



CITY OF WEST KELOWNA

MINUTES OF THE ADVISORY PLANNING COMMISSION HELD AT THE CITY OF WEST KELOWNA COMMITTEE ROOM, WEDNESDAY, NOVEMBER 15, 2017

PRESENT:

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

Absent: Joanne Baker
Collin Crabbe

Staff: Carla Eaton, Planner
Chris Oliver, Planner
Corey Scott, Planner
Philippa Harding, Recording Secretary

1. CALL TO ORDER:

The meeting was called to order at 9:31 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 October 18, 2017 be adopted.

The motion carried unanimously.

5. **PRESENTATIONS:**

6. **DELEGATIONS:**

7. **REFERRALS:**

7.1 Zoning Amendment Bylaw (Z17-05), 811 Douglas Road

Highlights of the presentation by the Planner include:

- The subject property is located at 811 Douglas Road, in the Lakeview Heights neighbourhood;
- The 4006 m² property is 400 metres from the Boucherie/Douglas intersection;
- Surrounding uses include R1 and A1 zoned parcels to the north, R1 to the east, and A1 zoned parcel to the south and west;
- The property is designated Single Family Residential and zoned Large Parcel Single Detached Residential (R1L);
- The proposal is to rezone from Large Parcel Single Detached Residential (R1L) to Single Detached Residential (R1) to facilitate a future three-lot subdivision;
- The current and proposed zones both include a maximum building height of 9.0 metres and allow for a buffer to reduce the required agricultural setback of 15 metres to 9 metres;
- The proposed landscape buffer is modified to maintain the existing grape vines in one section, and will also include a fence, hedge, trees and shrubs on the remainder;
- The Lakeview Heights Neighbourhood Association has provided some preliminary comments regarding concerns with the use of these structures as short term rental units and the potential impacts to views of Okanagan Lake;
- Short term rentals (less than 30 days) are regulated by the Zoning Bylaw and not permitted in any zone;
- Technical concerns including access and servicing would be finalized through a future subdivision application should the rezoning be approved;
- The proposal is consistent with the Single Family Residential Land Use Designation of the OCP as well as with the neighbourhood character;
- The proposal is an efficient use of existing services and infrastructure.

Highlights of the discussion following include:

- The subdivision would trigger road improvements, but actual widening of the road only required if the existing conditions do not meet the identified standard;
- More subdivisions of the R1L lots should be anticipated along with the increase of traffic;

- There must be a larger development proposed to warrant a traffic assessment;
- A trail connection has been identified, the connection may be required or the City may take cash in lieu;
- The Douglas Road and Kerry Lane intersection has not been identified for a round a bout;
- At this time, there is no interest in removing the existing vegetation on the road right of way beside the subject property.

It was moved and seconded:

THAT the APC recommend support for file Z17-05, 811 Douglas Road.

The motion carried unanimously.

8. **CORRESPONDENCE AND INFORMATION ITEMS:**

9. **NOTICE OF MOTION:**

10. **OTHER BUSINESS:**

11. **ADJOURNMENT OF MEETING:**

The meeting adjourned at 9:48 a.m. with the next Advisory Planning Commission meeting to be held **December 13, 2017** at 9:30 am in the City of West Kelowna Council Chambers, 2760 Cameron Road.

CERTIFIED CORRECT

Chair

Recording Secretary