



COUNCIL REPORT

To: Paul Gipps, CAO

Date: December 8, 2020

From: Carla Eaton, Planner III

File No: Z 20-06

Subject: **Z 20-06, OCP and Zoning Amendment Bylaw No. 100.60 and 154.92 (Adoption), Unaddressed Canyon Crest Drive**

RECOMMENDATION

THAT Council adopt City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.60, 2020 (File: Z 20-06); and

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.92, 2020 (File Z 20-06).

STRATEGIC AREA(S) OF FOCUS

Focus on Economic Growth (Strategic Plan Priorities, 2009 and 2020-2022)

BACKGROUND

The proposed bylaw amendments received third reading on November 24, 2020. The applicant proposed to essentially swap zoning and land use designations which are proposed to facilitate a more efficient layout for the proposed townhouse development (approximately 26 units) eliminating the need for a second access. The proposed amendment will rezone a portion of the property from Low Density Multiple Residential (R3) and Compact Single Detached Residential (RC3) zone to Parks and Open Space (P1) zone, and to rezone a portion from Parks and Open Space (P1) zone to Low Density Multiple Residential (R3) zone; and to amend the Official Community Plan over the same areas by exchanging the land use designation from Low Density Multiple Family and Single Family Residential to Parks and Natural Area, and from Parks and Natural Area to Low Density Multiple Family (*Attachment 1 and 2*).

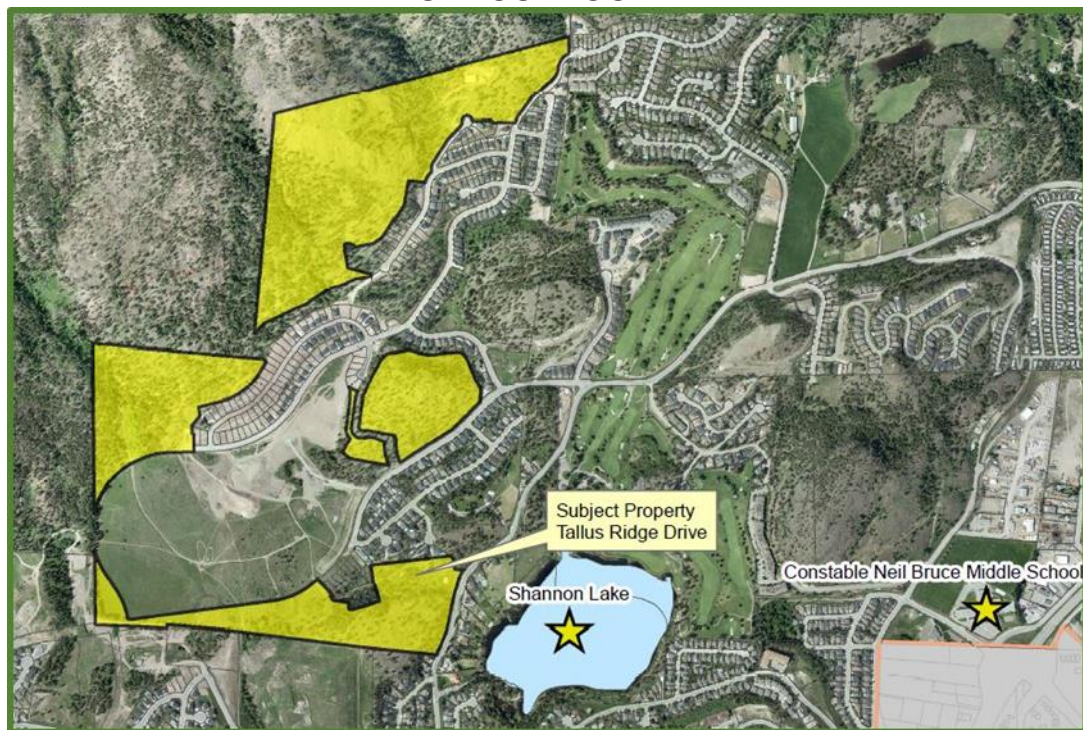
PROPERTY DETAILS			
Address		Unaddressed Canyon Crest Drive (Tallus Ph. 10/11)	
PID		030-896-487	
Folio		36414115.056	
Lot Size		Parent parcel: 61 ha (150.7 acres) / Subject: ~0.98 ha	
Owner	Ryser Developments Ltd.	Agent	Damien Burggraave

Current Zoning	Parks and Open Space (P1) and Low Density Multiple Family (R3)	Proposed Zoning	Parks and Open Space (P1) and Low Density Multiple Family (R3)
Current OCP	Parks and Natural Area and Low Density Multiple Family	Proposed OCP	Parks and Natural Area and Low Density Multiple Family
Current Use	Vacant	Proposed Use	Residential
Development Permit Areas	Wildfire Interface, Hillside, Sensitive Terrestrial Ecosystem and Form and Character		
Hazards	Possible rock catchment areas/drainage noted		
Agricultural Land Reserve	N/A		

ADJACENT ZONING & LAND USES

North	^	Compact Single Detached Residential (RC3)
East	>	Large Parcel Single Detached Residential (R1L) and Low Density Multiple Family (R3)
West	<	Compact Single Detached Residential (RC3)
South	v	Parks and Open Space (P1) and Single Detached Residential (R1)

NEIGHBOURHOOD MAP



PROPERTY MAP



COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
Nov 24, 2020	<p>THAT Council give third reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.60, 2020 (File:Z 20-06); and</p> <p>THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.92, 2020 (File: Z 20-06)</p>	C299/20
Nov 24, 2020	Public Hearing held	N/A
Oct 27, 2020	<p>THAT Council give first and second reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.60, 2020 (File: Z 20-06); and</p> <p>THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.92, 2020 (File: Z 20-06); and</p> <p>THAT Council direct staff to schedule the proposed bylaw amendments for Public Hearing.</p>	C276/20

CONCLUSION

As there are no conditions for adoption, staff recommend Council adopt the Official Community Plan and Zoning amendment bylaw.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒

Attachments:

1. Official Community Plan Bylaw No. 0100.60
2. Zoning Amendment Bylaw No. 0154.92