



COUNCIL REPORT
Planning Department
For the May 14, 2019 Council Meeting

DATE: April 26, 2019 File: Z 18-10
TO: Jim Zaffino, CAO
FROM: Carla Eaton, Planner
RE: Application: Zoning Amendment Bylaw No. 154.73 (Z 18-10)
Legal: Lot A, DL 3190, ODYD, Plan 42906
Address: 3370 Gates Road
Owner: J. Tobin & K. Blanchard
Agent: D.E. Pilling & Associates

RECOMMENDED MOTION:

THAT Council give third reading and adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.73 2019 (File: Z 18-10).

RATIONALE:

The recommended motion is based on the following:

- The proposal is aligned with the parcel's Land Use Designation of Single Family Residential (SFR).
- The proposed zoning is consistent with the zoning of existing parcels abutting the subject property.
- Servicing for both water and sanitary sewer is currently available to facilitate a two lot subdivision under the proposed R1 zone.

LEGISLATIVE REQUIREMENTS:

Council has authority under Part 14 (s. 479) of the *Local Government Act (LGA)* to create and amend its Zoning Bylaw.

BACKGROUND:

The purpose of this report is to provide Council with an overview of the Public Hearing held for this application on March 26, 2019, and request consideration of third reading and adoption given that there are no recommended conditions of adoption. The proposed bylaw amendment received first and second reading on February 26, 2019.

Proposal

The application proposed to rezone the subject property from Country Rural Residential Zone (RU1) to Single Detached Residential Zone (R1) to facilitate a two lot subdivision (*Attachment 1 & 2*).

Location and Surrounding Uses

The subject property is a large rural parcel comprised of approximately 1.5 acres (6,276.3 m²) and located in the Glenrosa neighbourhood in close proximity to Glenrosa Cemetery and Fire Station 34 (*Attachment 3 & 4*). There is a single detached dwelling currently located on the property.

Overview of Public Hearing

A Public Hearing was held on March 26, 2019. No written submissions were received and no public comments were made at the public hearing. As identified in the following sections and noted at public hearing, there are no outstanding technical issue to be addressed and no recommended conditions of adoption. As such, the recommended motion has been provided for Council's consideration of third reading and adoption of the zoning amendment bylaw.

TECHNICAL REVIEW

Servicing

The property was previously serviced with two domestic water services running along the north side of the property and two sanitary sewer service connections running on Gates Road in anticipation of the proposed two lot subdivision.

It is noted that the property is within the Westbank Storage Catchment (PZ673) and that the City's Water Utility Masterplan highlights a reservoir storage shortfall for this catchment. As such, a reservoir storage contribution fee will be required at time of subdivision.

Transportation and Access

The subject property fronts two roads: Glenrosa Road to the west and Gates Road to the east. Both roads are subject to frontage improvements at time of subdivision. The standard of Glenrosa Road is currently under review by the City. However, it is noted that the current road condition is deficient under the arterial classification. Related frontage improvements for both roads will be outlined at time of subdivision should Council approve the rezoning and may include cash in lieu.

The rezoning request includes a preliminary two lot subdivision plan which anticipates both proposed lots would be accessed from Gates Road. This plan anticipates the development of a panhandle to provide access to the lot adjacent to Glenrosa Road. The preliminary lot layout appears to meet regulatory requirement of the proposed zoning. However, this layout would be reviewed at time of subdivision (*Attachment 2*).

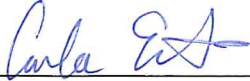
Geotechnical Considerations

A geotechnical report was provided with the application stating the proposed development site is well suited for two lot subdivision provided development follows geotechnical recommendations for site preparation and construction. Based on the findings of this report, geotechnical and structural review may be required at time of Building Permit.

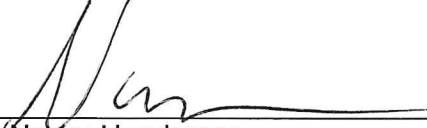
COUNCIL REPORT/RESOLUTION HISTORY:

Date	Report Topic/Resolution	Resolution No.
Mar 26, 2019	Public Hearing held	N/A
Feb 26, 2019	THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.73, 2019; and THAT Council direct staff to schedule the proposed bylaw amendment for Public Hearing.	C115/19

