



## PUBLIC HEARING REPORT

To: Paul Gipps, CAO

Date: April 6, 2021

From: Carla Eaton, Planner III

File No: Z 20-07

Subject: **Z 20-07, Zoning Amendment Bylaw No. 154.95 (Public Hearing),  
Unaddressed Asquith Road**

### BACKGROUND

Bylaw No. 154.95 was given first and second reading at the November 10, 2020 regular Council meeting.

### ADDITIONAL INFORMATION FOR PUBLIC HEARING

Please see *Attachment 1* for original report and note the following updates:

#### Public Notification:

At the time of writing this report, no submissions have been received from the public.

#### Technical Considerations:

A number of revised preliminary design drawings and updated Functional Servicing Report were submitted following 1<sup>st</sup> and 2<sup>nd</sup> Reading to provide clarification regarding existing and proposed infrastructure, including an update to the applicants conceptual subdivision layout (Figure 1 below). This layout is subject to additional subdivision and development permit review.

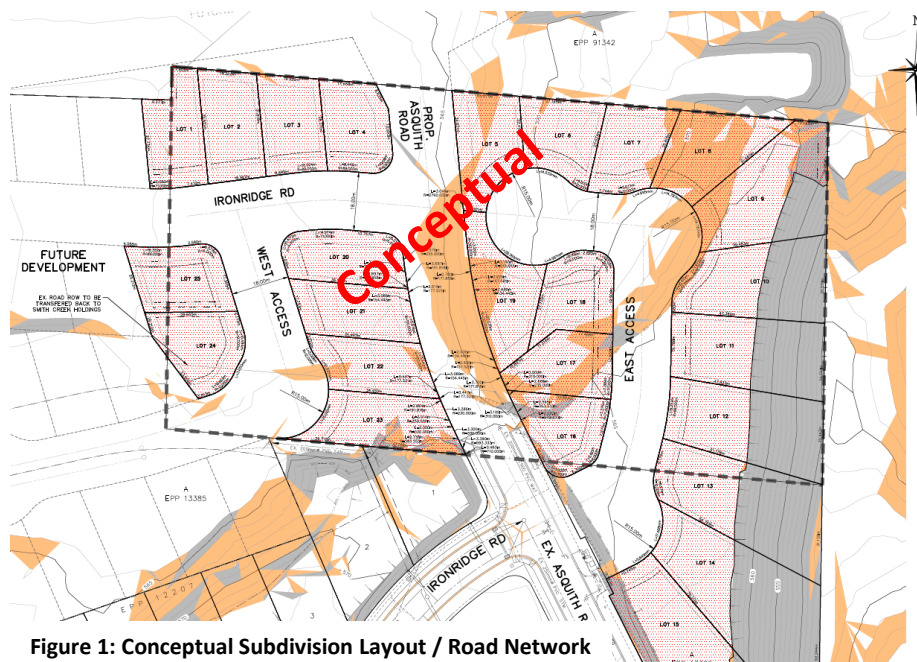


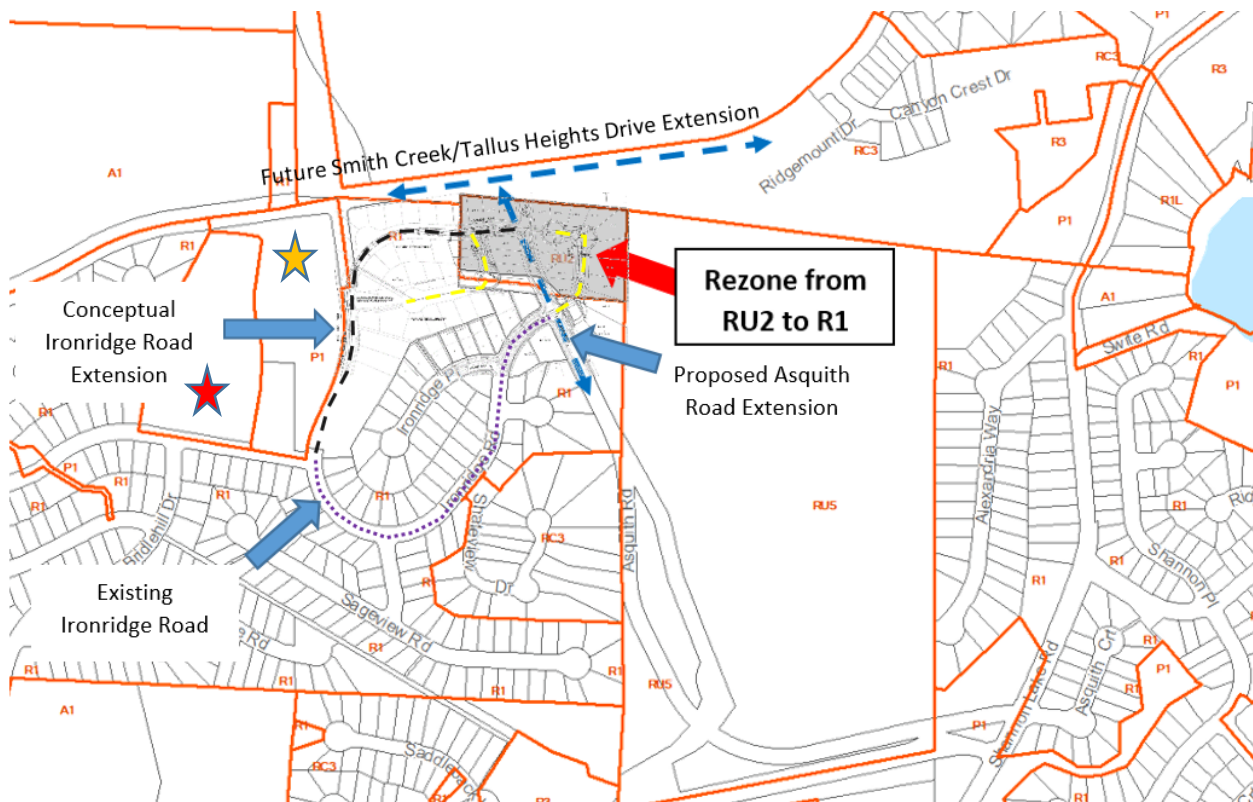
Figure 1: Conceptual Subdivision Layout / Road Network

