



## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: December 16, 2020

From: Carla Eaton, Planner III

File No: Z 20-10

Subject: **Z 20-10, OCP and Zoning Amendment Bylaw No. 100.63 and 154.98 (APC), 2749 and 2769 Shannon Lake Road**

### BACKGROUND

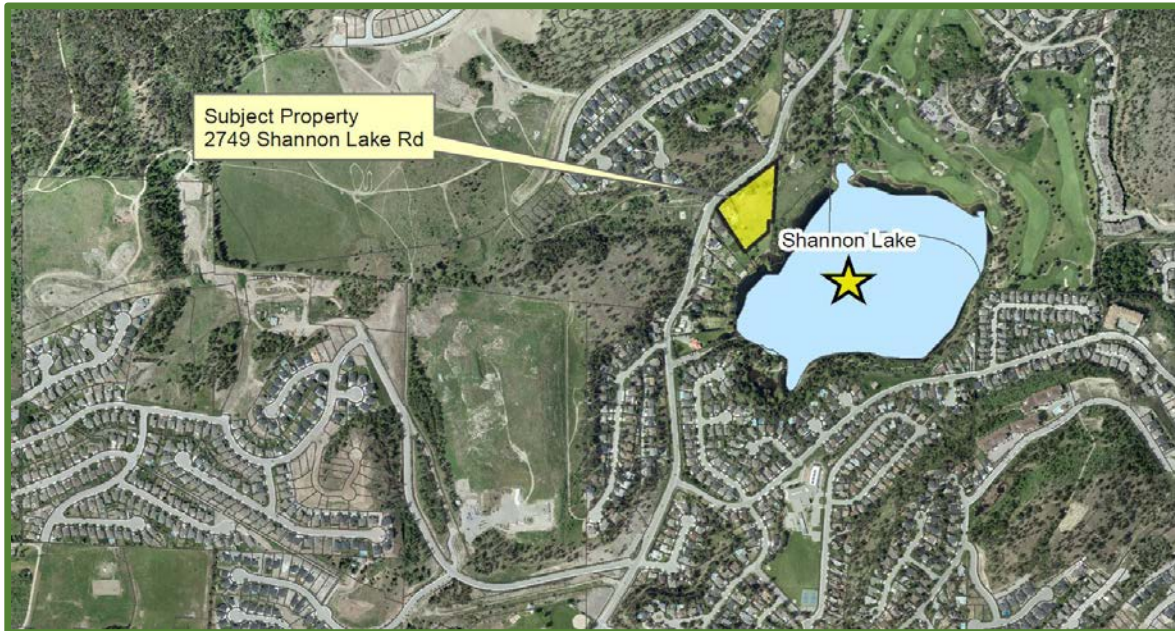
The applicant has applied to amend the Official Community Plan from Low Density Multiple Family to Mixed Use and Zoning Amendment from Low Density Multiple Residential Zone (R3) to Comprehensive Development Zone (CD 10) to facilitate a proposed development for congregate housing and multiple residential uses in the townhouse (up to 3 storeys) and apartment (up to 4 storeys) form to a maximum of 99 units, which may include some small-scale secondary commercial uses, on the 1.35 ha (3.336 acre) subject property (*Attachment 1 and 2*).

PROPERTY DETAILS			
<b>Address</b>		2749 and 2769 Shannon Lake Road	
<b>PID</b>		030-751-420	
<b>Folio</b>		36414117.017	
<b>Lot Size</b>		1.35 ha (3.336 acres)	
<b>Owner</b>	Suntory City Develop & Invest Group Inc.	<b>Agent</b>	Patrick Yang / Pacific West Architecture
<b>Current Zoning</b>	R3 Low Density Multiple Residential Zone	<b>Proposed Zoning</b>	CD10 Comprehensive Development Zone (Injoy Lakeview)
<b>Current OCP</b>	Low Density Multiple Family	<b>Proposed OCP</b>	Mixed Use
<b>Current Use</b>	Vacant residential	<b>Proposed Use</b>	Multiple Family and Congregate housing with small scale commercial
<b>Development Permit Areas</b>	Sensitive Terrestrial and Aquatic Ecosystem, Hillside and Form and Character		
<b>Hazards</b>	None identified		
<b>Agricultural Land Reserve</b>	N/A		

## ADJACENT ZONING & LAND USES

<b>North</b>	<b>^</b>	A1 Agricultural and P1 Parks and Open Space (privately held)
<b>East</b>	<b>&gt;</b>	R3 Low Density Multiple Residential (vacant)
<b>West</b>	<b>&lt;</b>	R1L Large Parcel Single Detached Residential Zone, R3 Low Density Multiple Residential (vacant) and P1 Parks and Open Space (privately held)
<b>South</b>	<b>v</b>	Undeveloped dedicated park land and Shannon Lake

