



COUNCIL REPORT

To: Paul Gipps, CAO

Date: October 13, 2020

From: Jayden Riley, Planner II

File No: Z 20-02

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

RECOMMENDATION

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.91, 2020.

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 conditions established at 3rd reading have been satisfied.

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	Mixes Use
Development Permit Areas	Commercial; Multiple Family and Intensive Residential		
Hazards	No		
Agricultural Land Reserve	No		

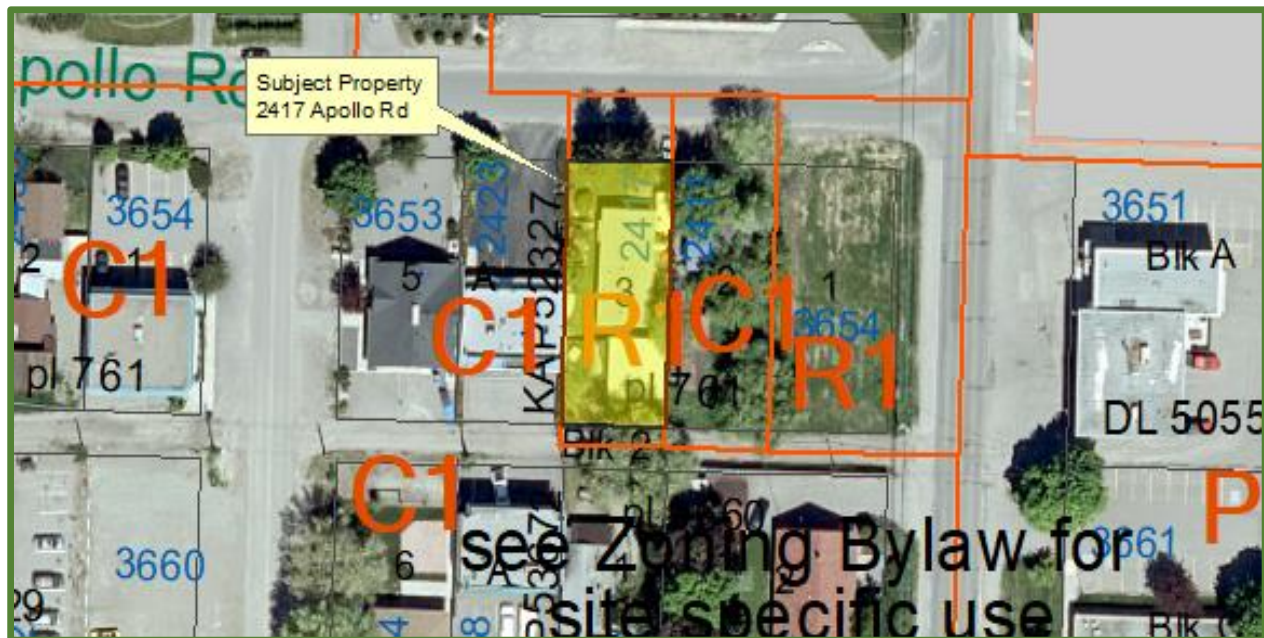
ADJACENT ZONING & LAND USES

North	^	Institutional and Assembly (P2)
East	>	Urban Centre Commercial (C1)
West	<	Urban Centre Commercial (C1)
South	v	Urban Centre Commercial (C1)

NEIGHBOURHOOD MAP



PROPERTY MAP



COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
July 14, 2020	THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.91 (File: Z 20-02); and THAT Council direct staff to schedule a public hearing for the proposed Zoning Amendment Bylaw	C181/20
August 25, 2020	Z 20-02; Zoning Amendment Bylaw No. 0154.91, 2020 (Public Hearing); 2417 Apollo Road	N/A
September 8, 2020	THAT Council give 3 rd 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	C227/20

CONCLUSION

The zoning amendment bylaw received approval from the Ministry of Transportation and Infrastructure on September 16, 2020. All conditions established at 3rd reading have therefore been satisfied.

Alternate Motion:

Alternate 1 – Postpone Consideration

THAT Council postpone adoption 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

THAT Council deny 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. Zoning Amendment Bylaw No. 0154.91