



CITY OF WEST KELOWNA

MINUTES OF THE ADVISORY PLANNING COMMISSION HELD AT THE CITY OF WEST KELOWNA COMMITTEE ROOM, WEDNESDAY, MAY 17, 2017

PRESENT:

Members: Gary Reece, Chair
Robert C. Mellalieu
Joanne Baker
Wayne Kubasek, Vice Chair
Mel Whitney

Absent: Collin Crabbe

Staff: Jaleen Rousseau, Planner
Darin Schaal, Planner
Andrew Gaylor, Planner
Philippa Harding, Recording Secretary

1. **CALL TO ORDER:**

The meeting was called to order at 9:30 am

2. **INTRODUCTION OF LATE ITEMS:**

3. **ADOPTION OF AGENDA:**

It was moved and seconded:

THAT the agenda be adopted.

The motion carried unanimously

4. **ADOPTION OF MINUTES:**

It was moved and seconded:

THAT the minutes from the Advisory Planning Commission meeting held April 19, 2017 be adopted.

The motion carried unanimously.

5. **PRESENTATIONS:**

6. **DELEGATIONS:**

7. **REFERRALS:**

7.1 Zoning Amendment Bylaw (Z 17-09): 1470 Ponderosa Road

Kyle Eisenhut, owner/agent, was in attendance.

Highlights of the presentation by the Planner include:

- The 1052 m² subject property is located in the Boucherie Centre Neighbourhood;
- Designated Single Family Residential and zoned Single Detached Residential (R1), surrounded by similar zoned R1 parcels with RC2 zoned parcels sharing back yards;
- This proposal is to rezone from Single Detached Residential (R1) to Boucherie Centre Compact Residential (RC2) to facilitate a two-lot subdivision while maintaining the existing residential dwelling;
- The applicant can meet the zoning bylaw regulations;
- OCP policy is to ensure infill is sited to complement the use and character of adjacent buildings where appropriate;
- Existing services can accommodate the future subdivision;
- Only note in referral response was fire hydrant spacing and water storage deficiencies;
- This proposal is consistent with the Single Family Residential Land Use Designation of the OCP;
- The proposal is an efficient use of existing services and infrastructure.

Highlights of the discussion following include:

- Cost for infrastructure, including additional fire hydrants, will be borne by the owner.

It was moved and seconded:

THAT the APC support the proposal of Z 17-09 as presented.

The motion carried unanimously.

7.2 Zoning Amendment Bylaw (Z 17-10): 3900 Dunfield Road

Dylan deSousa and Matt Cameron of CTQ, agents, were in attendance.

Highlights of the presentation by the Planner include:

- The 4.32 acre subject property is located in the Goat's Peak/Glenrosa Neighbourhood;
- Designated Industrial with a zoning of Service Commercial (C4);
- Surrounding uses include Timber Processing and Manufacturing (I3), and Highway 97 to the north and west, Service Commercial (C4) and Rural Residential (RU3) to the east and Rural Resource (RU5) to the south;
- The proposal is to rezone a 1.75 ha portion of the subject property from Service Commercial (C4) to Timber Processing and Manufacturing (I3) to allow for the proposed expansion of Gorman Bros. Lumber including additional lumber dry storage area;
- The Industrial designation in the OCP is intended to accommodate a range of light and heavy industrial development;
- The proposed I3 zone is focused solely on principle uses to accommodate forestry related activities;
- The proposed zoning would permit the dry storage of lumber, subject to zoning regulations;
- A servicing report was not provided as the proposed development does not include any buildings or structures;
- The site does have access to community fire with a fire hydrant located on the existing dry storage site;
- Site design related to fire protection will be reviewed through the Development Permit process;
- Access to the dry storage area is proposed to go through a shared driveway on the adjacent property;
- The proposal is not anticipated to impact any sensitive terrestrial ecosystem or critical wildlife habitat;
- This proposal is consistent with adjacent uses and the Industrial Land Use Designation of the OCP;
- The proposal fosters the continued use of Gorman Bros. Lumber mill for primary industrial production.

Highlights of the discussion following include:

- The risk of fire is significant, with the potential of fire closing the highway and a risk to Goat's Peak;
- The fees when joining the City water system;
- Fire Rescue has responded to the referral with recommendations on the development to mitigate fire risk with design;
- Any new development is expected to adhere to fire codes and current regulations;
- All fire equipment and measures will be reviewed extensively;
- The road between the lots is private and not set up for access to Goat's Peak;

- Planning with the Goat's Peak development for the acquisition of land for Goats Peak parking.

It was moved and seconded:

THAT the APC support the proposal of Z 17-10 as presented.

The motion carried unanimously.

