

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: January 21, 2025
Meeting Type: Regular Council Meeting

Prepared by: Carie Liefke, Manager of Current Planning
Department: Planning and Development

Title: OCP and Zoning Amendment Bylaws 1247 & 1248|OPZ00002|9751 & 9819 Bottom Wood Lake Rd
Description: Consideration of an OCP and Zoning Amendment for WestPoint after a Public Hearing.

RECOMMENDATION

Council consideration of options after a Public Hearing has been held.

SUMMARY

The applicant has proposed to change the future land use designation of the subject properties from Service Commercial to High Density Residential, and rezone the land to CD14 – Comprehensive Development 14 (Westpoint Apartment Housing) in order to redevelop the subject properties into a multi-family residential development. Key dates for the proposed land use amendment are as follows:

- November 5, 2024: First and second reading to OCP Amendment Bylaw 1247, 2024 and Zoning Amendment Bylaw 1248, 2024.
- January 21, 2025: Public Hearing held for OCP Amendment Bylaw 1247, 2024 and Zoning Amendment Bylaw 1248, 2024.

Property Information	
Application Type	Official Community Plan and Zoning Bylaw Amendment Application Date: 2024-JUN-20
PID & Legal Description	011-168-196; Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road); and 003-448-991; Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road)
Civic Address:	9751 & 9819 Bottom Wood Lake Road
Applicant:	Corey Makus, 9751 Bottom Wood Lake Road Properties Ltd. Owners: 1432858 BC Ltd. & 1432863 Ltd.
OCP Designation:	Existing: Service Commercial; Proposed: High Density Residential
Zoning Designation:	Existing: I1 – General Industrial; Proposed: CD14 – Comprehensive Development 14 (Westpoint Apartment Housing)
Land Use Contract	NA
ALR:	NA
Parcel Size:	2.6 ha / 6.5 ac (District of Lake Country); 0.9 ha / 2.2 ac (City of Kelowna); 3.5 ha / 8.7 ac (total)
Development Permit Areas:	Agricultural, Town Centre
Water Supply:	Municipal
Sewer:	Municipal

Site Summary:	Zoning:	Use:
<i>North:</i>	A1 – Agriculture	Agriculture
<i>East:</i>	I2 – General Industrial (City of Kelowna) I3 – Heavy Industrial (City of Kelowna)	Industrial
<i>South:</i>	I2 – General Industrial (City of Kelowna)	Industrial
<i>West:</i>	I1 – General Industrial P2 – Administration, Public Service and Assembly	Light Industrial, & Institutional

ALTERNATE RECOMMENDATION(S)

The draft resolution options presented below are for Council consideration following the close of a Public Hearing:

- A. THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be read a third time;
THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be read a third time with the condition that Westpoint entering into a Cash in Lieu Agreement with the District of Lake Country in lieu of offsite improvements.
- B. THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be amended as identified by Council, and be read a third time;
THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be amended as identified by Council, and be read a third time with the condition that Westpoint entering into a Cash in Lieu Agreement with the District of Lake Country in lieu of offsite improvements
- C. THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be deferred, pending clarification from staff on Public Hearing comments as identified by Council;
THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be deferred, pending clarification from staff on Public Hearing comments as identified by Council.
- D. THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 not be read a third time, and the file be closed;
THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 not be read a third time, and the file be closed.

Respectfully Submitted.

Carie Liefke, Manager of Current Planning

Report Approval Details

Document Title:	OCP and Zoning Bylaw Amendment - Consideration after a Public Hearing (WestPoint).docx
Attachments:	- Attachment A-Bylaw 1247-at 2nd.pdf - Attachment B-Bylaw 1248 at 2nd.pdf
Final Approval Date:	Jan 17, 2025

This report and all of its attachments were approved and signed as outlined below:

Jeremy Frick, Director of Development Approvals - Jan 17, 2025 - 11:54 AM

Reyna Seabrook, Director of Corporate Services - Jan 17, 2025 - 12:22 PM

Paul Gipps, Chief Administrative Officer - Jan 17, 2025 - 12:34 PM