



PUBLIC HEARING REPORT

To: Paul Gipps, CAO

Date: March 23, 2021

From: Hailey Rilkoff, Planner II

File No: Z 20-05

Subject: **Z 20-05; Zoning Amendment Bylaw No. 0154.100, 2021 (PH); 2485 Hayman Road**

BACKGROUND

Bylaw No. 0154.100 (File Z 20-05) was given 1st and 2nd reading at the January 26, 2021 regular Council meeting (Attachment 1).

ADDITIONAL INFORMATION FOR PUBLIC HEARING

Potential Subdivision Analysis

Further to discussion at 1st and 2nd reading, an analysis of properties in the Lakeview Heights neighbourhood with similar potential for rezoning to RC3 (Compact Housing) and subdivision was completed. Just over 400 parcels were identified which have a minimum 875 m² of parcel area¹ and a minimum 28 m² of road frontage². When analyzing each property's existing dwelling siting and size, the approximate number of properties that would allow subdivision (without the removal of the existing home) is reduced to approximately 106 parcels.

This means that approximately 9% of all R1 zoned properties³ in the Lakeview Heights neighbourhood could potentially accommodate at least one new RC3 Zoned lot while retaining the existing dwelling on an R1 Zoned remainder lot.

Public Notification

A notice of application sign has been posted on the subject property in accordance with Development Application Procedures Bylaw No. 0260. Advertisements have been placed in local newspapers and 27 notification letters have been forwarded to property owners within 100 m of the proposed development.

¹ R1 Zone Minimum Parcel Area = 550 m². RC3 Zone Minimum Parcel Area = 325 m². Combined Minimum Parcel Area for subdivision potential = 875 m².

² R1 Zone Minimum Frontage = 16.0 m. RC3 Zone Minimum Parcel Area = 12.0 m. Combined Minimum Parcel Frontage = 28.0 m.

³ There are 1229 R1 Zoned parcels in Lakeview Heights.

At the time of writing this report, eight submissions have been received in relation to the rezoning proposal. The submissions are fairly consistent in outlining concerns which include:

- Smaller parcels altering the character of the Lakeview Heights neighbourhood.
- The precedent approving this rezoning proposal could have, resulting in similar properties looking to introduce more compact development.
- Concerns with increased traffic and parking in the neighbourhood resulting from further density.

Please see *Attachment 1* for the original report.

COUNCIL REPORT / RESOLUTION HISTORY

| Date | Report Topic / Resolution | Resolution No. |
|------------------|---|-----------------------|
| January 26, 2021 | THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.100, 2021 (File: Z 20-05); and THAT Council direct staff to schedule the proposed bylaw amendment for Public Hearing. | C067/21 |

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

Attachments:

1. January 26, 2021 Council Report: Z 20-05; Zoning Amendment Bylaw No. 0154.100 (1st and 2nd); 2485 Hayman Road
2. Zoning Amendment Bylaw No. 0154.100
3. Public Notification Map
4. Submissions Received up to March 4, 2021