

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, August 24, 2021
7:15 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Sieben.

3. Confirmation of Minutes

1 - 7

Public Hearing - August 10, 2021
Regular Meeting - August 10, 2021

4. Liquor License Application Reports

Mayor to invite anyone participating online or in the public gallery who deems themselves affected by the liquor license application to come forward for each item.

4.1. START TIME 7:15 PM - Lakeshore Rd 3477-3499 - LL21-0007 - 0984342 BC Ltd., Inc.No. BC0984342

8 - 26

To consider a Liquor Primary License for a personal service establishment with an occupant load of 50 persons.

5. Development Permit and Development Variance Permit Reports

Mayor to invite anyone participating online or in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

5.1. START TIME 7:15 PM - Glenmore Dr 888 - BL12184 (Z20-0071) - 1296423 B.C. Ltd., Inc. No. BC1296423

27 - 27

To amend at third reading and adopt Bylaw No. 12184 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.

5.2. START TIME 7:15 PM - Glenmore Dr 888 - DP20-0164 DVP21-0052 - 1296423 B.C. Ltd., Inc. No. BC1296423

28 - 61

To consider the form and character of a multi-family townhome development with variances to the required rear yard building setback and side yard parking setback.

6. Re-Opening of Public Hearing

6.1. Call to Order the Public Hearing - START TIME 7:30 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 continue to hear from the public on matters contained in these bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000. This is a continuation of the August 10, 2021 Public Hearing.

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.

7. Individual Bylaw Submissions

7.1. START TIME 7:30 PM - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - OCP21-0004 (BL12251) TA21-0002 (BL12252) Z21-0005 (BL12253) - Kinnikinnik

62 - 101

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.

8. Termination

9. Call to Order the Regular Meeting

10. Bylaws Considered at Public Hearing

- 10.1. START TIME 7:30 PM - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - BL12251 (OCP21-0004) - Kinnikinnik** 102 - 104

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.

- 10.2. START TIME 7:30 PM - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - BL12252 (TA21-0002) - Kinnikinnik** 105 - 109

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.

- 10.3. START TIME 7:30 PM - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - BL12253 (Z21-0005) - Kinnikinnik** 110 - 112

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.

11. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, August 10, 2021
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh and Loyal Wooldridge

Members participating remotely Councillors Charlie Hodge

Members Absent Councillor Luke Stack

Staff Present Acting City Manager, Stu Leatherdale; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan; Legislative Technician, Rebecca Van Huizen

Staff participating remotely Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

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

Mayor Basran called the Hearing to order at 6:03 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

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

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Andrew Gaucher, Kinnikinnik Development Inc, Applicant

- Displayed a PowerPoint Presentation.
- Provided an overview of the proposal.
- Spoke to environmental values in parklands.
- Displayed an aerial video of McKinley Beach.
- Provided comments on ecological impacts and mitigation efforts.
- Displayed a map highlighting current zoned areas and areas undeveloped and unplanned multifamily sites.
- Provided comments on future development that would conform to Hillside development guidelines and remain subject to environmental development permits.
- Spoke to steep slopes generally being avoided as well as environmentally sensitive areas.
- Provided comment on a required covenant that all homes provide EV charging as well as single family dwellings designed to Step Code 4 and 5.
- Responded to questions from Council.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Online Participants

Tracey Davis, Lake Avenue, Kelowna Sustainability Community

- Opposed to this application.
- Provided reasons the proposed application is at odds with the current Official Community Plan and the proposed 2040 Official Community Plan.
- Raised concerns with ecological impacts and the effects on wildlife if this corridor is developed.
- Opposed to urban sprawl outside of the urban growth boundary.
- Raised concern with lack of information and transparency around transportation impacts.
- Requested that Council not approve the OCP amendment or as an alternative defer the decision.

Robert Stupka, Scott Road

- Shared a PowerPoint Presentation.
- Raised concerns with the impacts of climate change and the need to mitigate.
- Raised concern with this area becoming an urban subdivision and substandard.
- Made comments on the potential "iceberg lesson" impacts from Thompson Flats.
- Provided reasons that multi-family units are a greater benefit than single family units.
- This proposed application is at odds with Imagine Kelowna and the draft 2040 Official Community Plan.
- Opposed to this application.

Gallery

Dr. Tom Warshawski, Kelowna Resident

- Spoke to climate projections, climate change and the role Council can play in reducing greenhouse gas emissions.
- This proposed development is considered urban sprawl and increases transportation related GHG more than the original proposal.
- Policy decisions from City Council matter more now than ever and should adhere to the Climate Action Plan and improve it rather than deviate from it.
- Requested a halt on this proposal until a more comprehensive analysis is completed and the advantages and disadvantages are carefully weighed.
- Responded to questions from Council.

Dave Crawford, Greene Road

- Raised concerns with the proposed application as it is at odds with Imagine Kelowna.

- Raised concerns with the lack of recent reports pertinent to the Official Community Plan amendment.
- Believes this application should be deferred until rigorous environmental studies are undertaken.
- Opposed to the application.

Mary Ann Olson-Russello, Dewdney Road

- Raised concerns with climate impacts and believes this development will benefit few but will add to our climate crisis.
- Believes this is poor development planning and that the proposal will only increase the carbon footprint.
- Commented that the land donated for park is ALR land that is already protected and cannot be developed and that the remaining natural areas will be kept intact if the original plan that's already approved is built without expansion.
- Opposed to this application.

Brad Dahl, Past President McKinley Landing Residents Association

- Currently on the McKinley Landing Roads and Park Sub-committee.
- Displayed pages from the Residents Association website.
- Provided an overview of how the development has changed over time; steering away from resort status to residential status.
- Questioned the status of DCC's for road improvements.
- Made comment that many access routes to public beaches have been privatized and believes there is no reasonable public beach access for seniors or children.
- Would like references of resort to be removed from all documentation as McKinley beach is being advertised as a community and residential.
- Requested that Council defer their decision.
- Made reference to previously circulated correspondence.
- Responded to questions from Council.

Scott Boswell, Hidden Lake Place

- Displayed a PowerPoint Presentation.
- Believes the park donation is not a fair trade off for developing in the Ponderosa pine forest.
- Made comment on the degraded lands within the proposed park area that would not provide a nature experience such as Knox Mountain Park.
- Spoke to the loss of 350 acres of intact forest ecosystems from the proposed development.
- Made comment on the percentage of Kelowna's remaining ecosystems and modified landscapes.
- Opposed to this application.

Shayne Meechan, Verda Vista Road

- Representing community organization, Green Okanagan.
- Requested Council to follow Imagine Kelowna and reduce urban sprawl.
- Requested Council defer this decision until a thorough environmental impact analysis has been undertaken as well as a transportation infrastructure analysis.
- Responded to questions from Council.

Peter Truch, Kelowna Resident

- Displayed a PowerPoint Presentation summarizing the reasons for opposing this application.
- Raised concerns with the effects of climate change.
- Raised concerns with transportation reports and their lack of availability to the public.
- Raised concern with impacts of secondary suites not studied or documented.
- Raised concerns with additional infrastructure and the financial impacts.
- Raised concerns with the level of public consultation.
- Raised concerns with environmental impacts.
- Recommended Council defer a decision on this application until further information is received.

David Jenkins, Southridge Drive, Okanagan Sustainability Leadership Council.

- Displayed a PowerPoint Presentation.
- Believes McKinley Beach is not aligned with the Official Community Plan regarding Climate Change and Natural Environment.
- Raised concerns with environmental impacts and requested an assessment of the GHG emission from additional vehicles.
- Raised concerns with infrastructure costs and requested an assessment of long term cost for expansion.
- Raised concerns with ecosystem impacts.
- Requested Council defer a decision on this application.

Andrew Gaucher, Applicant

- Provided comments and addressed issues raised.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

The Hearing was declared terminated at 8:28 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:37 p.m.

City Clerk

- It has been confirmed that more recent traffic impact assessments from 2016 and 2019 were not made available to the public.
- Recommends the Public Hearing be left open to provide the public an opportunity to obtain these reports and have time to address any comments to Council.
- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0799/21/08/10 THAT the Public Hearing for McKinley Rd 1890 1988, Glenmore Rd N 3850 3912 – OCP21-0004 (BL12251) TA21-0002 (BL12252) Z21-0005 (BL12253) – Kinnikinnik remain open and be rescheduled to the Tuesday, August 24, 2021 Public Hearing, to be held in Council Chambers, 1435 Water St Kelowna beginning at 6:00 p.m.

Carried

6. Termination

The meeting was declared terminated at 8:42 p.m.

Mayor Basran

/acm

City Clerk



City of Kelowna Regular Meeting Minutes

Date: Tuesday, August 10, 2021
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh and Loyal Wooldridge

Members participating remotely Councillor Charlie Hodge

Members Absent Councillor Luke Stack

Staff Present Acting City Manager, Stu Leatherdale; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Legislative Technician, Rebecca Van Huizen

Staff participating remotely Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 8:42 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Hodge.

3. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor DeHart

Ro800/21/08/10 THAT the Minutes of the Public Hearing and Regular Meeting of July 27, 2021 be confirmed as circulated.

Carried

4. Development Permit and Development Variance Permit Reports

4.1 START TIME 6:30 PM - Cedar Ave 417 - BL12209 (Z21-0002) - 417 Cedar Developments Ltd., Inc. No. BC1283948

Moved By Councillor Sieben/Seconded By Councillor DeHart

Ro801/21/08/10 THAT Bylaw No. 12209 be adopted.

Carried

4.2 START TIME 6:30 PM - Cedar Ave 417 - DP21-0005 DVP21-0006 - 417 Cedar Developments Ltd., Inc. No. BC1283948

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Kevin Edgecombe, Live Edge Okanagan Enterprises Inc., Applicant

- Displayed a PowerPoint Presentation.
- Provided background of the application and spoke to the three main components including a commercial component, potential land assembly, and lack of lane way on the south side of the property.
- Made comments on the unique form and character of the building that is being created on a single lot development.
- Made comments on the requested variances and believes support will provide much needed density in an Urban Centre with a very high walk score with less reliance on motor vehicles and a step towards renewing and revitalization of the Cedar Avenue corridor.
- Provided a parking analysis and commented that their application exceeds the parking bylaw by one parking stall.
- Made comment on the large decks that provide private open space, addition of planting boxes and the building's rooftop amenity.
- Responded to questions from Council.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Sieben

Ro802/21/08/10 THAT Council authorizes the issuance of Development Permit No. DP21-0005 for Lot 2 District Lot 14 ODYD District Plan 4135 located at 417 Cedar Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0006 for Lot 2 District Lot 14 ODYD District Plan 4135 located at 417 Cedar Avenue, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.4.5(b): C4 – Urban Centre Commercial, Development Regulations

To vary the maximum site coverage allowed from 75% permitted to 91.5% proposed.

Section 14.4.5(c): C4 – Urban Centre Commercial, Development Regulations

To vary the maximum height from 15.0 m or 4 storeys permitted to 19.5 m and 6 storeys proposed.

Section 14.4.5(e): C4 – Urban Centre Commercial, Development Regulations

To vary the required minimum side yard from 2.0 m permitted where the site abuts a residential zone to 0.0 m proposed for the east and west sides.

Section 14.4.5(f): C4 – Urban Centre Commercial, Development Regulations

To vary the required minimum rear yard from 6.0 m permitted where the site abuts a residential zone to 0.0 m proposed.

Section 14.4.6(e): C4 – Urban Centre Commercial, Other Regulations

To vary the required functional commercial frontage for any building located on streets classified as a collector or arterial as identified in the OCP Map 7.3 – 20 Year Major Road Network and Road Classification Plan from 90% required to 27% proposed.

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried
Councillor Hodge - Opposed

5. **Reminders – Nil.**

6. **Termination**

The meeting was declared terminated at 9:21 p.m.

Mayor Basran

/acm

City Clerk

REPORT TO COUNCIL



Date: August 24th, 2021

To: Council

From: City Manager

Department: Development Planning

Application: LL21-0007

Owner: 0984342 BC Ltd., Inc.No.
BC0984342

Address: 3477-3499 Lakeshore Road

Applicant: Lenny Cabrera Holguin (The
Sweet Spot Beauty Bar Ltd.)

Subject: Liquor License Application

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with Section 10 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from The Sweet Spot Beauty Bar Ltd. for a liquor license application for Lot A District Lot 134 ODYD Plan EPP65105, located at 3477-3499 Lakeshore Road, Kelowna, BC for the following reasons:
 - a. Liquor Licensing Laws allow for barbershops, salons, and other establishments to apply for a liquor primary license;
 - b. Council Policy No. 359 recommends supporting alternative entertainment options and/or establishments which are less focused on alcohol consumption;
 - c. The maximum capacity is 50 persons which will have minimal impact on the community.
2. Council's comments on LCRB's prescribed considerations are as follows:
 - a. The location of the establishment:
The proposal of the establishment is suitable for a small establishment liquor primary license.
 - b. The person capacity and hours of liquor service of the establishment:

The hours of liquor service is suitable given the low occupancy of 50 persons;

c. The impact of noise on the community in the immediate vicinity of the establishment:

There is a minimal risk of an impact of noise to the community;

d. The impact on the community if the application is approved:

The overall impact on the community will be minimal;

3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures".

2.0 Purpose

To consider a Liquor Primary License for a personal service establishment with an occupant load of 50 persons.

3.0 Development Planning

Staff supports the requested Liquor Primary License for the establishment known as The Sweet Spot Beauty Bar Ltd. There have been several establishments in Kelowna that have applied under the Provincial Liquor Licensing Regulations that allow other types of businesses to apply for liquor primary license including barbershops, salons, bookstores, galleries and a variety of other. The impacts on the community will be minimal due to the context of the subject property and noise is not anticipated to be an issue due to the low maximum occupancy of 50 persons including staff, based off washrooms. The establishment is located in The Shore building on Lakeshore Road, which was built in 2018. More commercial and mixed-use buildings are proposed to be built in the general vicinity within the South Pandosy Urban Centre. Council Policy no. 359 recommends supporting alternative entertainment options and establishments which are less focused on alcohol and provide a variety of other uses and services.

4.0 Proposal

4.1 Project Description

The applicant has applied for a Liquor Primary License under the new modern Provincial Liquor Licensing Regulations that allow a wider variety of businesses to apply for a liquor primary license. The proposal does not require any rezoning as the property is zoned C4 – Urban Centre Commercial and allows for liquor primary minor applications.

The Sweet Spot Beauty Bar Ltd. is a full-service salon and plans to offer guests an alcoholic beverage while they wait for their services. There will also be food and non-alcoholic beverage options for guests.

Proposed Hours of Business & Liquor License Hours for The Sweet Spot Beauty Bar Ltd.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am
Close	8:00pm	9:00pm	9:00pm	9:00pm	9:00pm	9:00pm	9:00pm

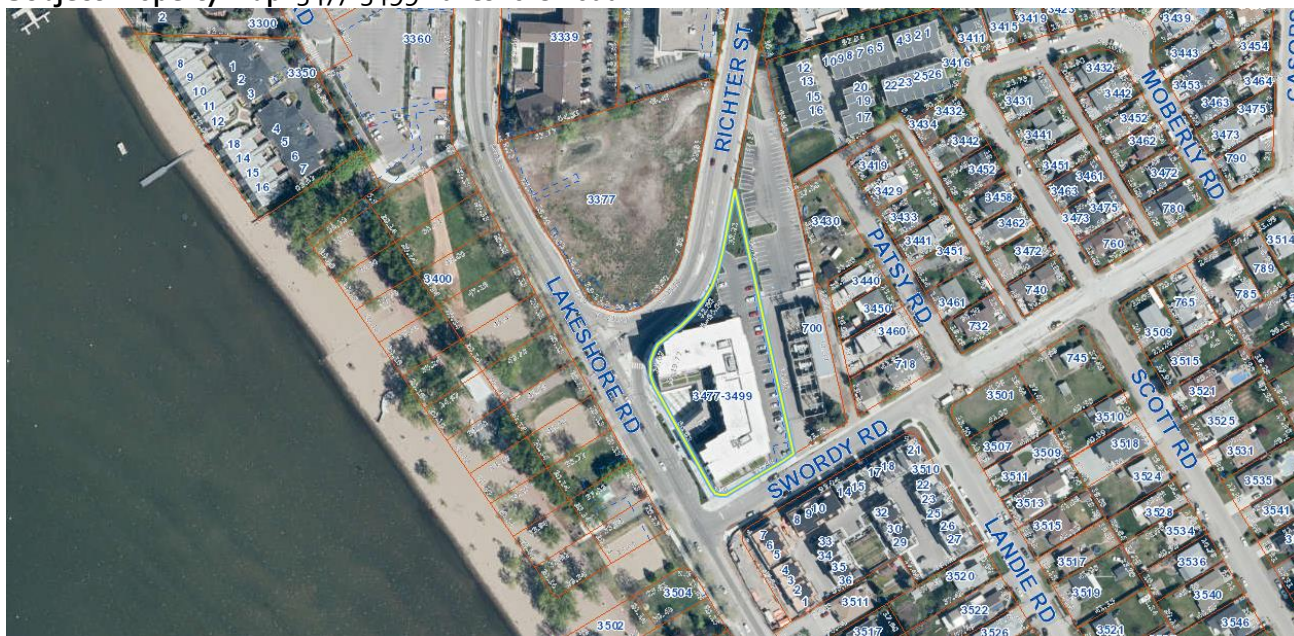
4.2 Site Context

The subject property is located within the South Pandosy Urban Centre and in the South Pandosy – OCP Sector. The surrounding area has a mix of zones and have the Future Land Use Designations of MXR – Mixed-Use (Residential/Commercial), PARK – Parks and Open Space (public), MRL – Multiple Unit Residential (Low Density), COMM – Commercial and S2RES – Single/Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 – Tourist Commercial	Vacant (Active Application)
East	P4 – Utilities	FortisBC
South	RM3 – Low Density Multiple Housing	Townhouses
West	P3 – Parks and Open Space	Boyce-Gyro Beach

Subject Property Map: 3477-3499 Lakeshore Road



5.0 **Current Development Policies**

5.1 Council Policy No. 359

Small establishments (with person capacity less than 100 persons) should not be located beside another liquor primary establishment.

Where appropriate, support alternative entertainment options, and/or establishments which are less focused on alcohol consumption (including event-drive establishments, and Food Primary establishments with the Patron Participation Entertainment Endorsement) to add a mix of entertainment options in Urban Centres. Consider limiting potential community impacts via license terms and conditions (hours, capacity, etc.)

6.0 Technical Comments

6.1 RCMP

6.1.1 No concerns

6.2 Fire Department

6.2.1 No objections.

7.0 Application Chronology

Date of Application Accepted: May 12th, 2021

Date Public Consultation Completed: July 27th, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Letter of Rationale

Attachment B: Site Plan & Floor Plan / Occupant Load



ATTACHMENT		A
This forms part of application		
# LL21-0007		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

May 05, 2021

LETTER OF INTENT

TO: THE CITY OF KELOWNA DEVELOPMENT PLANNING DEPARTMENT

ISSUE: APPLICATION FOR PRIMARY LIQUOR LICENSE FOR SALON/SPA

APPLICANT: THE SWEET SPOT BEAUTY BAR LTD

This Letter of intent is provided in support of the Application for Primary Liquor License for The Sweet Spot Beauty Bar LTD. The Sweet Spot Beauty Bar is a salon/spa where our customers will enjoy aesthetics services like manicure, pedicures, facial, eyelashes and other personal beauty services. Our Civic address is 120-3477 Lakeshore Rd, Kelowna; the project address is CRU 6 at The Shore 650 Swordy Rd, Kelowna with an area of approximately 2296 sqft. Our capacity is estimated to 55 people maximum, including staff; but the space might facilitate a higher capacity.

We expect our customers to be able to enjoy an alcoholic beverage while waiting or enjoy our primary services. As well there will be non-alcoholic beverages offered along with snacks like wraps, sandwiches, chips and pastry goods. These foods will be offered on a retail basis. We believe our customer can benefit from space that will allow them to enjoy they favourite cocktail or liquor in a fashionable and tasteful way.

We are requesting our license to be available from 9:00 am to 1:00 am, our regular business hours go from 8:30 am to 9:00 pm, subject to change base on traffic and our customers needs. The focus of our business is aesthetics services during all hours of operation. These alcoholic beverages will be offered as an optional or complimentary service for our customers, in compliance with provincial and local government regulations.

Our business is in one of Kelowna's newest commercial/residential buildings, The Shore, located in lower mission. We share the building with a few food, retail and services businesses and our clientele will be base on local/visiting residents. We do believe that the residents of Lower Mission and urban Kelowna area will benefit of a business that provides a combination of beauty services with some refreshing cocktails or non-alcoholic beverages.

