



DEVELOPMENT REVIEW REFERRAL

File No: Z 21-05 Original Application Referral
Referral Type: Zoning Amendment Revised Application Referral
File Manager: Carla Eaton
Subject: **Z 21-05, Glen Eagles Holding Ltd, 3636 McIver Road (Phase 4)**
Referral Issued: July 23, 2021
Comments Due By: August 20, 2021

This Development Application has been referred to the following for information:

- Building Department Review
- Fire
- Planning Review
- Shaw Cable
- Telus
- Fortis BC
- BC Hydro
- Dev Engineering
- Interior Health Authority
- Economic Development

CWK OFFICE USE ONLY

DRC Meeting Date: August 25, 2021 (Internal)
Support/ Technical Staff: TBD
Applicant attending: Yes No
Related Files: A 13-03

PROPERTY DETAILS

Address	3636 McIver Road		
PID	005-519-128		
Folio	36414763.128		
Lot Size (m²)	9999.79 m ²		
Owner	Glen Eagles Holding Ltd	Agent	New Town Architecture Engineering Inc. (Jesse Alexander)
Current Zoning	Agricultural (A1)	Proposed Zoning	Compact Single Detached Residential (RC3)

Current OCP	Agricultural (Ag)	Proposed OCP	Single Family Residential
Current Use	Vacant	Proposed Use	Single Family Residential Subdivision
Development Permit Areas	Hillside		
Hazards	N/A		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Single Detached Residential (R1)
East	>	Institutional and Assembly Zone (P2)
West	<	Compact Single Detached Residential (RC3)
South	v	Compact Single Detached Residential (RC3)

NEIGHBOURHOOD MAP



PROPERTY MAP



DESCRIPTION / OVERVIEW

BACKGROUND:

The subject property is 2.41 acres (~9,999 m²), located on McIver Road in the Glenrosa neighbourhood. The property is zoned A1 – Agricultural and is designated as Agricultural in the Official Community Plan.

On July 23, 2013, the City passed the resolution C266/13 to support the request to exclude the 1 hectare subject property from the Agricultural Land Reserve (ALR). An application was forwarded to the Agricultural Land Commission (ALC) for their consideration.

On November 14, 2013 the subject property was approved by the ALC for exclusion from the ALR under resolution 317/2013. The property was identified as being low value for retention in the ALR.

PROPOSAL:

The applicant is proposing to rezone the property from Agricultural (A1) to Compact Single Detached Residential (RC3) adjacent to an existing R1 and RC3 zoned area. The proposed zoning is consistent with the Official Community Plan. A small portion of the site at the northwest corner is within a Hillside Development Permit Area, which will be addressed at time of future Development Permit. The subject property is currently vacant.

As part of Phase 4 of the Glen Eagles subdivision, the applicant is proposing to rezone the property to facilitate the development of 23 single family homes. A proposal summary is attached which outlines the applicant's request for rezoning.

As a condition of the previous rezoning of the original parent parcels (Z 09-20), a restrictive covenant was registered that required the applicant to construct McIver Road as a condition of future subdivision. The applicant has proposed to discharge this covenant with an alternate proposed road connection that would extend from Goldie Way to connect to Glen Eagles Drive as the main exit route rather than through the undeveloped McIver Road. The City will review the impact of this proposed road network with the proposed rezoning.

