



COUNCIL REPORT

To: Paul Gipps, CAO

Date: September 8, 2020

From: Jayden Riley, Planner II

File No: Z 20-02

Subject: **Z 20-02; Zoning Amendment Bylaw No. 0154.91, 2020 (3rd Reading),
2417 Apollo Road**

RECOMMENDATION

THAT Council give 3rd reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.91, 2020 (File: Z 20-02); and

THAT Council direct staff to schedule the bylaw for consideration of adoption following approval of the bylaw by the Ministry of Transportation and Infrastructure.

STRATEGIC AREA(S) OF FOCUS

Economic Growth and Prosperity (Strategic Plan Priorities 2020-2022)

BACKGROUND

This application proposes to amend the zoning designation of the subject property from Single Detached Residential (R1) to Urban Centre Commercial (C1) to support a mixed-use development. The applicant is proposing to mirror an approved development concept (DP 20-03) of the adjacent property, 2411 Apollo Road, consisting of a 3-storey building with approximately 100 sq. m. of commercial space at ground level and two (2) storeys of residential above, each with four (4) residential units.

PROPERTY DETAILS			
Address	2417 Apollo Road		
PID	012-083-992		
Folio	36412444.000		
Lot Size	566 sq. m.		
Owner	Elias and Kevin Ferreira	Agent	Randi Fox, Fox Architecture

Current Zoning	Single Detached Residential (R1)	Proposed Zoning	Urban Centre Commercial (C1)
Current OCP	Commercial	Proposed OCP	N/A
Current Use	Single Family Dwelling	Proposed Use	Mixed Use
Development Permit Areas	Commercial; Multiple Family and Intensive Residential		
Hazards	No		
Agricultural Land Reserve	No		

NEIGHBOURHOOD MAP



PROPERTY MAP



Overview of Public Hearing

A Public Hearing was held on August 25, 2020. No members of the public addressed Council during the Public Hearing. A total of one (1) submission was received that requested the land be used instead for public use.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
July 14, 2020	Z 20-02; Zoning Amendment Bylaw No. 0154.91 (1 st and 2 nd Reading); 2417 Apollo Road	C181/20
August 25, 2020	Z 20-02; Zoning Amendment Bylaw No. 0154.91 (PH); 2417 Apollo Road	N/A

CONCLUSION

It is recommended that Council give 3rd reading to the proposed zoning amendment bylaw as the proposed zone is consistent with the existing community plan designation and the proposed use will be able to accommodate the mirrored mixed use concept development over the subject property and adjacent property. Due to the proximity of the subject property to a controlled intersection on Highway 97, approval of the bylaw from the Ministry of Transportation is a condition prior to adoption.

Alternate Motion:

Alternate 1 – Postpone Consideration

1. **THAT** Council postpone 3rd reading to the City of West Kelowna Zoning Amendment Bylaw No. 0154.91, 2020 (File: Z 20-02).

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

Alternate 2 – Deny Application

2. **THAT** Council deny 3rd reading to the City of West Kelowna Zoning Amendment Bylaw No. 0154.91, 2020 (File: Z 20-02).

Should Council deny the proposal, the application will be closed in accordance with Development Application Procedures Bylaw No. 0260 and the applicant may re-apply after a period of six (6) months.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒

Attachments:

1. July 14, 2020 Council Report, Z 20-02 (1st and 2nd Reading)
2. Zoning Amendment Bylaw No. 0154.91