219-3163 Richter St, Kelowna, BC, V1W 3R4
778-862-3795
thesweetspotkelowna@gmail.com



ATTACHMENT		A
This forms part of application		
# LL21-0007		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

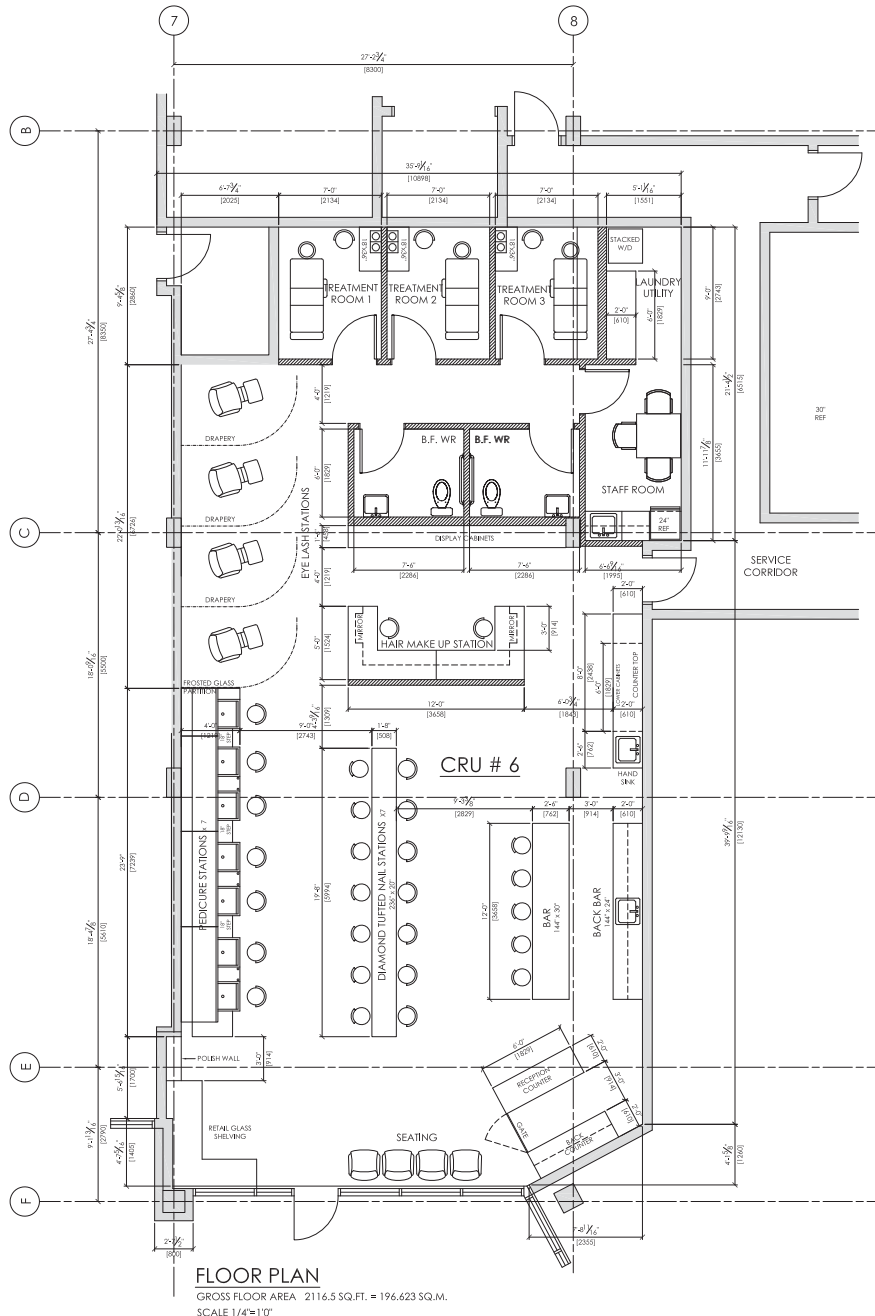
The focus of our services are relaxation and beauty therefore the chances of disturbances or potential concerning noise, are slim. However, we will oversee our customers and staff comply with behavioral standards in order to avoid any external disturbance. The Sweet Spot Beauty Bar is design to meet high quality standards of services and that includes, a pleasant visit for our customers. This can only be achieved through ensuring our guests are able to have an uneventful and undisrupted visit at our Salon, free of heavy noise.

The alcoholic beverages are going to be serve by designated staff with serve it right certification. Our aesthetics staff will not participate in serving or consuming alcoholic beverages while their working hours. Our designated staff will prevent any minor to access alcohol or alcoholic beverages, identification for age verification will have to be provided as regulations require.

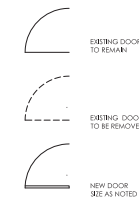
We are confident you will find our application satisfactory with the requirements expected for this type of application.

Sincerely

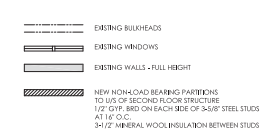
Lenny Cabrera Holguin
Director



DOOR LEGEND



WALL LEGEND



ATTACHMENT

This forms part of application
LL21-0007

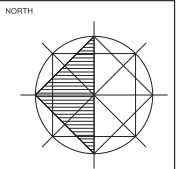
Planner Initials TC

B

City of Kelowna
DEVELOPMENT PLANNING

DEC 28, 2020 - REVISED MILLWORK
NOV 16, 2020 - PLAN REVISION 2
NOV 12, 2020 - PLAN REVISION 1

REVISIONS:	
Issued for Review	DEC 28, 2020
Issued for Permit	-
Issued for Construction	-



PROJECT
SWEET SPOT SALON
CRU # 6 AT THE SHORE
650 SWORD ROAD
KELOWNA BC

DRAWING TITLE
GROUND FLOOR PLAN

PROJECT NO	2020-101-19
DATE	NOV 05, 2020
DRAWN	Ray Leffebvre
SCALE	1/4"=1'0"
DRAWING NO	

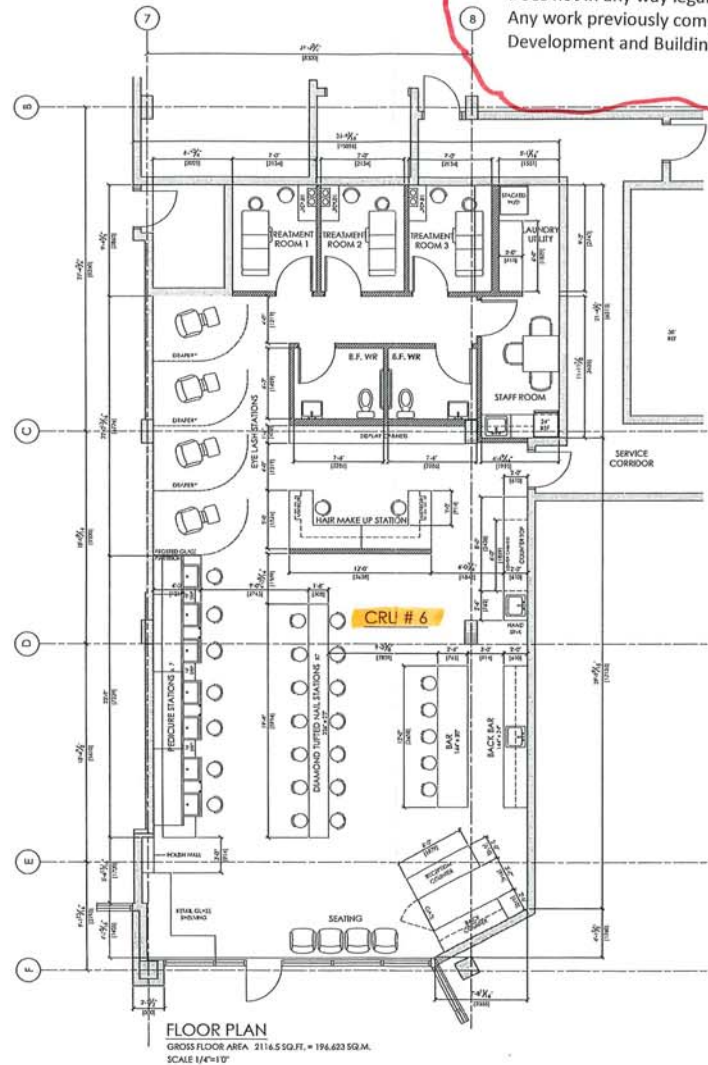
1 of 1

ATTACHMENT B

This forms part of application
LL21-0007

Planner
Initials TC

City of
Kelowna
DEVELOPMENT PLANNING



The issuance of this permit is for **Liquor Licencing Occupant load ONLY**. Does not in any way legalizes work previously completed without permits. Any work previously completed without approved permits must be legalized under a separate Development and Building permits, as well any new or future work indicated.



Reviewed
by City of Kelowna
Inspection Services
MAY 19/2021

The **salon**
has a net floor area of
N/A m². The maximum
occupant load shall be
50 persons, based on
WASHROOMS

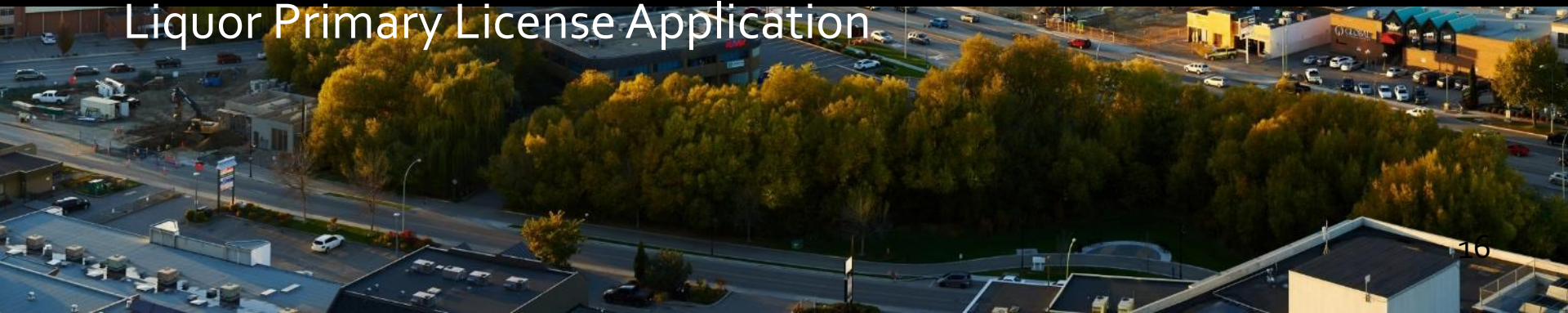
1101 S. Main Street Kelowna, BC V1Y 1A1	T: 250-860-4314 F: 250-861-8712 E: kdesign@keystone.ca
T1 Developments Ltd. San Martin Project Manager	
CELL: 778-214-7338	EMAIL: ke@t1developments.ca
DEC 08, 2008 - REVISED MILLIKOM NOV 18, 2009 - PLAN REVISION 2 NOV 18, 2009 - PLAN REVISION 1	
Revisions: Issued for Review DEC 08, 2008 Issued for Permit Issued for Construction	
NORTH 	
PROJECT: SWEET SPOT SALON	
CRU # 6 AT THE SHORE 650 SWORDY ROAD KELOWNA BC	
DRAWING TITLE GROUND FLOOR PLAN	
PROJECT NO: 2009-001-18	DATE: NOV 05, 2009
DESIGNER: Ray LeBlond	SCALE: 1/4"=1'-0"
DRAWING NO: 1 of 1	



LL21-0007

3477-3499 Lakeshore Rd

Liquor Primary License Application



Proposal

- ▶ To consider a Liquor Primary License for a personal service establishment with an occupant load of 50 persons.

Development Process

May 12th, 2021

Development Application Submitted

Staff Review & Circulation

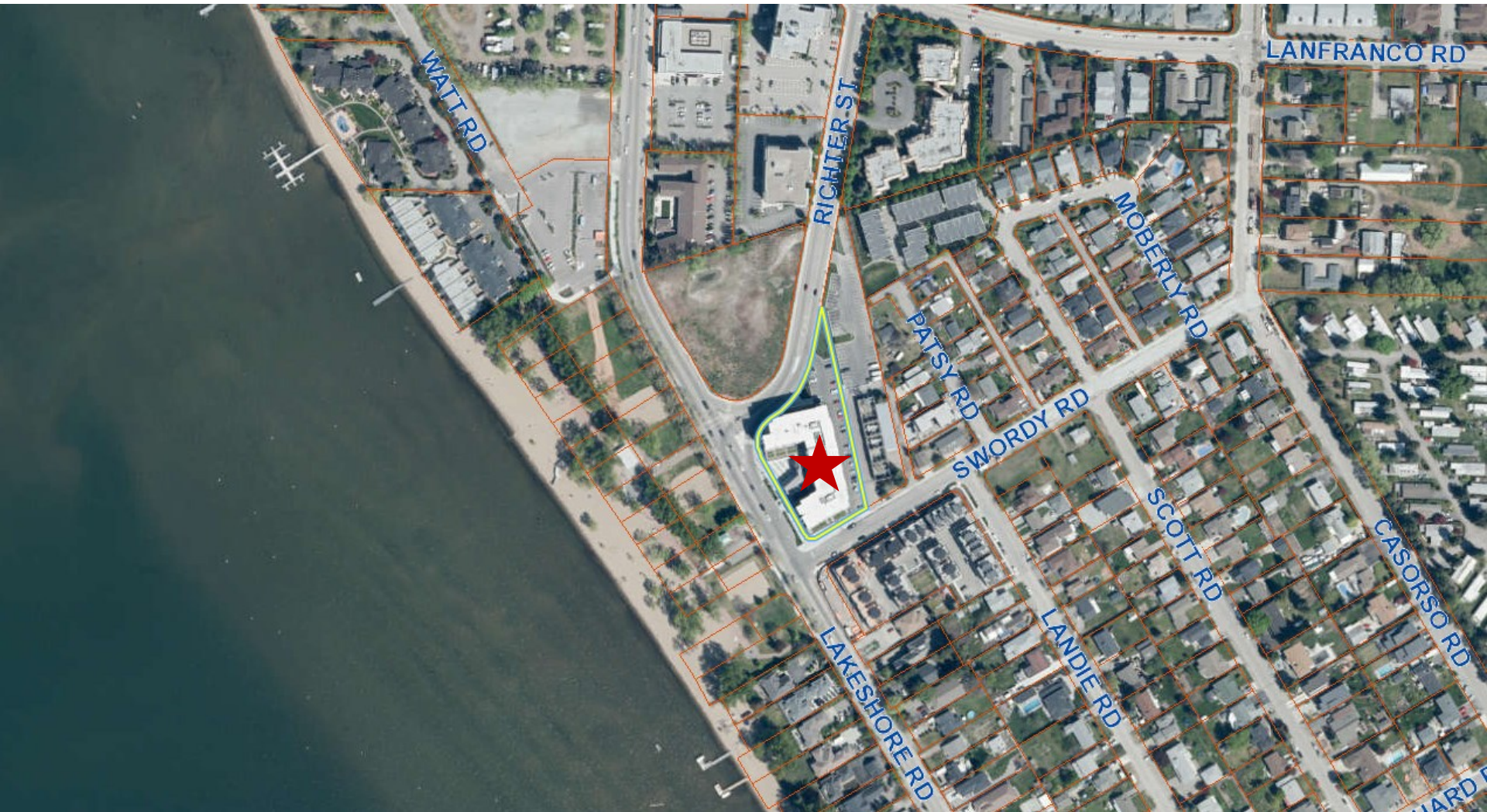
Aug 24th, 2021

Tuesday Council Meeting

Council
Approvals

Recommendation Forwarded to LCRB

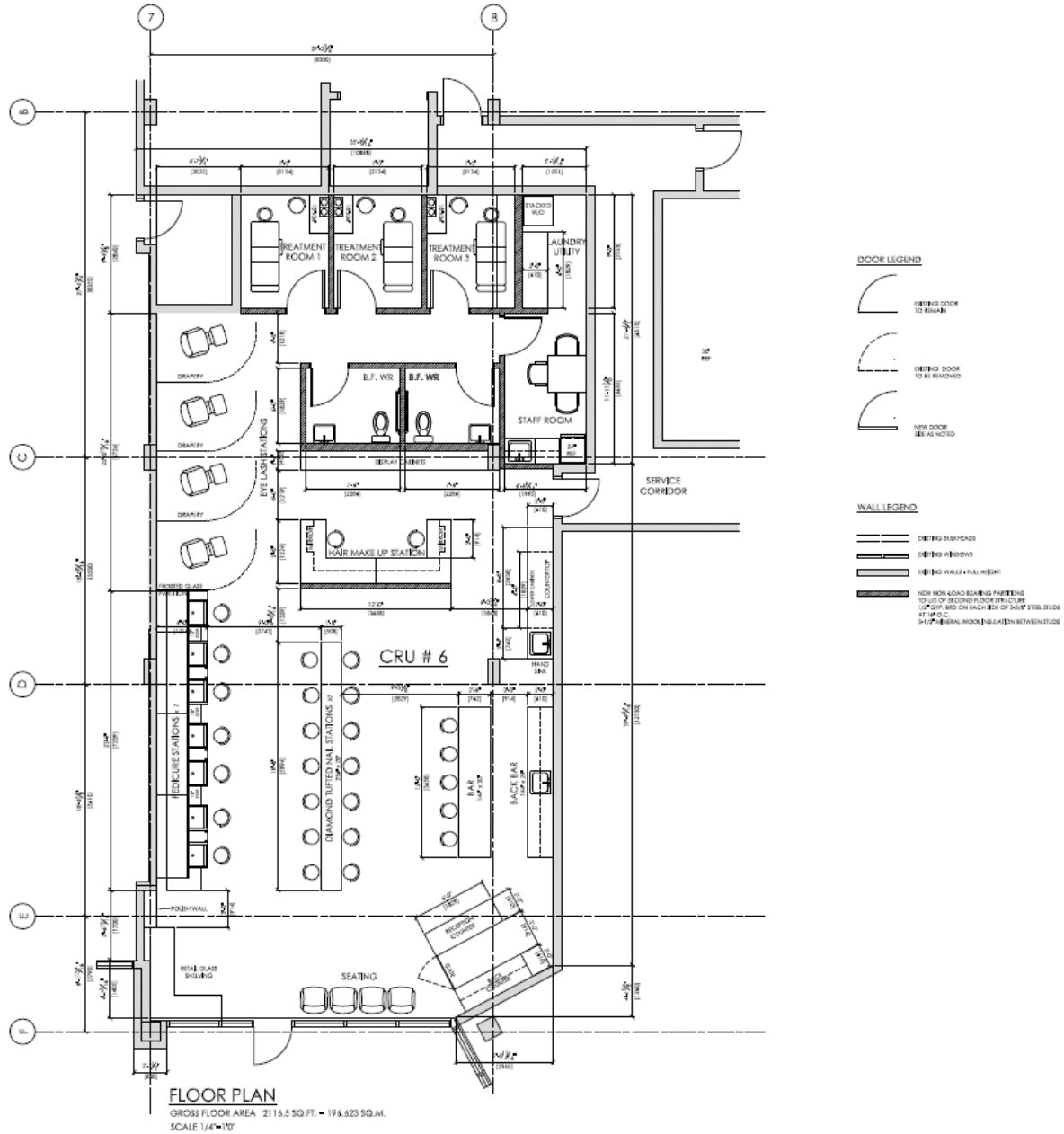
Context Map



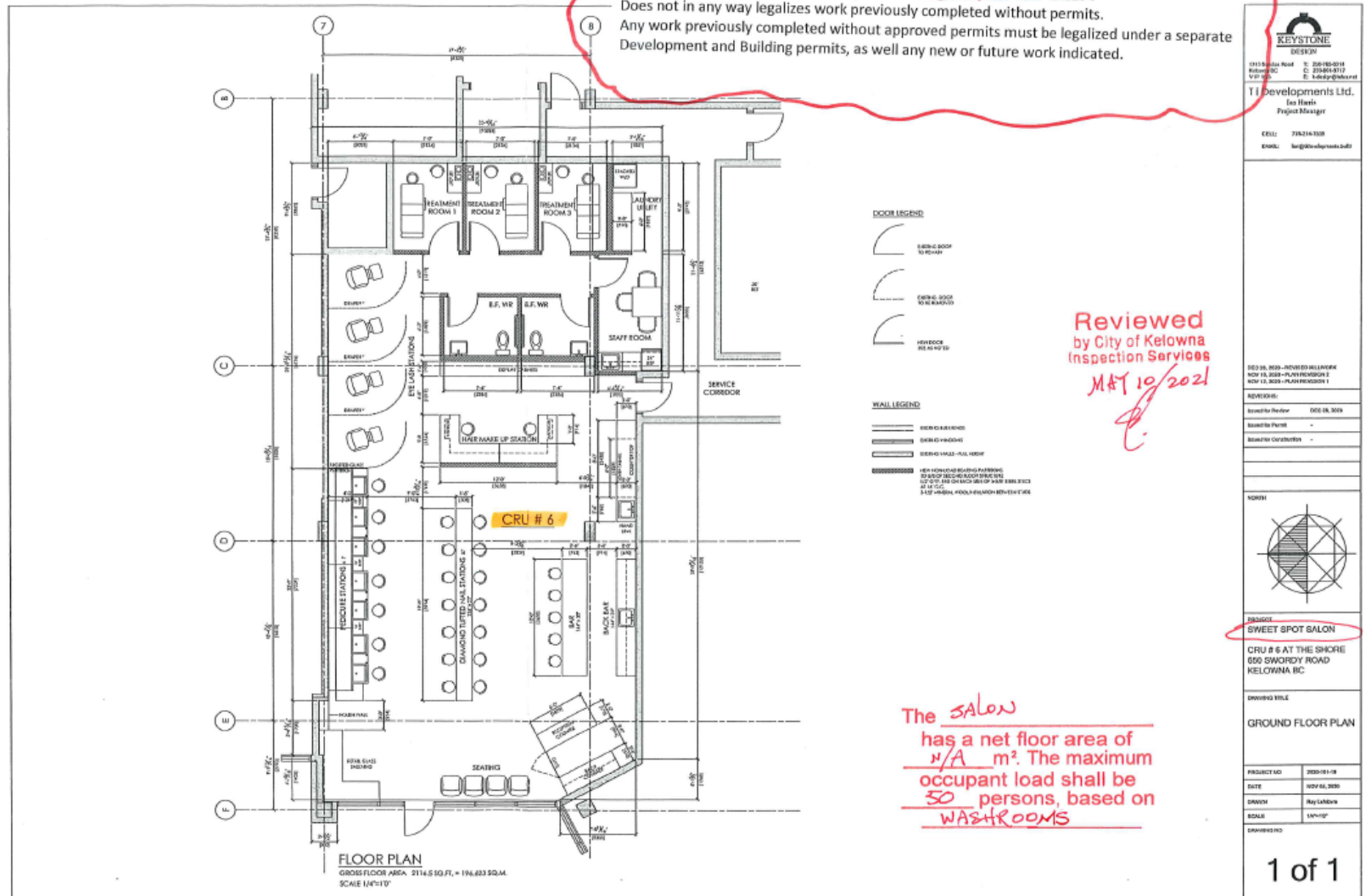
Subject Property Map



Site Layout



Site Layout



Project/technical details

- ▶ Liquor Primary License application
 - ▶ Seeking Liquor Primary Application for existing spa.
- ▶ Maximum capacity of 50 persons
 - ▶ Based on BC Building Code and # of washrooms
- ▶ Licensed Hours:

Proposed Hours of Business & Liquor License Hours for The Sweet Spot Beauty Bar Ltd.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am
Close	8:00pm	9:00pm	9:00pm	9:00pm	9:00pm	9:00pm	9:00pm

Council Policy#359

- ▶ Location is suitable
 - ▶ Within an existing commercial and retail area
 - ▶ Not beside another liquor primary establishment
- ▶ Hours of service are suitable (9 AM to 9 PM)
 - ▶ Low occupant load of 50 persons
- ▶ Minimal risk of negative impact
 - ▶ No additional noise anticipated

Staff Recommendation

- ▶ Development Planning recommends **support** for a new Liquor Primary License;
- ▶ That Council directs Staff to forward a resolution of support to the LCRB for the Liquor Primary License.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12184

Z20-0071

888 Glenmore Drive

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 of Lot A Section 29 Township 26 ODYD Plan EPP110821 at Glenmore Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.
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 15th day of March, 2021.

Considered at a Public Hearing on the 6th day of April, 2021.

Read a second and third time by the Municipal Council this 6th day of April, 2021.

Amended at third reading and adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: August 24, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0164 & DVP21-0052

Owner: 1296423 B.C. Ltd., Inc. No.
BC1296423

Address: 888 Glenmore Drive

Applicant: New Town Architecture &
Engineering Inc. – Jesse
Alexander

Subject: Development Permit and Development Variance Permit Applications

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 12184 be amended at third reading to revise the legal description of the subject properties from Lot 12 Section 29 Township 26 ODYD Plan 4101 & Lot 13 Section 29 Township 26 ODYD Plan 4101 to Lot A Section 29 Township 26 ODYD Plan EPP110821;

AND THAT final adoption of Rezoning Bylaw No. 12184 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP20-0164 and Development Variance Permit DVP21-0052 for Lot A Section 29 Township 26 ODYD Plan EPP110821, located at 888 Glenmore Drive, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations

To vary the minimum rear yard setback from 7.5 m required to 3.04 m proposed.

Section 8.2.3: Section 8 – Parking and Loading, Off-Street Parking Regulations, Parking Setbacks

To vary the minimum side yard parking setback from 1.5 m required to 0.5 m proposed.

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a multi-family townhome development with variances to the required rear yard building setback and side yard parking setback.

3.0 Development Planning

Staff recommend support for the Development Permit for the form and character of a multi-family townhome development and the Development Variance Permit proposing to vary the rear yard building setback and the side yard parking setback. The proposed development meets zoning regulations for parking, building height and landscaping and is in general accordance with the Official Community Plans (OCP) Comprehensive Design Guidelines.

The project consists of three 3-storey buildings which will contain a total of 10 residential units combined. 2 of 3 of the buildings will contain 3 units each with the remaining building comprising 4 units. The 4-unit building will front directly onto Glenmore Drive to the east with each unit containing a front door that faces toward the street. The remaining 2 buildings will be located on the north and south sides of the internal drive aisle with site access coming from Lowland St to the west.

All 10 units will be 2-bedroom and will include 2 side by side parking stalls located in a surface level garage with additional room for long term bike parking and storage. The site will contain a single visitor parking stall located in between buildings 1 and 3 adjacent to the north property boundary. Each unit comprises a middle and upper storey exterior balcony in addition to grade level turf/building entry way areas to exceed the private open space requirement for each unit as well as the development as a whole. Staff have worked with the applicant on the form and character of all elevations, especially the street facing sides of the site fronting Glenmore Drive and Lowland Street, to ensure they meet the design guidelines in the OCP. Overall, the proposed design achieves the following form and character objectives, from the OCP's comprehensive Design Guidelines:

- Visually prominent entrances with front entry doors oriented to the street
- Provides generous outdoor spaces with landscaping to complement the development
- Locate buildings to provide an effective street edge

Variances

The application includes two variances with one variance proposing to reduce the rear yard setback from 7.5 m required to 3.04 m proposed at the Glenmore Drive frontage and a side yard parking setback for the proposed visitor stall from 1.5 m required to 0.5 m proposed.

The property is flanked by Lowland St to the west and Glenmore Dr to the east making the property a double fronting lot. Glenmore Dr, which represents the higher road classification of the two streets

functions as the rear yard with Lowlands St representing the front yard. The RM3 zone encourages ground-oriented housing along fronting streets by allowing the front and flanking side yard setbacks to be reduced from 4.5 m and 4.0 m respectively to 1.5 m where a front door is oriented towards the street. In this case the proposed development will include 4 front doors facing towards Glenmore Dr (one for each unit) with 2 other entry doors facing to the west towards Lowland St where a 1.5 m setback can be achieved within the RM3 zone.

The developer is requesting a second variance to reduce the required side yard parking setback from 1.5 m required to 0.5 proposed to allow full vehicle access to the northern most unit for Building 1. The 1.5 m parking setback in this location could be achieved, however, it would limit the garage access to the unit. The applicant is proposing opaque fencing on the north side of the visitor stall with complementary ground level landscaping in between the parking stall and property line. The combined landscaping and fencing will act to screen the visitor parking stall while reducing any light trespass that would come from any vehicle parking in this stall on the adjacent single-family property to the north.

4.0 Proposal

4.1 Project Description

This application is proposing a 10-unit row housing development contained within 3 separate buildings with variances to the required rear yard building setback and north side yard parking setback. 2 single family lots were recently consolidated into one legal lot to facilitate the proposed development. Both lots previously contained single family homes which have since been demolished and removed from the site.

4.2 Site Context

The subject properties are located in the Glenmore-Clifton-Dilworth City Sector nearest to the intersection of Glenmore Dr and Tronson Dr and are situated to the north of Glenmore Elementary School. A majority of the surrounding properties are zoned RU1 – Large Lot Housing with a mix of RU1c – Large Lot Housing with Carriage House, and RU6 – Two Dwelling Housing, P2 – Education and Minor Institutional & P3 – Parks and Open Space zoned sites. The site has a walk score of 30 meaning most errands require a car and transit score of 28 meaning there are a few nearby transit options within the area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	P3 – Parks and Open Space	Golf course
South	P2 – Education and Minor Institutional	Childcare minor
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 888 Glenmore Drive**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.80	0.77
Max. Site Coverage (buildings)	40%	38.1%
Max. Site Coverage (buildings, parking, driveways)	65%	62.2%
Max. Height	3 storeys / 10.0 m	3 storeys / 9.74 m
Min. Front Yard	1.5 m	1.5 m
Min. Side Yard (north)	4.0 m	5.0 m
Min. Side Yard (south)	4.0 m	4.0 m
Min. Rear Yard	7.5 m	3.04 m ❶
Other Regulations		
Min. Parking Requirements	16 stalls including visitor	21 stalls
Min. Short-term Bicycle Parking	4 stalls	4 stalls
Min. Private Open Space	250 m ²	726.33 m ²
Parking side yard setback	1.5 m	0.5 m ❷
❶ Indicates a requested variance to the rear yard setback from 7.5 m required to 3.04 m proposed.		
❷ Indicates a requested variance to the side yard parking setback from 1.5 m required to 0.5 m proposed.		

5.0 Current Development Policies**5.1 Kelowna Official Community Plan (OCP)****Chapter 5: Development Process****Objective 5.3 Focus development to designated growth areas**

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing

densities (approximately 75 – 100 people and / or jobs per ha located within a 400 meter walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.22 Ensure context sensitive housing development

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential area to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing

Policy .1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.o Application Chronology

Date of Application Accepted:	August 17, 2020
Date of Initial Consideration:	March 15, 2021
Date of Public Hearing	April 6, 2021
Date Public Consultation Completed:	January 19, 2021

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Draft Development Permit and Development Variance Permit No. DP20-0164 / DVP21-0052

Schedule A: Site Plan

Schedule B: Building Elevations & Material and Colour Board

Schedule C: Landscape Plan

Attachment B: Project Renderings

Attachment C: Applicant's Letter of Rationale

Development Permit & Development Variance Permit DP20-0164/DVP21-0052



This permit relates to land in the City of Kelowna municipally known as

888 Glenmore Drive

and legally known as

Lot A Section 29 Township 26 ODYD Plan EPP110821

and permits the land to be used for the following development:

Residential

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision: **August 24, 2021**

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM3 – Low Density Multiple Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 1296423 B.C. Ltd., Inc. No. BC1296423

Applicant: New Town Architecture & Engineering Inc. – Jess Alexander

Planner: Andrew Ferguson

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations
To vary the minimum rear yard setback from 7.5 m required to 3.04 m proposed
Section 8.2.3: Section 8 - Parking and Loading, Off-Street Parking Regulations, Parking Setbacks
To vary the minimum side yard parking setback from 1.5 m required to 0.5 proposed
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$111,405.00**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

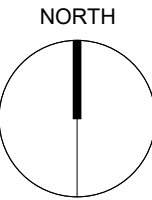
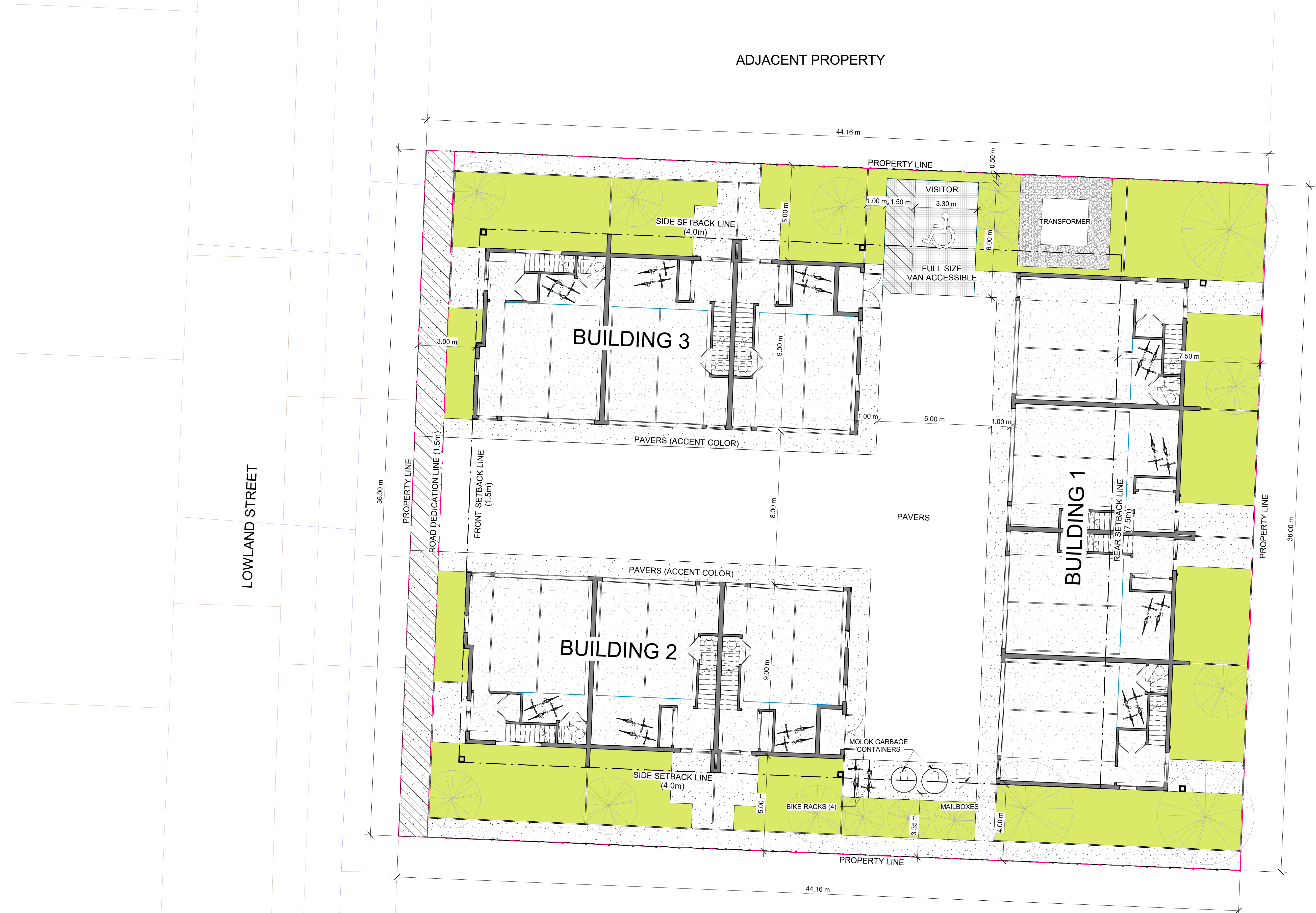
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.

DRAFT



ADJACENT PROPERTY

ADJACENT PROPERTY

NOT FOR CONSTRUCTION

SCHEDULE A

This forms part of application
 # DP20-0164
 DVP21-0052

Planner Initials **AF**

City of Kelowna
 COMMUNITY PLANNING

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

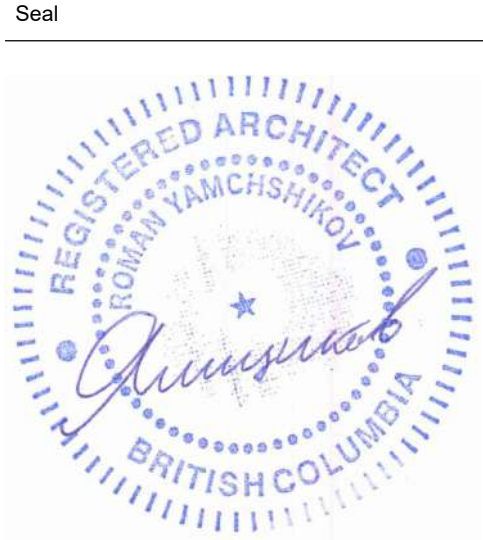
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This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.

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 URBAN PLANNING
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Revisions

No.	DATE	DESCRIPTION
1	20-07-15	ISSUED FOR DP
2	20-12-01	RE-ISSUED FOR DP
3	21-01-28	RE-ISSUED FOR DP

project title
Glenmore TH

project address
 888 & 892 Glenmore DR,
 KELOWNA, BC

project no. **4124**

drawing title
SITE PLAN

designed **LA** scale **1 : 100**
 drawn **LA**
 checked **RY**
 drawing no. **A2.01**
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SCHEDULE

B

This forms part of application

DP20-0164
DVP21-0052

Planner
Initials AF



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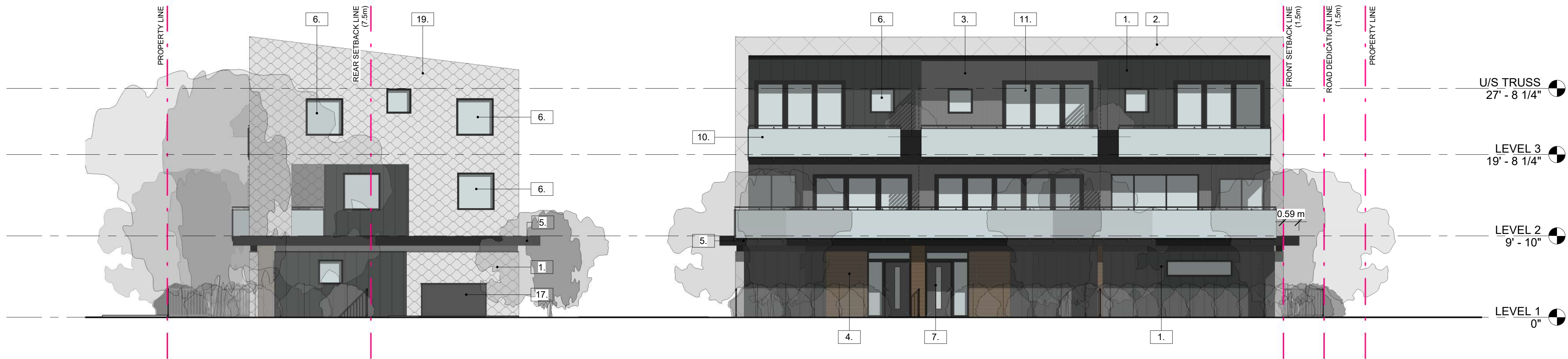
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Seal



Revisions

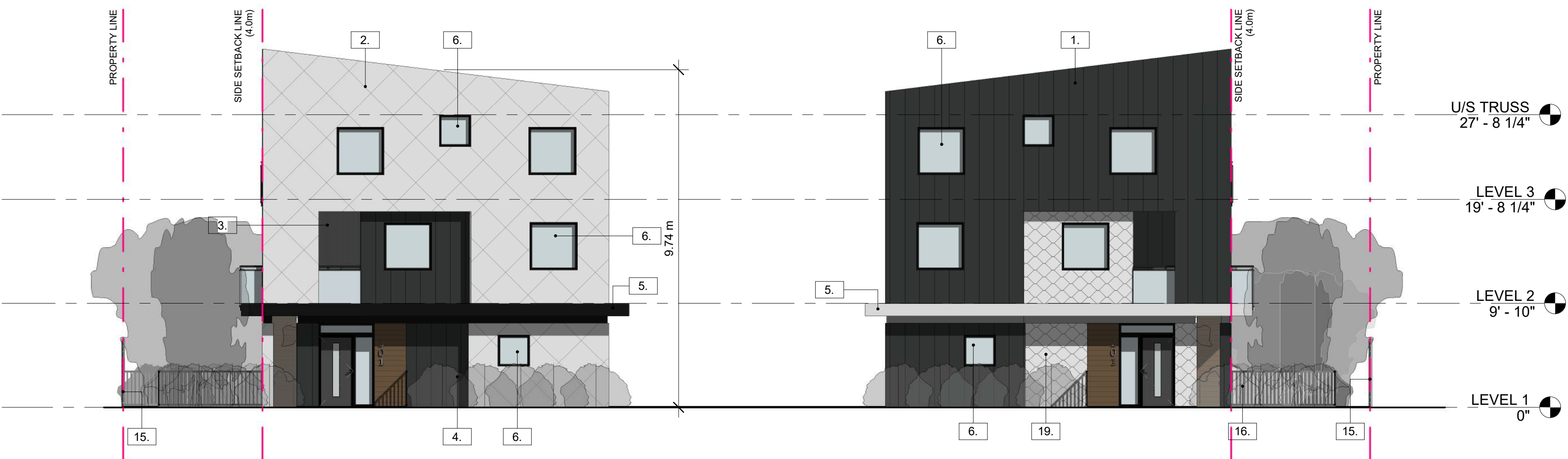
No.	DATE	DESCRIPTION
1	20-07-15	ISSUED FOR DP
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1 BUILDING 1&3 - NORTH
1/8" = 1'-0"



2 BUILDING 1 - EAST
1/8" = 1'-0"



3 BUILDING 2&3 - WEST
1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND

- VERTICAL INTERLOCKING METAL CLADDING PANELS;
COLOUR MONUMENT
- FLAT LOCK SHINGLED METAL TILES FAÇADE;
COLOUR WHITE
- VERTICAL PROFILED METAL CLADDING - GALVANISED
- HORIZONTAL PLANKS - TIMBER LOOK
- PRE-FINISHED ALU FLASHING (COLOUR BLACK OR SILVER)
- WINDOW W/ BLACK FRAME
(W/ SPANDREL PANEL AS PER ELEVATIONS)
- EXTERIOR ENTRY DOOR W/ BLACK FRAME
- DOUBLE UTILITY ROOM DOOR
- SLIDING PATIO DOOR W/ BLACK FRAME
- GLASS GUARDRAIL
- NANA WALL
- O/H GARAGE DOOR
- MAILBOX
- MOLOK GARBAGE CONTAINERS
- 1.8m SOLID SCREEN FENCE
- BIKE RACKS
- TRANSFORMER
- LARGE FORMAT FAÇADE CLADDING PANELS
- FLAT LOCK SHINGLED METAL TILES FAÇADE;
COLOUR SILVER

NOT FOR CONSTRUCTION

project title

Glenmore TH

project address

888 & 892 Glenmore DR,
KELOWNA, BC

project no.