## NEIGHBOURHOOD MAP



## PROPERTY MAP



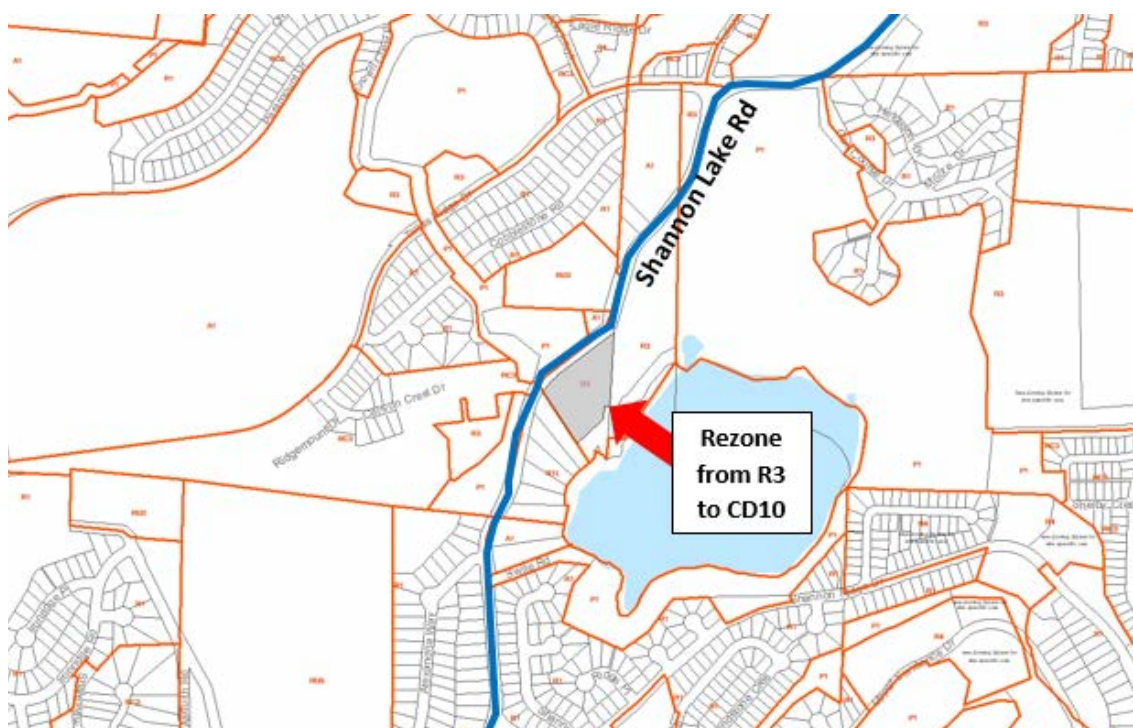


## DISCUSSION

### Subject Property

The subject property is accessed directly from Shannon Lake Road (see Figure 1 – blue line) with two vacant residences and grassy areas sloping upwards from Shannon Lake that were formerly used as pasture. The subject property was previously rezoned (File: Z 18-04) from Large Parcel Single Detached Residential (R1L) and Rural Residential Small Parcel (RU2) to the Low Density Multiple Residential (R3) zone on April 23, 2019 to facilitate a proposed townhouse development (approximately 65 units in 12 buildings). As a condition of the zoning, the two parent parcels were consolidated, the required land along Shannon Lake was dedicated as park, and a pedestrian statutory right of way was registered. Additional covenants were also registered on title to restrict future development until the following items have been constructed:

- off-site infrastructure installed to provide a lopped water connection,
- pedestrian crosswalk improvements across Shannon Lake Road,
- park improvements and environmental restoration within the dedicated foreshore park, and
- a 3 m wide pedestrian access between Shannon Lake Road and the foreshore park.



**Figure 1:** Location and Proposed Zoning Amendment

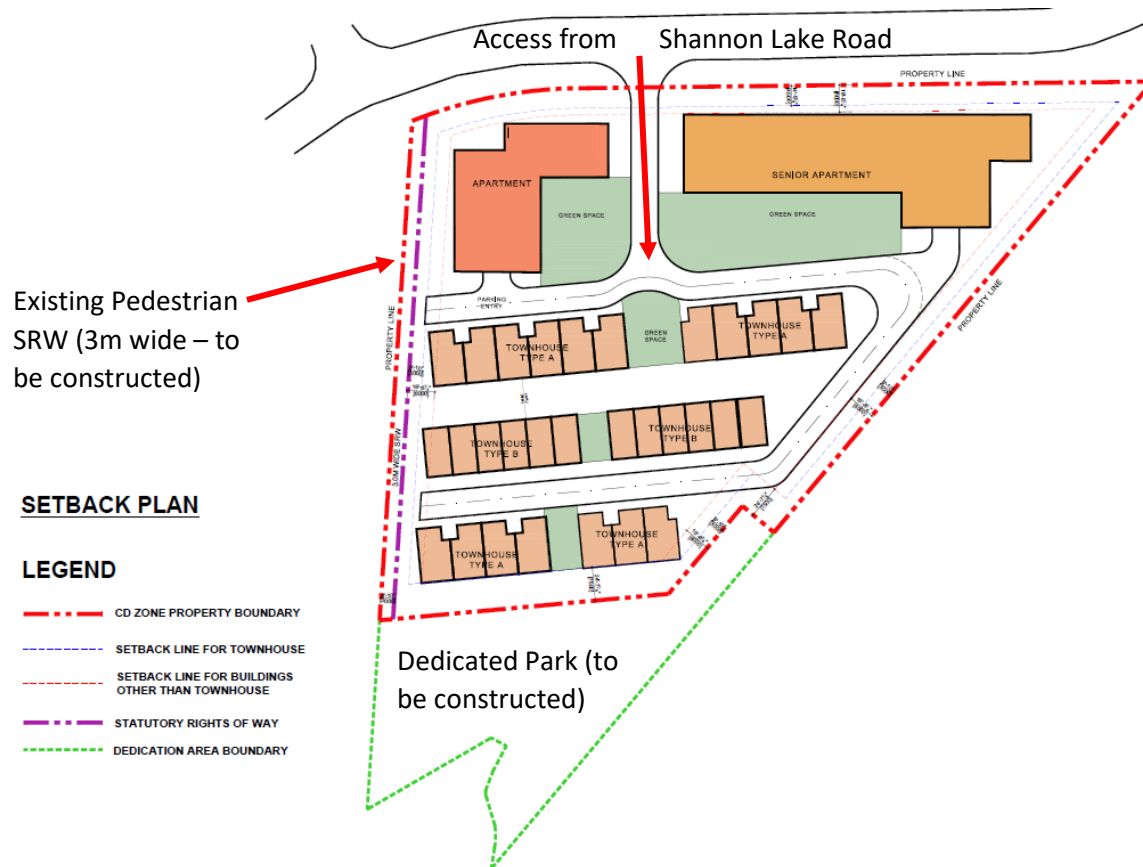
### Proposal

The bylaw amendments include a draft comprehensive development (CD10) zone tailored to accommodate proposed land uses, setbacks and building forms that are a