Respectfully submitted,



Carla Eaton
Planner III



Nancy Henderson
General Manager of Development Services



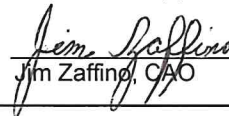
Brent Magnan
Planning Manager

Powerpoint: Yes ☐ No ☒

Attachments:

1. Zoning Bylaw Amendment No. 0154.73
2. Preliminary Subdivision Plan
3. Context Map
4. Subject Property Map

Approved for Agenda


Jim Zaffino, CAO

May 9, 2019
Date

CITY OF WEST KELOWNA

BYLAW NO. 0154.73

A BYLAW TO AMEND "ZONING BYLAW NO. 0154"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.73, 2019".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

- 2.1 By changing the zoning on Lot A, District Lot 3190, ODYD, Plan 42906 as shown on Schedule 'A' attached to and forming part of this bylaw from Country Residential (RU1) to Single Detached Residential (R1).
- 2.2 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST AND SECOND TIME THIS 26TH DAY OF FEBRUARY, 2019
PUBLIC HEARING HELD THIS 26TH DAY OF MARCH, 2019
READ A THIRD TIME
ADOPTED

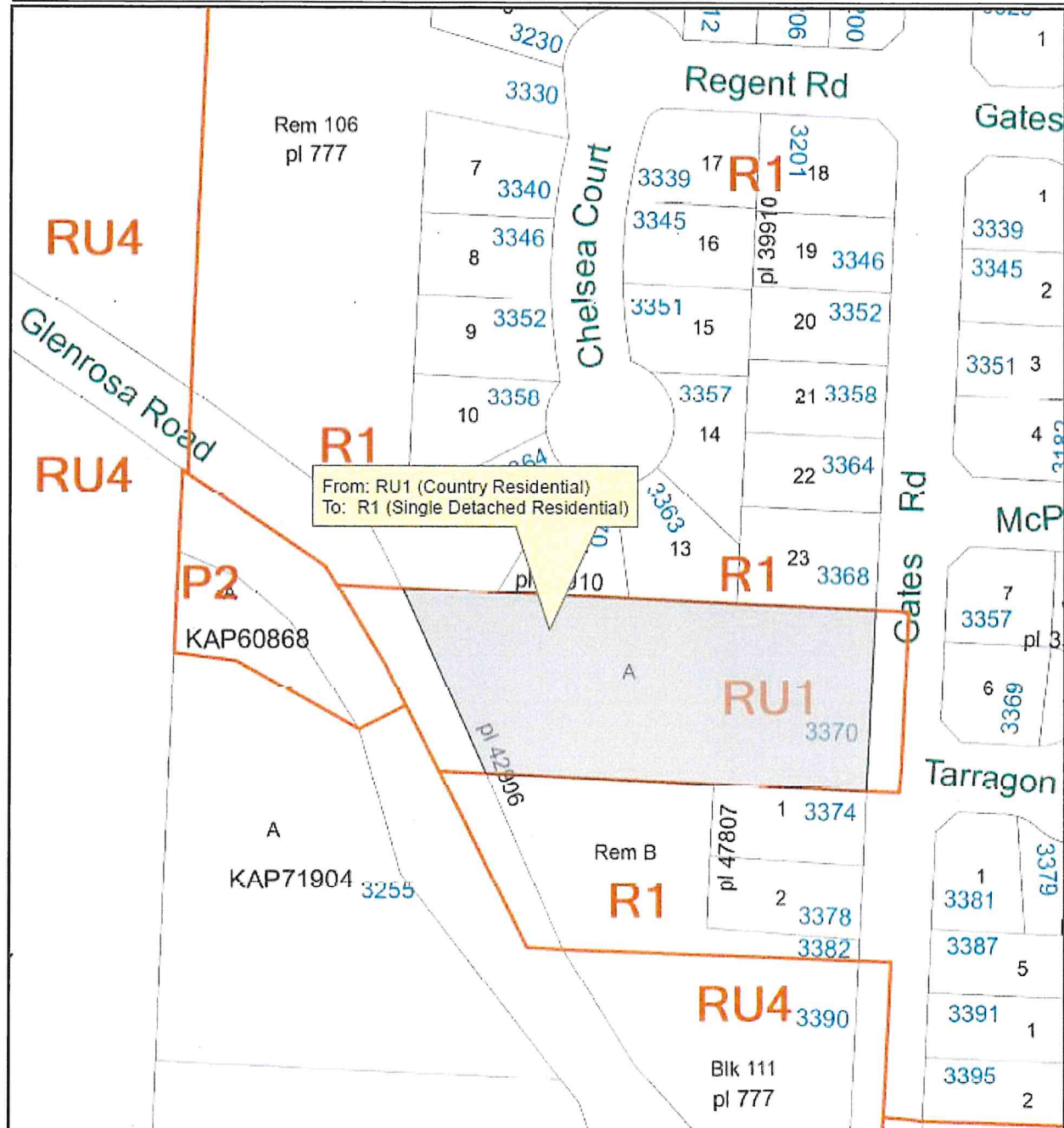
MAYOR

CITY CLERK



CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0154.73



LEGEND

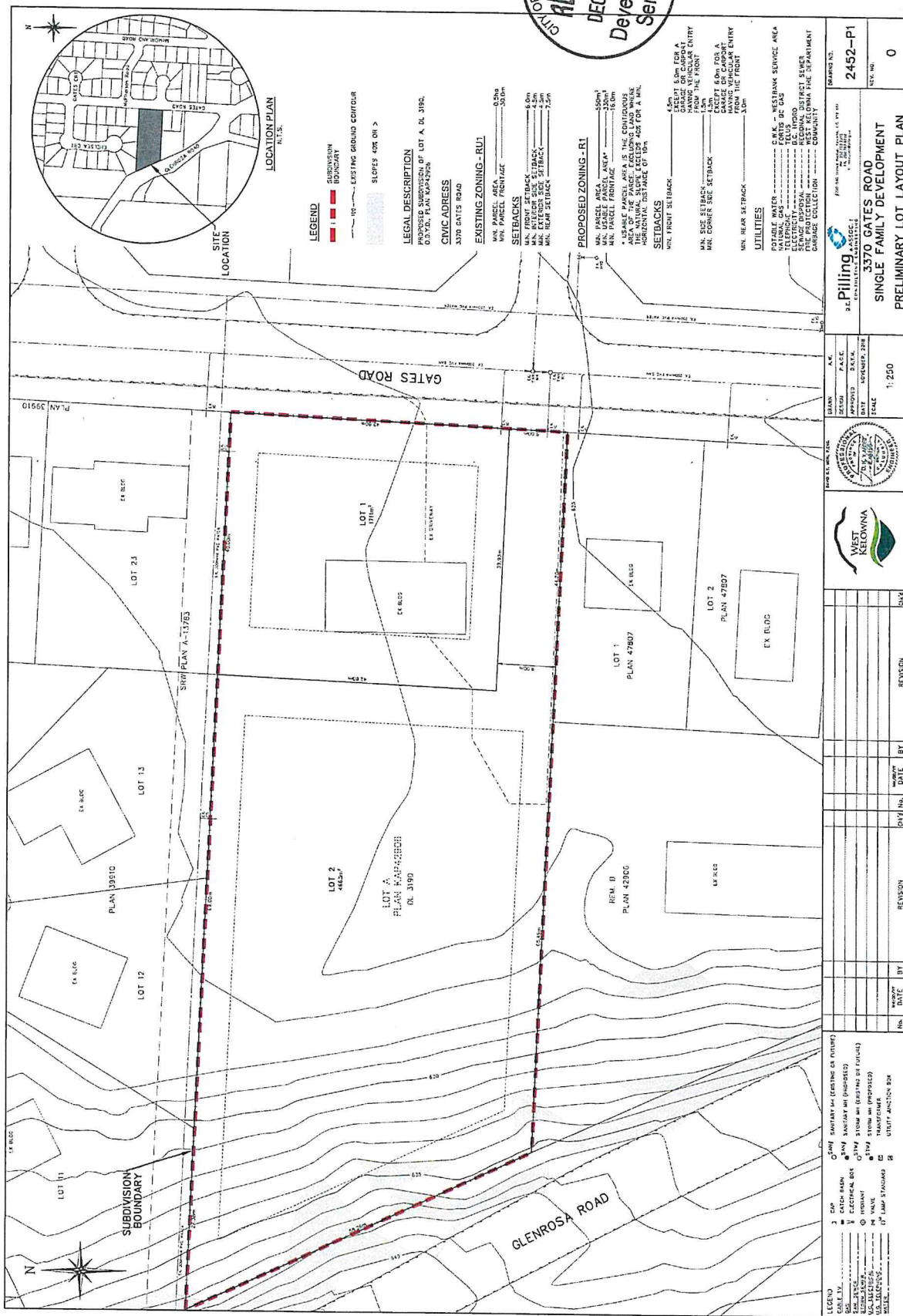
- From RU1 to R1
- Zoning Boundary
- Parcels