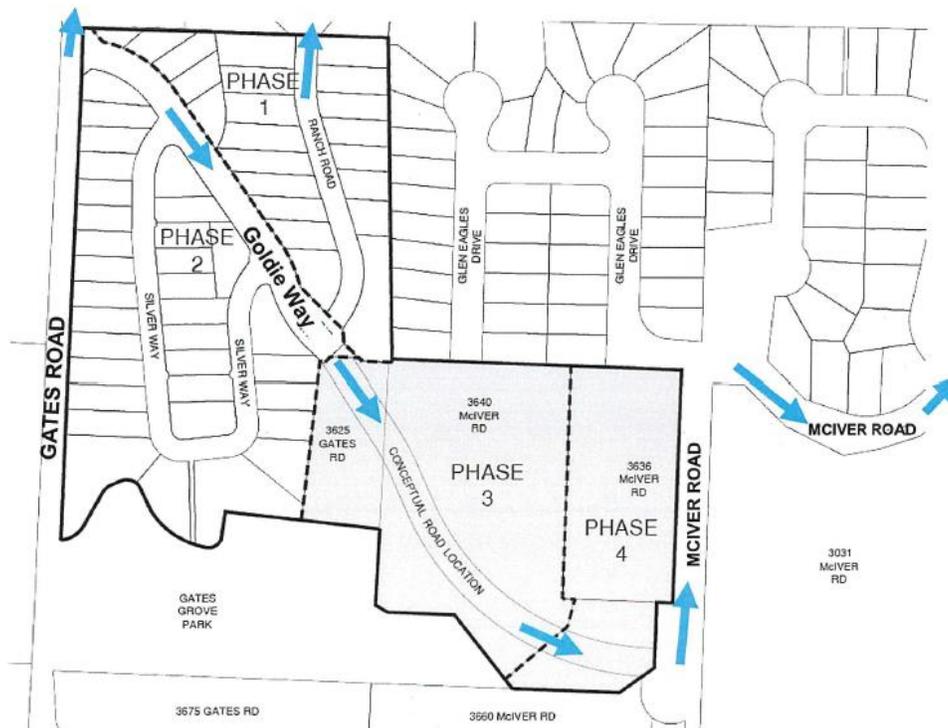


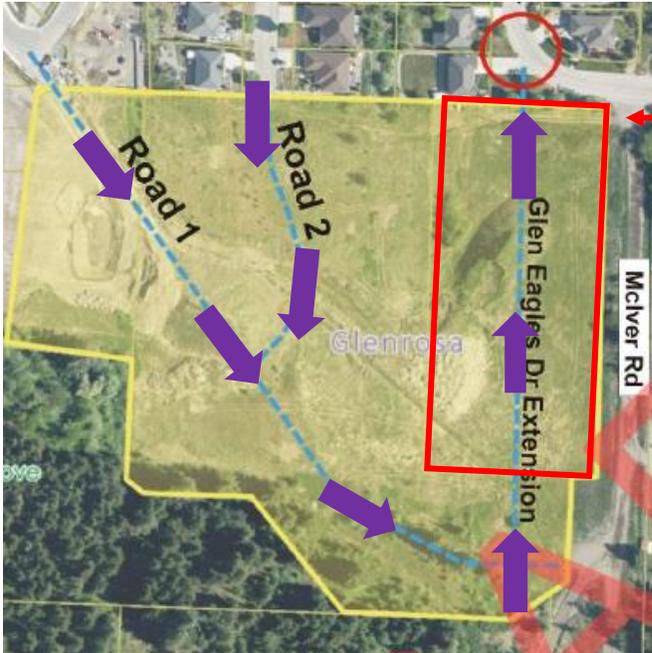
Figure 1: Road Network Required as a Condition of Covenant CA3050232

Technical Review

A Geotechnical Report has been submitted which identifies soil and groundwater conditions with respect to geotechnical comments for development and residential construction, as well as road construction.

A Servicing Feasibility Study has been submitted concluding that the proposed development can be supported with relatively minor extensions of existing utilities, and that there are no technical constraints that would preclude or prevent this development from proceeding.

A Traffic Study has been submitted which includes the proposed new road network connections as shown in the figure below. Proposed Road 1 connects to the existing Goldie Way to the west. Road 2 is proposed to connect to the existing Glen Eagles Drive to the north and a new T-intersection is proposed at the north edge of the site where it intersects with the existing Glen Eagles Drive.