combination of regulatory elements from the R3, R4, and R5 zones<sup>1</sup>. In addition to townhouses up to three (3) storeys which are already permitted in the existing R3 zone, the proposed CD10 zone would permit congregate housing in apartment form up to four (4) storeys, as well as three small-scale commercial secondary uses<sup>2</sup> that would be ancillary to the congregate housing. The proposed zone will not change the minimum parcel area, minimum useable parcel area, parcel frontage, maximum density or maximum parcel coverage of the R3 zone. The proposed zone has also selected setbacks from each of the zones for each proposed use.

### Applicant Rationale

As part of this application, the applicant has provided a proposal summary (*Attachment 3*) stating that the intent of the development is to provide a mix of multiple residential and congregate housing developments integrated with private and public amenity features adjacent to Shannon Lake Regional Park (see Figure 2 – Concept Plan). The overall vision for the development will incorporate principles of smart growth, a high level of urban design and sustainability, and “By providing a wide range of housing, the development respects the Varied Needs of West Kelowna’s Citizens.” The applicant is aware of the



**Figure 2: Concept Plan**

previous zoning commitments regarding construction of off-

<sup>1</sup> R3 Low Density Multiple Residential, R4 Medium Density Multiple Residential, R5 Westbank Centre Multiple Residential Zone

<sup>2</sup> Proposed commercial secondary uses: Personal service establishment, Restaurant (except for drive-through restaurant), and Retail, general

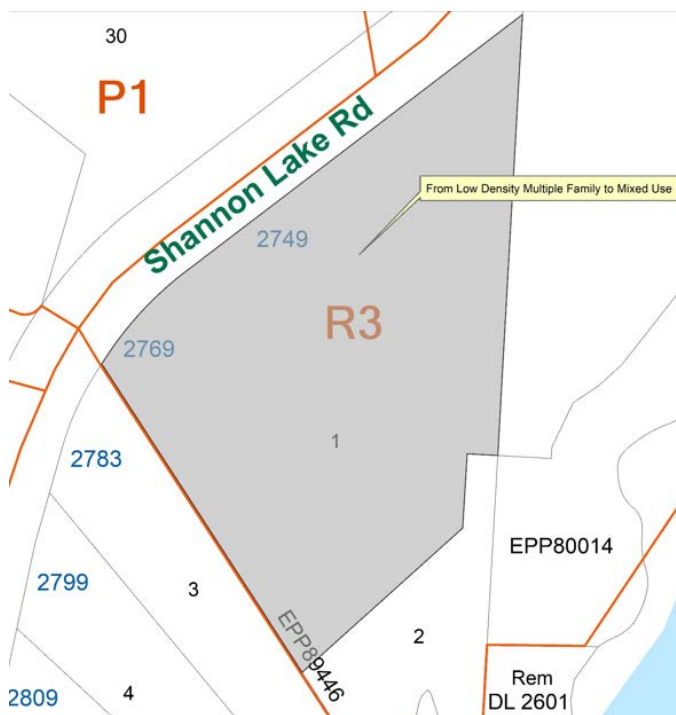
site servicing and crosswalks, as well as park/trail improvements and restoration areas, and has integrated these commitments into their proposed development concept.

### Policy and Bylaw Review

#### *Official Community Plan (OCP) Bylaw No. 0100*

OCP land use designation for the subject property is Low Density Multiple Family (LDMF). The proposed amendment to Mixed Use (Figure 3) will facilitate the proposed development which is a mix of multiple family residential and congregate housing, with some small-scale commercial secondary uses.

Residential policy encourages the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities. The proposed development still includes a mix of ground oriented townhouses with at-grade private entrances, which is considered an appropriate form of infill housing that has the ability to complement the type, form, scale and use of the surrounding neighbourhood. Although the proposed addition of congregate housing and apartment form up to four (4) storeys is a challenge to OCP policy which typically encourages greater building height and higher density development within the Westbank Centre.



**Figure 3: Proposed Mixed Use Land Use Designation**

However, the proposed development is not proposing to increase density but is rather proposing a more compact apartment building form that will increase greenspace on the site in comparison to a townhouse only development. This type of consideration is consistent with OCP policy that supports the consideration of density bonuses to aid in the protection of green space and natural or open space. The proposed Mixed Use land use designation also supports the retention of compatible service-related and low intensity commercial uses within a livable community, where these uses can be integrated with a sensitive transition to adjacent uses. The proposed amendment does not affect the trail construction and park improvements secured through previous rezoning and neighbourhood planning processes, which are consistent with OCP policy regarding interconnected linear trails and park systems.

## Zoning Bylaw No. 0154

The proposed Comprehensive Development (Injoy Lakeview) CD10 zone is intended to accommodate multiple residential in townhouse and apartment form, while also permitting the congregate housing use (*Attachment 2*). As shown in Table 1, the proposed zoning amendment will not increase density for the site but will adjust maximum building height, number of storeys, and setbacks to accommodate the proposed apartment form allowing for a reduced hillside disturbance and building footprint, as well as increased greenspace. Additionally, the CD10 zone has proposed standard amenity space provisions for the multiple residential units, as well as standard common dining and community space requirements for congregate housing. The conceptual development boundary will meet the required minimum parcel size, frontage, and parcel coverage for the R3 zone (*Attachment 4* and Concept Plan shown in Figure 2 above).

