

City of Kelowna

Public Hearing

AGENDA



Tuesday, August 10, 2021
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items**
2. **Call to Order the Public Hearing - START TIME 6:00 PM - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - OCP21-0004 (BL12251) TA21-0002 (BL12252) Z21-0005 (BL12253) - Kinnikinnik**

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, a maximum of 50 members of the public is permitted to attend Council meetings in-person. Members of the public must remain seated unless invited to address Council. Thank you for your co-operation.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

3. Individual Bylaw Submissions

- 3.1. **START TIME 6:00 PM - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - OCP21-0004 (BL12251) TA21-0002 (BL12252) Z21-0005 (BL12253) - Kinnikinnik**

4 - 43

To amend the Official Community Plan by amending the CD18 – McKinley Beach Comprehensive Resort Development zone, and rezone portions of the subject

properties to extend the development boundary of the McKinley Beach CD18 zone and to dedicate other portions for park and open space use.

4. Termination

5. Call to Order the Regular Meeting

6. Bylaws Considered at Public Hearing

- 6.1. START TIME 6:00 PM - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - BL12251 (OCP21-0004) - Kinnikinnik** 44 - 46

Requires a majority of all members of Council (5).

To give Bylaw No. 12251 second and third reading to amend the Official Community Plan designation for the subject properties from the REP - Resource Protection Area, REC - Private Recreation and PSU - Public Services/Utilities designations to the MXT – Mixed Use Tourism and PARK - Major Park/ Open Space (public) designations.

- 6.2. START TIME 6:00 PM - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - BL12252 (TA21-0002) - Kinnikinnik** 47 - 51

To give Bylaw No. 12252 second and third reading in order to consider a Text Amendment application to the CD18 - McKinley Beach Comprehensive Resort Development Zone.

- 6.3. START TIME 6:00 PM - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - BL12253 (Z21-0005) - Kinnikinnik** 52 - 54

To give Bylaw No.12253 second and third reading in order to rezone portions of the subject properties from the A1 – Agriculture 1 and P3 – Parks and Open Space zones to the CD18 – McKinley Beach Comprehensive Resort Development and P3 – Parks and Open Space zones.

7. Termination

8. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Development Planning);
- (b) The applicant has up to 15 minutes to make representation to Council regarding the project.
- (c) The Chair will call for representation from the public participating online as follows:
 - (i) Any person wishing to make representation during the Hearing will have the opportunity to do so.
 - (ii) Speakers have up to 5 minutes to share their remarks.

(d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to participants that the Public Hearing on the Bylaw is closed.

(e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.

(f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. If participating online, the participant must be able to share their screen to display the item.

REPORT TO COUNCIL



Date: July 26, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: OCP21-0004, Z21-0005, TA21-0002 **Owner:** Kinnikinnik Developments Inc., Inc. No. BCo622664

Address: 1890 and 1988 McKinley Road; and 3850 and 3912 Glenmore Road North **Applicant:** WSP Canada

Subject: Rezoning and Text Amendment Applications

Existing OCP Designation: REP - Resource Protection Area, REC – Private Recreation, PSU – Public Services/Utilities

Proposed OCP Designation: MXT - Mixed Use Tourism and PARK - Major Park/Open Space (public)

Existing Zone: A1 – Agriculture 1 and P3 – Parks and Open Space

Proposed Zone: CD18 – McKinley Beach Comprehensive Resort Development and P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP21-0004 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designations of portions of Lot 5 Sections 21 and 28 Township 23 ODYD Plan EPP8753 and Lot 6 Sections 21 and 28 Township 23 ODYD Plan EPP8753 Except Plans EPP40437 and EPP92220 located at 1890 and 1988 McKinley Road, Kelowna BC and Lot 4 Sections 28 and 33 Township 23 ODYD Plan EPP8753 Except Plans EPP40437 and EPP76020 and Lot 3 Sections 28 and 33 Township 23 ODYD Plan EPP8753 Except Part in Plan EPP76020 located at 3850 and 3912 Glenmore Road North, Kelowna, BC from the REP - Resource Protection Area, REC - Private Recreation and PSU - Public Services/Utilities designations to the MXT – Mixed Use Tourism and PARK - Major Park/ Open Space (public) designations as shown on Map “A” attached to the Report from the Development Planning Department dated July 26, 2021, be considered by Council;

AND THAT Zoning Bylaw Text Amendment Application No. TA21-0002 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Attachment “C” attached to the Report from the Development Planning Department dated July 26, 2021, be considered by Council;

AND THAT Rezoning Application No. Z21-0005 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 5 Sections 21 and 28 Township 23 ODYD Plan EPP8753 and Lot 6 Sections 21 and 28 Township 23 ODYD Plan EPP8753 Except Plans EPP40437 and EPP92220 located at 1890 and 1988 McKinley Road, Kelowna BC and Lot 4 Sections 28 and 33 Township 23 ODYD Plan EPP8753 Except Plans EPP40437 and EPP76020 and Lot 3 Sections 28 and 33 Township 23 ODYD Plan EPP8753 Except Part in Plan EPP76020 located at 3850 and 3912 Glenmore Road North, Kelowna, BC from the A1 – Agriculture 1 and P3 – Parks and Open Space zones to the CD18 – McKinley Beach Comprehensive Resort Development and P3 – Parks and Open Space zones as shown on Map “B” attached to the Report from the Development Planning Department dated July 26, 2021, be considered by Council;

AND THAT the OCP Amendment, Zoning Bylaw Text Amendment, and Rezoning Applications be forwarded to a Public Hearing for Further Consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the Servicing Agreement dated June 29, 2009, currently in place being amended in accordance with the requirements outlined in the Report from the Development Planning Department dated July 26, 2021 and signed by the property owners;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the owners transferring to the City parkland areas totaling approximately 246 acres (99.6 hectares).

2.0 Purpose

To amend the Official Community Plan Future Land Use areas, amend the CD18 – McKinley Beach Comprehensive Resort Development zone, and rezone portions of the subject properties to extend the development boundary of the McKinley Beach CD18 zone and add land for park and open space use.

3.0 Development Planning

The master developer has submitted an application to extend the development boundaries of the McKinley CD18 zone to add lands for further residential development. The application includes text amendments to the CD18 zone, amendments to the OCP Future Land Use map and associated rezoning of the lands. Planning Staff are recommending support to Council for the proposal as the request to extend the development boundary for development will not result in any additional residential densities from the existing CD18 zone capacity limit of 1300 units. Rather, the additional lands will allow more space for the residential development which will help in achieving greater environmental, hillside and park protection as well as integrating the residential development to be less dominate.

The proposal includes a significant amount of public park dedication. The proposed dedication would include approximately 246 acres (99.6 Hectares), with an approximate value of \$11,000,000 (value based on appraisal completed for the Real Estate Department in 2019). The first dedicated area would secure the eastern portion of the hilltop adding to the existing McKinley Mountain Park completing the full circumference of the mountain top (see Attachment G). Second, lands that were originally identified for a future golf course in the CD18 zone would become public park creating an extension from Stephens Coyote Ridge Regional Park through to McKinley Mountain Park (see Attachment G).

The proposed parkland dedication includes a significant portion of ALR land, that as City owned parkland would remain in its current state as natural lands and protected into the future should the lands be required by the community for development into active farmland.

The proposed parkland dedications offer opportunity for public passive recreation and offer protection of a variety of sensitive contiguous ecosystems. Other areas of sensitive ecosystems within the residential development areas will be identified and protected through covenants or dedication to the City as a condition of future subdivisions of the subject lands, these additional areas are estimated at approximately 45 ha (112 acres). With the connection to Stephens Coyote Ridge Regional Park there would be the opportunity for connecting recreation opportunities significantly expanding the options for future use.

The ridges and hills above Okanagan lake in the City include areas of highly sensitive ecosystems that are both terrestrial (rock outcrops and shallow to bedrock) as well as riparian (upland wetlands). The proposed parkland area includes significant components of both of these highly sensitive ecosystem. Under the Environmental policies of the OCP the City strives to protect and preserve the sensitive and ecologically important area whenever the opportunity is presented.

Kelowna Parks Comparison

Park Name	Park Size (ha)	Ownership
Knox Mountain Park	549.6	City
Scenic Canyon Regional Park	245.4	Regional
Black Mountain Regional Park	130.0	Regional
Dilworth Mountain Park	128.1	City
McKinley Mountain Park	123.4 *	City
Myra Bellevue Provincial Park	114.3	Provincial
Stephens Coyote Ridge Regional Park	111.8	Regional

*including proposed additional park

The residential development will also trigger a number of infrastructure and roadway requirements which will offer public benefits to the overall area. The existing Servicing Agreement would be revised to include the following (see Attachment E):

- The reallocation of \$1.5M in Glenmore Road works to new works on Glenmore Road not identified as needed at the time the original Servicing Agreement. Glenmore Road was identified for expansion to four lanes previously, however, is now identified through the Transportation Master Plan to remain a 2 lane road;
- The construction of an emergency access road from Wild Rose Road to Finch Road. This emergency access has been identified by the Kelowna Fire Department as a critical component from a public safety standpoint (see Attachment F);
- The construction of a connection road from McKinley Road through to the northern boundary of the subject lands facilitating the future connector road through to Lake Country; and
- The current servicing agreement identifies major requirements triggered at time of application for development beyond 60% of the allocated density, however the current development pattern, if continued, would not likely see this threshold reached. The total allocation of units for the McKinley Beach development area is 1300 units, to date 485 units have been permitted/constructed (approximately 37%), leaving 815 units to be allocated in future development.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

The subject lands were included within the original development proposals and were included within the original Servicing agreement from 2009, however, the lands were not included in the Rezoning Bylaw creating the CD 18 zone. The density allocation for the development was set at 1300 units and 271,500 sqm gross floor area. The applications if approved would allow for the density allocation to be applied to a larger area (including the subject the subject properties) in addition to the existing lands within the CD18 zone.