4124

file no.

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drawing title

BUILDING
ELEVATIONS

designed

LA

scale

As indicated

drawn

LA

checked

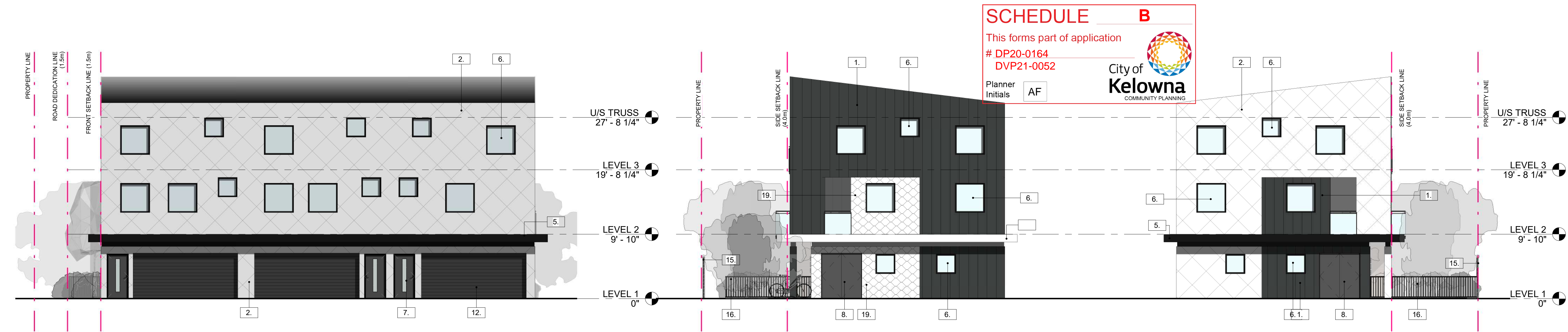
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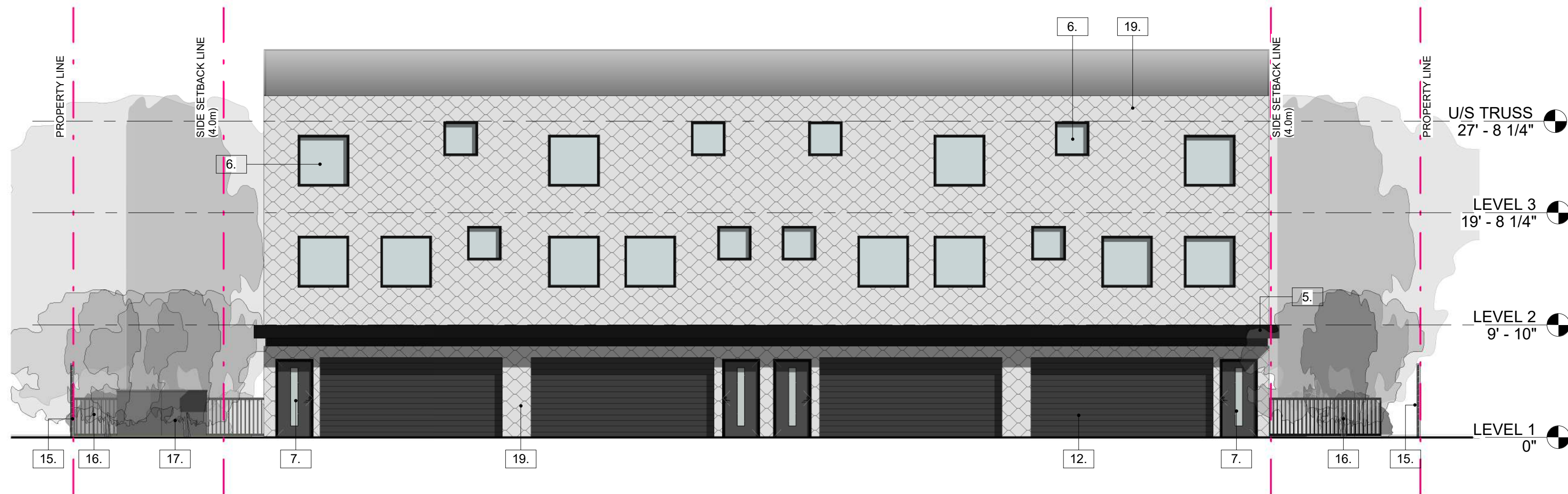
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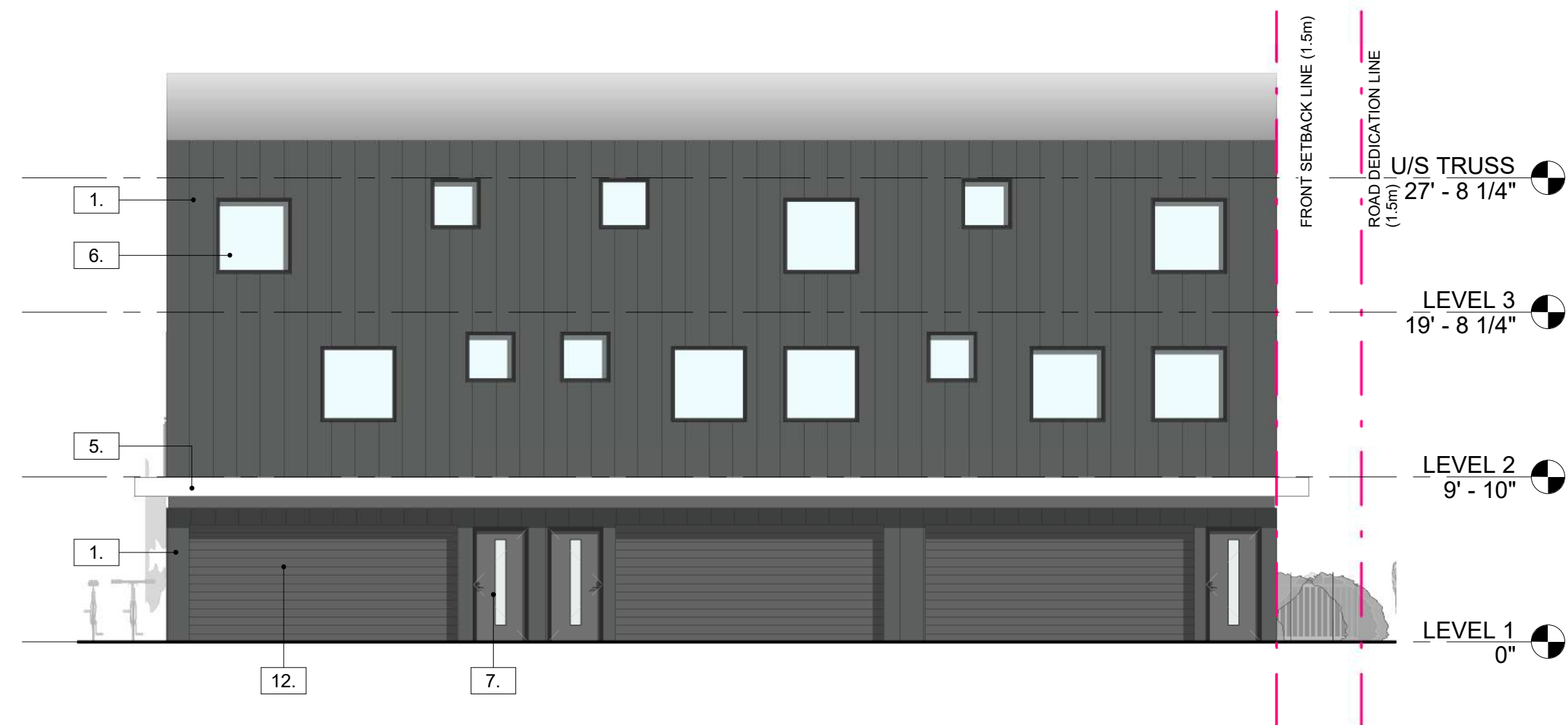


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1/8" = 1'-0"

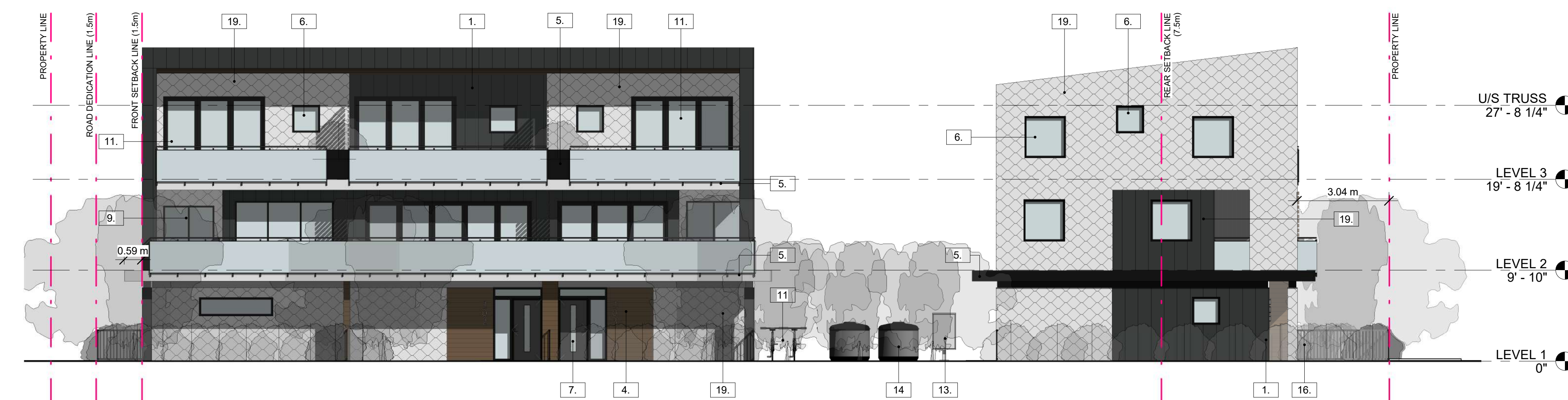
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1/8" = 1'-0"



3 BUILDING 1 - WEST
1/8" = 1'-0"



4 BUILDING 2 - NORTH
1/8" = 1'-0"



5 BUILDING 1&2 - SOUTH
1/8" = 1'-0"

SCHEDULE B

This forms part of application

DP20-0164
DVP21-0052

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

- MATERIAL KEYNOTE LEGEND**
- VERTICAL INTERLOCKING METAL CLADDING PANELS;
COLOUR MONUMENT
 - FLAT LOCK SHINGLED METAL TILES FAÇADE;
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COLOUR SILVER

NOT FOR CONSTRUCTION

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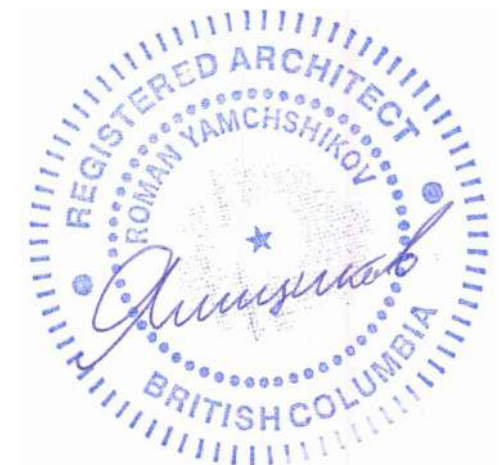
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Seal



Revisions

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project title

Glenmore TH

project address

888 & 892 Glenmore DR,
KELOWNA, BC

project no.

4124

file no.

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drawing title

**BUILDING
ELEVATIONS**

designed

LA

scale

As indicated

drawn

LA

checked

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drawing no.

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plotted

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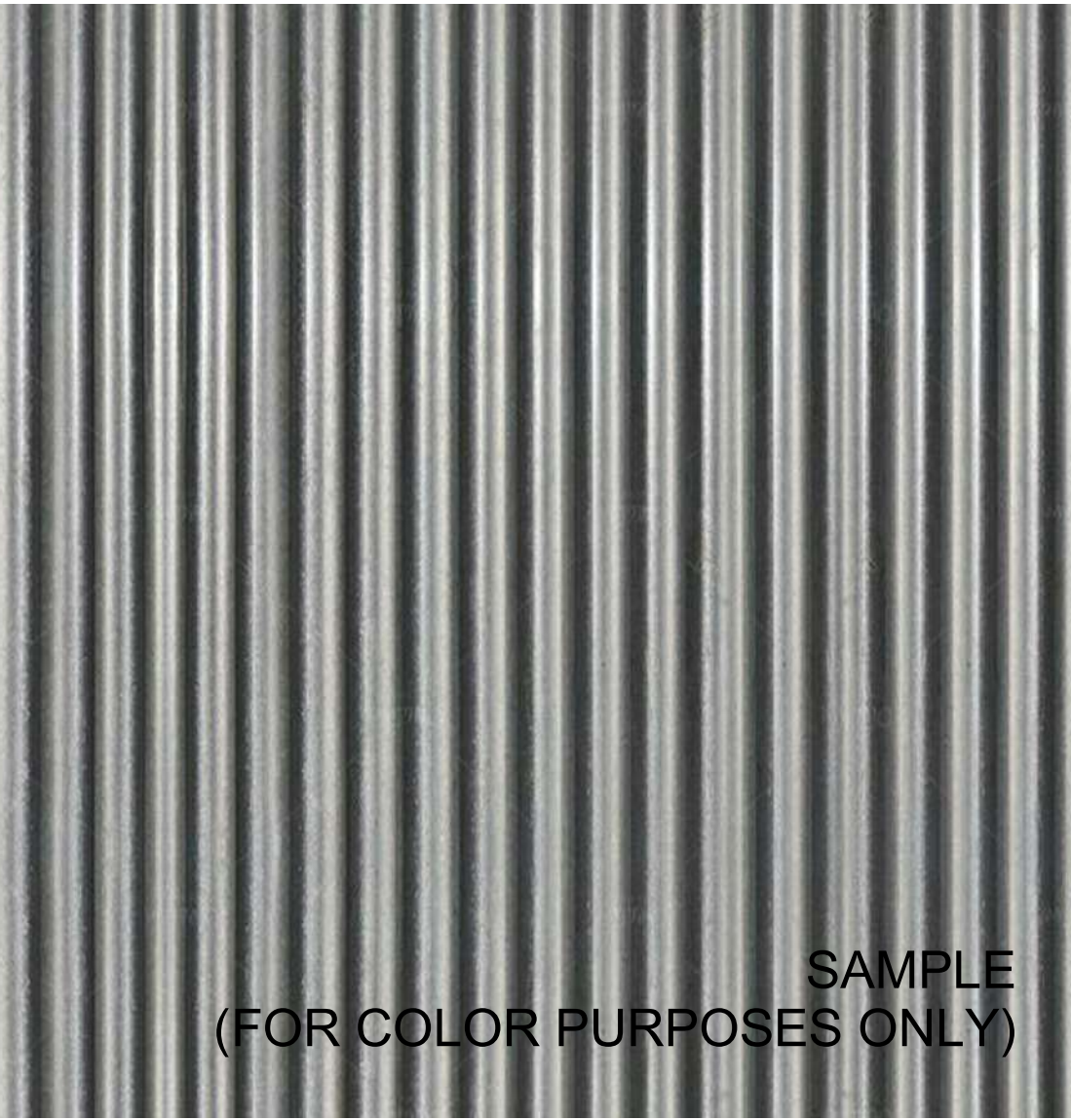
VERTICAL INTERLOCKING METAL CLADDING PANELS (SMOOTH); COLOUR MONUMENT (#1)



FLAT LOCK SHINGLED METAL TILES FAÇADE; COLOUR WHITE (#2)



VERTICAL (#3) PROFILED METAL CLADDING - GALVANISED



HORIZONTAL PLANKS - TIMBER LOOK (#4)



LARGE FORMAT FAÇADE CLADDING PANELS (#4)



MOLOK GARBAGE CONTAINERS (#14)



FLAT LOCK SHINGLED METAL TILES FAÇADE; COLOUR SILVER (#19)



SCHEDULE

B

This forms part of application

DP20-0164

DVP21-0052

Planner

Initials

AF

City of

Kelowna

COMMUNITY PLANNING

WINDOW W/ BLACK FRAME (W/ SPANDREL PANEL AS PER ELEVATIONS) (#6)



NOT FOR CONSTRUCTION

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.

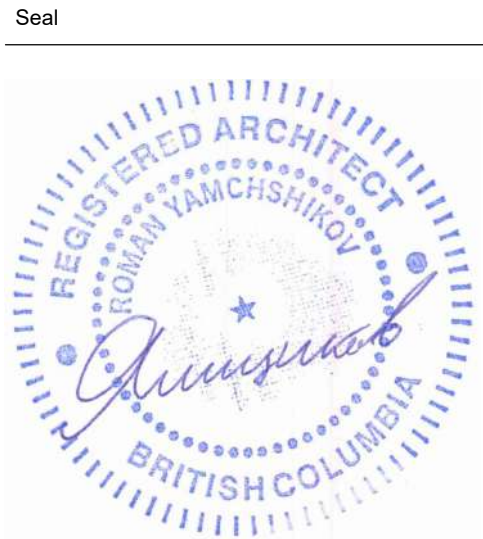
NEW TOWN

ARCHITECTURE

URBAN PLANNING

CIVIL ENGINEERING

www.newtownservices.ca



Revisions		
No.	DATE	DESCRIPTION
1	20-07-15	ISSUED FOR DP
2	20-12-01	RE-ISSUED FOR DP
3	21-01-28	RE-ISSUED FOR DP

project title

Glenmore TH

project address

888 & 892 Glenmore DR,
KELOWNA, BC

project no.