### *Transportation Review*

The revised development drawings clarified potential road dedication/closure areas and addressed preliminary technical comments regarding the intersection of Asquith Road and Tallus Heights Drive, road alignments tying into Ironridge Road, as well as accommodating future pedestrian connectivity without the need for separate statutory rights of way. The proposed revisions have been reviewed by the City's traffic consultant and are consistent with the existing Master Transportation Plan. As such, there are no off-site transportation requirements anticipated as a condition of rezoning.

### *Road Network Connectivity*

Final road alignment, design, and construction within the property will be addressed through the future subdivision process. The proposed development will finalize the extension of Asquith Road through the property to Tallus Heights Drive (see Figure 1 below). Prior to finalizing road dedication, subdivision review will also include a detailed review of the proposed road network to ensure that overall neighbourhood connectivity is in accordance with the City's Transportation Master Plan<sup>1</sup>, as well as ensuring local area access to the future school site (Figure 1 – red star) and Wild Horse Park (Figure 1 – orange star). Access to the future school site is anticipated off Wild Horse Drive and possibly from the future Smith Creek Road. Access to Wild Horse Park will be possible from Wild Horse Drive, the extension of Ironridge Road, and/or the future Smith Creek Road.



**Figure 1: Proposed Zoning Amendment and Road Network Connections**

<sup>1</sup> A new Transportation Master Plan is currently in process, which Council will have opportunity to review as it progresses.

Potential road closure is anticipated along the southern parcel boundary and will require the consideration of Council prior to final subdivision approval. Detailed road closure areas will be presented to Council at that time (the general location is shown in Figure 2 below).



An updated Functional Servicing Report was provided that reviewed the capacity of the downstream sanitary system to confirm the off-site improvements are limited to the connection only. Approximately 230 m of proposed new sewer is required as an off-site improvement to connect the proposed development to the City sanitary system through the future Ironridge Road extension. It is recommended that these off-site works are secured as a condition of zoning.

### *Water Review*

Off-site watermain improvements are required to ensure water looping requirements are met. No other off-site improvements are anticipated. It is recommended that the water looping works are secured as a condition of zoning.

### *Storm Water Review*

Approximately 230 m of off-site storm water improvements are required to connect the proposed development to an existing storm tank above the intersection with Wild Horse Drive. This connection will include modifications to the existing storm tank to address additional detention storage as necessary. The proposed storm system does not include storm ponds or open detention. Temporary overland flow route (ditching) from the subject property (complete with erosion control) through to City road right of way has also be proposed to address emergency overland flow routes until the remaining phases of development are constructed. It is recommended that these off-site works are secured as a condition of zoning.

### *Adjacency to Transfer Station (former Landfill)*

The Westside Sanitary Landfill officially ceased operations in July 2010. In June 2012, the Ministry of Environment advised that since the closure of the landfill that a setback was no longer applicable. The Ministry further noted that land use decisions on private lands are to be made by the City of West Kelowna in accordance with the *Local Government Act*. Council has previously considered zoning amendments adjacent to the former landfill (Z 12-12 & Z 12-04), which did not include the requirement for notification or additional setbacks beyond those established in the zoning bylaw. As such, it is not recommended that any covenants or additional setbacks be required.

### *Concerns about Safe Access to Transfer Station from Asquith Road*

The former landfill site is presently used as a Regional Transfer Station. Access to the site is directly from Asquith Road south of the proposed development. The additional traffic from the proposed development at less than 100 units did not trigger a Traffic Impact Assessment and is not anticipated to affect the existing traffic movements to and from the Transfer Station. Recent ICBC Road Safety Data collected November 2020 does not indicate any accidents at this access. This access point is not currently identified as a project within our Road Development Cost Charge program. However, Council may wish to review this through future budget deliberations and it has been flagged for review by staff with the Transportation Master Plan process.

### Preliminary Summary of Off-site Improvements Recommended as a Condition of Zoning:

It is anticipated that the following off-site servicing and infrastructure works will be recommended to be secured as a condition of zoning through the registration of a Section 219 Covenant, including preliminary design and cost estimates for:

- Off-site water servicing to address water looping;
- Off-site sanitary sewer connection (approx. 230 m) through to Ironridge Road existing sanitary sewer stub;
- Off-site storm water improvements include:
  - connection (approx. 230 m) through to existing storm tank on future Ironridge Road;
  - modifications to the existing storm tank to address additional detention storage as necessary; and

- emergency overland flow route (ditching complete with erosion control) through to road right of way.

Referral Response Update:

Following first and second reading, the Advisory Planning Commission considered the application on November 18, 2020 and carried the following motion:

- **THAT** the APC recommends support for file Z 20-07 as presented.

**COUNCIL REPORT / RESOLUTION HISTORY**

Date	Report Topic / Resolution	Resolution No.
Nov 10, 2020	THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.95, 2020 (File: Z 20-07); and  THAT Council direct staff to schedule the proposed bylaw amendment for Public Hearing.	C288/20

**REVIEWED BY**

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. November 10, 2020 Council Report, File: Z 20-07 (1<sup>st</sup> and 2<sup>nd</sup> Reading)
2. Zoning Amendment Bylaw No. 0154.95, 2020