**Table 1: Comparative Summary of Density and Uses across Zones That Permit Multi-family Uses**

Regulation	R3 Zone	R4 Zone	R5 Zone	Proposed CD10
<b>Min parcel area</b>	1000 m <sup>2</sup>	1400 m <sup>2</sup>	1600 m <sup>2</sup>	1000 m <sup>2</sup>
<b>Min parcel frontage</b>	30 m	30 m	30 m	30 m
<b>FAR</b>	0.75	1.0	1.4 (surface parking) – 1.8 (non-surface parking)	0.75 (to a max of 99 units)
<b>Max parcel coverage</b>	40%	50%	60%	40%
<b>Max building height</b>	<ul style="list-style-type: none"> <li>9 m to a max of 3 storeys (5 m for accessory buildings &amp; structures)</li> </ul>	<ul style="list-style-type: none"> <li>12 m to a max of 3 storeys (5 m for accessory buildings &amp; structures)</li> </ul>	<ul style="list-style-type: none"> <li>15 m to a max of 4 storeys (5 m for accessory buildings &amp; structures) &amp; options for 6 storeys w/density bonus</li> </ul>	<ul style="list-style-type: none"> <li>Townhouse to 9 m to a max of 3 storeys</li> <li>Any other built form than a townhouse to 15 m to a max of 4 storeys (except 5 m for accessory buildings &amp; structures)</li> </ul>
<b>Principal uses</b>	<ul style="list-style-type: none"> <li>Care facility, major, in duplex or townhouse form only</li> <li>Duplex</li> <li>Group home, in duplex or townhouse form only</li> <li>Townhouse</li> </ul>	<ul style="list-style-type: none"> <li>Apartment</li> <li>Care facility, major, in duplex, townhouse or apartment form only</li> <li>Duplex</li> <li>Group home, in duplex, townhouse or apartment form only</li> <li>Townhouse</li> </ul>	<ul style="list-style-type: none"> <li>Apartment</li> <li>Care facility, major, in townhouse or apartment form only</li> <li>Congregate housing</li> <li>Group home, in townhouse or apartment form only</li> <li>Townhouse</li> </ul>	<ul style="list-style-type: none"> <li>Apartment</li> <li>Care facility, major, in townhouse or apartment form only</li> <li>Congregate housing</li> <li>Group home, in townhouse or apartment form only</li> <li>Townhouse</li> </ul>

<b>Secondary uses</b>	<ul style="list-style-type: none"> <li>• Accessory uses</li> <li>• Home based business, minor</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory uses</li> <li>• Home based business, minor</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory uses</li> <li>• Home based business, minor</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory uses</li> <li>• Home based business, minor</li> <li>• Personal service establishment</li> <li>• Restaurant, except for drive-through</li> <li>• Retail, general</li> </ul>
<b>Front Setback</b>	<ul style="list-style-type: none"> <li>• 4.5 m/6m to garage</li> </ul>	<ul style="list-style-type: none"> <li>• 6 m</li> </ul>	<ul style="list-style-type: none"> <li>• Townhouse 3 m / 6 m to garage</li> <li>• Any other built form 4.5 m</li> </ul>	<ul style="list-style-type: none"> <li>• Townhouse 4.5 m / 6 m to garage</li> <li>• Any other built form 6 m</li> </ul>
<b>Rear Setback</b>	<ul style="list-style-type: none"> <li>• 7.5 m</li> </ul>	<ul style="list-style-type: none"> <li>• 7.5 m</li> </ul>	<ul style="list-style-type: none"> <li>• 7.5 m</li> </ul>	<ul style="list-style-type: none"> <li>• 7.5 m</li> </ul>
<b>Interior Side Setback</b>	<ul style="list-style-type: none"> <li>• 3 m</li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> </ul>	<ul style="list-style-type: none"> <li>• 6 m</li> </ul>	<ul style="list-style-type: none"> <li>• Townhouse 3 m</li> <li>• Any other built form 6 m</li> </ul>

### *Development Permit Areas*

The subject property is located within the Hillside, Aquatic and Sensitive Terrestrial Ecosystem Development Permit areas. Additionally, the proposed multiple family residential development with secondary commercial uses will also require a separate form and character Multiple Family Residential Development Permit to facilitate any future Building Permits.

### Technical Review

#### *Transportation and Site Access*

The site access is proposed as a new 6 m wide paved entrance located mid-way along the site's frontage with Shannon Lake Road. The access point meets the Transportation Association of Canada's line of sight recommendations for roads with a 50 km/hr speed limit. This sight distance analysis includes consideration of the surrounding grades as it affects sightlines<sup>3</sup>. The final access design would be completed with the future development permit process.

Off-site transportation improvements identified with the previous rezoning are required to be constructed in accordance with Covenant CA7432661 and CA7432658 registered on title, which include a pedestrian cross-walk at the intersection of Shannon Lake Road and Crown Crest Drive, as well as road improvements to Shannon Lake Road not just fronting the property but extending to accommodate the related water looping improvements. Additional review is underway to confirm the off-site transportation improvements anticipated or recommended with this development based on the new CD10 zone.

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<sup>3</sup> Functional Servicing Report, prepared by Allnorth, dated January 7, 2020

### *Servicing*

A Servicing Report<sup>4</sup> was submitted that notes that the site can be adequately serviced. However, the report identifies the proposed apartment buildings as three (3) storeys and a total of 90 units, while the proposed CD10 zone identifies four (4) storey apartments and up to 99 units in total. Further discussion with the applicant is required to address a possible update to the report.