0 20 40 80 Metres

1:1,500

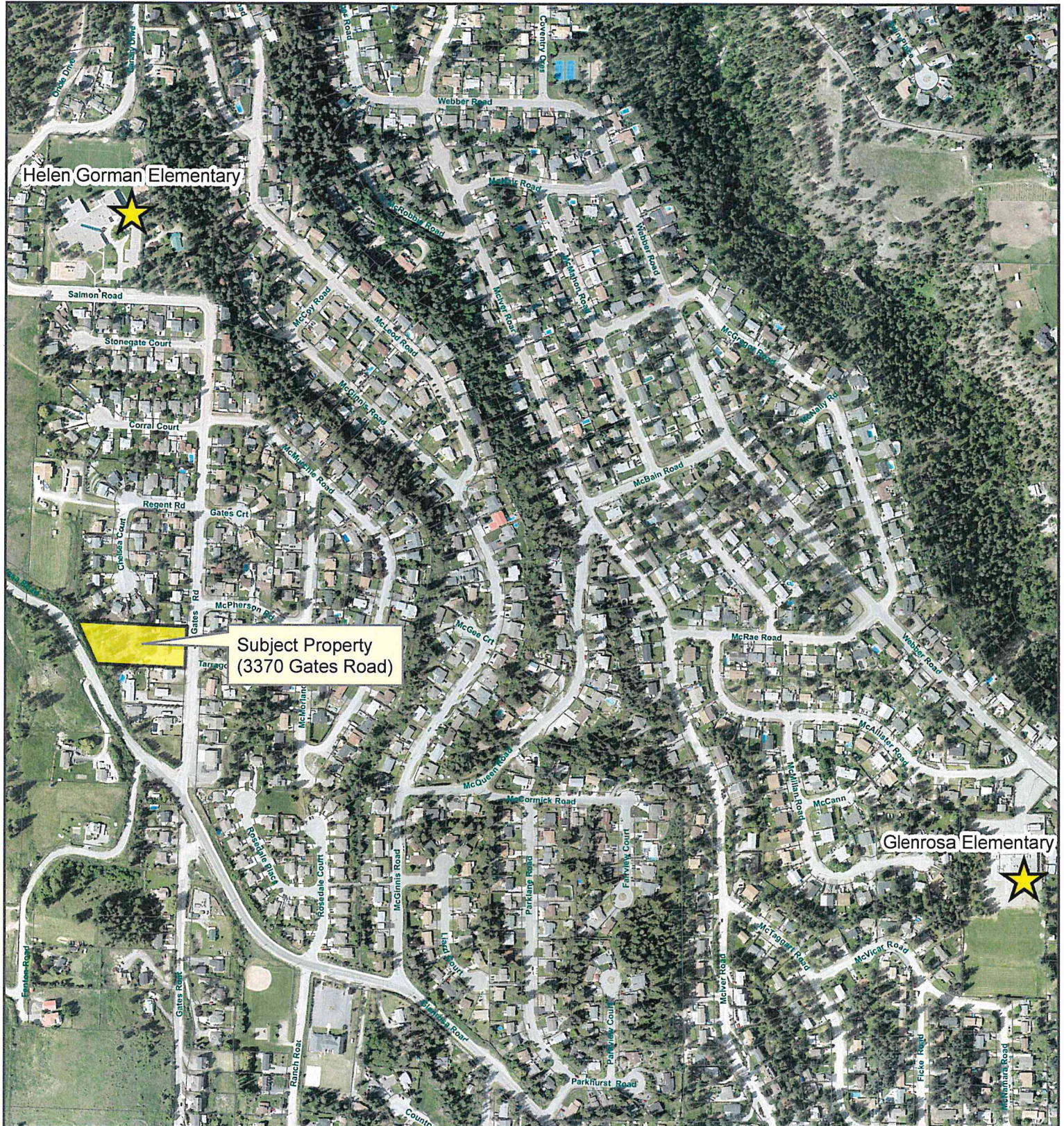


Date: 25/01/2019



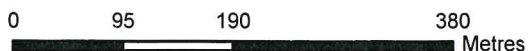
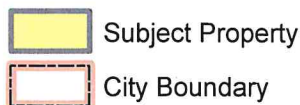