7.3 Zoning Amendment Bylaw (Z 17-08): 2563-2573 Hebert Road

S. Carr, owner, was in attendance.

Highlights of the presentation by the Planner include:

- The two subject properties are located in Westbank Centre, walking distance to transit and less than 800 metres from the intersection of access-controlled highway;
- There is an existing single detached dwelling on each parcel and both are connected to community water and sewer service;
- The properties both have an OCP designation of Single Family Residential with a zoning of Single Detached Residential (R1);
- Surrounding uses include Urban Centre Commercial (C1), single Detached Residential (R1), Parks and Open Space (P1), Institutional and Assembly (P2), and Westbank Centre Multiple Residential (R5);
- This proposal is to rezone from Single Detached Residential (R1) to Westbank Centre Compact Residential (RC1) to accommodate a three-lot subdivision to allow a duplex on each lot for a total of six dwelling units;
- This proposal is consistent with the OCP Land Use Designation and policies support compact and infill development;
- The proposal is also consistent with the Westbank Centre Revitalization Plan bringing higher residential density to support local businesses and create an active and vibrant centre;
- The properties can be serviced without issues and the existing community infrastructure can accommodate future subdivision;
- Frontage improvements will be required at building permit stage;
- The applicant has requested consideration of Parcel A (306 m²) which the city is amenable to;
- The applicant does not require Parcel A to rezone or develop;
- The proposal supports continued investment in the downtown core of the community.

Highlights of the discussion following include:

- Ministry of Transportation approval will be required;
- Engineering is reviewing water services as there is a line in Parcel A and also a line on Hebert Road;

- Nice to see the area cleaned up;
- This is a major improvement.

It was moved and seconded:

THAT the APC support the proposal of Z 17-08 as presented.

The motion carried unanimously.

7.4 Official Community Plan and Zoning Amendment Bylaw (Z 17-04): Lower Glenrosa Road

Grant Maddock, agent, was in attendance.

Highlights of the presentation by the Planner include:

- The 1.8 ha subject property is located between Glenrosa and Westbank Centre to the west of Glencoe and Lower Glenrosa Road;
- There is no sewer service to the property;
- The OCP designation is Medium Density Multiple Family, zoned Agricultural (A1), but not in the ALR;
- The parcel was created in 1946 and was owned by the Ministry of Highways in the 1960's when it was used as a borrow pit for highway construction;
- Surrounding land uses include Agricultural (A1) in ALR to the north and east, rural (RU1 and RU2) to the west, and Lower Glenrosa Road/Highway 97 to the south;
- The proposal is an OCP amendment from Medium Density Multiple Family to Agricultural with a zoning text amendment to add Commercial/Outdoor storage;
- The proposal is to permit the outdoor storage of approximately 117 recreational vehicle stalls;
- The potential acquisition of City-owned road rights-of-way is also being investigated;
- The site specific text amendment permits only commercial and outdoor storage, whereas rezoning from A1 to Light Industrial (I1) would allow many other uses not appropriate to be located near active farms;
- This proposal maintains the A1 zone and minimizes urban-agricultural conflicts;
- Onsite wastewater system is proposed and an extension of the 300 mm water main from Paynter Road will be required;
- There are no geotechnical hazards in the area;
- Access to and from the site is considered safe;
- Generally low environmental value with no anticipated impacts to critical wildlife habitat.

Highlights of the discussion with the Agent:

- Might be able to get 3 units on the site;
- Would have to extend sewer from Hebert Road and install a lift station;
- Just the installation of a waterline is approximately \$300,000;
- Multi-family development at the location is not cost effective.

Highlights of the discussion following include:

- There is a limited supply of medium density zoned land within the City;
- Not believed to be a good location for high density;
- The services (water and sewer) are not readily available;
- Medium density should be encouraged and this site is within walking distance to Westbank Centre;
- The semi-rural area is nice for families;
- The visual for entrance into the community of a storage facility is not ideal, would prefer homes;
- The lot is close to park land;
- A residential development would trigger things such as a pedestrian path and lighting;
- There are no exiting sidewalks at this time;
- Access to the property is from Lower Glenrosa Road;
- Visual impact is very significant;
- Multi-family would be an incredible expense.

It was moved and seconded:

THAT the APC support the file Z 17-04 as presented provided there is adequate provision for screening.

The motion carried. Wayne Kubasek and Mel Whitney opposed.

8. **CORRESPONDENCE AND INFORMATION ITEMS:**

9. **NOTICE OF MOTION:**

10. **OTHER BUSINESS:**

11. **ADJOURNMENT OF MEETING:**

The meeting adjourned at 10:23 a.m. with the next Advisory Planning Commission meeting to be held **Wednesday, June 21, 2017** at 9:30 am in the City of West Kelowna Council Chambers, 2760, Cameron Road.

CERTIFIED CORRECT

Chair

Recording Secretary