Sanitary Sewer: The report notes that the capacity of downstream sanitary system is sufficiently sized to accommodate the proposed development, with no anticipated off-site improvements. A private pump system is proposed to service the site into an existing 250mm service main along Shannon Lake Road.

Water: A covenant (CA7432661) is registered on title requiring off-site improvements to address water looping as a condition of the previous rezoning application. Additional review is underway to confirm the off-site water improvements based on the new CD10 zone. The servicing report notes that the property is required to petition the City for inclusion into a water service area, as well as noting additional on-site hydrants will be required, where final on-site design will be addressed at time of future development and building permit review.

Stormwater: The report notes that a private storm water detention facility will be provided for the development, as well as emergency overland route, with release at pre-development rates into Shannon Lake with final design to be addressed at time of future development permit.

### *Geotechnical*

A Geotechnical Report<sup>5</sup> was submitted that notes that “the land may be used safely for the use intended” and that “the site will achieve the levels of safety currently adopted by the City of West Kelowna” with no obvious geotechnical hazards. However, the report relied on test holes completed in 2018 with the previous rezoning application which was focused solely on townhouses. The new report thus recommends “additional geotechnical investigations be completed within the proposed apartment building areas to adequately evaluate the soil conditions and prepare suitable foundation preparation and design recommendations.” Further discussion with the applicant is required to address the recommended updated geotechnical review to address the proposed apartments.

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<sup>4</sup> Prepared by Aplin Martin, dated Jun 8, 2020

<sup>5</sup> Prepared by Interior Testing Services Ltd., dated October 26, 2020



## Environmental

An Environmental Assessment<sup>6</sup> was submitted with the previous rezoning application that identifies the subject property as having Environmental Sensitive Area (ESA) 3 and 4 over a large majority of the historically disturbed site, with small pockets of ESA 2 near the lake which has been dedicated as park (Figure 4). As a result of that report, the previous rezoning required restoration (Covenant CA7432658) with the proposed future parks improvements which are still outstanding. These works in the park and other recommendations for the remainder of the site from the report will be considered with the future development permit prior to site disturbance, as well as consideration of the new development layout to determine if an updated report may be required.

## Neighbourhood Park Analysis

The previous rezoning (File: Z 18-04) identified park land dedication and park trail connections that were addressed through the dedication of 0.2719 ha (0.672 acres) of park land and the registration of a 3.0 m wide pedestrian statutory right of way along the west side of the property (Plan EPP89446) as a condition of adoption. The



**Figure 4: Environmental Sensitive Areas**



**Figure 5: Proposed Future Park Area to be constructed as per Covenant CA7432658**

<sup>6</sup> Prepared by Ecoscape Environmental Consultants Ltd., dated May 2018

construction of the pedestrian trail as well as the park improvements and aquatic restoration works (see Figure 5) are still outstanding commitments under Section 219 Covenant (CA7432658), which were also required as a condition of the previous rezoning.

As such, the applicant will be required to construct the required works prior to development of the lands. Additional parks review is underway to confirm these requirements based on the new CD10 zone.

### Referral Responses

A referral for the application was circulated to all departments and key agencies. Based on comments received thus far, no objections were noted, but the following external comments were received:

- *BC Transit*
  - Has no objection to the development but recommends that the future interal road network includes sidewalks to connect to Shannon Lake Road to support safe access to transit, and recommends that the east side of Shannon Lake is improved to include a sidewalk connecting the development to the bus stop near the intersection of Crown Crest Drive and Shannon Lake Road.

### **KEY CONSIDERATIONS**

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The official community plan encourages medium to high density multiple family developments off collector and arterial roads, which is consistent with access off Shannon Lake Road which is classified as an Urban Arterial road.
- While the proposed amendments allow additional storeys and height, the overall impact may be minimal given that there is no increase in density and the more compact building form will increase greenspace.
- The Official Community Plan growth management designation encourages an interconnected network of community-wide linear parks to protect significant features, support recreational opportunities, and encourage multi-modal transportation alternatives, which are supported by existing covenants on title to construct park improvements with the proposed development.
- The proposed congregate housing and apartment form are more typically encouraged within the Westbank Centre based on proximity or walking distance to community amenities, shops and services.
- The Mixed Use land use designation is intended to meet the needs of residents for employment, shopping, and personal services where there are residential densities to support the walkable services, although typically encouraged within the identified Centres or Neighbourhood Centres to which this property is an outlier.

Specific comments would be appreciated should the APC have any concerns with the proposed bylaw amendments, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

*Carla Eaton*

Carla Eaton  
Planner III

Powerpoint: Yes ☒ No ☐

Attachments:

1. Official Community Plan Amendment Bylaw No. 0100.63, 2021
2. Zoning Amendment Bylaw No. 0154.98, 2021 (DRAFT CD10 Zone)
3. Applicant Proposal Summary
4. Low Density Multiple Residential (R3) Zone

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**CITY OF WEST KELOWNA**

**BYLAW NO. 0100.63**

**A BYLAW TO AMEND “OFFICIAL COMMUNITY PLAN BYLAW NO. 0100”**

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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. 0100.63, 2021”.

2. Amendments

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

2.1 By changing the designation on Lot 1, District Lot 2600, ODYD, Plan EPP89446, as shown on Schedule ‘A’ attached to and forming part of this bylaw, from Low Density Multiple Family to Mixed Use.

