



PUBLIC HEARING REPORT

To: Paul Gipps, CAO

Date: November 23, 2021

From: Jayden Riley, Planner II

File No: Z 21-06

Subject: **Z 21-06; Zoning Amendment Bylaw No. 0154.109 (Public Hearing); 2082 Shannon Ridge Drive**

BACKGROUND

This application is proposing to rezone the subject property from the Single Detached Residential (R1) Zone to the Compact Single Detached Residential (RC3) in order to accommodate a proposed 10-lot subdivision.

ADDITIONAL INFORMATION FOR PUBLIC HEARING

Based on the Council discussion at the October 26, 2021 meeting for first and second Reading, additional geotechnical and traffic information has been provided.

Geotechnical

The applicant submitted an updated geotechnical report that confirms the proposal is safe for intended use and provides general recommendations, including a detailed analysis to be conducted at time of Development Permit. The geotechnical information provided is determined to be adequate for rezoning purposes.

Traffic Sightlines

The City's traffic consultant¹ completed a transportation review of the proposed rezoning. It concluded that the development would likely result in closer spacing of driveways (due to the compact housing designation), and on-street parking fronting the development would impact sightlines of vehicles entering/leaving the residences. It was also noted that the City's traffic bylaw restricts parking 3m from a driveway, which would (technically) result in insufficient parking opportunities fronting the development.

The traffic report concludes that traffic impacts by adding (an additional) 2-3 lots along Shannon Ridge Drive would be limited, providing no on-street parking occurs fronting the development in accordance with the Traffic Bylaw. It further notes that the City may choose to limit on-street parking fronting the development should operational challenges occur.

¹ Align Engineering

The report further recommends traffic improvements to improve sight lines at the intersection of Shannon Ridge Drive and Auburn Road²; however, this is an existing condition and not impacted measurably by the proposed development.

Parking

On-street parking is regulated by Traffic Bylaw No. 092, which restricts vehicles from parking 3 m from a public or private driveway. It is recommended that off-street parking issues be evaluated and addressed based on future needs for this specific area.

Public Notification

In accordance with the *Local Government Act*, 157 notices have been mailed to residents and tenants within 100 m of the subject property, and an advertisement has been placed in the local newspaper, advising of the time and date of the Public Hearing and how to make a submission. At this time, no submission have been received.

Notice of Application signage has also been installed on the property, in accordance with the City's Development Application Procedures Bylaw No. 0260.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
October 26, 2021	THAT Council give 1 st and 2 nd Reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.109; and THAT Council direct staff to schedule a Public Hearing.	C318/21

REVIEWED BY

Brent Magnan, Planning Manager

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

² Align Engineering recommends painting stop bar, twin parallel crosswalk, and 15m centreline on Shannon Ridge Drive.

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Attachments:

1. Zoning Amendment Bylaw No. 0154.109, 2021
2. Z 21-06 Council Report (1st and 2nd Reading)