



COUNCIL REPORT
Development Services
For the June 25, 2019 Council Meeting

DATE: June 13, 2019 File: Z 18-07

TO: Jim Zaffino, CAO

FROM: Carla Eaton, Planner

RE: Application: Official Community Plan Amendment Bylaw No. 0100.52 and
Zoning Amendment Bylaw No. 154.70 (Z 18-07)
Legal: Lot A, DL 485, ODYD, Plan 18429, Except Plans 18846, 22092,
25856, KAP75651, KAP80934 and EPP69635
Address: Casa Palmero Drive
Owners: 435133 BC Ltd.
Agent: D.E. Pilling and Associates / Dale Pilling

RECOMMENDED MOTION

THAT Council adopt City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.52, 2018 (File: Z 18-07); and

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.70, 2018 (File: Z 18-07).

RATIONALE

The recommended motion is based on the following:

- The proposed amendments will address technical boundary and regulatory issues caused by the proposed road alignment and minimum parcel size requirements related to the future subdivision.
- The proposed amendments are consistent with the intended residential uses and development phasing presented with the original amendments that permitted the Low Density Multiple Family and Single Family Residential uses on this site.
- The applicant provided a \$30,000 contribution that will provide for enhancements to Casa Loma waterfront park infrastructure which is an area that is in high demand by the public.
- The applicant has provided a blanket pedestrian statutory right of way that will address connectivity to adjacent parks and community amenities.
- Anticipated protection of the steeper slopes will preserve open space and habitat, such as through development permit and/or covenant.
- Infill development makes more efficient use of community services and reduces development pressures at the urban fringes.
- The proposal was supported by the City's Advisory Planning Commission (APC).

LEGISLATIVE REQUIREMENTS

Council has the authority under Part 14, s. 472 of the *Local Government Act* to amend the Official Community Plan and s. 479 to create and amend the Zoning Bylaw.

BACKGROUND

Overview of Proposal

This Official Community Plan (OCP) and Zoning Amendment Application proposes to adjust the OCP land use designations and zoning boundaries for the existing Single Detached Residential (R1) zone along the extension of Casa Palmero Drive and to enlarge the Low Density Multiple Residential (R3) zone to facilitate the proposed subdivision of nine (9) single family residential lots and one (1) large multiple family lot (*Attachments 1 and 2*).

Zoning Conditions

The Council resolution at third reading established five zoning conditions, as noted in the Council Report/Resolution History table below. The zoning conditions have now been satisfied and it is recommended that the amendment bylaws be adopted.


COUNCIL REPORT/RESOLUTION HISTORY

Date	Report Topic/Resolution	Resolution No.
Jan 22, 2019	Council give third reading to the bylaw amendments and established the following conditions: 1) Registration of a blanket pedestrian statutory right of way for connections through the subject property to Casa Palmero Park with final location to be finalized at time of future development; and 2) Receipt of a contribution in the amount of \$30,000 toward waterfront park improvements within the Casa Loma neighbourhood in lieu of the requirement for construction of pedestrian trail requirements at time of future subdivision.	C084/19
Jan 8, 2019	Public Hearing held	N/A
Nov 27, 2018	Council give first and second reading to the bylaw amendments and directed staff to schedule the public hearing.	C424/18

Respectfully Submitted,



Carla Eaton
Planner III



Brent Magnan
Planning Manager

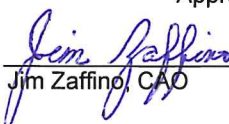


Bob Dargatz
Development Manager



Nancy Henderson
General Manager of Development Services

Powerpoint: Yes ☐ No ☒

Approved for Agenda	
 Jim Zaffino, CAO	June 18, 2019 Date

Attachments:

1. Official Community Plan Amendment Bylaw No. 0100.52
2. Zoning Amendment Bylaw No. 0154.70

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CITY OF WEST KELOWNA

BYLAW NO. 0100.52

A BYLAW TO AMEND "OFFICIAL COMMUNITY PLAN BYLAW NO. 0100"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN BYLAW NO. 0100" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 0100.52, 2018".

2. Amendments

"City of West Kelowna Official Community Plan Bylaw No. 0100" is hereby amended as follows:

2.1 By changing the designation on a portion of Lot A, District Lot 485, ODYD, Plan 18429, Except Plans 18846, 22092, 25856, KAP75651, KAP80934 and EPP69635, as shown on Schedule 'A' attached to and forming part of this bylaw from Resource Land to Single Family Residential and to Low Density Multiple Family.