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  
PUBLIC HEARING HELD THIS  
READ A THIRD TIME THIS  
ADOPTED THIS

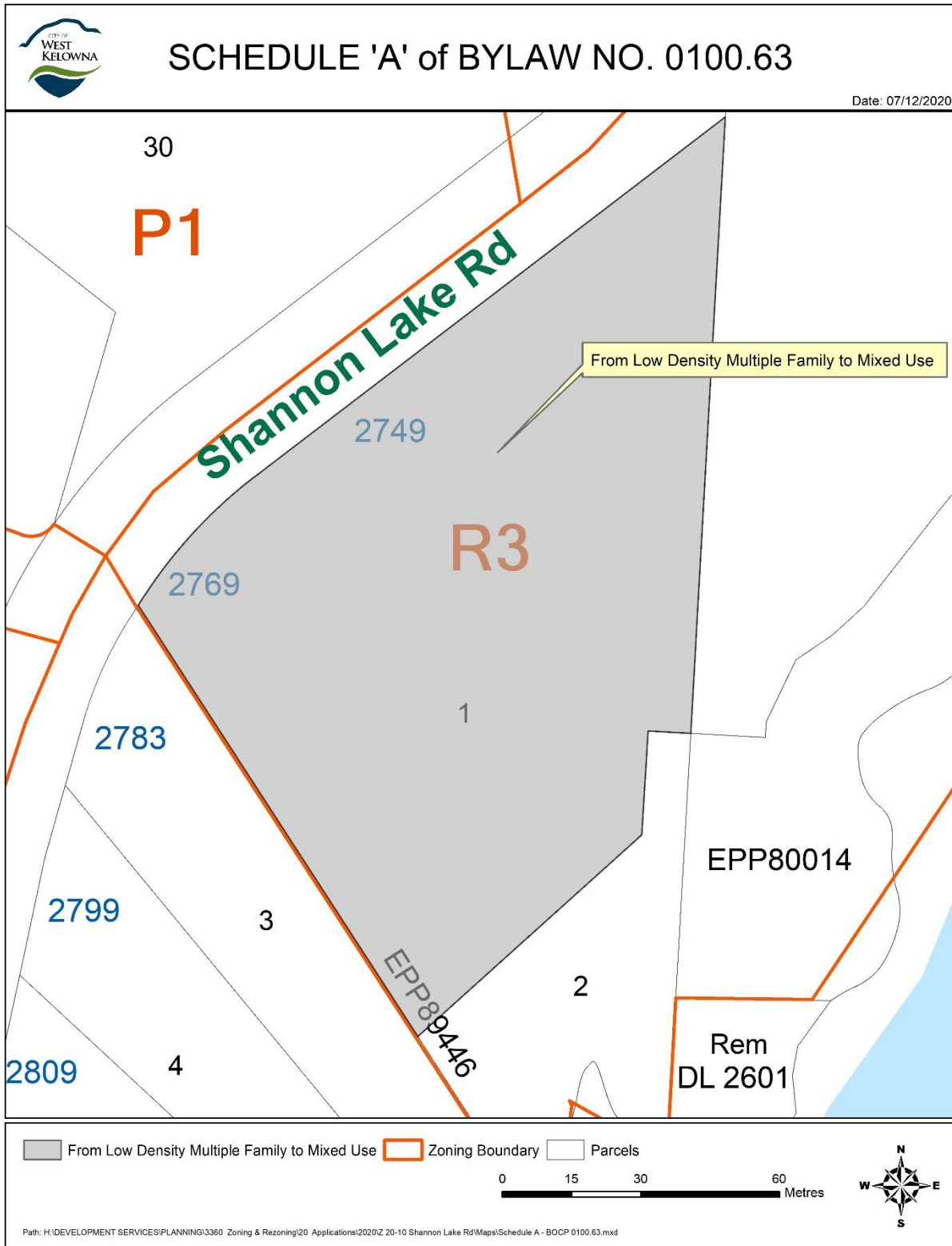
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MAYOR

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CITY CLERK





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**CITY OF WEST KELOWNA**

**BYLAW NO. 0154.98**

**A BYLAW TO AMEND "ZONING BYLAW NO. 0154"**

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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. 0154.98, 2021".

2. Amendments

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

- 2.1 By adding to Part 14 – Comprehensive Development Zones the CD10 Comprehensive Development Zone (Injoy Lakeview) attached to this bylaw as Schedule 'A';
- 2.2 By adding the following to the TABLE OF CONTENTS under PART 14 COMPREHENSIVE DEVELOPMENT ZONES:  
CD10 - Comprehensive Development Zone (Injoy Lakeview);
- 2.3 By adding the following to Part 5 – Establishment of Zones TABLE 5.1 – Establishment of Zones:  
COLUMN I ZONE by adding Comprehensive Development Zone (Injoy Lakeview);  
COLUMN II ZONE ABBREVIATION by adding CD10;
- 2.4 By changing the zoning on Lot 1, District Lot 2600, ODYD, Plan EPP89446, from Low Density Multiple Residential Zone (R3) to Comprehensive Development Zone (Injoy Lakeview) (CD10).
- 2.5 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST TIME THIS  
READ A SECOND TIME  
PUBLIC HEARING HELD  
READ A THIRD TIME  
ADOPTED

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MAYOR

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CITY CLERK

DRAFT

## Schedule 'A'

### CD10 – Comprehensive Development Zone (Injoy Lakeview)

#### .1 Purpose

To accommodate a mix of multiple-family residential and congregate housing uses with provisions for some small-scale commercial uses that complement the proposed residential uses.

