



COUNCIL REPORT

To: Paul Gipps, CAO

Date: March 23, 2021

From: Jayden Riley

File No: Z 20-13

Subject: **Z 20-13; Zoning Bylaw Amendment No. 0154.101, 2020 (3rd Reading and Adoption); 2500 Tallus Heights Lane**

RECOMMENDATION

THAT Council give third reading and adopt the City of West Kelowna Zoning Amendment Bylaw No. 0154.101, 2020 (File Z 20-13).

STRATEGIC AREA(S) OF FOCUS

Economic Development and Prosperity (Council's Strategic Priorities 2020-2022)

BACKGROUND

This application is proposing a site-specific text amendment to permit a secondary suite on a parcel that is under the required minimum parcel size for secondary suite use. The subject property is zoned Compact Single Detached Residential (RC3), which permits secondary suites on parcels greater than 550 m², whereas the subject property is 535 m².

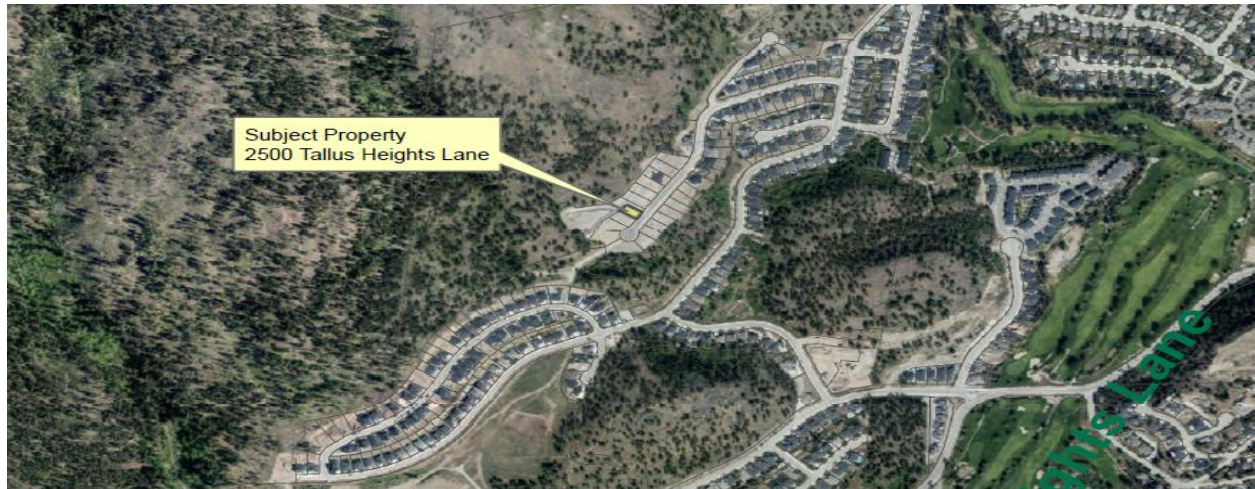
PROPERTY DETAILS			
Address	2500 Tallus Heights Lane		
PID	030-666-791		
Folio	36414916.233		
Lot Size	535 m ²		
Owner	Ryser Developments	Agent	Jamie Mullen, Willow Developments
Current Zoning	Compact Single Detached Residential (RC3)	Proposed Zoning	Compact Single Detached Residential (RC3) with secondary suite
Current OCP	Single Family Residential	Proposed OCP	N/A

Current Use	vacant	Proposed Use	Single Family Dwelling with secondary suite
Development Permit Areas	None		
Hazards	None		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Compact Single Detached Residential (RC3)
East	>	Tallus Heights Drive Compact Single Detached Residential (RC3)
West	<	Compact Single Detached Residential (RC3) Parks and Open Space (P1)
South	v	Compact Single Detached Residential (RC3)

NEIGHBOURHOOD MAP



PROPERTY MAP



Overview of Public Hearing

A Public Hearing was held on March 9, 2021. Staff also received three (3) submissions and one call-in at the Public Hearing. The items raised by the public included concerns of on-street parking interfering with vehicle sightlines, street sweeping and snow clearing, as well as increased potential for nuisances (e.g. noise) caused by permitting a secondary suite. Council raised questions regarding the bylaw permitting tandem parking and if there would be sufficient area for non-tandem off-street parking.

The applicant presented at the Public Hearing and noted they were open to providing non-tandem off-street parking and discussed the affordability factor and demand for new construction to contain secondary suites. The applicant also described the weekly increased cost of building materials and related implications to housing affordability and housing costs.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
February 9, 2021	THAT Council give First and Second Reading to City of West Kelowna Zoning Amendment Bylaw No. 0151.101, 2020 and; THAT Council direct staff to schedule a Public Hearing for the proposed zoning amendment bylaw.	C080/21
March 9, 2021	Public Hearing	N/A

CONCLUSION

Upon hearing the comments from the public, Council, and the applicant, staff recommend that Council give third reading and adopt the proposed zoning amendment bylaw. The subject property has an active covenant with the City that restricts driveway access from Tallus Heights Drive, and the private access easement over Tallus Heights Lane effectively restricts on-street parking within the laneway. One (1) off-street parking space is required for a secondary suite, as regulated by Zoning Bylaw No. 0154, and will be reviewed at time of building permit.

The purpose of the 550 m² minimum parcel area to permit secondary suites in the Compact Single Detached Residential Zone (RC3) is to mirror the minimum parcel area of the Single Detached Residential Zone (R1), which permits secondary suites. When comparing the subject property's 17 m frontage (Tallus Heights Lane) to the R1 Zone's minimum 16 m frontage, the subject property is anticipated to have adequate off-street parking potential, in tandem or otherwise. The suitability of tandem parking to meet off-street parking requirements may be considered during the upcoming Zoning Bylaw review, but at this time is permitted under the City's parking regulations.

Alternate Motion:

1. **THAT** Council postpone Third Reading and Adoption of City of West Kelowna Zoning Amendment Bylaw No. 0154.101, 2020 (File Z 20-13).

Should Council postpone consideration of the proposed amendment bylaw, further direction to staff on how to proceed is requested.

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. ZB 0154.101, 2020