



COUNCIL REPORT

To: Paul Gipps, CAO
Date: May 11, 2021

From: Carla Eaton, Planner III
File No: Z 20-07

Subject: **Z 20-07, Zoning Amendment Bylaw No. 154.95 (3rd Reading),
Unaddressed Asquith Road**

RECOMMENDATION

THAT Council give third 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 bylaw for consideration of adoption following registration of a Section 219 Covenant to secure off-site servicing and infrastructure works as a condition of zoning, including preliminary design and cost estimates to the satisfaction of the City for the following:

- Off-site water servicing;
- Off-site sanitary sewer servicing; and
- Off-site storm water improvements.

STRATEGIC AREA(S) OF FOCUS

Economic Growth and Prosperity – Quality, innovative urban development (Council's 2020-2022 Strategic Priorities)

BACKGROUND

The purpose of this report is to provide Council with an overview of the Public hearing held for this application on April 6, 2021, request consideration of third reading, and seek direction on proposed conditions of adoption for the proposed bylaw amendment. Council gave the proposed bylaw amendment first and second reading on November 10, 2020.

Overview of Proposal

The applicant has applied to rezone (*Attachment 1*) the 2.04 ha (5.05 acre) subject property from Rural Residential Small Parcel (RU2) to Single Family Residential (R1) zone and the proposed future subdivision includes the extension of Asquith Road providing a connection to future Tallus Heights Drive and Smith Creek Road extensions.

Overview of Public Hearing

A Public Hearing was held on April 6, 2021. No written submissions were received and no persons addressed Council at the meeting. Council posed a question related to the future road closure asking for clarification regarding the area. The following sections provide some follow-up to the identified question, as well as elaborating on the proposed condition of zoning noted at public hearing.

DISCUSSION

Future Road Closure

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 within blue dashed line in Figure 1 below).

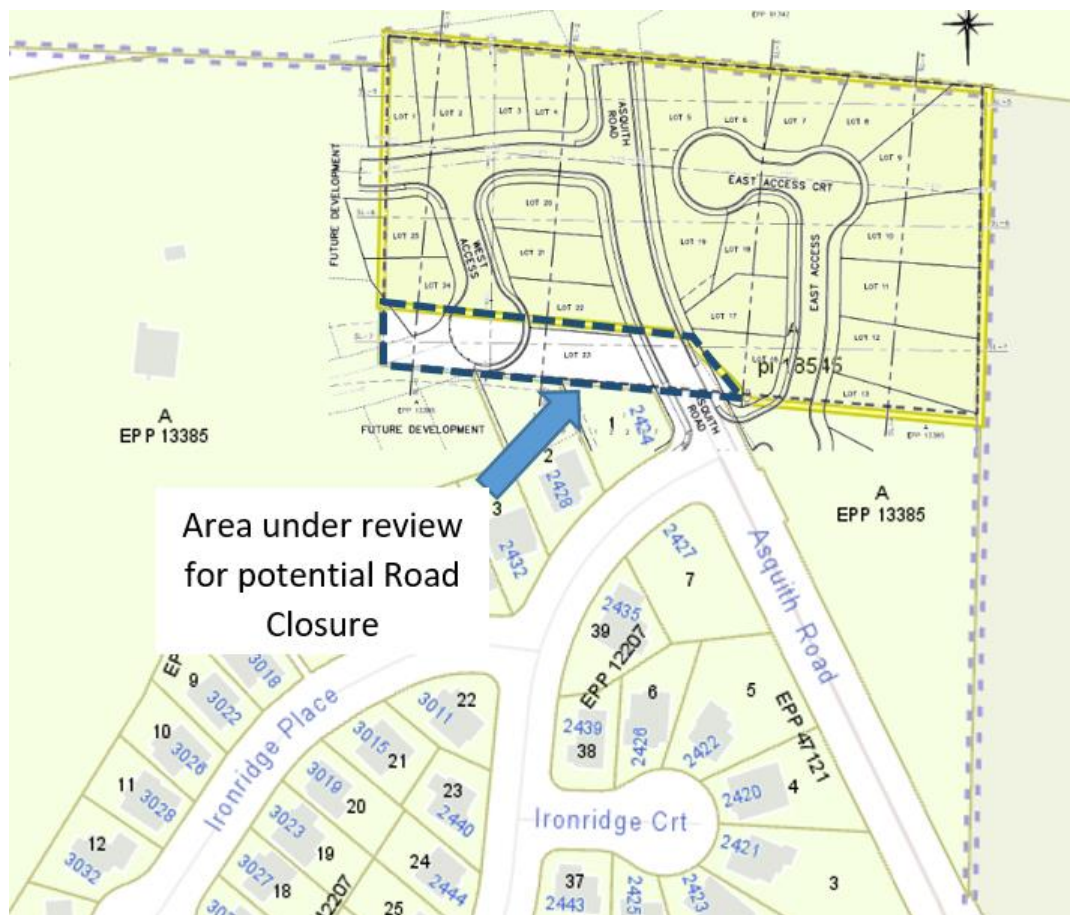


Figure 1: Potential Road Closure Area to be Addressed with Future Subdivision Process

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

Based on detailed technical review present at public hearing, the following off-site servicing and infrastructure works are recommended to be secured as a condition of zoning through the registration of a Section 219 Covenant, including preliminary design and cost estimates to the satisfaction of the City 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.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
Apr 6, 2021	Public Hearing held	N/A
Nov 10, 2020	THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.70, 2018; and THAT Council direct staff to schedule the Public Hearing.	C288/20

CONCLUSION

It is recommended that Council give third reading to the proposed amendment (Z 20-07) as per the recommended motion based on the following:

- Residential policies encourage the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities.
- Infill development makes more efficient use of community services and reduces development pressures at the urban fringes.
- The future development permit process will address hillside and environmental mitigation.
- The proposed zoning boundary amendments and proposed development is consistent with the City's master planning processes.
- Off-site infrastructure and servicing works to support the proposed development will be secured through a Section 219 Covenant.

Alternate Motion(s):**Alternate Motion 1: Postpone Consideration**

1. THAT Council postpone third reading to City of West Zoning Amendment Bylaw No. 0154.95, 2020 (File: Z 20-07).

Should Council wish to postpone third reading, it is requested that direction be provided as part of the Council resolution.

Alternate Motion 2: Deny Bylaw Amendments

1. THAT Council rescind first and second readings of City of West Zoning Amendment Bylaw No. 0154.95, 2020 (File: Z 20-07), and abandon the bylaws.

Should Council deny the proposed bylaw amendments, the application will be closed in accordance with Development Applications Procedures Bylaw No. 0260. Council shall not reconsider an application of this nature for the property for a period of six months.

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. Zoning Amendment Bylaw No. 0154.95, 2020