Approximate area of rezoning from A1 to RC3

Figure 2: New Proposed Glen Eagles Road Network Connection

Referral Information

The following is attached for your review:

- New Town Proposal for Rezoning and OCP Amendment

Additionally, the following technical documents have been provided in support of the application. These are available for viewing internally through shared files (<H:\Shared Files\DRC>), OR for external agencies these reports may be requested by contacting the file manager directly by email (Carla.eaton@westkelownacity.ca) or support staff (Sara.skabowski@westkelownacity.ca).

- Geotechnical Report (April 24, 2019)
- Servicing Feasibility Study (May 21, 2021)
- Gleneagles Road Network Review DRAFT Memo (April 28, 2021)
- Covenant CA3050232

COMMENTS:

Should you require any further information, or are unable to provide comments prior to the aforementioned comments due date, please contact the undersigned.

Name Sara Skabowski
Position Student Planner

&

Name Carla Eaton
Position Planner III

Development Services

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NEW TOWN

RE: Proposal for Rezoning and OCP Amendment for 3636 McIver Rd

Introduction

This application is to request rezoning from agricultural to single-family residential on the site located at 3636 McIver Rd. The subject site is currently vacant and is connected to an existing single-family residential neighbourhood in the Glenrosa area of West Kelowna.

Site Context and Land Use

The subject site is currently zone A1 – *Agricultural Zone*. It is within the Agricultural land use designation as prescribed by the City of West Kelowna. The subject site is not being used for agricultural purposes but rather is being left vacant.



Figure 1: Neighbourhood Context Map.



Figure 2: The subject site, as seen from McIver Rd.

Zoning to RC3 (OCP Amendment)

The subject site is located off Glen Eagles Drive and McIver Road. The applicant is requesting for the subject site to be rezoned from A1 - Agricultural to RC3 – Compact Single Detached Residential Zone. The uses surrounding the subject site are mainly single-family residential and institutional. Rezoning the subject site from A1 to RC3 provides an opportunity to allow for more residential units on the subject site, which will help support and utilize already existing city infrastructure and services. Rezoning the site will also better suite the neighbourhood context, especially since the abutting property is already zoned RC3. Lastly, rezoning this underutilized lot to a compact residential zone will align with the City of West Kelowna OCP’s guiding principal to create compact, complete, and safe neighbourhoods. As the result, the impacts of rezoning this property and amending the OCP from “Agricultural” to “Single Family Residential” are believed by the applicant to be positive in nature.

Road Network Realignment & Traffic Study

As part of this application (Phase 4), and the separate Phase 3 subdivision application uphill, the owner hired Creative Transportation Solutions Ltd to undergo a review of the existing & proposed road network connections in consideration of the Terms of reference provided by the City of West Kelowna. The report was completed as a draft for City review on April 28th, 2021, and reached the following findings:

- *“The proposed development will improve the overall network connectivity for existing and future residents as current Glen Eagles Drive residents only have McIver Road for access to Glenrosa Road whereas with the proposed development alternate access via Ranch Road and Gates Road will be possible. This network connectivity/redundancy will also facilitate access for all emergency services.”*
- *“...from an emergency services perspective, the proposed development will provide a second point of access to the existing and future development via the new connection between Road 1 and Ranch Road.”*
- The proposed intersection of the Glen Eagles Drive extension through the existing A1 land and McIver Rd is a safer alternative for traffic than the already dedicated McIver/McIver intersection. CTS noted that *“The proposed intersection sightlines are better than the existing sightlines by approximately 10 metres.”* The 62m sight distance provided by the proposed intersection is approximately 19% longer than the McIver/McIver intersection.



Figure 3: Road Network Map.

Summary

This application is to request rezoning from agricultural to single-family residential at 3636 McIver Rd. The subject site is in an already existing neighbourhood, that is primarily single-family residential. The development will improve road network connectivity and access for emergency services within the neighbourhood. The application believes that rezoning this site will better suite the neighbourhood context. The applicant kindly seeks support from Staff and Council.