4124

drawing title

MATERIALS

designed

LA

scale

drawn

LA

checked

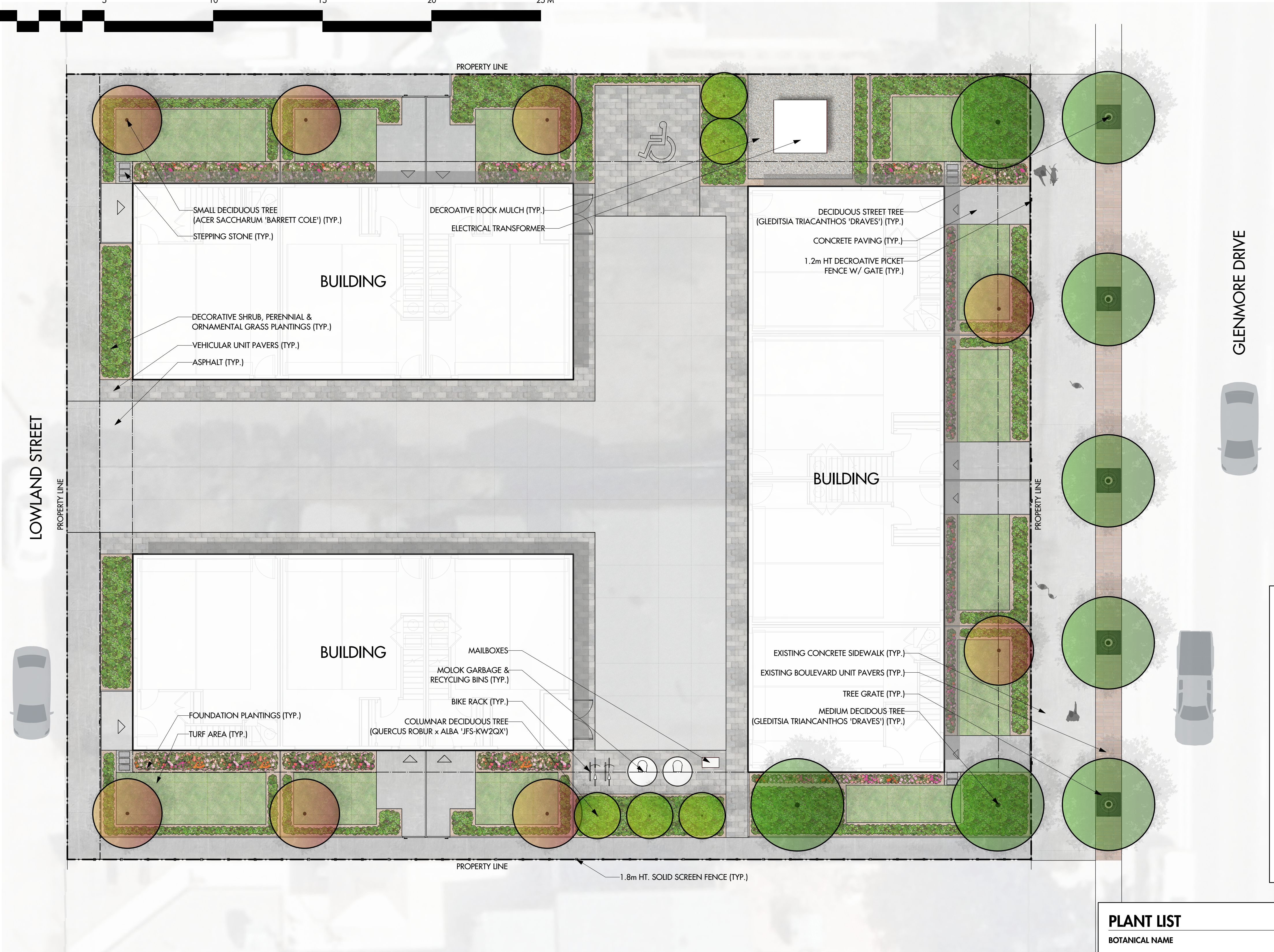
RY

drawing no.

A4.00

plotted

28/01/2021 3:20:30 PM



SCHEDULE

This forms part of application

DP20-0164

DVP21-0052

Planner Initials

AF

City of Kelowna

COMMUNITY PLANNING

OUTLAND DESIGN

LANDSCAPE ARCHITECTURE

303 - 590 KLO Road

Kelowna, BC V1Y 7S2

T (250) 868-9270

www.outlanddesign.ca

- NOTES
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS.

2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.

3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

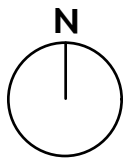
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DEPTH BLACK WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

6. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER SACCHARUM 'BARRETT COLE'	APOLLO SUGAR MAPLE	8	6cm CAL.
GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	8	6cm CAL.
QUERCUS ROBUR x ALBA 'JFS-KW2QX'	SKINNY GENES OAK	5	6cm CAL.
SHRUBS			
BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	13	#02 CONT. /1.5M O.C. SPACING
HYDRANGEA PANICULATA 'SMHPLQF'	LITTLE QUICK FIRE HYDRANGEA	9	#02 CONT. /1.8M O.C. SPACING
PICEA ABIES 'OHLENDORFFII'	OHLENDORFFII SPRUCE	5	#02 CONT. /2.5M O.C. SPACING
ROSA 'BAIBOX'	EASY ELEGANCE MUSIC BOX ROSE	13	#02 CONT. /1.5M O.C. SPACING
SPIREA BUMALDA 'DART'S RED'	DART'S RED SPIREA	20	#02 CONT. /1.2M O.C. SPACING
SYRINGA MEYERI 'PAUBIN'	DWARF KOREAN LILAC	7	#02 CONT. /2.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'TERRACOTTA'	TERRA COTTA YARROW	13	#01 CONT. /1.0M O.C. SPACING
ALCHEMILLA MOLLIS	LADY'S MANTLE	13	#01 CONT. /1.0M O.C. SPACING
BRUNNERA MACROPHYLLA 'SEA HEART'	SEA HEART BRUNNERA	13	#01 CONT. /1.0M O.C. SPACING
CALAMAGROSTIS x ARUNDINACEA 'OVERDAM'	OVERDAM VARIEGATED REED GRASS	6	#01 CONT. /1.5M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	6	#01 CONT. /1.5M O.C. SPACING
ECHINACEA PURPUREA 'GREEN TWISTER'	GREEN TWISTER CONEFLOWER	13	#01 CONT. /1.0M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	6	#01 CONT. /1.5M O.C. SPACING
GERANIUM x 'ROZANNE'	ROZANNE GERANIUM	9	#01 CONT. /1.2M O.C. SPACING
HOSTA 'LAKESIDE PAISLEY PRINT'	LAKESIDE PAISLEY PRINT HOSTA	13	#01 CONT. /1.0M O.C. SPACING



PROJECT TITLE

888 & 892 GLENMORE DRIVE TOWNHOMES

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	20.07.10	Review
2	20.11.30	Review
3		
4		
5		
PROJECT NO. 20064		
DESIGN BY	KM	
DRAWN BY	NG/IK	
CHECKED BY	FB	
DATE	NOV 30, 2020	
SCALE	1:100	
PAGE SIZE	24"x36"	

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY
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RE: Proposal for Rezoning and DP for: 888/892 Glenmore Drive

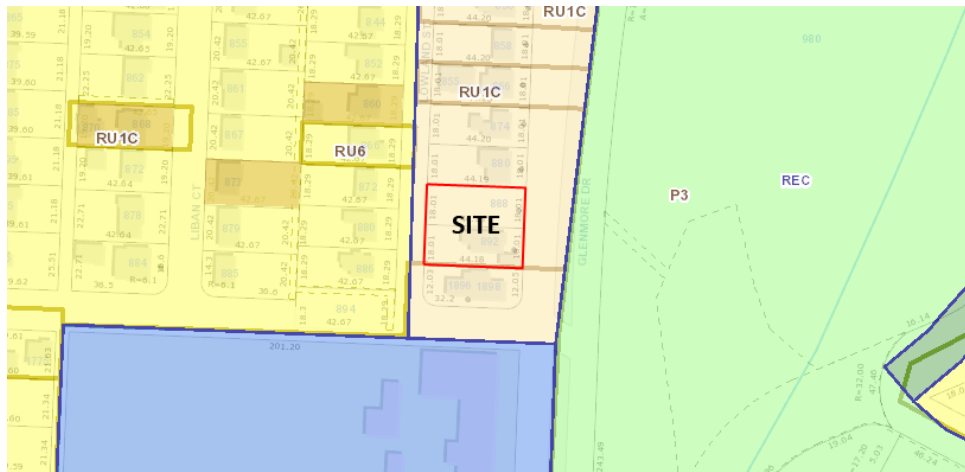
Introduction

This application is for re-zoning and DP to accommodate a 10-unit infill townhome enclave located at 888/892 Glenmore Drive, Kelowna BC. The subject site is 0.393ac site assembly, located by the corner of Glenmore and Tronson Drive. Both sites are currently occupied by a single-family home.



Site Context

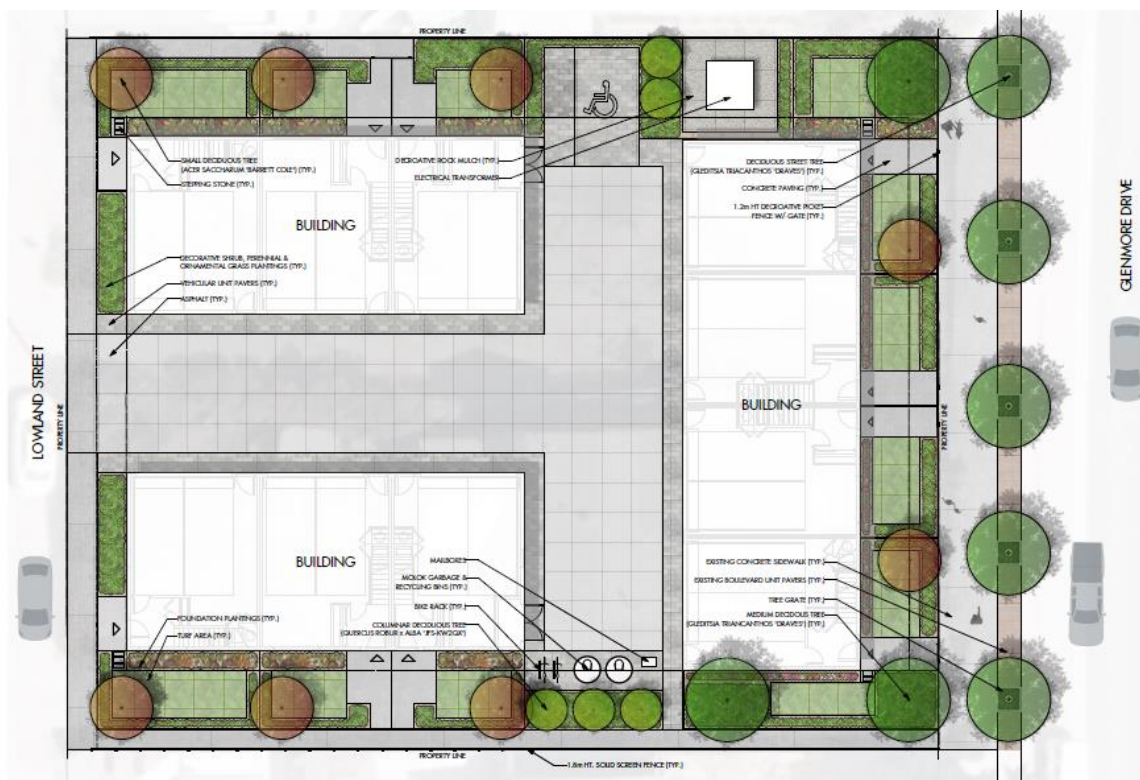
The subject site consists of 2 parcels that are currently zoned RU1 – Large Lot Housing. This application for a Development Permit is to facilitate the construction of 3 townhome buildings, with 10 homes total. These homes are proposed under the RM3 zone, which is consistent with the OCP. The buildings are 3 storeys in height. This proposed infill development aligns with the City of Kelowna Official Community Plan’s goals for a sustainable future by focusing growth in compact, connected, and mixed-use centres and by creating more variety of housing types for Kelowna residents, particularly in the “missing middle”.



Form and Character

This development advances Okanagan Contemporary Architecture, utilizing a modern design with articulated elevation massing and varying material usage. Simple yet strong geometry of this modern 10-unit development offers 2 bedroom units on three similar types of floorplans nested within compact efficient buildings.

All units provide generous double garage on first level with a large entry. At-grade entrances face Lowland Street and Glenmore drive on all applicable units, with ample outdoor space for residents to enjoy. Landscaping and outdoor living/recreation are the key focal point for this enclave community with the provision of turf open area in front of every unit with robust landscape screening to assure privacy. All units are also equipped with large sun decks on both levels making the most of the Okanagan climate. Private open space provided is over double the bylaw requirement. Landscape buffer consisting of a 1.8m solid screen fence and various trees/ shrubs will be allocated alongside the sidewalks by the Northern and Southern boundary to help soften the interface to the existing single-family homes.



Durable metal and fibre cement siding was selected for this development. These high quality and non-combustible materials will withstand sun exposure and fumes/dust from a busy Glenmore Drive.

Variances

There are 2 minor variances requested for this project:

- 1) Rear setback reduction from 7.5m to 3.04m along Glenmore Drive. This setback reduction is primarily related to City Staff's desire for the building to relate to the street in a more meaningful way than the previous site layout, which only had the building ends facing Glenmore. It should be noted that along front yard streets or side yard streets, the RM3 setback can be reduced to 1.5m, so the reduced setback proposed along Glenmore is in keeping with this intent.
- 2) Parking setback reduction from 1.5m to 0.5m along the North boundary. Please note this is for one single visitor parking stall. It is also important to consider that a new 1.8m opaque fence will be built to screen this parking from the neighbour to the North, so the visual difference between a 1.5m and 0.5m parking setback will be indiscernible from the opposite side of the fence.

Summary

The proposed development is consistent with the City's goal for increasing density in existing neighborhoods and complies with the Official Community Plan. The applicant kindly requests support from Staff and Council for this infill housing project.





DP20-0164 & DVP21-0052 888 Glenmore Dr

Development Permit and Development Variance Permit
Applications



Proposal

- ▶ To consider the form and character of a multi-family townhome development with variances to the required rear yard building setback and side yard parking setback.

Development Process

Aug 17, 2020

Development Application Accepted



Staff Review & Circulation



Jan 19, 2021

Public Notification Received



Mar 15, 2021

Initial Consideration



Apr 6, 2021

Public Hearing
Second & Third Readings



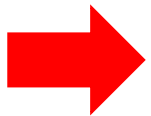
Aug 24, 2021

Final Reading
DP & Variances

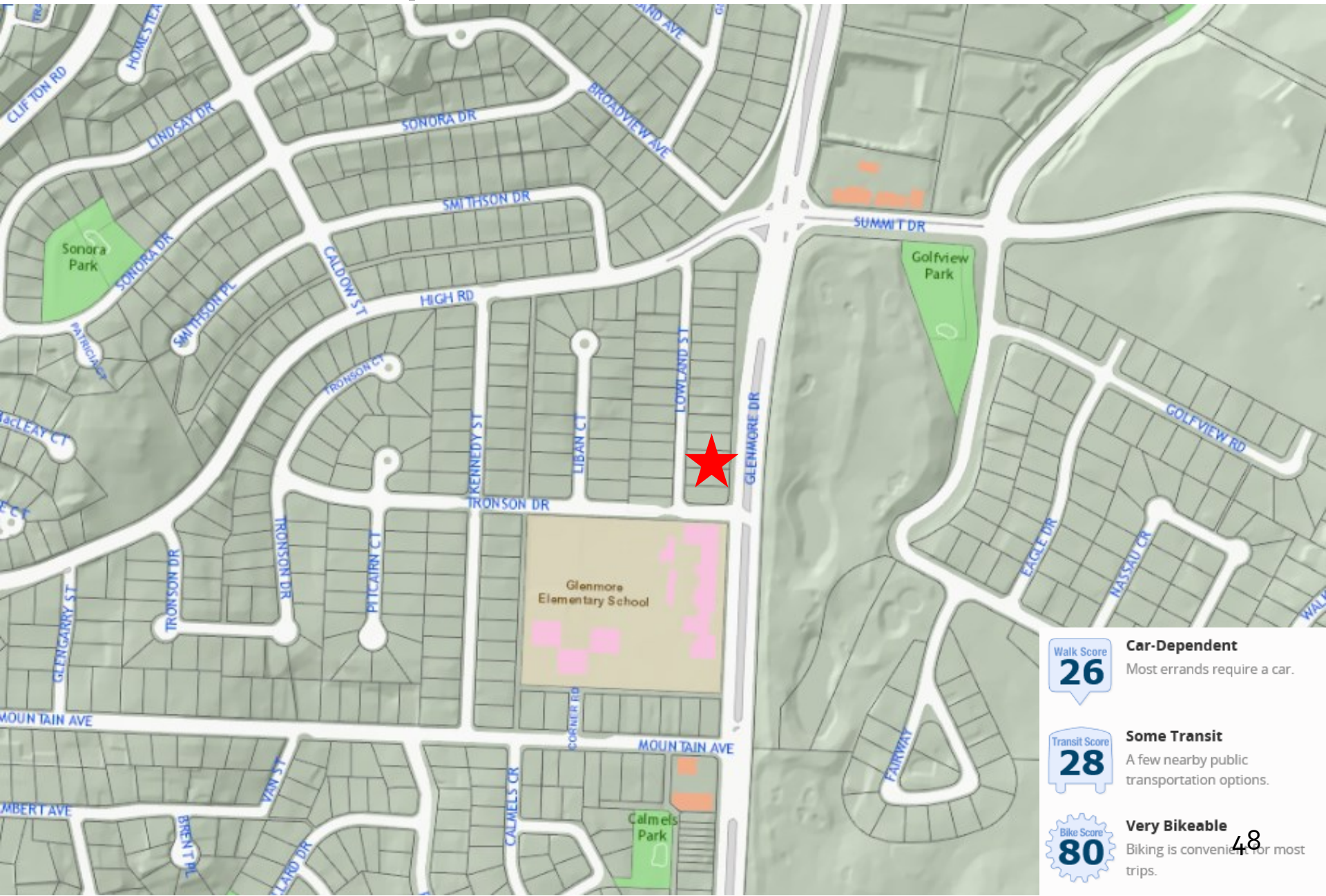


Building Permit

Council
Approvals



Context Map



Walk Score
26

Car-Dependent

Most errands require a car.

Transit Score
28

Some Transit

A few nearby public transportation options.

Bike Score
80

Very Bikeable

Biking is convenient for most trips.

