



COUNCIL REPORT

To: Paul Gipps, CAO

Date: August 24, 2021

From: Carla Eaton, Planner II

File No: Z 20-07

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

RECOMMENDATION

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.95, 2020 (File: Z 20-07).

STRATEGIC AREA(S) OF FOCUS

Economic Growth and Prosperity – Quality, innovative urban development (Council's 2021-2022 Strategic Priorities)

RATIONALE

The recommended motion is 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 zoning conditions for off-site infrastructure and servicing works established at third reading have been secured through the registration of a Section 291 Covenant.

LEGISLATIVE REQUIREMENTS

Council has the authority under Part 14, s. 479 to create and amend the Zoning Bylaw.

BACKGROUND

Overview of Proposal

This application proposes to amend the Zoning Bylaw for the subject property (*Attachment 1*) from Rural Residential Small Parcel (RU2) to Single Family Residential (R1) zone. The proposed future subdivision includes the extension of Asquith Road providing a connection to future Tallus Heights Drive and Smith Creek Road extensions.

Zoning Conditions

The Council resolution at third reading established three zoning conditions, as noted in the Council Report/Resolution History table below. The zoning conditions have now been satisfied through the registration of a Section 219 Covenant and it is recommended that the amendment bylaw be adopted.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
May 11, 2021	<p>THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.95, 2020 (File: Z 20-07); and</p> <p>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:</p> <ol style="list-style-type: none">1) Off-site water servicing;2) Off-site sanitary sewer servicing; and3) Off-site storm water improvements4)	C173/21
Apr 6, 2021	Public Hearing held	N/A
Nov 10, 2020	<p>THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No.0154.70, 2018; and</p> <p>THAT Council direct staff to schedule the Public Hearing</p>	C288/20

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 Bylaw Amendment No.0154.95