4.2 Project Description

The proposed OCP Amendment would redesignate the properties to allow for rezoning and future development on a portion of the lands and protection of a very large area of parkland, which the City has sought to acquire for many years.

The proposed Zoning Bylaw Text Amendment would amend the CD18 zone to add a new area, Area V - Uplands Residential Area, the uses and regulations for this additional area are in line with other residential areas within the zone.

The proposed Rezoning application would amend the zoning for the subject properties to the P3-Parks and Open Space zone for the lands proposed to be dedicated to the City, the remainder to the new Area V of the CD18 zone This would allow for future subdivision applications on these lands.

4.3 Site Context

The subject properties are within the McKinley City Sector. The subject properties are adjacent to the east of the existing lands within the McKinley Beach development area. Portions of the subject properties front onto Glenmore Road and onto McKinley Road. To the east and north of the subject lands are properties.

5.0 Current Policies

5.1 Kelowna Official Community Plan 2030

a. Chapter 1: Goals for a Sustainable Future

Protect and Enhance Natural Areas, Protect and enhance natural areas by creating an open space network that protects sensitive ecosystems, including watersheds, and links important habitat areas.

b. Chapter 6; Environment:

Objective 6.1, The City of Kelowna Will Protect and enhance Kelowna's biodiversity

Objective 6.3, The City of Kelowna Will Maintain and enhance Kelowna's natural resources

c. Chapter 7, Infrastructure;

Parks Policies, Objective 7.12, Provide active and passive parks for a diversity of people and a variety of uses.

Policy 2: Natural Areas and Open Space. Provide a City-wide network of natural area parks which meet the following criteria:

- Contains representative Okanagan ecosystems;
- Contains areas of outstanding natural beauty (including areas with high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, silt slopes, canyons, and water edges);
- The land area is contiguous and forms part of a larger open space network;
- Contains conservation areas; and.
- Protects viewshed corridors.

5.2 Hillside Development Guidelines

Development applications within hillside areas should work to achieve the vision for hillside development by focusing on the following principles:

- Damage to the environment and natural features should be avoided
- Suitable density and diversity of housing type mitigate impacts
- All users are accommodated on neighbourhood streets
- Views are preserved for residents and visitors
- Building sites are safe

6.o Application Chronology

Date of Application Received: January 14, 2021

Date Public Consultation Completed: June 21, 2021

Report prepared by: Dean Strachan, Manager, Community Planning and Development

Reviewed by: Terry Barton, Department Manager, Development Planning

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Map A: Proposed OCP Amendment

Map B: Proposed Rezoning

Attachment C: Proposed Zoning Bylaw Text Amendment

Attachment D: Applicant Summary Letter

Attachment E: Development Engineering Servicing Report

Attachment F: Memo from Travis Whiting, Fire Chief

Attachment G: Proposed Park Dedication



OKANAGAN LAKE

GLENMORE RD N

HILLTOWN DR

HILLTOWN DR

HILLTOWN DR

MCKINLEY RESERVOIR

MCKINLEY RD

3
EPP8753

EPP8753

EPP8753

4
EPP8753

6
EPP8753





EPP8753

EPP8753

EPP8753

EPP8753

MAP "A" OCP AMENDMENT OCP21-0005

-  Resource Protection Area (REP) to Major Park/Open Space (PARK)
-  Private Recreation (REC) to Major Park/Open Space (PARK)
-  Resource Protection Area (REP) to Mixed Use Tourism (MXT)
-  Public Services/Utilities (PSU) to Major Park/Open Space (PARK)

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

0 50 100 200
Metres

Rev. Tuesday, July 20, 2021

N



OKANAGAN LAKE

GLENMORE RD N

HILLTOWN DR

HILLTOWN DR

MCKINLEY RESERVOIR

MCKINLEY RD
EPP8753

6 EPP8753

EPP8753

EPP8753

MAP "B" ZONING AMENDMENT Z21-0005



A1 to P3



P3 to CD18-V



P3 to P3



A1 to CD18-V

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

0 50 100 200
Metres

Rev. Wednesday, July 21, 2021



Proposed Amendments to CD18 – McKinley Beach Comprehensive Resort Development Zone

The following lists the proposed text amendments to the CD-18 zone. Where possible, the existing naming convention for the CD-18 zone has been used. New uses, both Principal and Secondary, that are not currently found in the CD-18 bylaw have been highlighted for convenient reference. The amendments are listed in the order they occur in the existing bylaw.

Amend Section 1.2 – amend the second sentence to read as follows;

“Pursuant to the Area Structure Plan and subsequent amendments to the Official Community Plan, this zone has been organised into (5) five distinctive areas as illustrated by Map A.”

Add New Section 1.2(e):

1.2(e) AREA V Uplands Residential Area

Principal Uses:

The principal uses for the area designated as Area V on Map 1 are:

- (a) agriculture, urban
- (b) community garden
- (c) public park
- (d) row housing
- (e) single detached housing
- (f) semi-detached housing
- (g) two detached housing
- (h) three dwelling housing
- (i) four dwelling housing
- (j) multiple dwelling housing

Secondary Uses:

- (a) child care centre, minor
- (b) bed and breakfast
- (c) group homes, minor
- (d) home based business, minor
- (e) home based business, major

- (f) secondary suite in single dwelling housing
- (g) short term rental accommodation subject to Section 9.17 of the Zoning Bylaw
- (h) utility service, minor impact

Amend Section 1.3(k) – add the following bullet for Area V:

- Area V – Uplands Residential Area is the lessor of 2 ½ storeys or 11.5 m. For housing forms that include stilt foundations, the first 7 m of stilt height is excluded from the calculation of height.

Amend Section 4.1 – delete section 4.1 and re-number accordingly

Note: We will want to try and address a comprehensive approach to ALR setbacks/buffering as part of the Area V zoning amendment. We suggest a 6 m setback from all Park/ALR boundaries with specific buffer treatment to be addressed at the time of specific development applications.

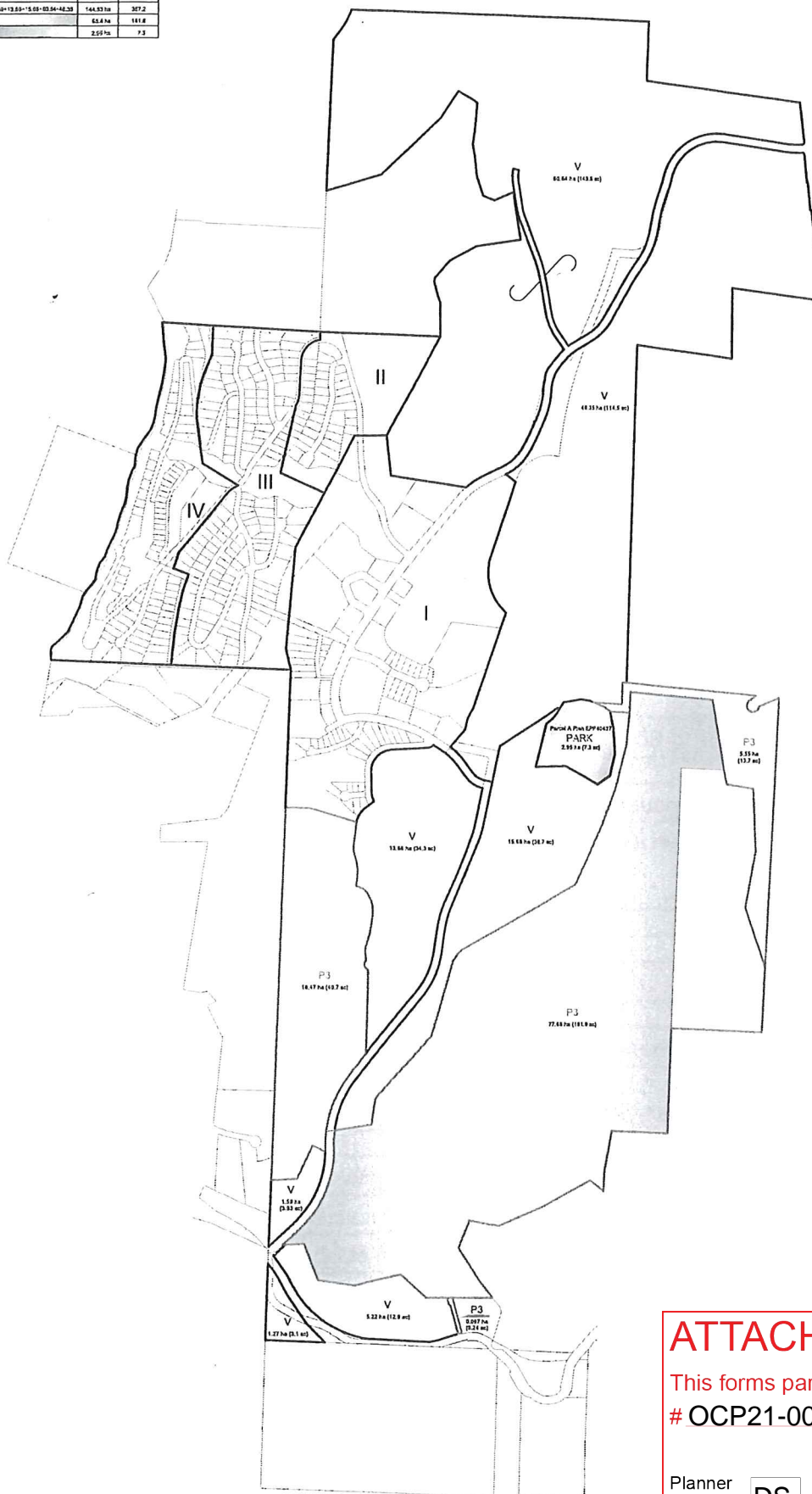
Amend Map 1 – to include Area V

ATTACHMENT		C
This forms part of application		
# OCP21-0005 TA21-0002 Z		
Planner Initials	DS	 City of Kelowna DEVELOPMENT PLANNING

0 100 300 500

The intended plot size of this plan is 560mm in width by 864mm in height (D-size) when plotted at a scale of 1:5000 METRIC.