48

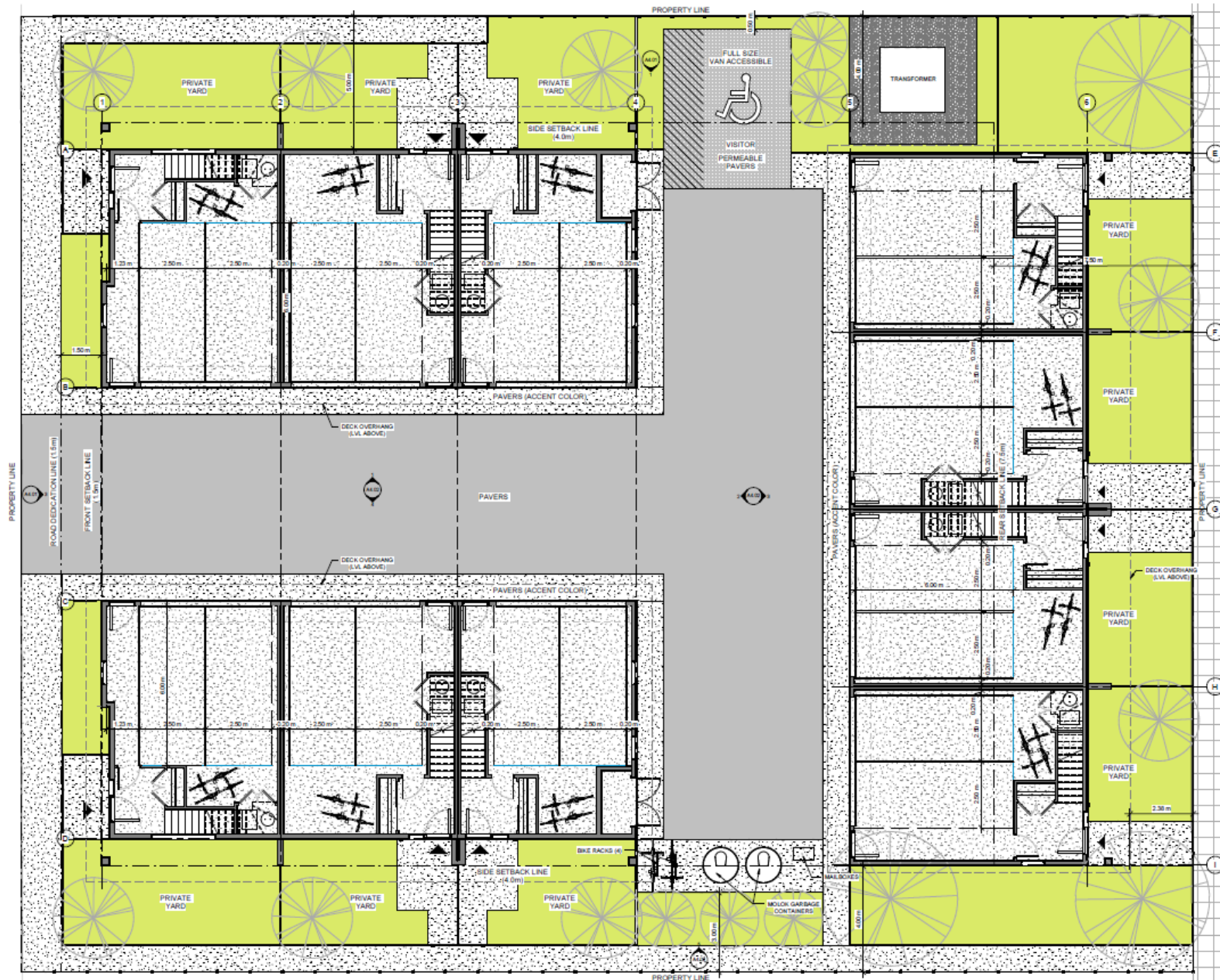
Subject Property Map



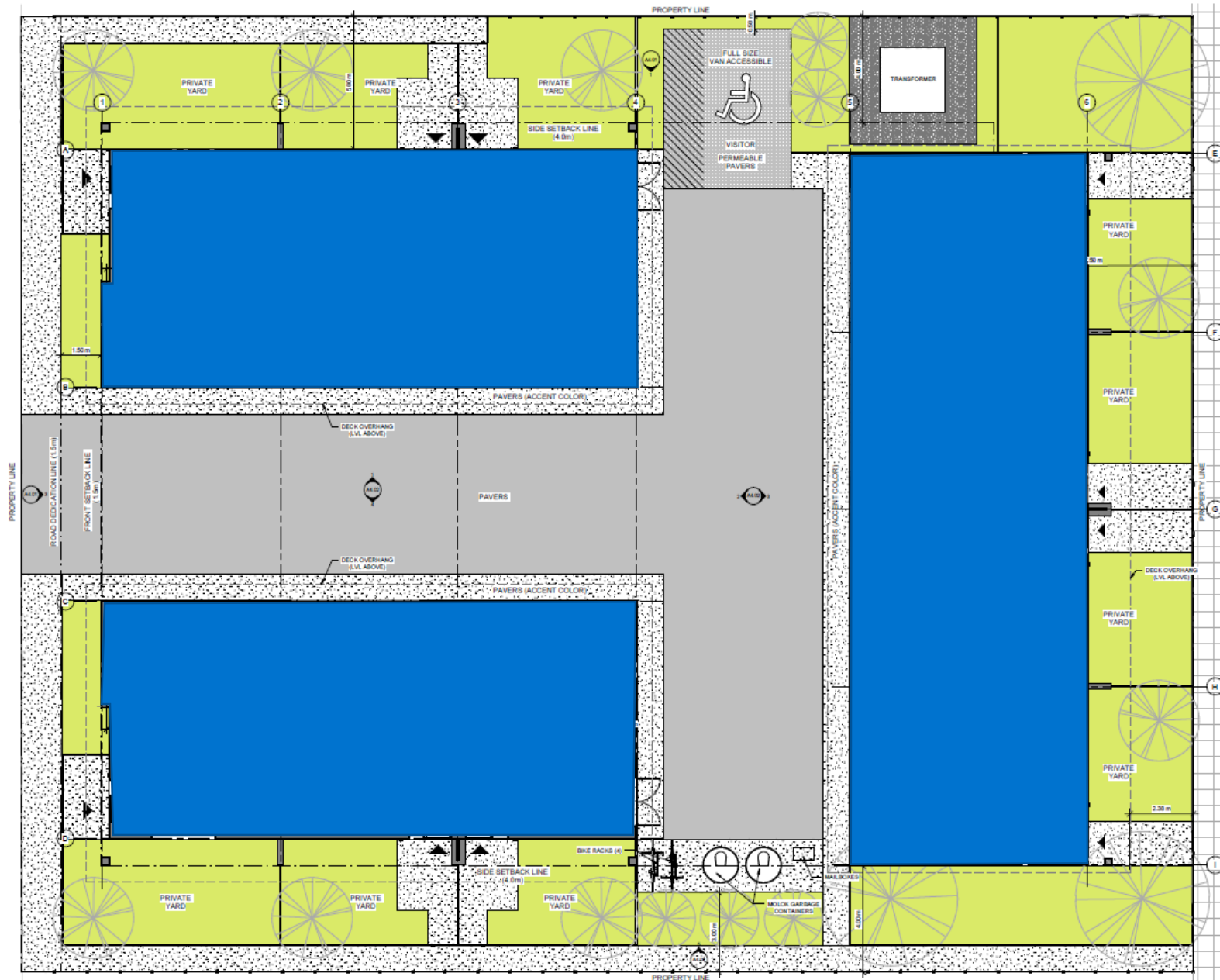
Project details

- ▶ Multiple dwelling housing details
 - ▶ 10 two-bedroom units
 - ▶ Within 3 separate row housing buildings
 - ▶ Central drive isle
 - ▶ Garage parking
 - ▶ Ground-oriented entry
 - ▶ Sites are double fronting

Site Plan

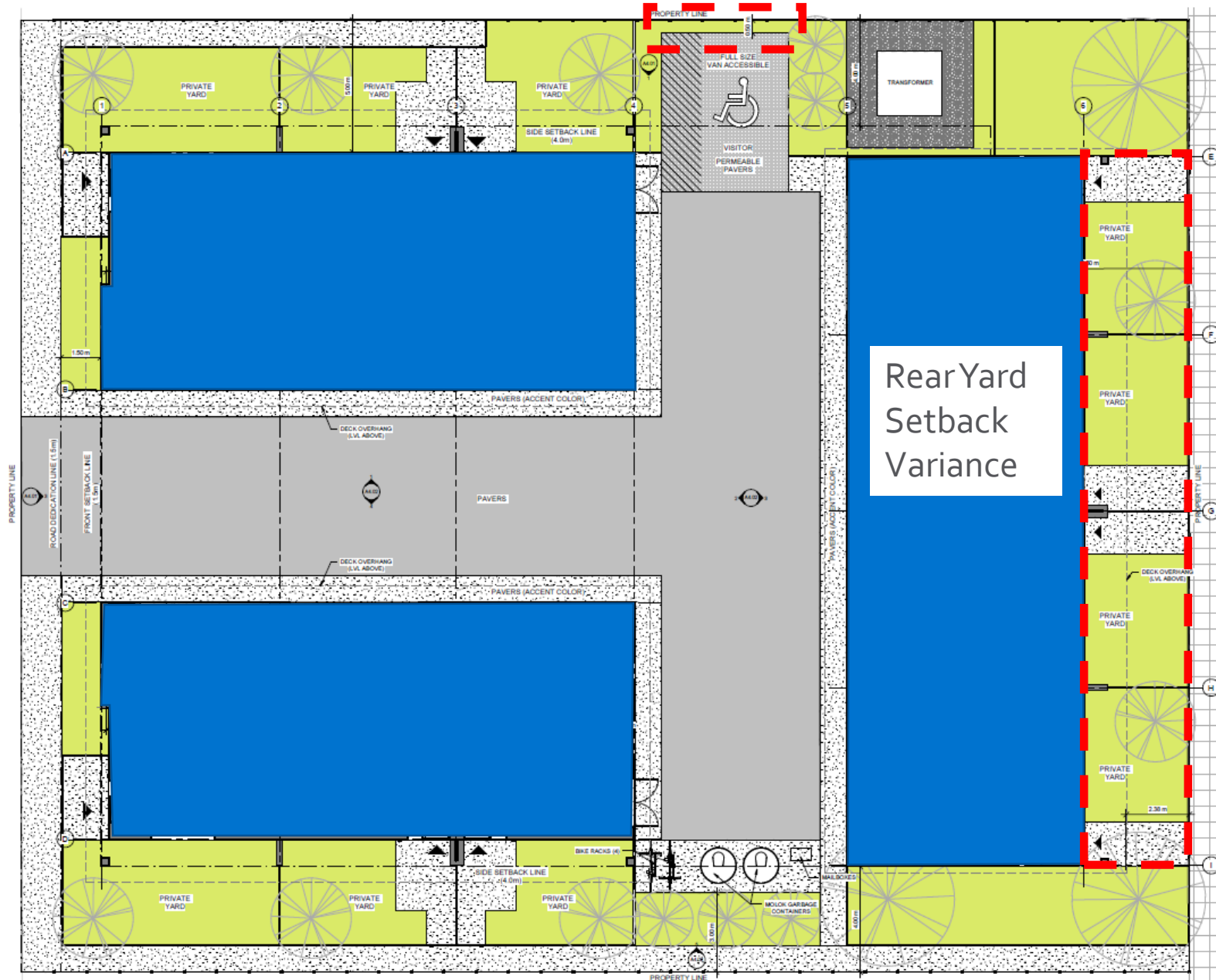


Site Plan



Site Plan

Parking Setback Variance

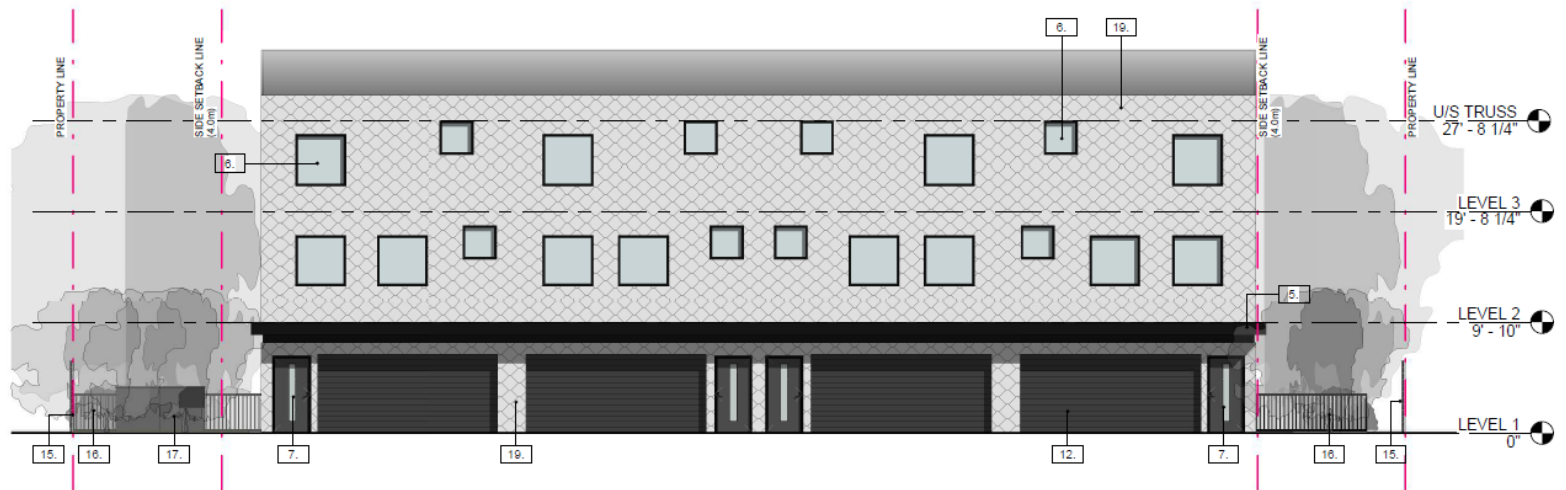


Elevations



Building 1 – East Elevation

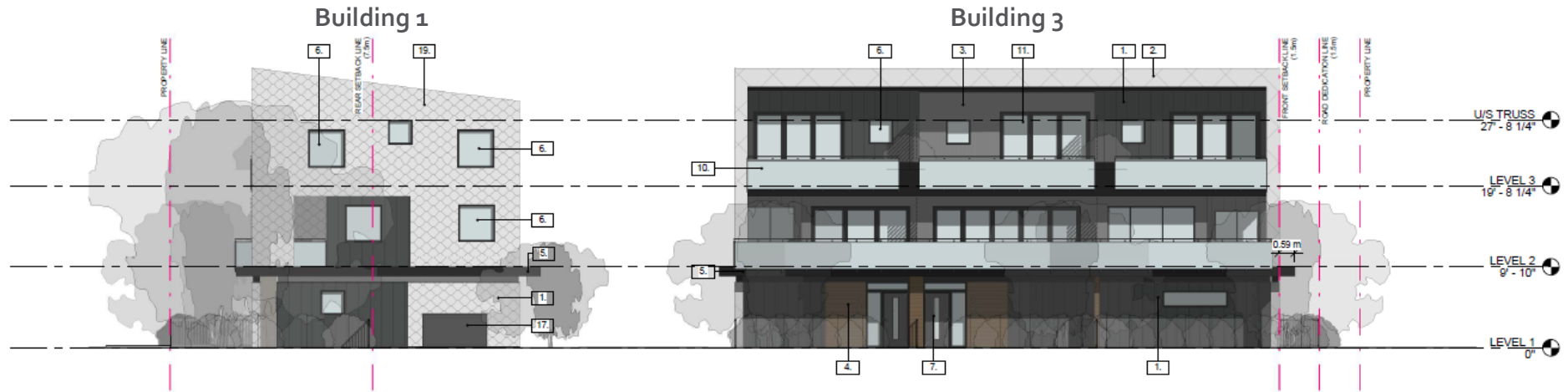
Facing toward Glenmore Dr



Building 1 – West Elevation

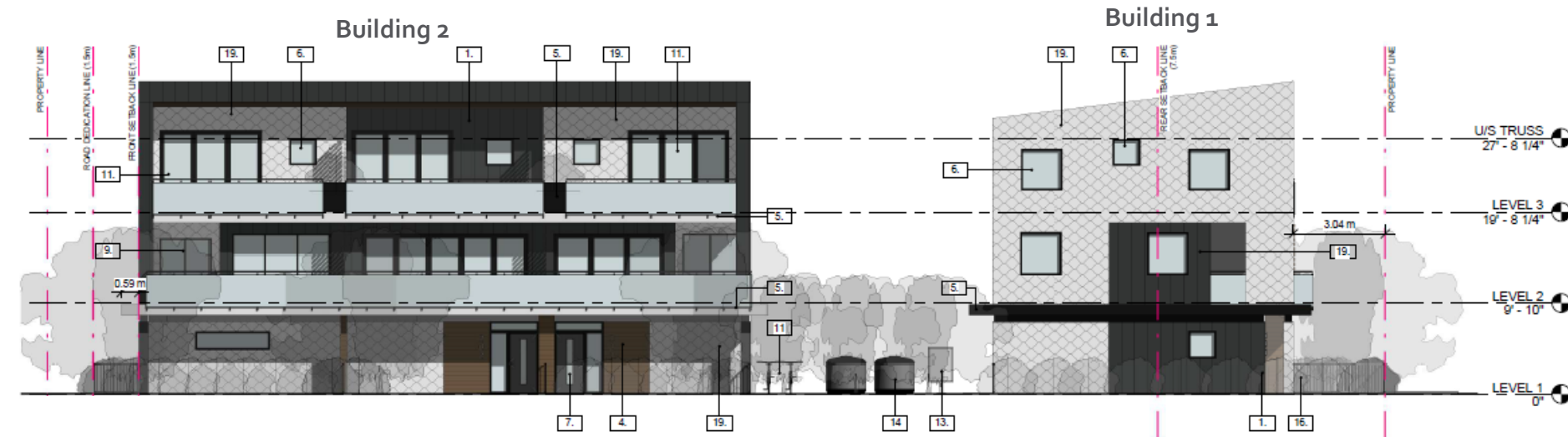
Facing toward Lowland St

Elevations



Building 1 & 3 – North Elevation

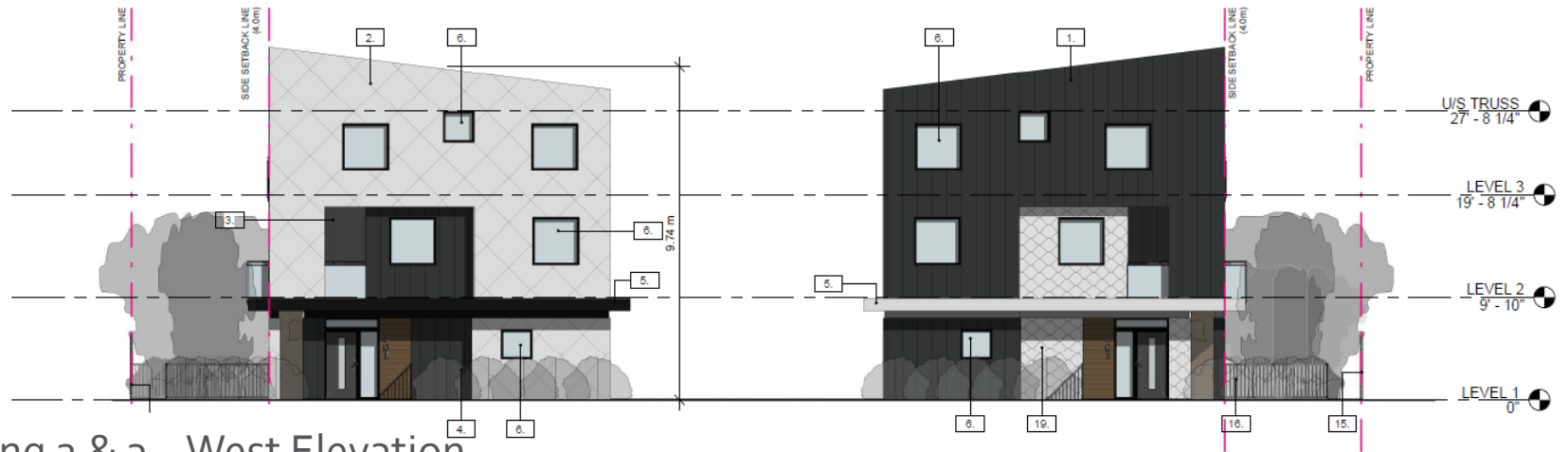
Facing towards adjacent property to north



Building 1 & 2 – South Elevation

Facing towards adjacent property to south

Elevations



Building 2 & 3 – West Elevation
Facing toward Lowland St

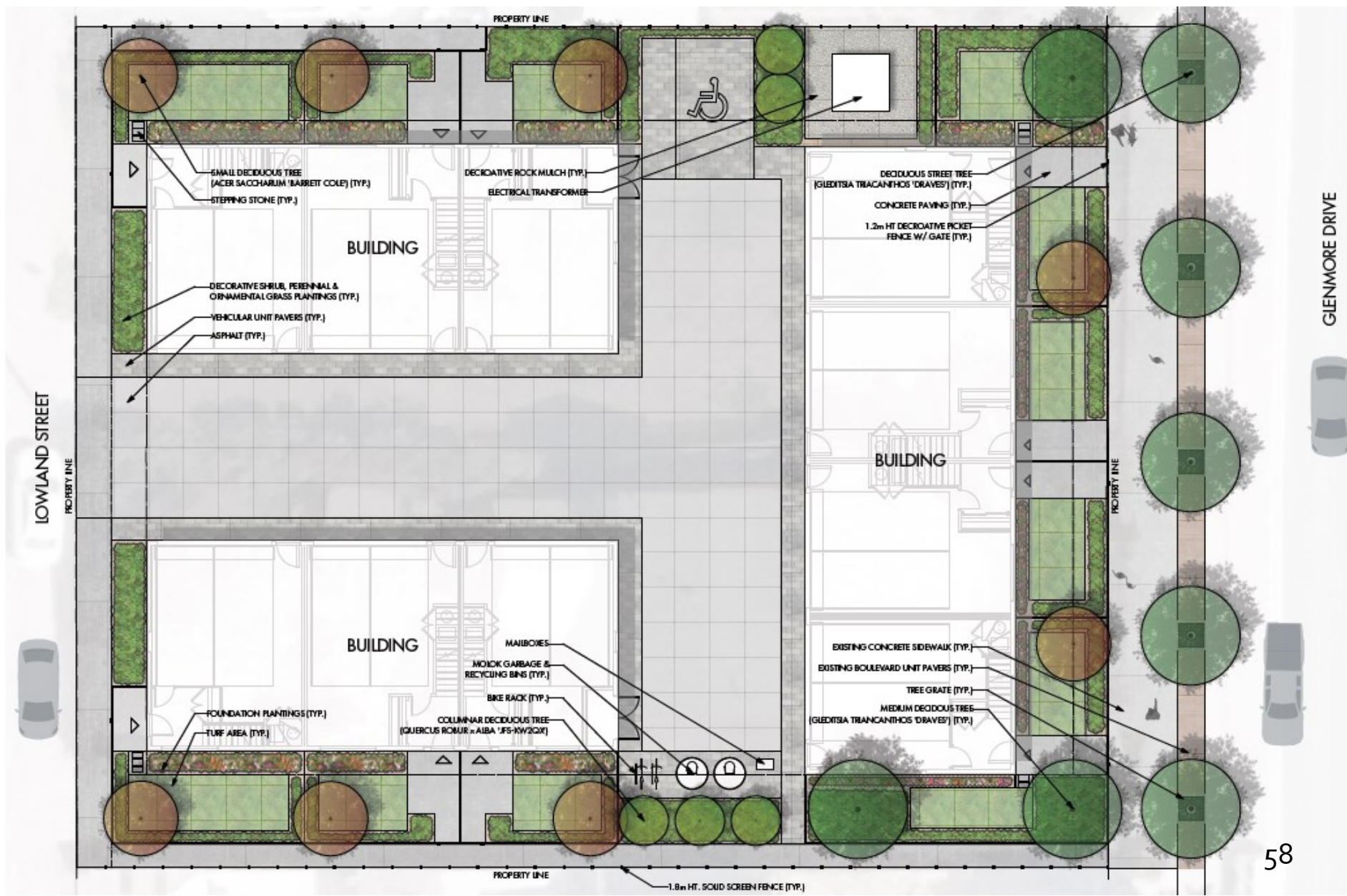


Building 2 – North Elevation
Facing toward internal drive isle

Conceptual Renderings



Landscape Plan



Development Policy

- ▶ Meets the Intent of the Official Community Plan (OCP)
 - ▶ Compact Urban Form
 - ▶ Sensitive Infill
 - ▶ Ground-Oriented Housing

Staff Recommendation

- ▶ Staff recommend support for the Rezoning application
 - ▶ Supported by policies in the OCP
 - ▶ Consistent with Future Land Use Designation



Conclusion of Staff Remarks

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 **Applicant:** WSP Canada
3850 and 3912 Glenmore Road North

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

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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.