#### .2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Care facility, major in townhouse or apartment form only
- (c) Congregate housing
- (d) Group home in townhouse or apartment form only
- (e) Townhouse

#### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor
- (c) Personal service establishment
- (d) Restaurant, except for drive-through restaurant
- (e) Retail, general

#### .4 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1,000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> )
(b)	Minimum useable parcel area	700 m <sup>2</sup> (7,534.7 ft <sup>2</sup> )
(c)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	0.75 FAR, up to 99 units
(e)	Maximum parcel coverage	40%
(f)	Maximum building height	
.1	Townhouse	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Any built form other than a townhouse	15.0 m (49.2 ft) to a maximum of 4 storeys, except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS (as shown on Figure 1)		
(h)	Buildings and structures shall be sited at least the distance indicated in the right-hand column from the feature indicated in the middle column	
.1	Front parcel boundary	
.i	Townhouse	4.5 m (14.8 ft), except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.ii	Any built form other than a townhouse	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	



.i	Townhouse	3.0 m (9.8 ft)
.ii	Any built form other than a townhouse	6.0 m (19.7 ft)
.4	Exterior side parcel boundary	6.0 m (19.7 ft)
<b>AMENITY SPACE</b>		
<b>(j)</b>	<b>Minimum amenity space (per unit)</b>	
.1	Bachelor dwelling unit and a unit in group home	7.5 m <sup>2</sup> (80.7 ft <sup>2</sup> )
.2	One (1) bedroom dwelling unit	15.0 m <sup>2</sup> (161.5 ft <sup>2</sup> )
.3	More than one (1) bedroom dwelling unit	25.0 m <sup>2</sup> (269.1 ft <sup>2</sup> )
.4	Congregate housing unit	6.0 m <sup>2</sup> (64.6 ft <sup>2</sup> ) indoor amenity space and 6.0 m <sup>2</sup> (64.6 ft <sup>2</sup> ) outdoor amenity space

## **.5 Other Regulations**

### **(a) General**

- .1 All Administrative and Enforcement, Interpretation, General and Parking Regulations, Part 1, 2, 3 and 4 of Zoning Bylaw No. 0154, apply unless expressly specified or modified in this CD10 zone..

### **(b) Common Areas**

- .1 In addition to the minimum amenity space outlined in the Regulations Table, congregate housing shall also include the following at a minimum:
- a. 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>) of seating area for common dining facilities; and
  - b. 160 m<sup>2</sup> (1,722.2 ft<sup>2</sup>) of floor area for common community and assembly hall facilities.

## **.6 Conditions of Use**

- (a) Within this CD10 zone, the lands shall be developed for the principal and secondary uses in accordance with the plans identifying the CD boundaries as shown in Figure 1 and 2, attached to this bylaw.
- (b) The density and uses shall be developed in accordance with the text of this zone and with the plans of the CD boundaries identified in the attachments, forming part of the bylaw and generally in accordance with CD10, Figures 1 and 2. The design elements outlined on Figure 3 of this zone, are conceptual in nature and may vary as outlined in the development permit approved by the City of West Kelowna.
- (c) In accordance with the Official Community Plan, all developments within the zone shall require a Multiple Family and Intensive Residential Development Permit, Hillside and Sensitive Terrestrial Ecosystem Development Permit. Except where modified in this bylaw, all City of West Kelowna bylaws apply.

## **.7 Attachments Summary**

- (a) Figure 1: Developable area and Setback Plan
- (b) Figure 2: Concept Plan

SETBACK PLAN

LEGEND

- CD ZONE PROPERTY BOUNDARY
- SETBACK LINE FOR TOWNHOUSE
- SETBACK LINE FOR BUILDINGS OTHER THAN TOWNHOUSE
- STATUTORY RIGHTS OF WAY
- DEDICATION AREA BOUNDARY