DESIGNATION	LEGAL DESCRIPTION	Measure	Area
P1	16.17-3.68-77.05-5.35	99.13 ha	218.5
Y	1.27+5.22+1.50+13.85+5.05+03.54+42.35	144.83 ha	327.2
ALR Area		53.4 ha	181.8
Balance		2.65 ha	7.3



DA Goddard Surveys
103-1358 St. Paul Street, Kelowna BC
Fax: 411562-Areas January 13, 2021

C

OCP21-0005 TA21-0002 Z

Kelowna

DEVELOPMENT PLANNING



DS

January 14, 2021

Dean Strachan

City of Kelowna

1435 Water Street

Kelowna, B.C. V1Y 1J4

Subject: Official Community Plan Amendment and Rezoning for McKinley Beach

Dear Sir:

Please find attached application forms and information packages for an Official Community Plan Amendment and a Rezoning/Zoning Amendment for the McKinley Beach project. The general intent of the OCP Amendment is to change the OCP Future Land Use Designations from Resource Protection Area (REP) and Mixed Use Tourism (MXT) to Major Park and Open Space (PARK) and MXT. The Rezoning application proposes to rezone the balance of the McKinley Beach land holdings to a combination of P3 - Parks and Open Space and the CD18 – McKinley Beach Comprehensive Resort Development zone. The Zone Amending application seeks to amend the CD18 zone to add development regulations for a new Area V – Uplands Residential Community, which will apply to the land being rezoned to the CD18 zone.

General Rationale

This application package has been the result of several years of consideration regarding the long-term future for the entire land holdings at McKinley Beach and with this proposal includes all lands originally contemplated in the approved Area Sector Plan. Lands beyond the current zoned boundaries are shown as either Resource Protection Area or Private Recreation in the 2030 OCP. The McKinley Beach team is seeking a way to solidify the future land uses for the balance of the development lands with this application, while at the same time acknowledging the policy direction suburban lands are being subjected to. The subject proposal strikes a balance between a number of competing objectives for both the City and the development, based on the following key principles:

1. No new development units or density are being proposed. The proposed Area V of approximately 357 acres will accommodate the utilisation of the existing density prescribed in the current zoning in Section 13(a) through (d) of the CD 18 Zone. As a consequence, the developer will have to redeploy the development opportunities within Areas I-IV.
2. In balance with the new lands to be zoned CD 18 for residential use, approximately 246 acres of lands will be zoned to the P3 zone for Parks and Open Space. This zoned land is proposed to be dedicated to the City in parallel to the new CD 18 zone adoption.
3. In addition to the 246 acres of land to be dedicated to the City for Park, an additional 112 acres of land within the CD 18 Area V will be protected for park and open space as development occurs. The 112 acres is an approximation and will be determined as

development approvals occur. This means that approximately 359 acres of the subject property will become protected as Park and Open Space, while only 245 net acres is designated for future development. The proposal therefore supports more park and open space than future development lands.

4. The proposed park dedications represent a significant public benefit. The 246 acres to be dedicated with the rezoning application is contiguous other than one future road crossing. It also strategically will link up to McKinley Mountain Park to the west and Stephens Coyote Ridge Regional Park to the south. The park and open space that will be developed within the CD 18 zone is also linked through direct open space connections or through pedestrian linkages. The net result is a vast park and open space network that municipalities rarely get to acquire in one attempt. This represents a once in a generation opportunity to acquire a several hundred-acre park and open space for the citizens of Kelowna and the Okanagan at large. Its been demonstrated through the COVID pandemic just how important these green spaces are as the Kelowna community builds out.
5. While the development to date at McKinley Beach has resort qualities including a marina, vineyard and winery, the resort feeling is also transitioning toward a neighbourhood as development proceeds. This has been more an organic transformation. The residential development proposed for Area V is a scale that seems more appropriate for the McKinley Beach community. The establishment of zoning and land uses for the balance of the land will also assure the current residents that they know what the plan is for the future.
6. The proposed zoning, for both the development lands and the park and open space lands will establish a fixed plan for the remainder of the site with a net positive community impact. With the proposal creating more park and open space than development land, and by only utilizing the existing density already in place, the benefits to the community outweigh the impacts. Taking this step now also creates a defensible boundary for land use policy planning into the future.
7. Accompanying the rezoning application will be an adjustment of the existing servicing agreement. It should be noted that the original servicing agreement was entered into on June 29th, 2009. This rezoning application now creates the opportunity to update the Servicing agreement and address one of the long outstanding issues of emergency access to the north. An emergency access route is planned to connect McKinley Beach to Finch Road which will also serve as a route for underground infrastructure should the Finch Road properties ever require municipal services. The emergency access would not be open to public vehicular traffic but would be available for pedestrians and cyclists. This adds a significant second route from Kelowna into Lake Country for bicyclists, importantly off of the busy Glenmore Road. There is a second access to the north planned to connect the future McCoubery Plateau development lands. The revised servicing agreement respects and improves upon the services for both the McKinley Beach community and the adjacent areas which utilize the road, pedestrian, and bicycle networks. It should be noted that the expansion of the CD18 zone area is also well aligned with the original servicing agreement, given that the original servicing agreement required the sizing of offsite infrastructure be installed to accommodate the complete land area. Thus, a considerable investment has always been made "in the ground" to comply with this ASP and Servicing Agreement requirement. The significant majority of the major infrastructure required to accomplish Area V is already in place, including the arterial roads, water reservoir infrastructure and City sewer connectivity. A revised Servicing Agreement has been drafted and will be included in the application as soon as it is finalised.

WSP

ATTACHMENT
D

This forms part of application
OCP21-0005 TA21-0002 Z

Planner Initials

DS



City of Kelowna
DEVELOPMENT PLANNING

The proposed park dedications to the City of Kelowna are significant. This new proposed 246 acre park would represent the second largest municipal park in the City and it would be larger than a few of the Regional Parks within the City. The land is significantly in its natural state. Some wildfire mitigation works have occurred in the past and the lands have been used for cattle grazing. There is only one road that will cross between the Mountaintop Park area and the balance of the park. There are extensive portions of the park that are flat, as well as diverse usable hillside terrain. The main body of the park will border the McKinley Reservoir and there are two other small ponds in northeast portion of the park. While no firm plans have been set for the parkland, it is the expectation that the park will largely stay in its natural state with hiking trails added. There are several viewpoint opportunities within the park. Discussion with the City has indicated that the first \$1,000,000 in Park Development DCC's generated from the development within McKinley beach CD zone will be earmarked for improvements on the parkland being transferred to the City as a result of this application.

Additionally, as development proceeds through CD18 - Area V, there will be another approximately 112 acres of open space protected or dedicated to the City. These additional spaces will link either directly or through pedestrian networks to the larger park opportunities. The CD 18 zone also requires a publicly accessible trail system to be provided which will compliment these additional park and open spaces. The expectation is that once the major park space has been transferred to the City, the planning and initial improvements would become a priority under the new DCC program for park development.

Focused Approach to New Development Lands

In preparing the Area V mapping for future development, all the existing information was layered with specific analysis to arrive at mapping designations that showed the most suitable lands for development. This process has involved Mr. Dean Strachan and Mr. Ryan Smith to ensure appropriate direction. The iterative process combined the following analytical maps:

- Landform Analysis (elevation)
- Slope Analysis
- Aspect Analysis
- Environmentally Sensitive Areas
- Site Constraint Mapping

Once these layers were examined, the outcome was a map showing potential development yields. This was then rationalised with the park dedications and an Environmental Network Plan. Finally, the proposed development plan was examined for infrastructure efficiency and cohesiveness. Some development areas were dropped off the potential yield plan and the result is approximately 245 acres for residential development with approximately 359 acres for park and open space protection. Outside of the major park transfer to the City of Kelowna, the remaining open spaces will be specifically identified and evaluated at the time of development consideration of specific projects within Area V. The open space lands would either be dedicated to the City of Kelowna for public use or protected under private ownership. These decisions will be based on environmental best practices, the impact to development and the general public benefit.

Draft Public Engagement Strategy

Public consultation is a challenging task during the COVID 19 pandemic. Traditionally, open houses were the primary way a development proposal would be offered to the local community for review and input. While the formal public engagement strategy has not been determined, it is anticipated that we will be able to engage with smaller groups and individuals through virtual meetings and email correspondence. The main target groups will be the McKinley Landing Residents Association and the current residents of McKinley Beach. The developers have a long

WSP



track record of annual or semi-annual presentations to the McKinley Landing Residents Association – either at their AGM or through the executive. It is likely that they can assist with getting the information out to their membership.

The developers will also be able to contact many of the current McKinley Beach residents through their own contact list. There will be public notification as well so that members of the general public can contact our development group with comments or questions. All of the above will be documented and presented as a summary report to City staff in preparation for Council consideration of the applications.

Summary

The above rationale focuses on the three main elements of this application:

- With no additional density added, the rezoning of additional lands has no incremental impact on the growth within this sector of the City and continues to make good use of existing and planned infrastructure.
- In exchange for the additional zoned lands, the City is receiving parkland that should rank as a legacy scale of opportunity.
- The resulting zoning will provide certainty for the community, the residents of McKinley Beach and for the City in terms of complete buildout, park assets and defensible limits of land development.

