoint: Yes ☐ No ☒

Attachments:

N/A