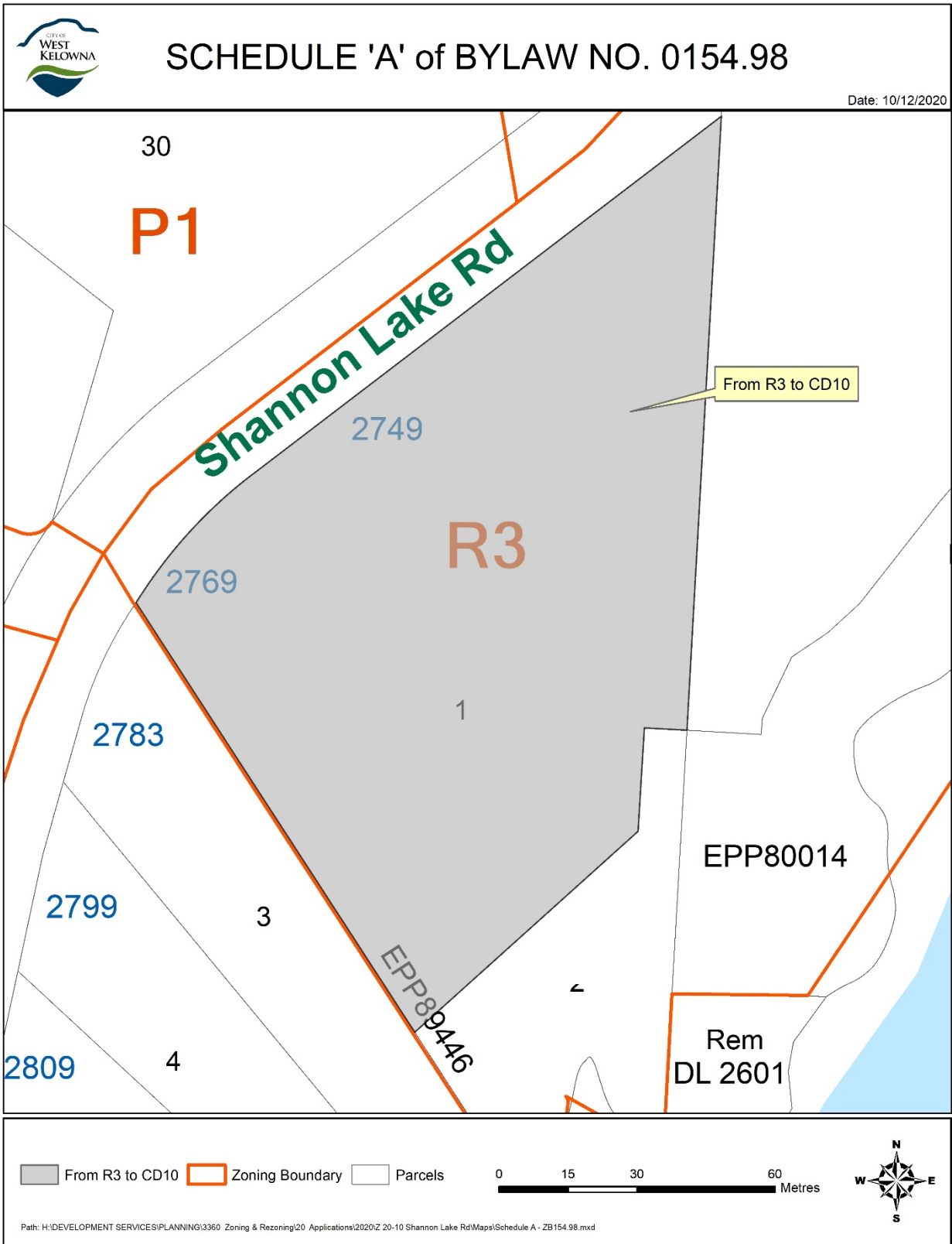
DRAFT

## SETBACK PLAN

### LEGEND

- CD ZONE PROPERTY BOUNDARY
- SETBACK LINE FOR TOWNHOUSE
- SETBACK LINE FOR BUILDINGS OTHER THAN TOWNHOUSE
- STATUTORY RIGHTS OF WAY
- DEDICATION AREA BOUNDARY









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Nov.23, 2020

**Re : Official Community Plan Amendment and Rezoning Application  
2749 Shannon Lake Road**

**Proposal Summary**

The purpose of the application is to amend the Official Community Plan to change the future land use designation and to rezone the subject property to facilitate the development of congregate housing and multiple residential, including apartment and townhouses. The maximum density, coverage will be in compliance with the current R3 zone. The townhouse will be in compliance with the current R3 zone for the setbacks and building height. The setbacks of any built form other than a townhouse will be in compliance with the current R4 or R5 zones, whichever is more stringent and the building height will be in compliance with the current R5 zones.

The application is requesting an Official Community Plan amendment from Low Density Multiple Family to Comprehensive Development Area and rezoning from Low Density Multiple Residential Zone (R3) to CD zone. The intent of this development is to provide a mix of multiple residential and congregate housing developments. This comprehensive development zone provides the opportunity for two or more permitted land uses integrated with private and public amenity features adjacent to Shannon Lake Regional Park. The overall vision for the development is forward thinking, incorporating principles of smart growth development, a high level of urban design and best management practices for sustainability.

By providing a wide range of housing, the development respects the Varied Needs of West Kelowna's Citizens. The development will provide high quality urban design to help to create Compact, Complete and Safe Neighbourhoods. It will create an Integrated Network of Parks and Natural Areas and protect and Enhance Ecological Integrity by developing with sustainable objectives and practices.

## 10.9.LOW DENSITY MULTIPLE RESIDENTIAL ZONE (R3)

### .1 Purpose

To accommodate multiple residential in low density housing form.

### .2 Principal Uses, Buildings and Structures

- (a) Care facility, major, in duplex or townhouse form only
- (b) Duplex
- (c) Group home, in duplex or townhouse form only
- (d) Townhouse

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

### .4 Site Specific Uses, Buildings and Structures

Bylaw No.  
154.11

- (a) On Lots 1-16, District Lot 2045, ODYD, Strata Plan KAS1884: single detached dwellings

Bylaw No.  
154.11

- (b) On Lots 1-73, District Lot 5070, ODYD, Strata Plan KAS2583: single detached dwellings and apartments.

Bylaw No.  
154.11

- (c) Apartments on:

- (i) Lot A, District Lot 2602, ODYD, Plan KAP92694;
- (ii) Lot 41, District Lot 703, ODYD, Plan KAP88313;
- (iii) District Lot 2602, ODYD, Plan KAP83141, Except Strata Plan KAS3683, and District Lot 2602, ODYD, Strata Plan KAS3683;
- (iv) Lots 1-14, District Lot 2602, ODYD, Plan KAS3023;
- (v) Lots 1-142, District Lot 2601, ODYD, Strata Plan KAS3485;
- (vi) Lot 1, District Lot 434 and District Lot 2045, ODYD, Plan 36364; and
- (vii) the R3-zoned portion of Lot C, District Lot 2045, ODYD, Plan KAP60462; and
- (viii) Lot A, DL 2602, ODYD, Plan KAP80333

Bylaw No.  
154.22

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> )
(b)	Minimum usable parcel area	700 m <sup>2</sup> (7,534.7 ft <sup>2</sup> )
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	0.75 FAR
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures

SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	3.0 m (9.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
		18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
OUTDOOR AMENITY SPACE		
(h)	Minimum outdoor amenity space per unit	25 m <sup>2</sup> (269.1 ft <sup>2</sup> )

## .6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act*, Sections 10.9.5(a), 10.9.5(b) and 10.8.9(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the minimum usable site area and not less than one half the minimum frontage specified in those Sections, and Section 10.9.5(g).3 shall not apply.

### (b) Siting Regulations for Approved Subdivisions

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures,

Bylaw No.  
154.06

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.