We look forward to advancing this unique opportunity to Municipal Council for their consideration.

Yours sincerely,

Andrew Bruce
Practise Lead, Private
Development

AB/

cc: McKinley NA LP (McKinley Beach Master Developer)

CITY OF KELOWNA

MEMORANDUM

Date: June 10, 2021

File No.: Z21-0005

To: Planning and Development Officer (DC)

From: Development Engineering Manager (RO)

Subject: 3912, 3850 Glenmore Rd N A1 to CD18

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property To receive the approval for the works outlined in the document below in a new Service Agreement, to replace Service Agreement Z03-0009 Kinnikinnik Developments Inc.

General

Kinnikinnik Developments Inc. entered into a service agreement with the City of Kelowna dated June 29, 2009 (Z03-0009). These works were placed into a phase agreement with Completion dates tied to development stages. A Majority of this works has been completed under the 60% of total development for this area. The last major requirement left on this Service Agreement is 4 laning Glenmore road from Union road to McKinley Road entrance. Will be required at the 60% development mark, Unfortunately we do not see them hitting this mark.

Kinnikinnik Developments Inc. resubmitted their TIA in 2012 and approved by Development Engineering and Intergraded Transportation managers at the time. Which placed a percentage tie to the McKinley Development Burden to this 4 laning requirement at approx. 15%. At Just under a \$10,000,000.00 construction estimate to Build the Glenmore 4 lanes, the contribution will be \$1,500,000.00.

With the additional requirements to open up new laned outside the existing growth boundary we have added the following requirements and dates to them. As well as the original Requirement for Glenmore road work tied to original Servicing Agreement of \$1,500,000.00.

McKinley road Works is from Shayler Road to Glenmore Road, Improving grades and sight lines and corners. Widening and improving the road to City of Kelowna Rural standards with Bike lanes. If approved these works would Start in of Spring 2022.

Finch road connection Will provide a much-needed connection form Finch road to Wild Rose Rd. this will be a 6.0m Paved emergency access road Standard, which can also be used as a active transportation connection.

Ridge Road This will be a second out from the Village town center South down to McKinley Road. This will be built to Rural cross section.

Development Engineering will work with with Intergraded Transportation and Planning departments on best options for the \$1,500,00.00 cash in lieu contribution to works on Glenmore road.

Ryan O'Sullivan

Ryan O'Sullivan
Development Engineering Manager

ATTACHMENT		E
This forms part of application		
# OCP21-0005 TA21-0002 Z		
Planner Initials	DS	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

Memo



Date: June 21st, 2021

To: Dean Strachan, Community Planning & Development Manager

From: Travis Whiting, Fire Chief

Subject: McKinley/Finch Connection

In reviewing the proposed connection of Finch Road into McKinley, it is clear the route is a critical component from a public safety standpoint. There are two significant ways the new access will benefit:

1. Access to Finch from Station 5 (Glenmore)
 - a. Kelowna Fire accesses Finch Road by entering Lake Country and responding from the north entrance to Finch. This new route will provide a secondary access that may provide a timelier response to Finch Road
 - b. In the event of an incident on the road, access may be limited by the nature of the current one way in/one way out configuration. A second access point allows crews to respond to an incident from two locations, a potentially critical piece during interface or structure fires.
2. Egress for residents on Finch and/or in McKinley
 - a. For residents on Finch, the route would allow emergency egress during incidents which often block access to the main road. In events such as interface fires, residents may need the secondary access route to be able to efficiently evacuate the area.
 - b. As noted above, the route also provides an alternative route for residents in McKinley during an emergency.

Improvements to access/egress, especially in urban wildfire interface areas are critical components to emergency planning and public safety. I appreciate the work being done to consider moving the project forward in a timely manner.

Respectfully,

Travis Whiting
Fire Chief, City of Kelowna

ATTACHMENT		F
This forms part of application		
# OCP21-0005 TA21-0002 Z		
Planner Initials	DS	City of Kelowna DEVELOPMENT PLANNING

URBAN RESERVE LANDS PROPOSED PARK + DEVELOPMENT CONCEPT

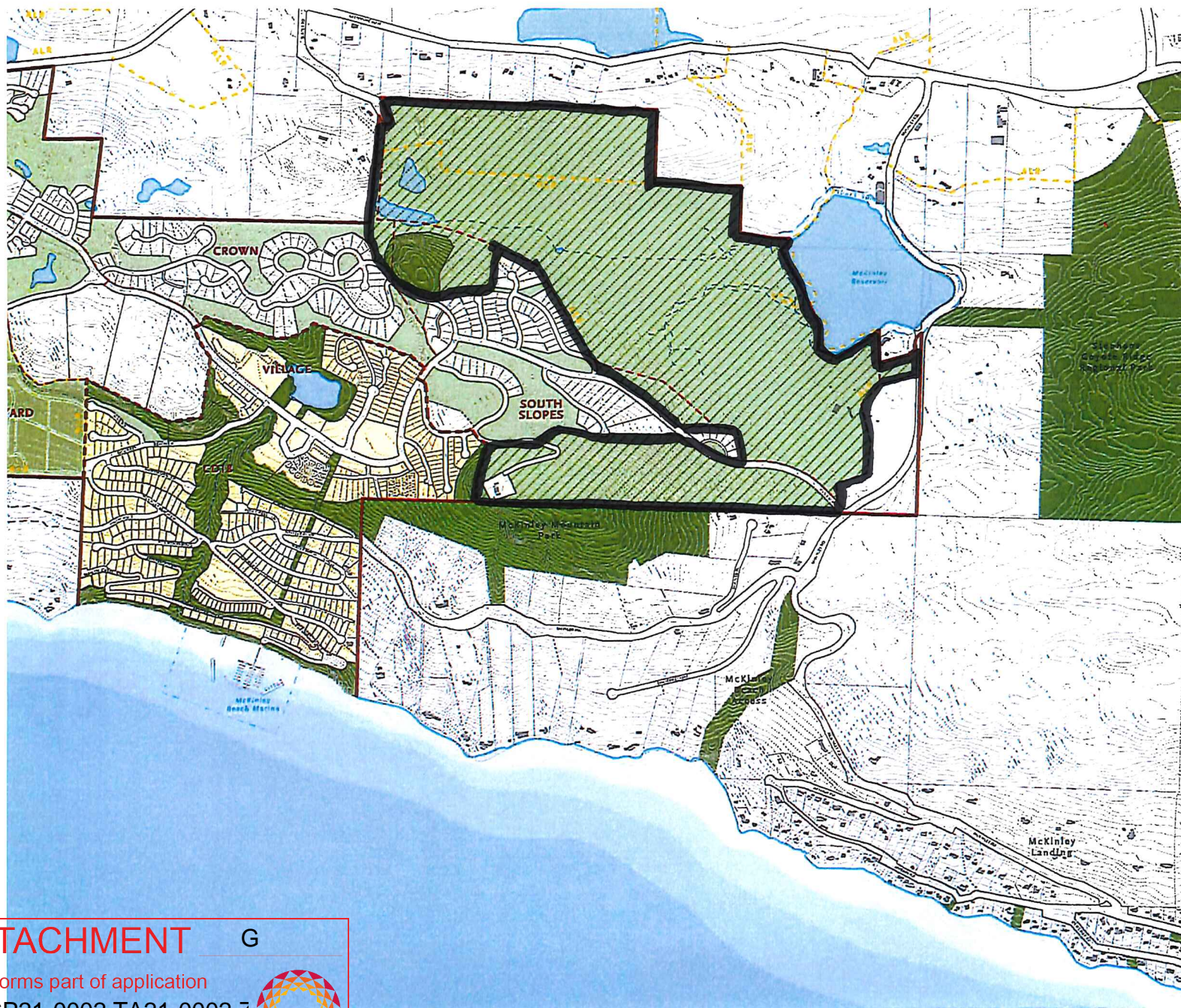
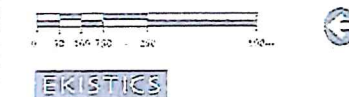
LEGEND

OCTOBER 2016

- McKinley Beach Plan Boundary
352.83 ha | 272.00 ac
- CD18 McKinley Beach CD18 Boundary
51.16 ha | 200.55 ac
- Urban Reserve Boundary
271.72 ha | 671.43 ac
- Parcel Boundary
- 5m Contour
- Streams and Wetlands
- Water Line | Servicing
- Ephemeral Streams
- Existing Structures

URBAN RESERVE LAND ANALYSIS

- Existing Park Lands
2.99 ha | 7.39 ac
- Proposed City Park Acquisition
107.80 ha | 264.40 ac
- Future Park & Open Space
38.53 ha | 95.21 ac
- Vineyard
16.62 ha | 41.07 ac
- Future Development Lands
57.02 ha | 215.01 ac
- Existing + Future Road ROW
19.56 ha | 48.33 ac
- 100% 271.72 ha | 671.43 ac**



ATTACHMENT G

This forms part of application
OCP21-0002 TA21-0002 Z

Planner
Initials

DS

**City of
Kelowna**
DEVELOPMENT PLANNING



OCP21-0004, TA21-0002, Z21-0005 McKinley

OCP Amendment, Zoning Bylaw Text Amendment and
Rezoning Applications



Proposal

- ▶ To amend the OCP Land Use designation from Resource Protection and Major Park and Open Space to Mixed Use Tourism and Major Park and Open Space.
- ▶ To amend the Zoning Bylaw to add Area V – Uplands Residential to the CD18 zone.
- ▶ To rezone the subject properties to the new CD18 Area V.

