

# REPORT TO COUNCIL SUPPLEMENTAL



**Date:** December 4, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 3593 Lakeshore Road  
**File No.:** Z23-0036

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	RU1 – Large Lot Housing	MF3 – Apartment Housing

## 1.0 Recommendation

THAT Council receives, for information, the Supplemental Report from the Development Planning Department dated December 4, 2023 regarding a Rezoning Bylaw for reconsideration.

## 2.0 Purpose

To receive additional information about the rezoning application at 3593 Lakeshore Rd.

## 3.0 Background

Following notice of first reading, Council considered a rezoning application at 3593 Lakeshore Road on November 20, 2023. At that time, there was a motion to give the Bylaw first, second and third reading, and the motion was defeated. At the same meeting, a second motion was put forward to advance Bylaw No. 12593 to Public Hearing. The motion was defeated.

The Mayor utilized his authority as outlined in Council Procedure Bylaw No. 9200 in accordance with the Community Charter to direct reconsideration of the bylaw at the December 4, 2023 Council Meeting.

## 4.0 Discussion

Council requested additional information to be provided regarding the transportation network and the status of current planning and engineering studies related to the Pandosy Urban Centre and Lakeshore Rd Corridor.

The Policy and Planning Department is currently working on developing an “Urban Centres Planning Framework”. This framework was presented to Council in a report dated September 11, 2023. The framework is intended to fill the gap between policy objectives and the ability to make on-the-ground decisions through a “dashboard” interface. This would inform decision-making around the major strengths, opportunities, and challenges in each urban centre, including those related to infrastructure.

Work to identify infrastructure constraints and opportunities for investment to service planned density (i.e., fire flow and water supply, intersection improvements, crosswalks, and other active transportation connectivity elements) will be ongoing through this process. Once completed, it would increase the speed at which engineering impacts could be assessed and support the City’s ability to implement solutions in collaboration with development; however, it is important to highlight that, in the absence of this plan, development impacts to municipal infrastructure are still being assessed and mitigated through well-established processes.

When a development application is made, impacts to municipal infrastructure are evaluated and engineering requirements are assessed on two tiers:

1. Servicing Requirements: these are the immediate directly attributable needs of the development for adequate water supply, sewer servicing, and access.
2. Servicing Impacts: these are the identifiable directly attributable impacts to the available capacity and functionality of our existing systems (roads, water, sewer, drainage) to a defined level of service.

There are several mechanisms by which the City assesses works of, or financial contributions from, a development to contribute to mitigating its impact and ensuring that the City can continue to meet its defined infrastructure levels of service. These range from developer-provided works and services, cash-in-lieu contributions to neighbourhood-scale projects, and development cost charges (DCC) for city-wide scale infrastructure. Servicing Impacts can be identified on a localized or broad scale, and depending on the scale of the impact, different mechanisms are employed.

In the case of impacts to the Lakeshore Corridor generally, impacts are rarely identifiable on an individual development application basis, as this is a Major Arterial corridor that services the wider City at a larger scale. Because this corridor functions as a Major Arterial Road, impacts are assessed on a cumulative basis through network modelling and data collection, rather than at the individual development application level. Data analysis and modelling has indicated that the Lakeshore Corridor regularly operates at a Level of Service A or B, with acute issues at some intersections in the AM Peak generally correlated with school locations and morning drop-off timing. Solutions to mitigate this acute congestion problem are multi-faceted and beyond the scope of any individual development application.

To inform decision-making around solutions and improvements to this corridor, the City has recently procured Consulting Services for the completion of a Pandosy-Lakeshore Corridor study which will help inform detailed design solutions to conceptually-identified projects in the Transportation Master Plan. The solutions are intended to be at the network-level, and are anticipated to incorporate improvements to transit infrastructure and mode-shift incentives alongside localized intersection improvements and engagement with some localized site operational challenges that affect overall corridor function.

The Urban Centres Planning Framework and the Pandosy-Lakeshore Corridor study are anticipated to be delivered through 2025 and will provide clarity to network-level corridor solutions and neighbourhood-scale infrastructure improvements. Prior to this work being completed, the servicing requirements and infrastructure impacts of individual developments are still being assessed and mitigated. The delivery of this plan will increase predictability of developer-assessed infrastructure requirements and help improve coordination between the City and the development community for servicing growth.

## 5.0 Application Chronology

Application Accepted:	June 2, 2023
Reading Consideration:	November 20, 2023
<b>Report prepared by:</b>	Lydia Korolchuk, Planner Specialist
<b>Report prepared by:</b>	Nelson Chapman, Development Engineering Manager
<b>Reviewed by:</b>	Jocelyn Black, Urban Planning Manager
<b>Approved for Inclusion:</b>	Ryan Smith, Divisional Director, Planning & Development Services

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).