



COUNCIL REPORT

To: Paul Gipps, CAO

Date: August 24, 2021

From: Carla Eaton, Planner III

File No: Z 20-11

Subject: **Z 20-11, Zoning Amendment Bylaw No. 0154.102 (Adoption), 2416 Saddleback Way**

RECOMMENDATION

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.102, 2021 (File: Z 20-11).

STRATEGIC AREA(S) OF FOCUS

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

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*) to allow a Congregate Housing use in an Apartment building form. Congregate housing allows for residential developments with additional supportive services including meal preparation, laundry, transportation, care or cleaning. The property is within the Low Density Multiple Family Residential (R3) Zone, with a previously approved site specific text amendment to permit Apartments. This application would add another site specific text amendment to permit Congregate Housing for seniors as a principal use.

Zoning Conditions

The Council resolution at third reading established two zoning conditions, as noted in the Council Report/Resolution History table. The zoning conditions have now been satisfied through the registration of a Section 219 Covenant and receipt of cash in lieu in the amount of \$5,546.07 for intersection improvements. It is recommended that the amendment bylaw be adopted.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
July 27, 2021	<p>THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.102, 2020 (File Z: 20-11); and</p> <p>THAT Council direct staff to schedule the bylaw for consideration of adoption following:</p> <ul style="list-style-type: none">• Confirmation of the registration of a Section 219 covenant restricting future development until the Transit Stop on the north side of Asquith Road and related crosswalk improvements have been constructed in general accordance with approved preliminary design drawings and cost estimates to the satisfaction of the Director of Development Services; and• Receipt of a contribution toward intersection improvements at Asquith Road and Shannon Lake Road in lieu of the requirement for construction of the off-site road improvements at time of future development at a rate of 7% of the total estimated intersection improvement (estimated at approximately \$5,000.00 but to be confirmed prior to adoption).	C250/21
May 25, 2021	Public Hearing Held	N/A
March 23, 2021	<p>THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.102, 2021 (File: Z 20-11); and</p> <p>THAT Council direct staff to schedule the proposed bylaw amendment for Public Hearing</p>	C114/21

CONCLUSION

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 development permit process will address form and character considerations, parking, landscaping, hillside and environmental mitigation.
- The zoning conditions for off-site works and improvements established at third reading have been secured through the registration of a Section 219 Covenant.
- Cash in lieu in the amount of \$5,546.07 has been secured for the proportional impacts to the intersection of Asquith Road and Shannon Lake Road.

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. 0154.102