



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, September 15, 2021
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Wayne Kubasek, Chair
Anthony Bastiaanssen, Vice Chair
Julian Davis
Joe Gluska
Bea Kline
Nicole Richard
Katalin Zsufa

Staff Present: Carla Eaton, Planner III
Jayden Riley, Planner II
Natasha Patricelli, Recording Secretary

1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER

The meeting was called to order at 9:30 a.m.

The meeting was open to the public. In accordance with COVID-19 protocols, Interior Health Restrictions, and the City's COVID-19 Safety Plan regarding indoor seated gatherings and events, a viewing area that can accommodate twelve members of the public was available. This meeting was webcast live and archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Advisory Planning Commission meeting held July 21, 2021 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes of the Advisory Planning Commission meeting held July 21, 2021 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 Z 21-05, OCP and Zoning Amendment, 3636 McIver Road

Agent Jesse Alexander from New Town Developments attended via Teams

Highlights of the presentation include:

Subject Property

- Located in Glenrosa Neighbourhood;
- Land Use Designation: Agricultural partially within Rural Reserve;
- Located within Neighbourhood Growth Management Designation;
- Hillside Development Permit area;
- Approximately 2.4 acres currently vacant;
- Excluded from the ALR in 2013;
- Conditions of previous Zoning Amendment required road network connection on McIver Road - covenant registered on the property;

Proposal

- OCP amendment to rezone Agricultural Land Use to Single Family Residential;

- Zoning amendment to rezone from Agricultural (A1) to Compact Single Detached Residential (RC3);

Applicant Rationale

- Site is currently vacant and not used for agricultural purposes;
- Surrounded by institutional and Single Family Residential;
- Potential road realignment is under review and will consider access through new road connection;

Policy and Bylaw Review

- Official Community Plan speaks to Agricultural Land Use and currently no existing farm operations on the property or in the surrounding area;
- Zoning Bylaw RC3 is consistent with adjacent lands;

Technical Review

- Geotechnical: site is safe for proposed use intended;
- Functional Servicing Report based on existing infrastructure;

Considerations

- Proposed use is consistent with surrounding uses;
- Efficient use of existing City infrastructure;
- Limited impacts to agricultural operations in surrounding areas.

Highlights of the discussion include:

- Consistent with Phase 3;
- Road alignment better approach with T intersection;
- Application is consistent with the surrounding uses and there is a need for housing in the area.

It was moved and seconded

THAT the Advisory Planning Commission recommend support for file Z 21-05, OCP and Zoning Amendment, 3636 McIver Road.

CARRIED UNANIMOUSLY

8.2 Z 21-07, OCP and Zoning Amendment to CD Zone, 4058 and 4066 Gellatly Road

Highlights of the presentation include:

Property Details

- Zoned: Light Industrial (I1);
- Land Use Designations Mixed Use, Agriculture and Gellatly Village GMD;
- Surrounding land uses include: Rural Residential Large Parcel (RU4), Parks and Open Space (P1) Willow Beach/Okanagan Lake, Compact Single Detached Residential (RC4);
- Current use is boat storage and servicing;
- Commercial and Multi Family Development Permit Area;

Proposal

- To amend subject property's Land Use Designation and rezone to support mixed commercial and residential use;
- Land Use Designation amendment to 1500 sq. m portion of property from Agriculture to Mixed Use;
- Zoning amendment to rezone from Light Industrial to Comprehensive Development Zone (CD10);
- Proposed CD Zone (CD10) to permit apartment, hotel, boat storage, vehicle parking areas;
- Other CD10 zone regulations include: Commercial Live/Work units, parking, open space and height exemptions;
- Conceptual renderings provided by the applicant, including a cross section showing the elevation and setbacks in relation to The Pointe strata development;

Policy and Bylaw Review

- Official Community Plan notes the Mixed Use Land Use Designation desires a combination of retail, personal services with a residential component and opportunity for increased density while the Agriculture Land Use Designation is intended to support and foster local food systems;

- Property was part of the ALR but excluded in 2017 due to legacy mapping error, however the land use designation still remains;
- Growth Management Designation (GMD) is Gellatly Village and is intended to implement the vision of the 2011 Waterfront Plan and 2017 Gellatly Village Study into a small scale mixed-use village, focusing on West Kelowna's waterfront;
- Waterfront Master Plan (2011) is a guide for future development of West Kelowna's waterfront. Prioritizing short-to-long-term actions for land use and development directions; Classified as Area 2 - primary waterfront recreation area that encourages public-oriented shops and services, with residential and tourist accommodations above;
- Gellatly Village Study (2017) examined market viability and financial feasibility of various scenarios. 3 sites analyzed. Mixed use development anticipated in 5-10 years with recommendation to be complete over 5 phases;
- Zoning Bylaw currently zoned as Light Industrial (I1); Proposed CD Zone would permit up to 250 residential units, 7 commercial spaces, 10 live-work units, apartment hotel, surface and non-surface parking;

Technical Reports include: geotechnical, functional servicing report, visual impact study, and traffic impact assessment;

Referrals

- Referral comments anticipated by September 22, 2021;
- Notice of application signage installed;
- Should Council give first and second reading, then a Public Hearing would be held;

Key Considerations

- Proposed CD zone is currently under review;
- Mixed use development for specific site is supported, however height and density of CD zone is not consistent with the Land Use Designation;
- Form and Character Development Permit would be required, subject to rezoning;

- Subject to rezoning, massing may be regulated through CD zoning criteria;
- Opportunity for public comment would be provided at a Public Hearing.