Development Process

Jan 14, 2021

Development Application Submitted



Staff Review & Circulation



Jun 21, 2021

Public Notification Received



July 26, 2021

Initial Consideration

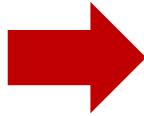


Public Hearing
Second & Third Readings

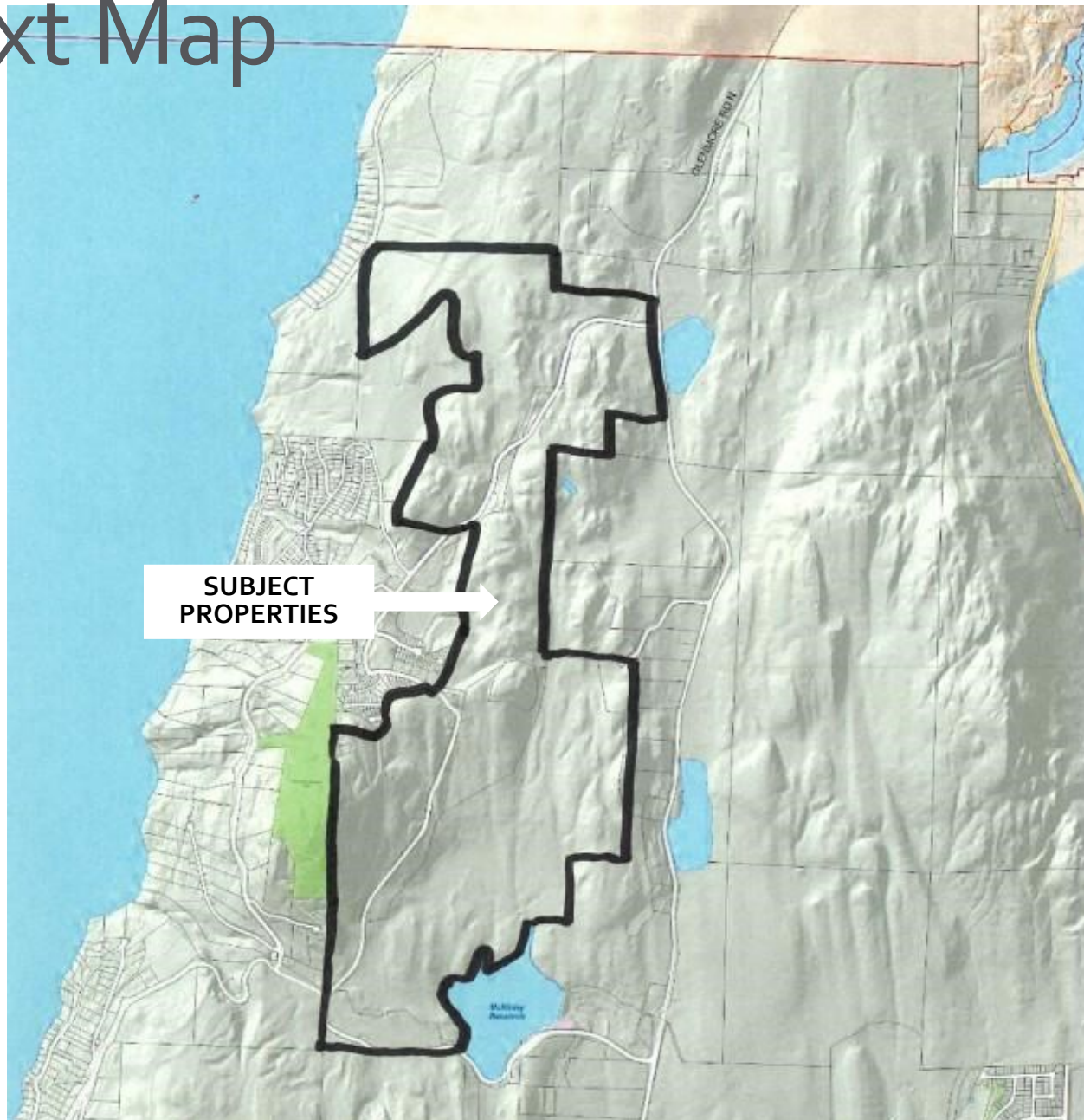


Final Reading

Council
Approvals



Context Map



**SUBJECT
PROPERTIES**

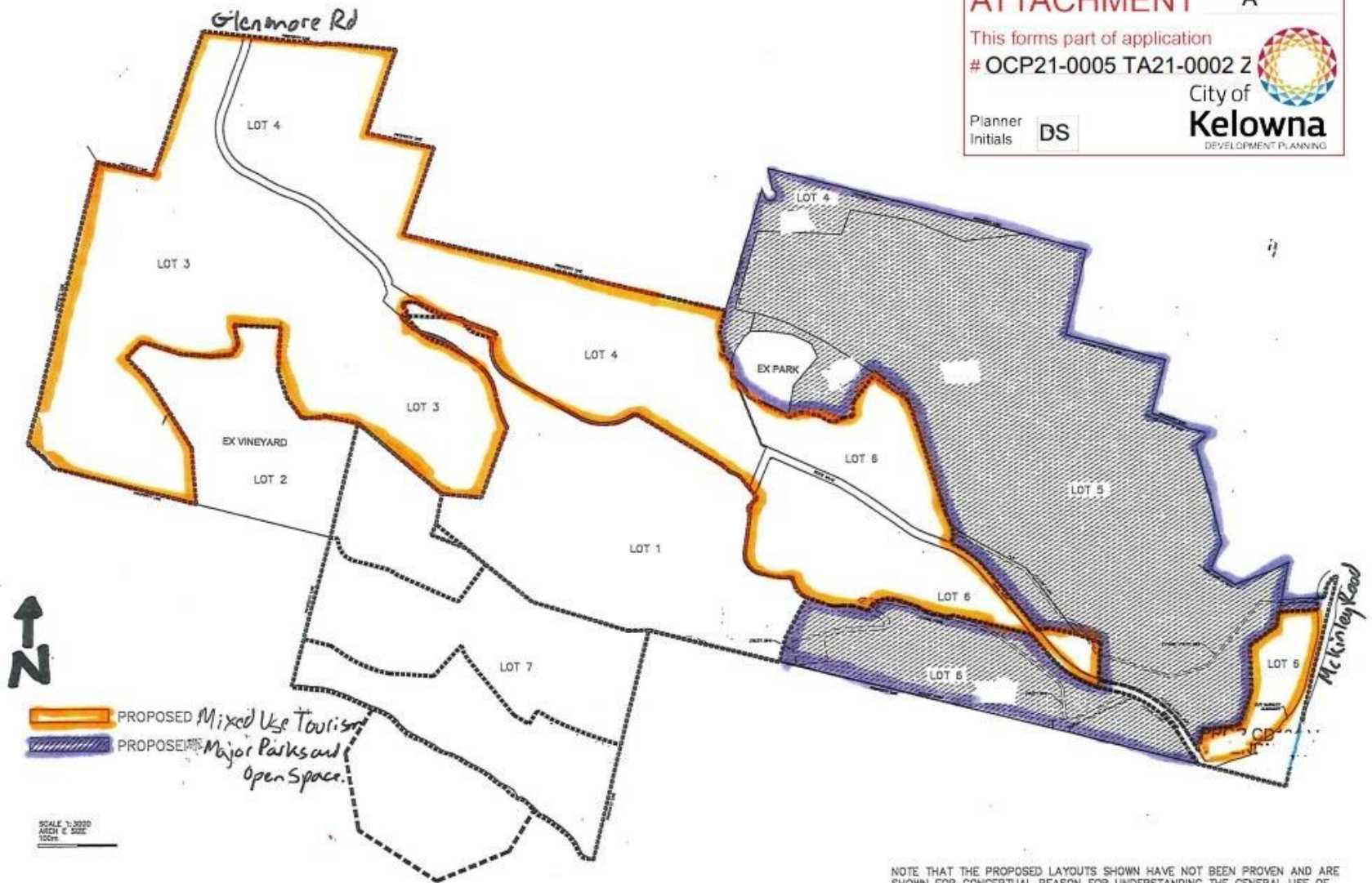
City of Kelowna

ATTACHMENT A

This forms part of application
OCP21-0005 TA21-0002 Z

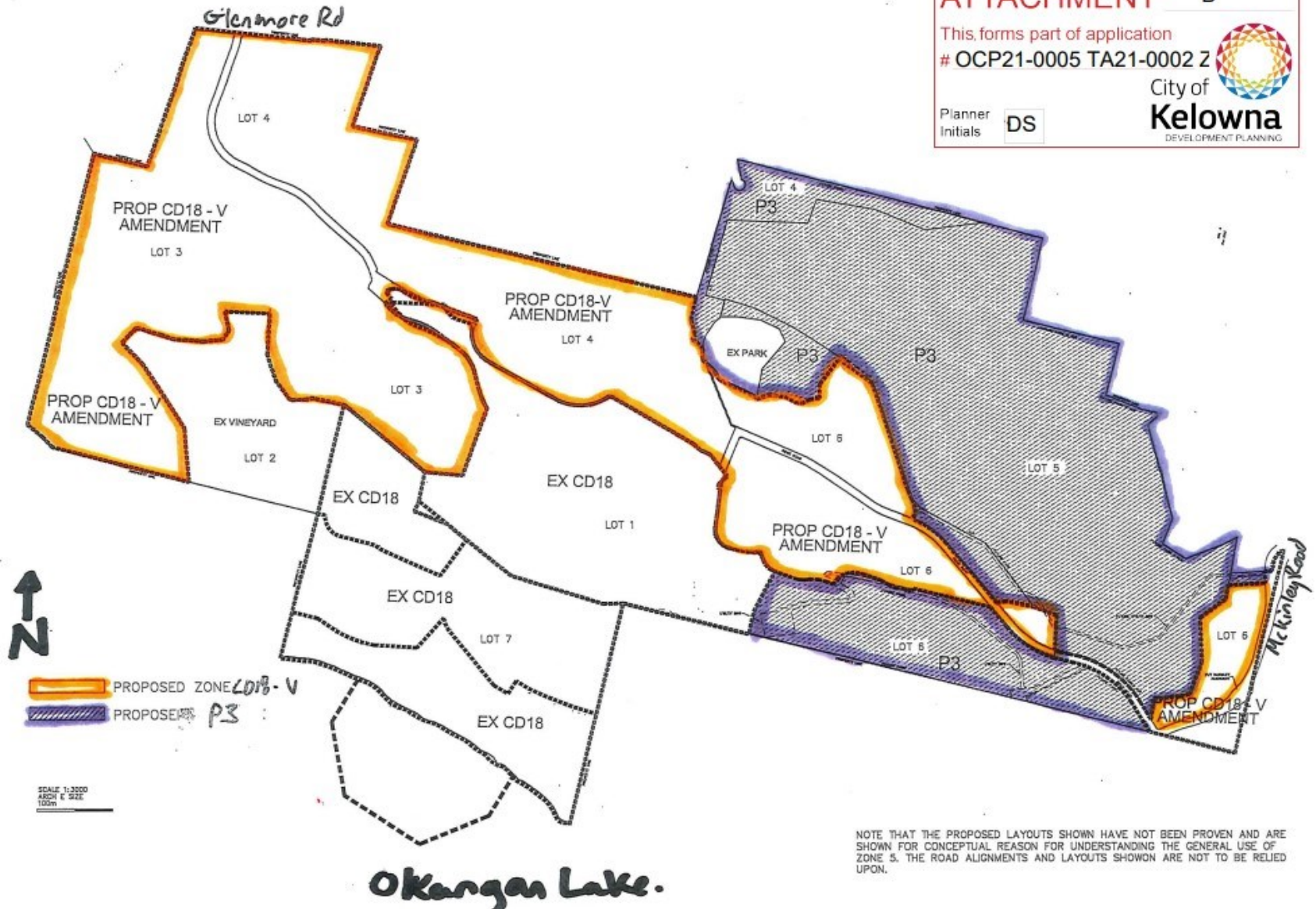