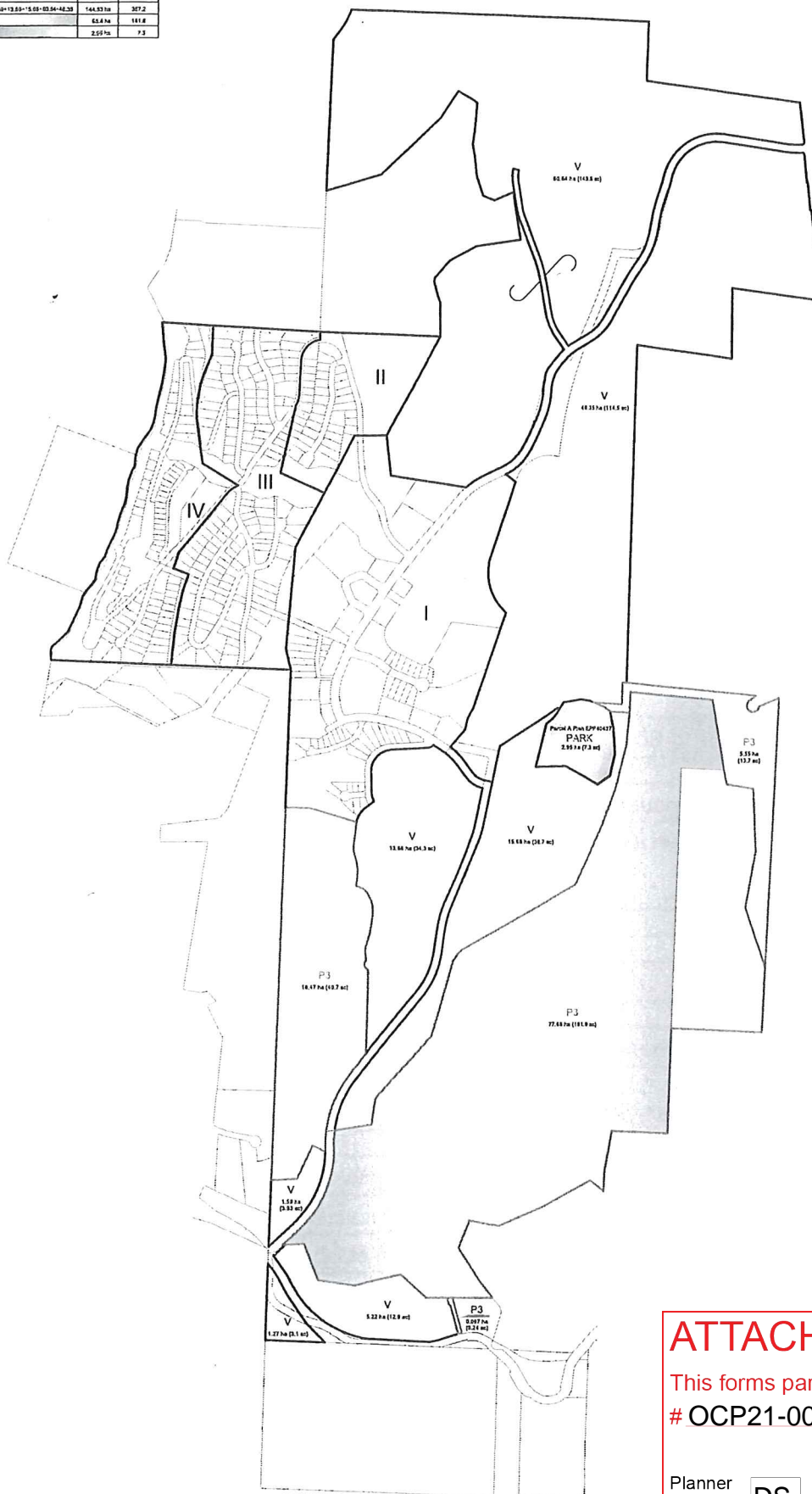
Amend Map 1 – to include Area V

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+77.25+5.35	99.13 m	248.5
Y	1.27+5.22+1.58+13.85+5.85+83.54+42.35	144.83 m	367.2
ALR Area		63.4 ha	161.6
Balance		2.68 ha	7.3



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

C

OCP21-0005 TA21-0002 Z

Kelowna
DEVELOPMENT PLANNING

Planner
Initials

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

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 DEVELOPMENT PLANNING

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

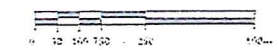
LEGEND

OCTOBER 2019

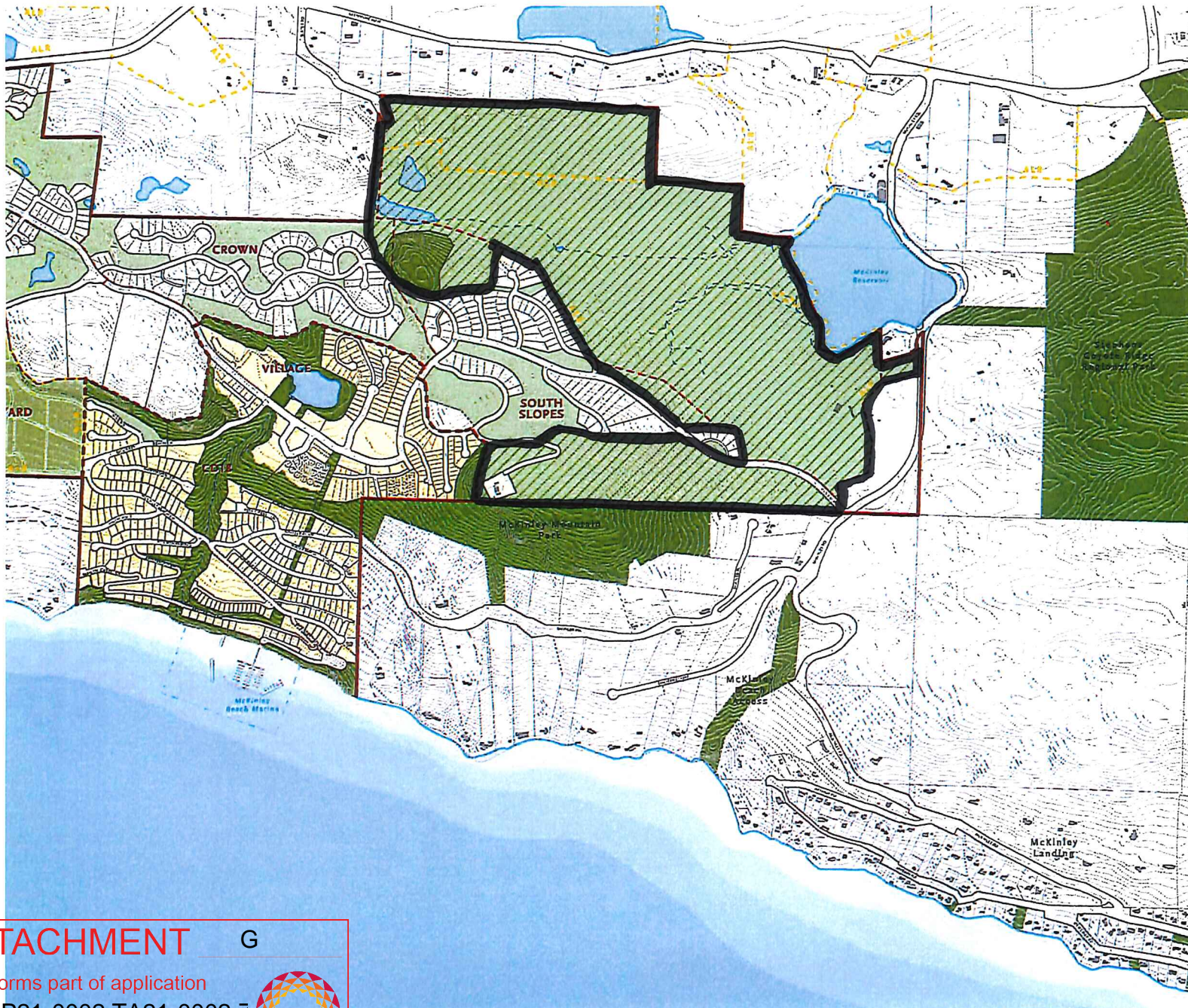
- McKinley Beach Plan Boundary
352.83 ha | 872.00 ac
- CD18 McKinley Beach CD18 Boundary
51.16 ha | 126.55 ac
- Urban Reserve Boundary
271.72 ha | 671.43 ac
- Parcel Boundary
- 5m Contour
- Streams and Wetlands
- Water Line | Servicing
- Ephemeral Streams
- Existing Structures

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 | 141.51 ac
- Existing + Future Road ROW
19.56 ha | 48.33 ac
- 100% 271.72 ha | 671.43 ac**



ERISTICS



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

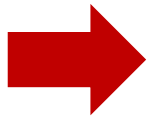


Public Hearing
Second & Third Readings

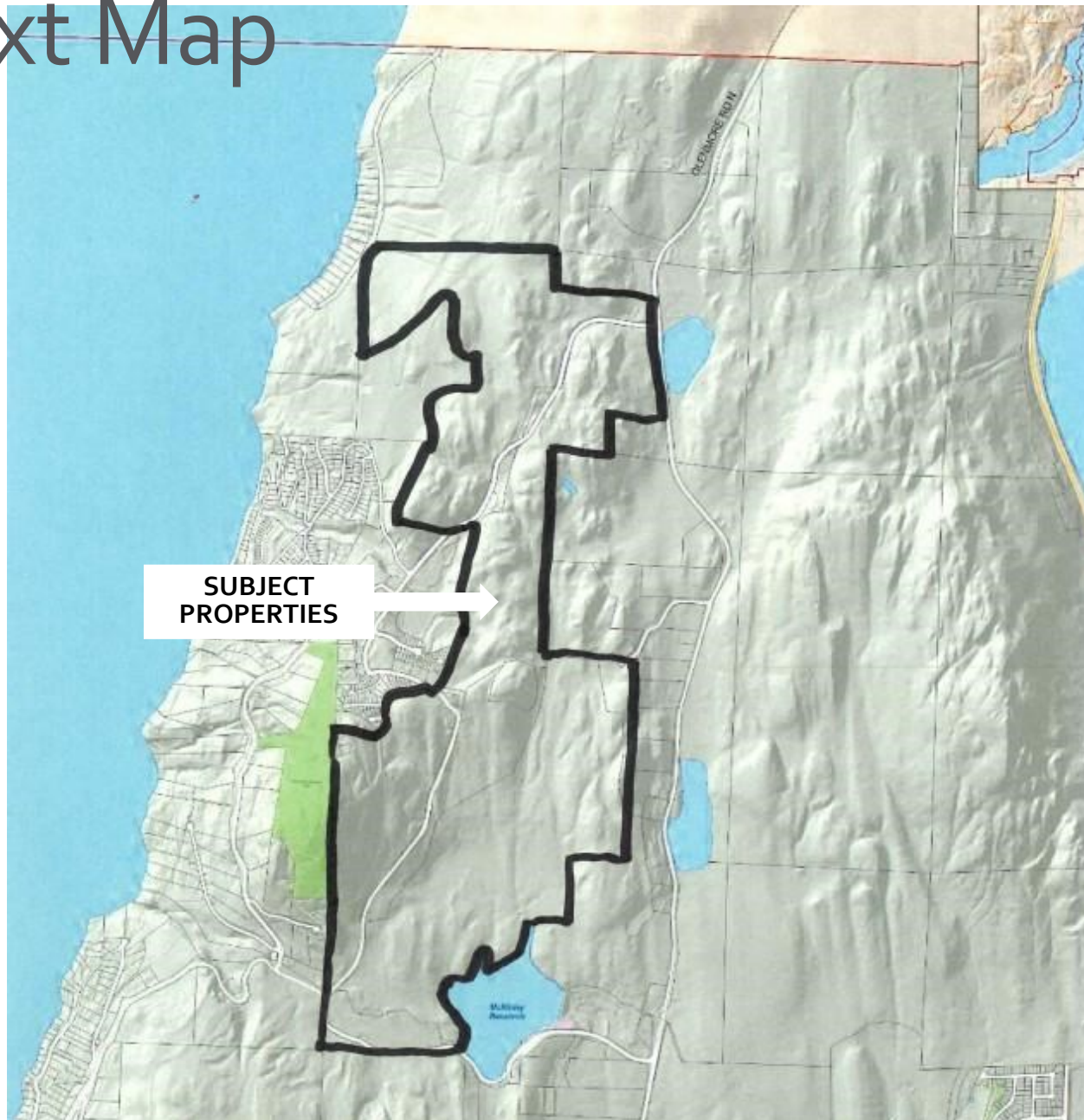


Final Reading

Council
Approvals



Context Map



**SUBJECT
PROPERTIES**

City of Kelowna

ATTACHMENT

A

This forms part of application

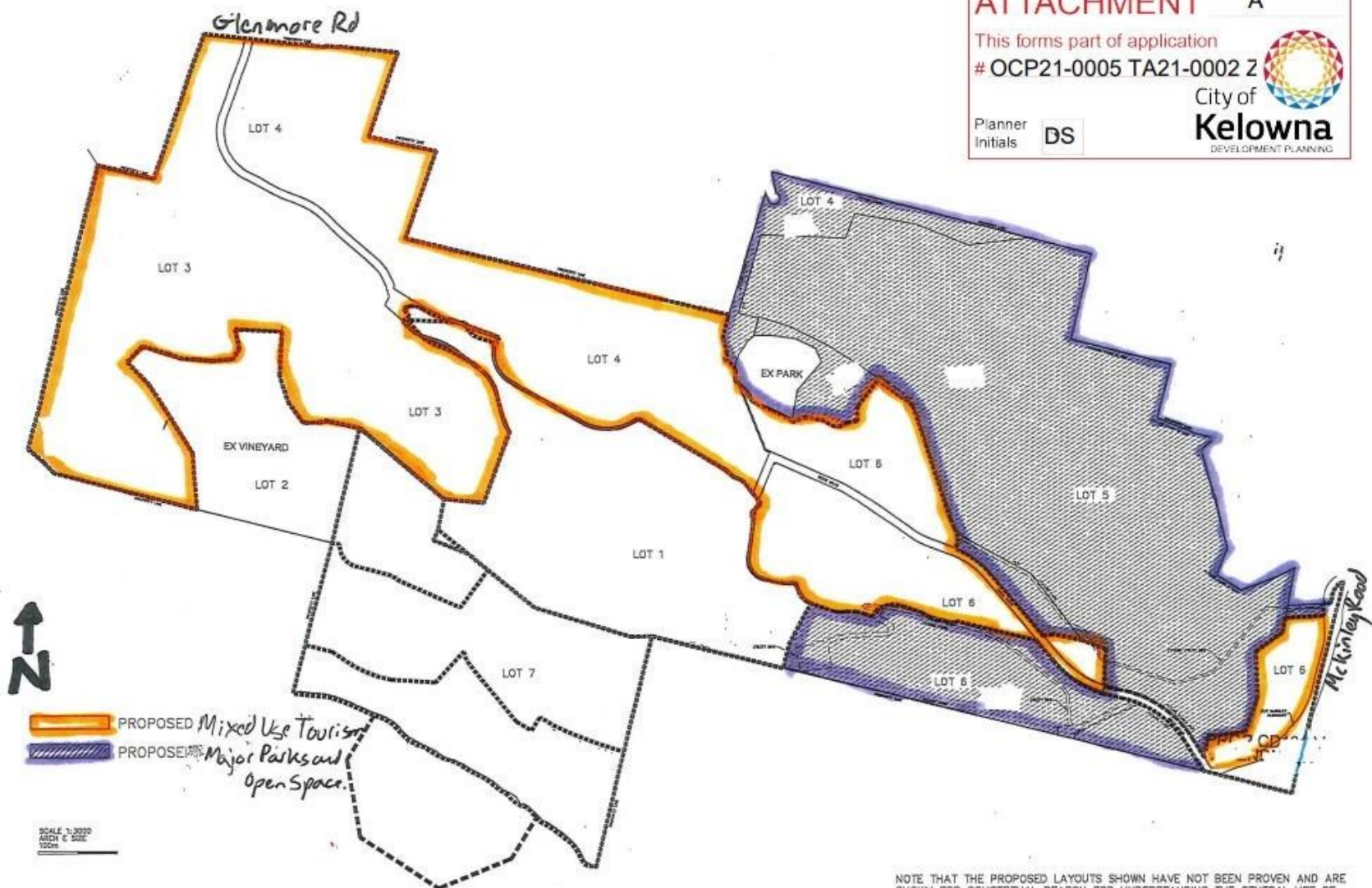
OCP21-0005 TA21-0002 Z

Planner Initials

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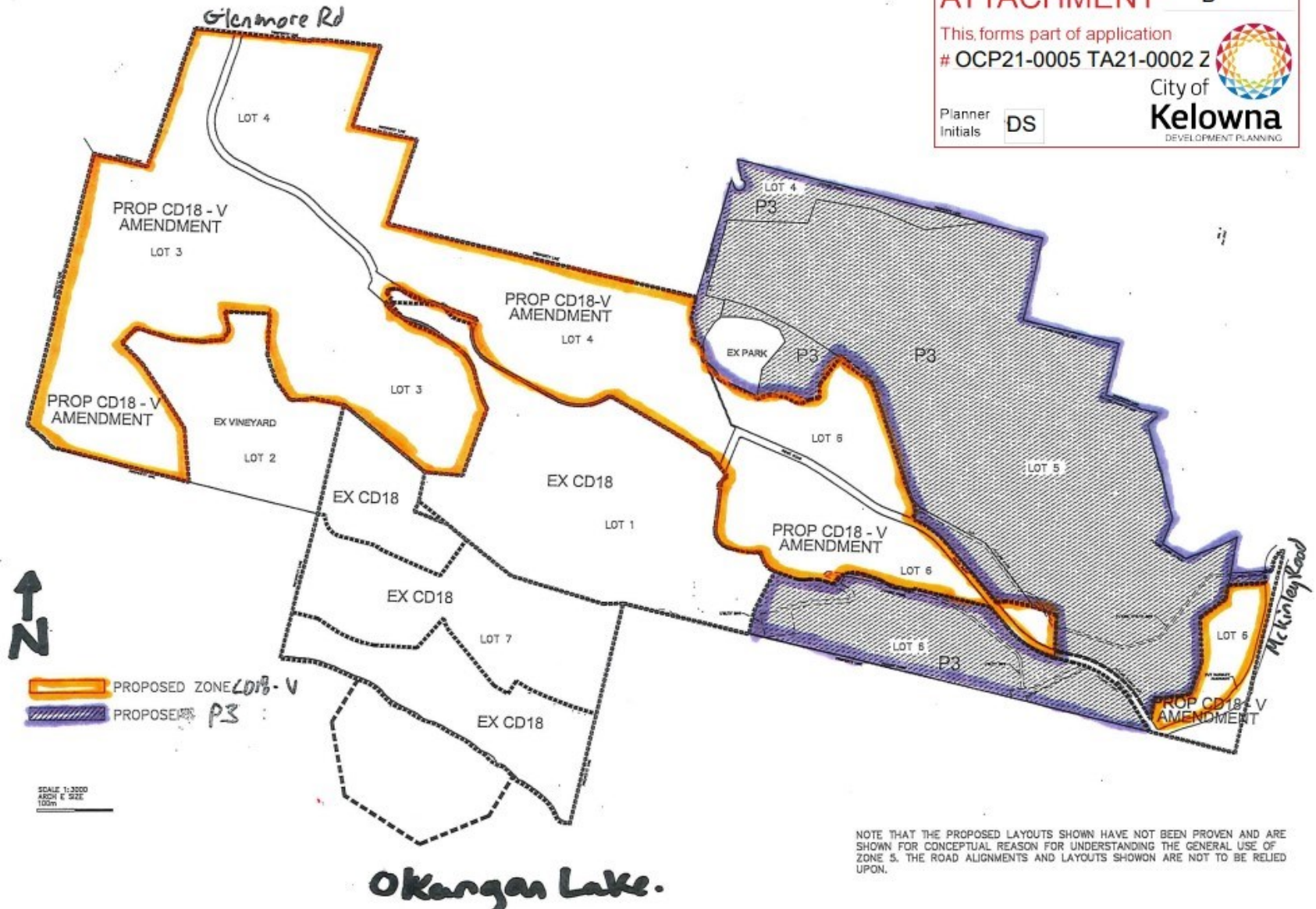
City of Kelowna

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.