Questions on presentation:

- Area of agriculture removed from ALR in 2017? Correct;
- 10 stories? Correct. 2 stories of parking and 8 stories for residential;
- Any other buildings on West Kelowna land taller than 4 stories? Not that the planner is aware of;
- How many public parking spots are available for boats, trailers and cars in that area? Exact numbers not available at the time of presentation;
- Is there a requirement for public boat parking spaces to be available? Waterfront plan, OCP and Gellatly Village Study express importance for West Kelowna residents to have public boat storage and public parking in that area;
- Is there a maximum for boat storage on site? CD zone would dictate minimums but not necessarily maximums;
- Proposed application building height 39m and 31m for existing homes at The Pointe? That is correct;
- How many residents at The Pointe to lose their view? Building form and character has not been determined at this time; Only maximum height has been established.

Brian Quiring from MQN Architects presented

Highlights of the applicants presentation include:

- Preliminary design concept;
- Firm began on the site in 2003, redesigned site application presented today;
- Application proposes mixed use commercial and residential promoting a village centre and Gellatly Bay lakefront with pedestrian oriented streetscape;
- Building designed to internalize public vehicle and boat parking;

- Proposing internal roundabout and 2 story parking structure screened from view by live/work, commercial and townhouses on ground level;
- Level 3 is amenity space shared by all owners of development; Residential units on this level are garden units;
- 2 - 8 story buildings and 1 - 6 story building above the 2 story parkade;
- Buildings strategically located to minimize view obstruction;
- Building elevations show step massing and view corridors between buildings;
- Site cross-section indicates approximately 350 ft between rear of buildings and neighbouring strata;
- Proposed building is 38m and floor level at The Pointe is 31m;
- Drawing 3 illustrates view for residents at The Pointe;
- Designed to mitigate impact of view;
- Design is preliminary, unit size and configuration have not been resolved. Height, scale and massing is in the proposal;
- Mixed use development with a wide range of housing types for the Gellatly Bay neighbourhood;

Questions on the presentation:

- Is rooftop equipment included in the building height of 39m? Exemptions built into the CD zone for rooftop mechanical equipment, projection is minimal for building services;
- Would anyone at The Pointe lose their view? Don't believe any view would be completely obstructed;
- Does this development benefit residents of The Pointe? A boat share program may be available for residents which could be extended to residents at The Pointe. Potential for boat storage facility that would extend to the community;
- Is this an apartment building or hotel? Apartment building;
- Is there any guest parking inside the property? Development is required to provide visitor parking and loading;

- Front 3m setback is minimal - will it include a plaza and benches? Including sidewalk there is 15 ft of space between the building and curb; Goal to enhance streetscape and village feel;
- Doesn't feel like a small scale development, is this respecting desire for GMD? Currently updating OCP, 2011 GMD established and 2017 Gellatly Bay study. Proposal inconsistent based on those reports however it could be established with new growth scenarios;
- Is it premature to be looking at an application like this at this time? Market research has determined this is the scale that needs to be done in this location to utilize the site.

Highlights of the discussion include:

- Illustrated view from Gellatly Road looks 2 stories too high;
- Proposal is too high for what is currently in the community;
- Applicants proposal of 250 units equals 250 to 500 vehicles with possibly an extra 75 boats and commercial vehicles to the area;
- Limited parking and increased density for commercial use as well as the public marina and Gellatly Bay is compounding a problem that already exists in the area;
- Large scale precedent setting development for the area however premature;
- Residents have been waiting for this type of opportunity;
- Market research has been done;
- Visual consideration from the Pointe - buildings will be seen but won't block panoramic view;
- Concern with boat parking; Boat storage inside development is a concern, other boat storage spaces exist;
- Needs to be developed in a way to benefit West Kelowna residents;
- This development is not the place for a boat storage facility;
- Massing and overall height seems too high;
- Businesses need to be viable year round. The area does not currently have access to close retail/commercial;

- Support zoning change to CD zone with potential considerations to text amendments;
- Valuable project to the community;
- Good area to build tourism along the lake to walk, shop and eat;
- Use this area for people and businesses, boat storage elsewhere;
- Difficult to not support other proposals with the same height; No other buildings are more than 4 stories;
- Concern with height and extra level to house rooftop equipment;
- Only place left to have a concentrated waterfront development;
- Elimination of boat storage would have more visitor parking spots;
- With a 10 storey building is there increased cost for fire department? Likely to be increased cost, have not received referral comments at this time;
- There has to be a first for this type of development. This site would make the best use of the land and has limited impact on the neighbourhood, as it's not right next to the Pointe;
- Truck and boat trailer parking is needed for the community. Unsure if it needs to be part of the development but it should be considered with approvals going forward;
- Supportive of OCP and Zoning amendment concern with scale of development. Suggestion to consider public input and surrounding resident concerns.

It was moved and seconded

THAT the Advisory Planning Commission recommend support for file Z 21-07, OCP and Zoning Amendment to CD Zone, 4058 and 4066 Gellatly Road.

CARRIED; Members Kline and Gluska opposed

9. CORRESPONDENCE AND INFORMATION ITEMS

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 10:51 a.m.

CHAIR

RECORDING SECRETARY