Planner Initials **DS**

City of Kelowna
DEVELOPMENT PLANNING

NOTE THAT THE PROPOSED LAYOUTS SHOWN HAVE NOT BEEN PROVEN AND ARE SHOWN FOR CONCEPTUAL REASON FOR UNDERSTANDING THE GENERAL USE OF ZONE 5. THE ROAD ALIGNMENTS AND LAYOUTS SHOWN ARE NOT TO BE RELIED UPON.

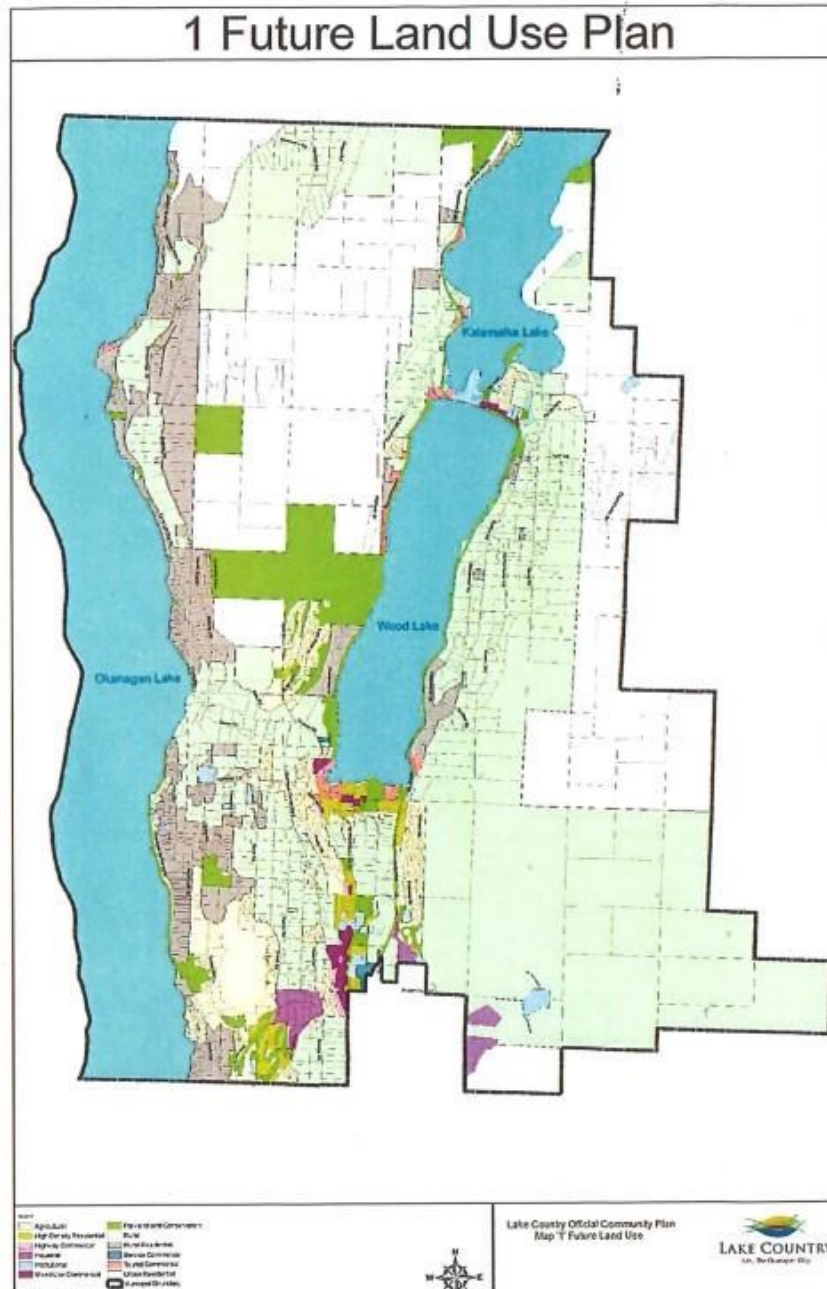
Zoning



Proposed Parkland

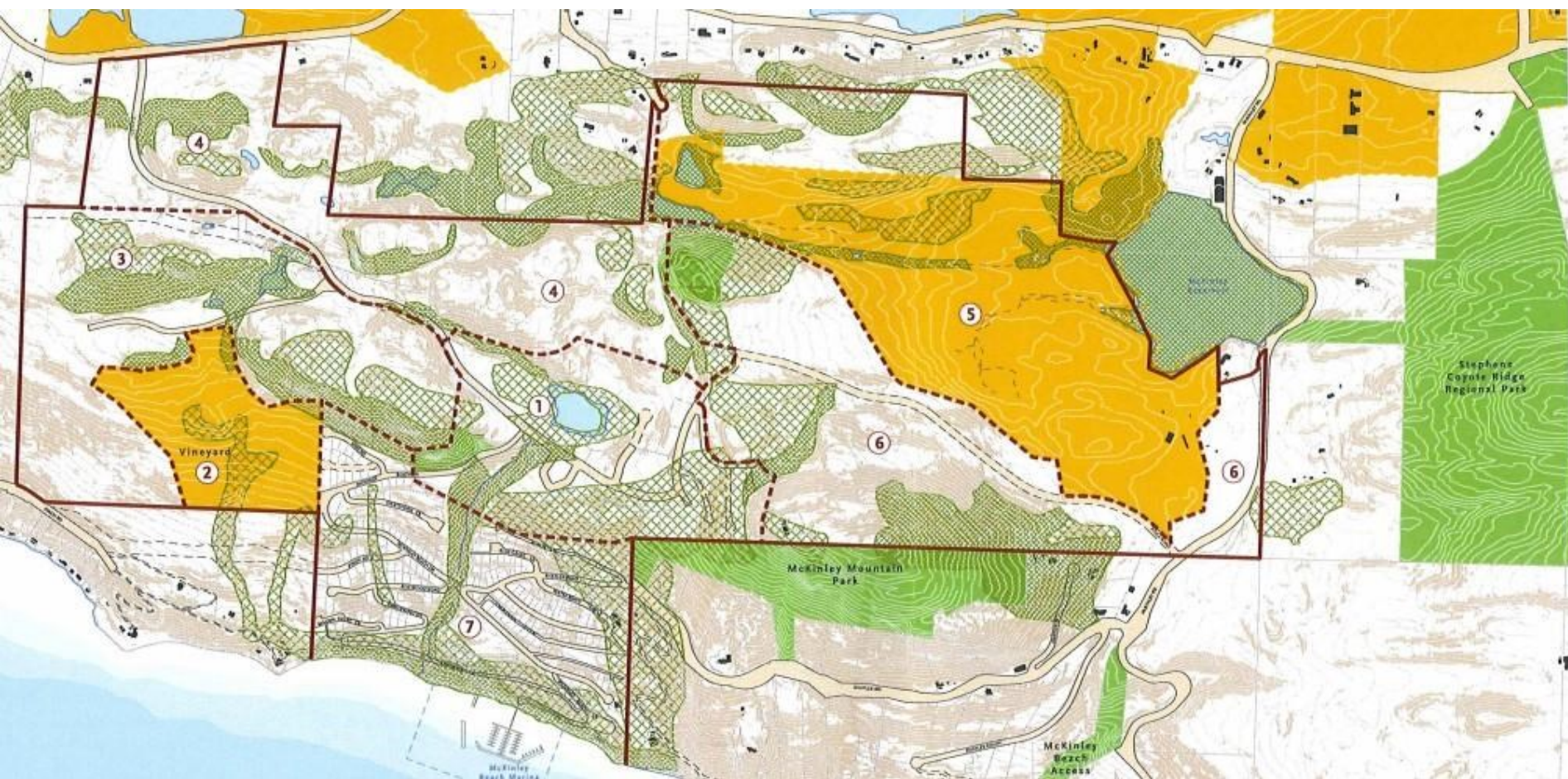


Lake Country OCP 2018









Staff Recommendation

- ▶ Development Planning Staff recommends **support** of the proposed OCP Amendment, Zoning Bylaw Text Amendment and Rezoning.