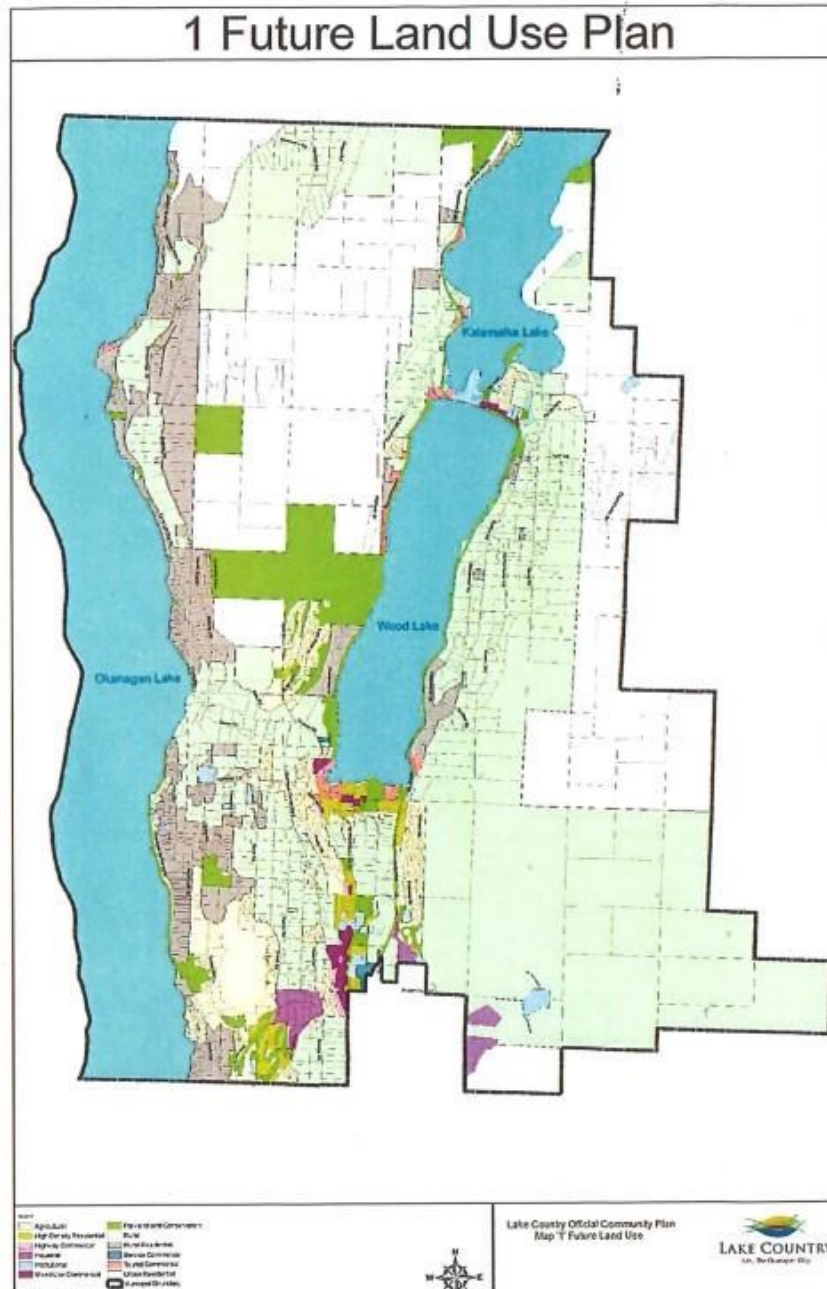
Zoning



Proposed Parkland

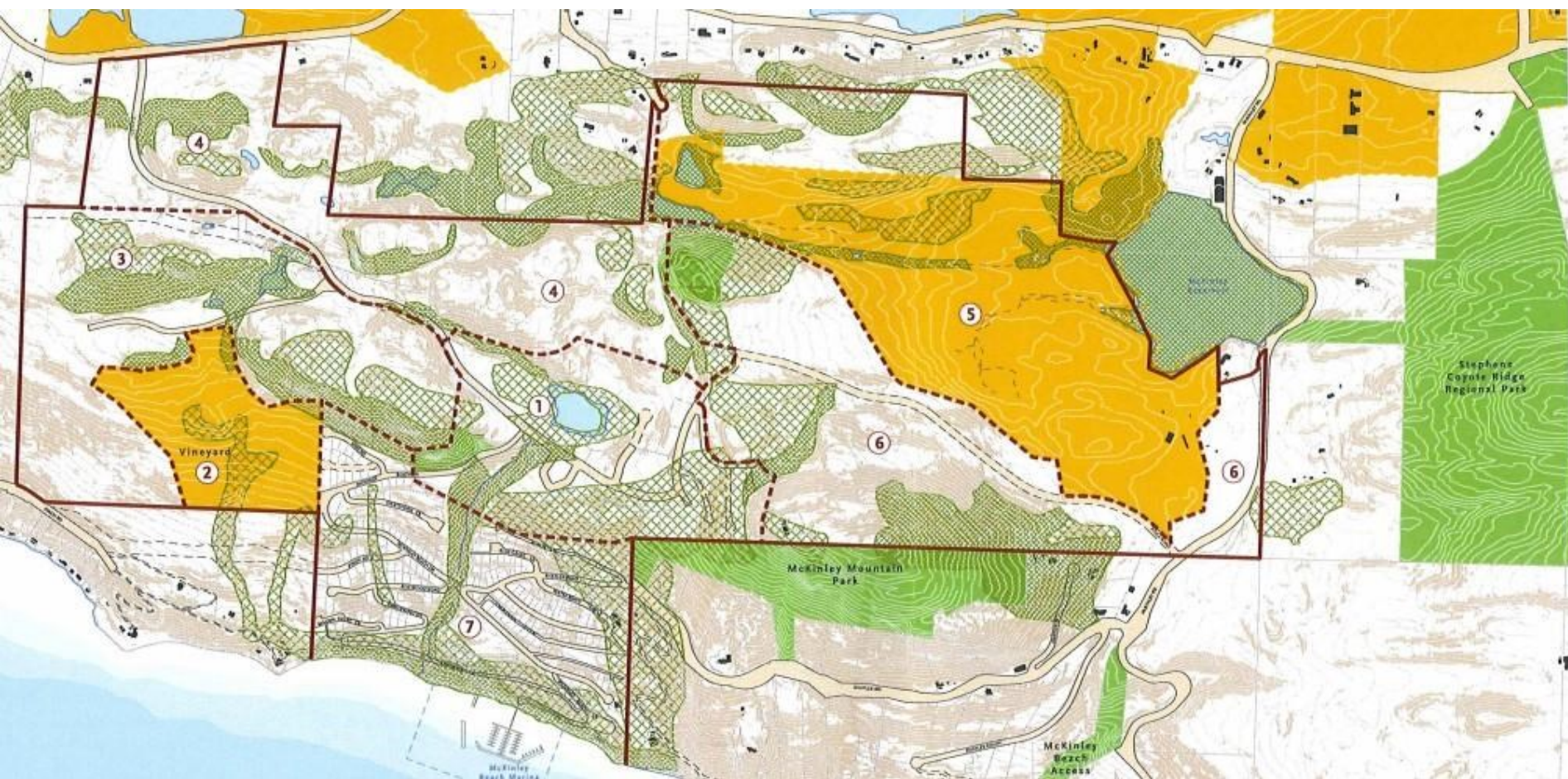


Lake Country OCP 2018









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.

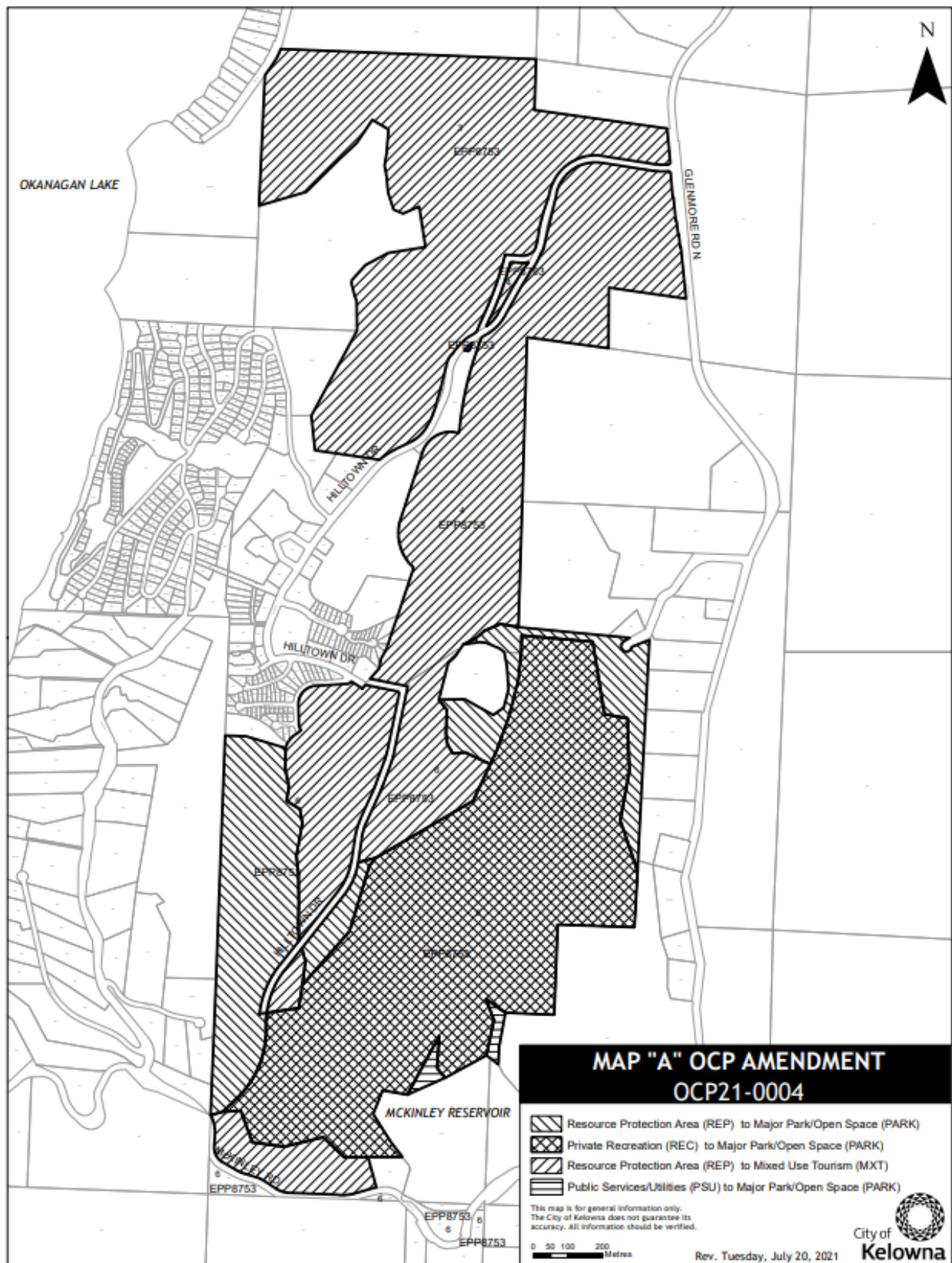
Considered at a Public Hearing on the

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

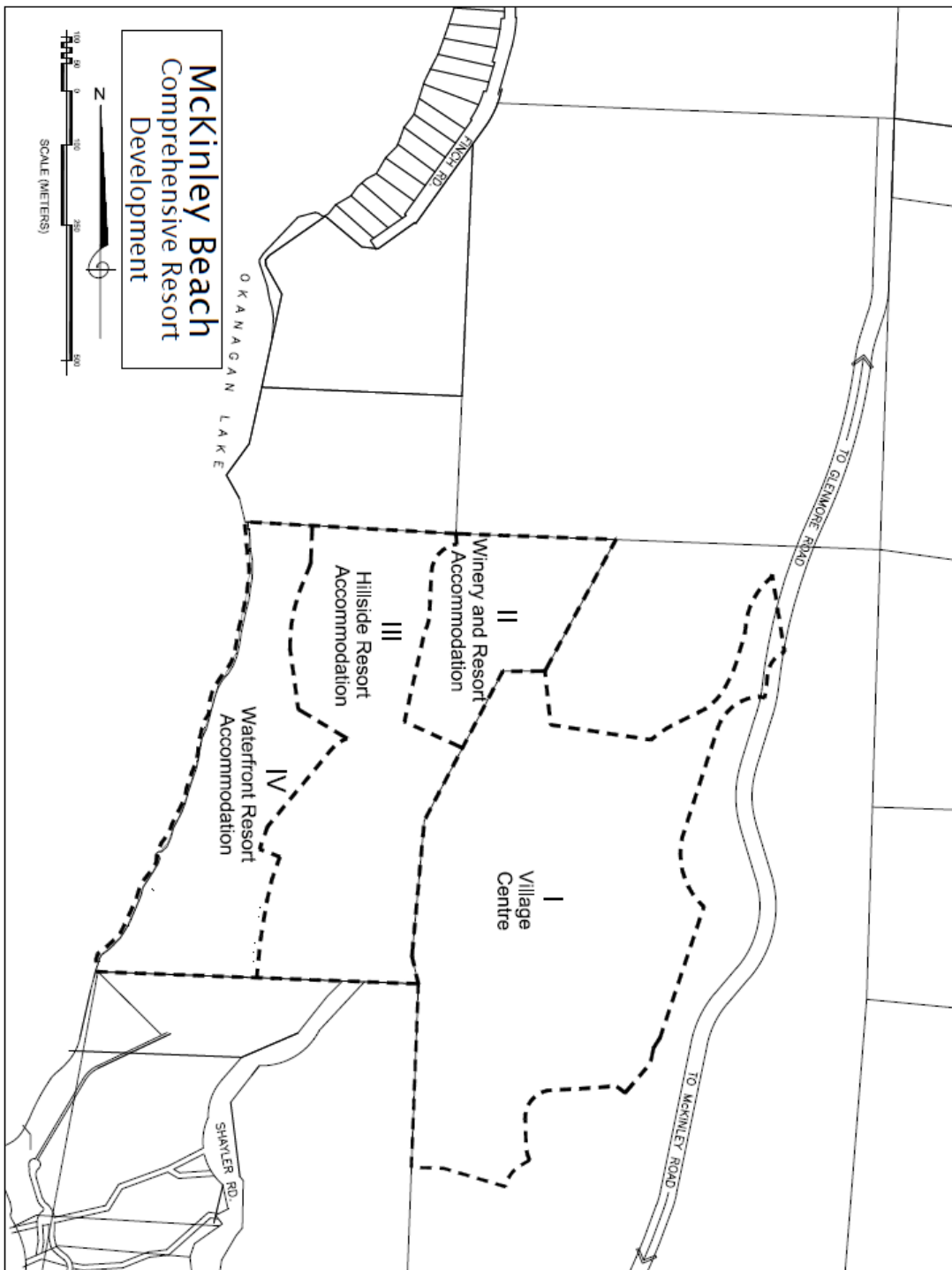
Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

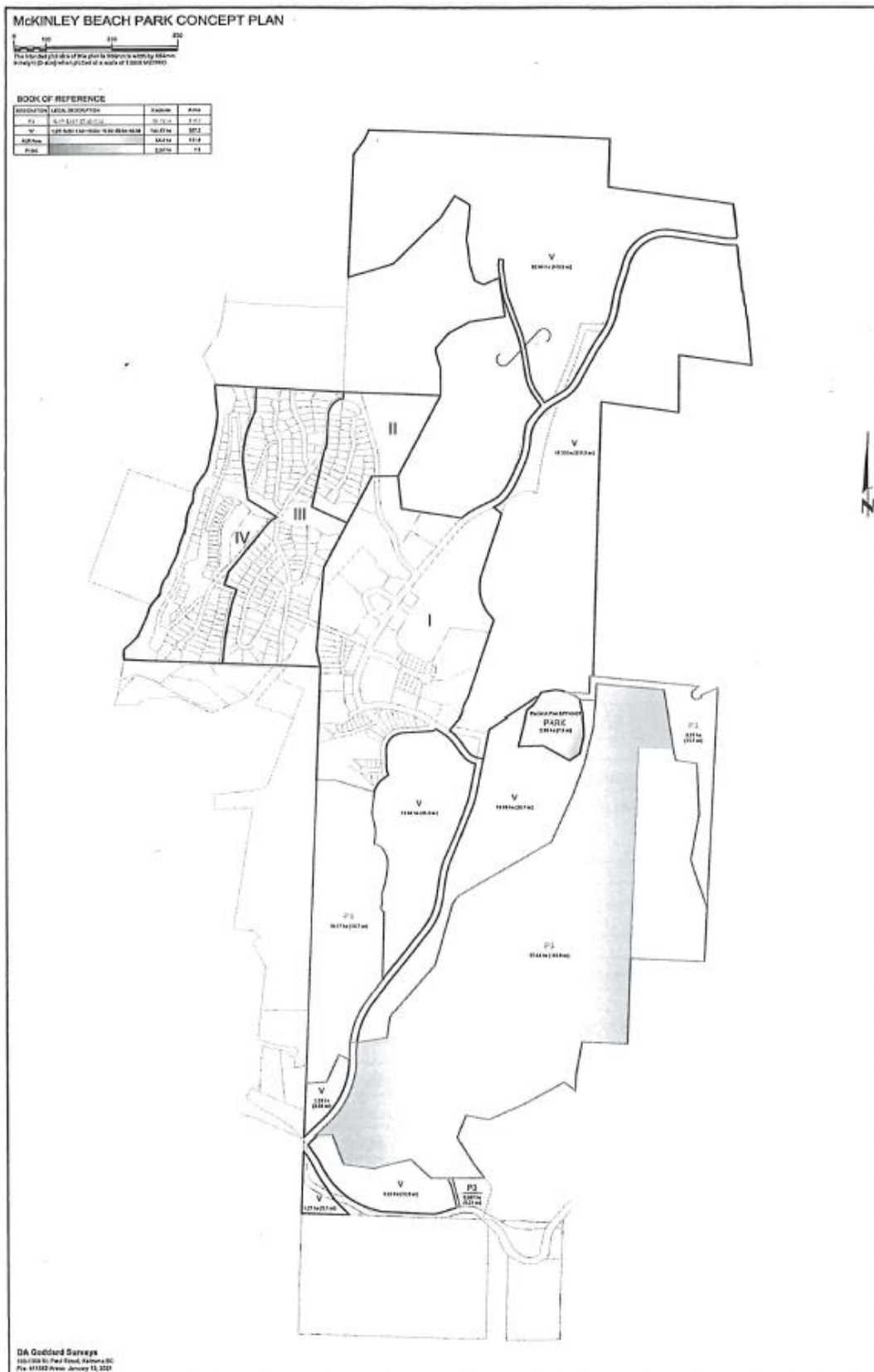
City Clerk

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