2.2 By depicting the change on "City of West Kelowna Official Community Plan Bylaw No. 0100 Schedule B" (Land Use map).

READ A FIRST AND SECOND TIME THIS 27TH DAY OF NOVEMBER, 2018
PUBLIC HEARING HELD THIS 8TH DAY OF JANUARY, 2019
READ A THIRD TIME THIS 22ND DAY OF JANUARY, 2019
ADOPTED

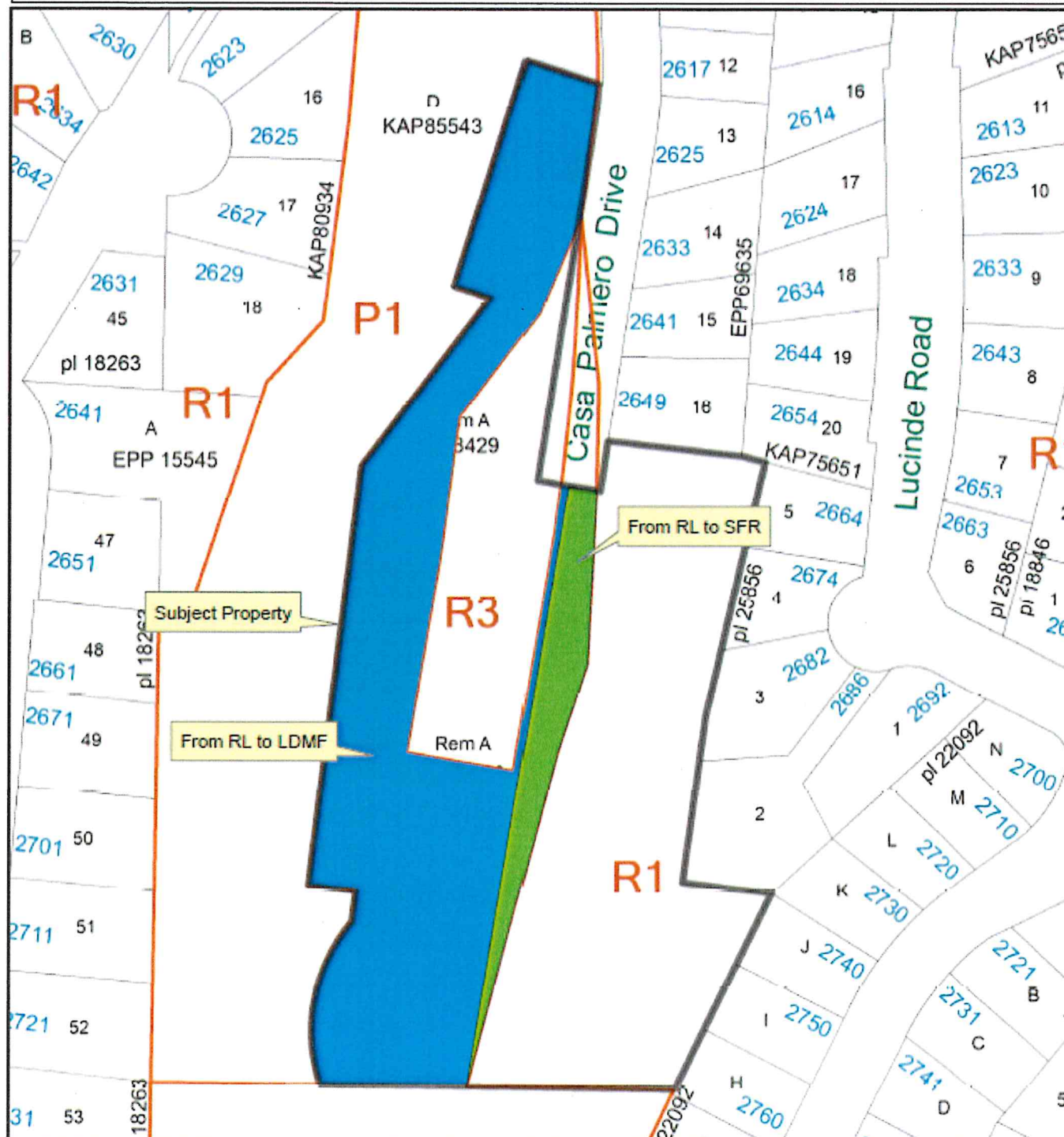
MAYOR

CITY CLERK



CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0100.52

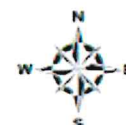


LEGEND

- Subject Property
- From RL to SFR
- From RL to LDMF
- Zoning Boundary

0 20 40 80 Metres

1:1,657



Date: 2018-09-18

CITY OF WEST KELOWNA

BYLAW NO. 0154.70

A BYLAW TO AMEND "ZONING BYLAW NO. 0154"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.70, 2018".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

2.1 By changing the zoning on a portion of Lot A, District Lot 485, ODYD, Plan 18429, Except Plans 18846, 22092, 25856, KAP75651, KAP80934 and EPP69635 from Rural Residential Large Parcel Zone (RU4) to Single Detached Residential Zone (R1) and to Low Density Multiple Residential Zone (R3) and from Single Detached Residential Zone (R1) to Low Density Multiple Residential Zone (R3).