Conclusion of Staff Remarks

McKinley Beach

OCP and Rezoning
OCP21-0004, Z21-0005, TA21-0002

August 10, 2021

McKinley Beach

- Community Overview
- Proposal
 - Park Lands & Future Development Clusters
 - Extensive infrastructure currently installed
- Park Lands
 - Flyover, Environmental Values
- Current Lands
 - Density, Servicing, Commercial/Mixed Use
- Future Development
 - Hillside development, environment, Step Code, EV Encouragement

McKinley Beach



McKinley Beach – Overall Development and Parklands



Environmental Values in Parklands

- PROPOSED DEVELOPABLE
- PROPOSED OPEN GREEN
- PROPOSED CITY PARK
- PROPOSED ESA1
- PROPOSED ESA2



McKinley Beach – Aerial Illustrative



McKinley Beach – Current Zoned Areas

Undeveloped & unplanned
multifamily sites are highlighted
in blue



CD18 Approved Density

Total Units in Zone Currently	1,300	
Units approved or developed to date	473	
Units Permitted and in Pipeline	76	
Units Remaining to Develop	751	

- At 8 stories, which is the height permitted in Area 1 of CD18 Zone (Hilltown), the undeveloped multi sites (12.04 acres of undeveloped sites beyond the unit counts listed here) can accommodate 960 units.
- At 6 stories the undeveloped sites can accommodate 780 units.

Future Development

- Hillside Guidelines
 - All future development would conform to Hillside development guidelines and remain subject to environmental development permits
- Steep Slopes
 - Steep slopes (greater than 30%) are generally avoided
- Environmentally Sensitive Areas (ESAs)
 - ESA grade one is generally avoided
- Encouraging Electric Vehicle transition
 - We will require by covenant that all homes provide EV charging
- Step Code
 - We will require by covenant that all SFD are designed to Step Code 4 & 5

CITY OF KELOWNA

BYLAW NO. 12251

Official Community Plan Amendment No. OCP21-0004 1890, 1988 McKinley Road and 3850, 3912 Glenmore Road North

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation for portions of:
 - a) Lot 5 Sections 21 and 28 Township 23 ODYD Plan EPP8753, located on McKinley Road, Kelowna, BC; and
 - b) Lot 6 Sections 21 and 28 Township 23 ODYD Plan EPP8753 Except Plans EPP40437 and EPP92220, located on McKinley Road, Kelowna, BC; and
 - c) Lot 4 Sections 28 and 33 Township 23 ODYD Plan EPP8753 Except Plans EPP40437 and EPP76020, located on Glenmore Road North, Kelowna, BC; and
 - d) Lot 3 Sections 28 and 33 Township 23 ODYD Plan EPP8753 Except Part In Plan EPP76020, located on Glenmore Road North, Kelowna, BC.

from the REP – Resource Protection Area, REC – Private Recreation, and PSU – Public Services/Utilities designations to the PARK – Major Park/Open Space (public) and MXT – Mixed Use Tourism designations as shown on Map "A" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of July, 2021.

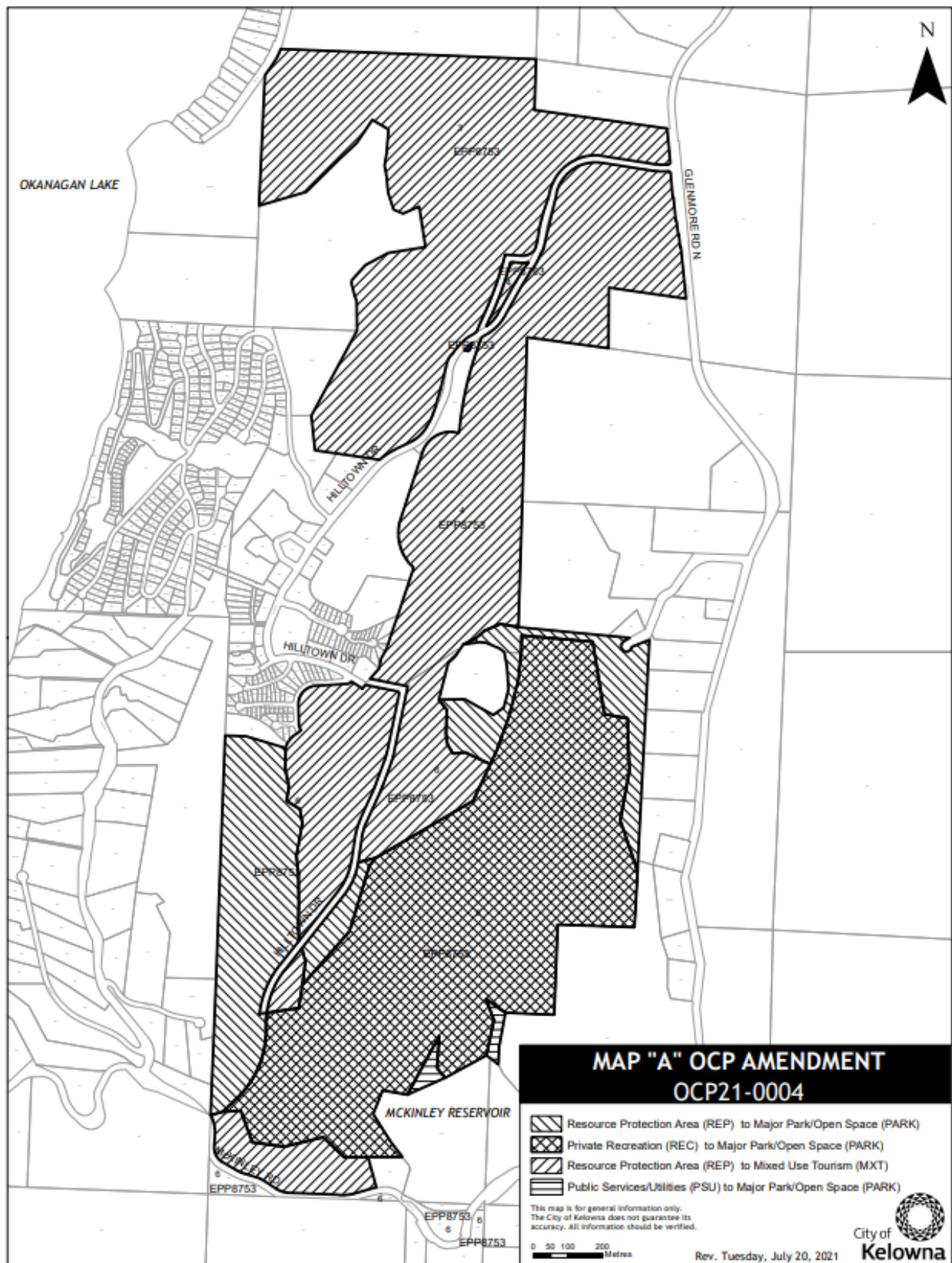
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 12252

TA21-0002

CD18 – McKinley Beach Comprehensive Resort Development

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.2 PRINCIPAL AND SECONDARY USES** be amended by:

a) deleting the following:

"The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan adopted as part of the Kelowna Official Community Plan. Pursuant to the Area Structure Plan this zone has been organized into (4) four distinctive areas as illustrated on Map A. Each area will have its own allowable principal and secondary uses as follows:"

And replacing it with:

"The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan adopted as part of the Kelowna Official Community Plan. Pursuant to the Area Structure Plan and subsequent amendments to the **Official Community Plan**, this zone has been organized into (5) five distinctive areas as illustrated by Map A. Each area will have its own allowable principal and secondary uses as follows:"

2. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.2 PRINCIPAL AND SECONDARY USES** be amended by adding in its appropriate location:

"1.2(e) AREA V Uplands Residential Area

Principal Uses:

The **principal uses** for the area designated as **Area V** on Map 1 are:

- (a) agriculture, urban
- (b) community garden
- (c) public park
- (d) row housing
- (e) single detached housing
- (f) semi-detached housing
- (g) two detached housing
- (h) three dwelling housing
- (i) four dwelling housing
- (j) multiple dwelling housing

Secondary Uses:

The **secondary uses** for the area designated as **Area V** on Map 1 are:

- (a) **child care centre, minor**
- (b) **bed and breakfast**
- (c) **group homes, minor**
- (d) **home based business, minor**
- (e) **home based business, major**
- (f) **secondary suites in single detached housing**
- (g) **short-term rental accommodation**, subject to section 9.17 of this Bylaw
- (h) **utility service, minor impact** "

3. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.3 DEVELOPMENT REGULATIONS, 1.3(k) 1. Building Height:** be amended by adding in its appropriate location:

"

- Area V – Uplands Residential Area is the lessor of 2 ½ storeys or 11.5 m. For housing forms that include stilt foundations, the first 7 m of stilt height is excluded from the calculation of height."

4. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.3 DEVELOPMENT REGULATIONS, 4. Setbacks:** be amended by:

a) deleting the following:

"

- 1. The minimum setback from the CD Zone boundary for all uses shall be 10m (33 ft.) with the exception of the CD Zone boundary that fronts Okanagan Lake riparian management area or any park areas where the setback will be 1.5m.
- 2. The minimum **front yard** is 0.0m.
- 3. The minimum **side yard** is 0.0m.
- 4. The minimum **rear yard** is 0.0m."

