

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: February 4, 2025
Meeting Type: Regular Council Meeting

Prepared by: Brian Zurek, Manager of Long Range Planning
Department: Planning and Development

Title: OCP and Zoning Amendment Bylaws 1247 and 1248 | OPZ00002 | 9751 & 9819 Bottom Wood Lake Road

Description: Consideration following 3rd reading

RECOMMENDATION

THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be adopted;
AND THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be adopted.

EXECUTIVE SUMMARY

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

Following third reading of the amendment bylaws, the applicant entered into a Cash in Lieu Agreement with the District of Lake Country regarding off-site transportation infrastructure improvements. The applicant has satisfied the conditions of Zoning Bylaw amendment. Staff recommend that Council support the final adoption of the amendment bylaws.

KEY DATES

Date	Event
November 5, 2024	<ul style="list-style-type: none"> First and second reading to OCP Amendment Bylaw 1247, 2024 and Zoning Amendment Bylaw 1248, 2024
January 21, 2025	<ul style="list-style-type: none"> Public Hearing held for OCP Amendment Bylaw 1247, 2024 and Zoning Amendment Bylaw 1248, 2024 Third reading to 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 RECOMMENDATIONS

- A. THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be adopted;
AND THAT third reading of Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be rescinded,
AND THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be amended by adding:
(additional requirements as identified by Council);
AND THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be read a third time as amended;
AND FURTHER THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be adopted.
- B. THAT first, second, and third reading Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 Be rescinded and the file be closed;
AND THAT first, second, and third reading of Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be rescinded and the file be closed.

Respectfully Submitted.

Brian Zurek, Manager of Long Range Planning

Report Approval Details

Document Title:	OPZ00002 - Bylaw 1247, 1248 - Westpoint-Consideration after 3rd.docx
Attachments:	- Attachment A - OPZ00002 - Bylaw 1247, 2024.pdf - Attachment B - OPZ00002 - Bylaw 1248, 2024.pdf
Final Approval Date:	Jan 31, 2025

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

Jeremy Frick, Director of Development Approvals - Jan 31, 2025 - 11:29 AM

Reyna Seabrook, Director of Corporate Services - Jan 31, 2025 - 1:29 PM

Task assigned to Paul Gipps, Chief Administrative Officer was completed by workflow administrator Reyna Seabrook, Director of Corporate Services

Paul Gipps, Chief Administrative Officer - Jan 31, 2025 - 1:29 PM