CONTEXT MAP: Z 18-10



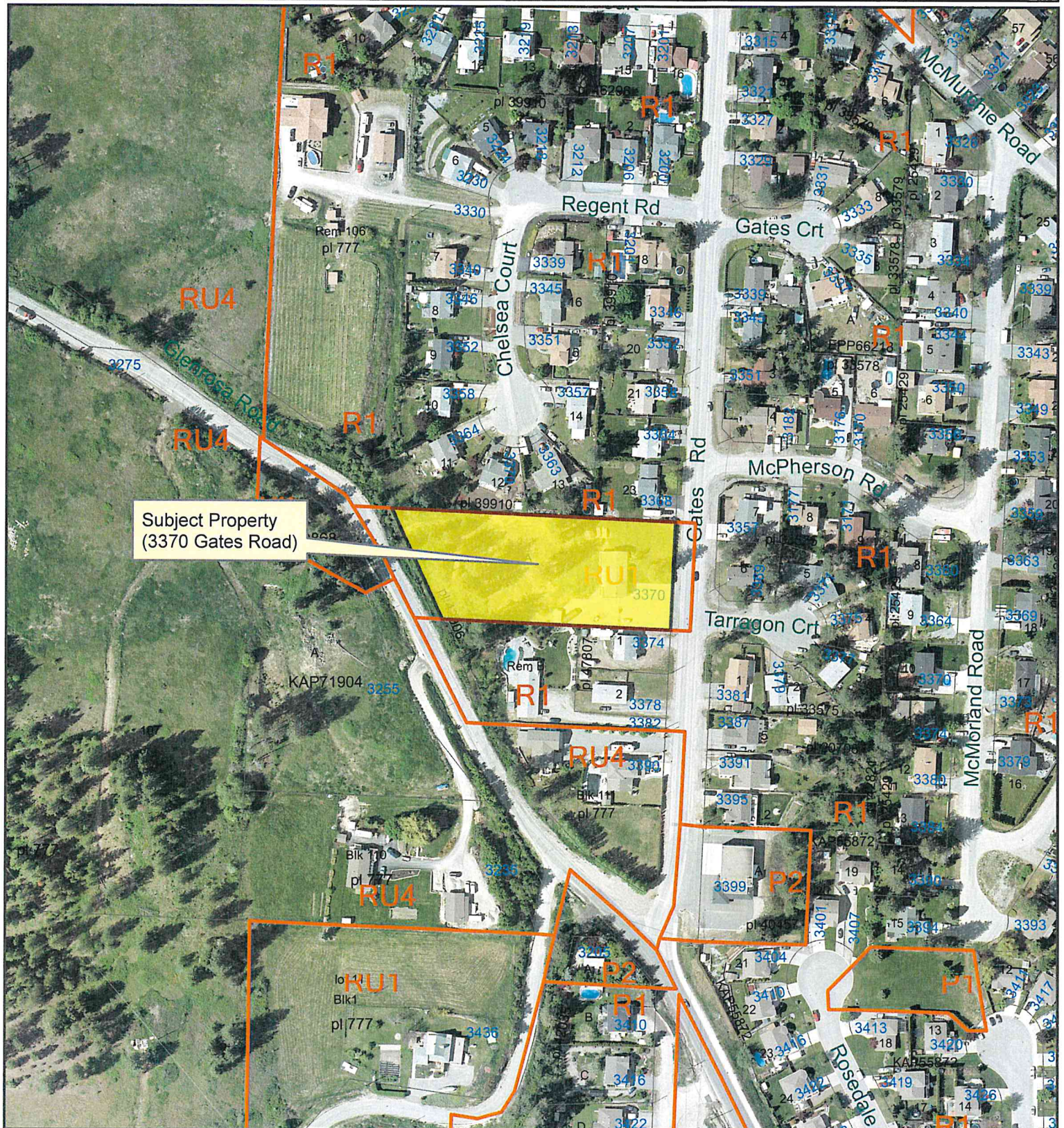
File: Z 18-10

Legal Description: Lot A, DL 3190, ODYD, Plan 42906





SUBJECT PROPERTY: Z 18-10



LEGEND

- Subject Property
- Zoning Boundary
- Parcels

File: Z 18-10

Legal Description: Lot A, DL 3190, ODYD, Plan 42906

0 35 70 140 Metres

1:2,500