And replacing it with:

- "1. The minimum **front yard** is 0.0m.
- 2. The minimum **side yard** is 0.0m.
- 3. The minimum **rear yard** is 0.0m."

5. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development** be amended by deleting the "CD18 – McKinley Beach Comprehensive Resort Development Map A" as attached to and forming part of this bylaw as Map A and replacing it with a new "CD18 – McKinley Beach Comprehensive Resort Development Map A" as attached to and forming part of this bylaw as Map B.

6. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of July, 2021.

Considered at a Public Hearing on the

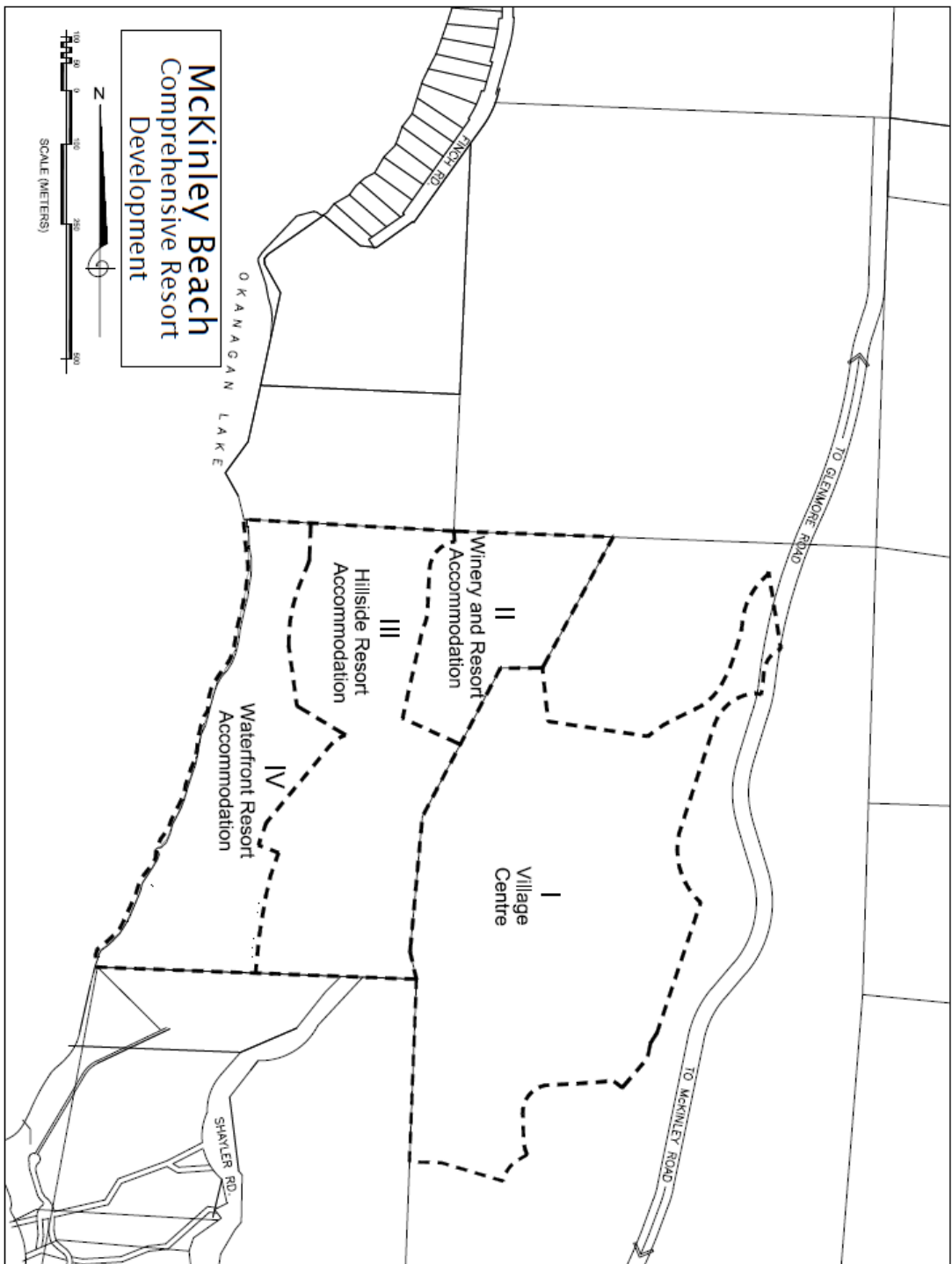
Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

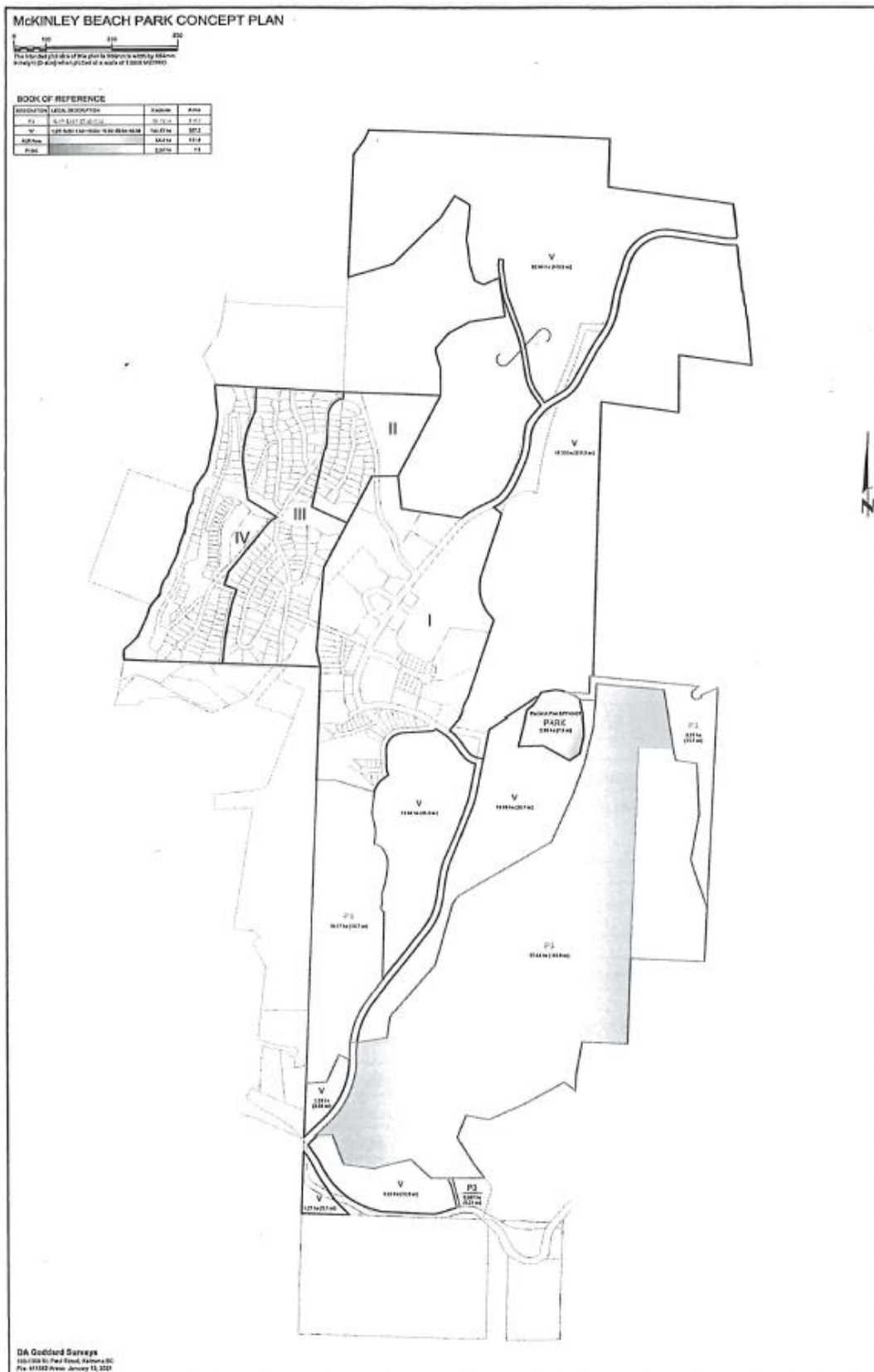
City Clerk

CD18 -McKinley Beach Comprehensive Resort Development Map A



MAP A

MAP B



CITY OF KELOWNA

BYLAW NO. 12253

Z21-0005

1890, 1988 McKinley Road and 3850, 3912 Glenmore Road North

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification for portions of:
 - a) Lot 5 Sections 21 and 28 Township 23 ODYD Plan EPP8753, located on McKinley Road, Kelowna, BC; and
 - b) Lot 6 Sections 21 and 28 Township 23 ODYD Plan EPP8753 Except Plans EPP40437 and EPP92220, located on McKinley Road, Kelowna, BC; and
 - c) Lot 4 Sections 28 and 33 Township 23 ODYD Plan EPP8753 Except Plans EPP40437 and EPP76020, located on Glenmore Road North, Kelowna, BC; and
 - d) Lot 3 Sections 28 and 33 Township 23 ODYD Plan EPP8753 Except Part in Plan EPP76020, located on Glenmore Road North, Kelowna, BC.from the A1 – Agriculture 1 and P3 – Parks and Open Space zones to the CD18 – McKinley Beach Comprehensive Resort Development and P3 – Parks and Open Space zones as shown on Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of July, 2021.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