2.2 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST AND SECOND TIME THIS 27TH DAY OF NOVEMBER, 2018
PUBLIC HEARING HELD THIS 8TH DAY OF JANUARY, 2019
READ A THIRD TIME THIS 22ND DAY OF JANUARY, 2019
ADOPTED

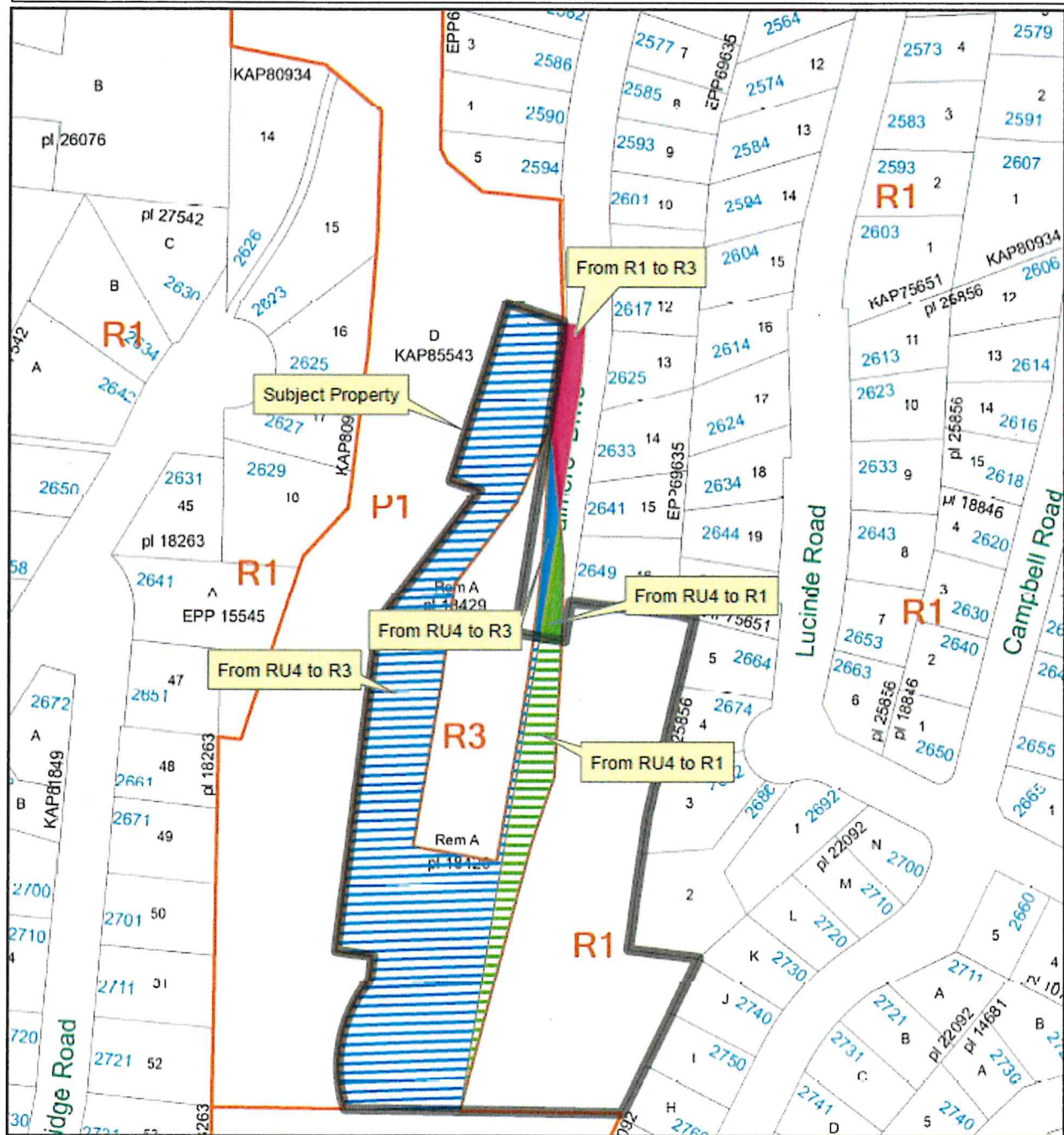
MAYOR

CITY CLERK



CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0154.70



LEGEND

- Zoning Boundary
- Subject Property
- RU4 to R1
- RU4 to R3
- R1 to R3
- RU4 to R1
- RU4 to R3

0 30 60 120 Metres

1:2,100



Date: 2018-08-17