

# REPORT TO COUNCIL



**Date:** January 29, 2019

**RIM No.** 0705-41

**To:** City Manager

**From:** Community Planning Department (CD)

**Application:** PR18-0001

**Owner:** K599 Dock Group

**Address:** 2900 Abbott Street

**Applicant:** K599 Dock Group

**Subject:** Provincial Dock Referral

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

Existing Zone: W1 – Recreational Water Use

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## 1.0 Recommendation

That Provincial Referral No. PR18-0001 for Lot CP, Plan K599, District Lot 14, ODYD located at 2900 Abbott Street, Kelowna, BC for a shared dock, NOT be supported by Council;

AND THAT Council directs staff to forward the subject application to the Province for consideration.

## 2.0 Purpose

To consider an expansion of a shared dock for a 32 unit townhome strata as it pertains to the "City of Kelowna Guidelines for Assessment of Shared Dock Applications" and provide referral comments to the Province for their consideration.

### Community Planning

Staff do not support the proposed shared dock expansion as it does not comply with the "City of Kelowna Guidelines for Assessment of Shared Dock Applications", which Council endorsed in 2001. The guidelines were implemented in order to limit visual impacts arising from dock construction on Okanagan Lake.

The applicant, which is a 32-unit strata, would like to increase the length of their dock from 71.3 meters to 78 meters by adding a "T" to the end of the dock to facilitate four (4) additional boat slips for a total of twenty-six (26) slips. The dock expansion would also increase the deck area from 279.09 square meters (existing) to 353.67 square meters (proposed).

The proposed dock expansion exceeds several parameters outlined within the City's Shared Dock Guidelines, which includes the dock length, deck coverage and number of boat lifts. The guidelines allow for a maximum dock length of 40 meters whereas the applicant is proposing a length of 78 meters; the maximum deck area allowed is 203.35 square meters whereas the applicant is proposing an expansion to 353.67 square meters; and the maximum number of boat lifts allowed is eight (8) whereas the applicant is proposing twenty-six

(26). It is to be noted that the existing dock configuration already exceeds the City's Shared Dock Guidelines for dock length, deck coverage and number of boat lifts, since the dock was built prior to implementation of the City's design guidelines, which came into effect in 2001.

The Province has confirmed that the proposed expansion will have negligible environmental impacts to the lake and Transport Canada has approved the application as it would not interfere with navigation. There were also no concerns via consultation with First Nations.

At the time of writing this report, the applicant confirmed they had consulted eight (8) neighbours regarding this project. Currently, six (6) letters of support have been submitted to the City.

## **Proposal**

### **2.1 Background**

The applicant, which is a 32-unit townhome strata, has applied to the Province to increase the length of their dock from 71.3 meters to 78 meters by adding a "T" to the end of the dock to facilitate four (4) additional boat slips for a total of twenty-six (26) slips. The proposed dock expansion is due to increased moorage demand from strata residents.

The subject property is located within the South Pandosy City Sector adjacent to West Avenue and Okanagan Lake. Public beach accesses and single family residential properties are located to the north and south of the subject property along Okanagan Lake. The strata property was originally developed in 1984 and the first shared dock was constructed for the residents in 1991 with a subsequent expansion in 1996.

The Province has subsequently referred the dock application to the City of Kelowna for review to ensure compliance with the "City of Kelowna Guidelines for Assessment of Shared Dock Applications". The guidelines were endorsed by Council in 2001 to allow staff to assess situations where multi-family developments were seeking to share a dock. The guidelines were implemented in order to limit visual impacts arising from dock construction on Okanagan Lake.

### **2.2 Project Description**

The proposed dock expansion would increase the length of the existing dock from 71.3 meters to 78 meters by adding a "T" to the end of the dock to facilitate four (4) additional boat slips for a total of twenty-six (26) slips. The dock expansion would also increase the deck area from 279.09 square meters (existing) to 353.67 square meters (proposed). An additional four (4) boat lifts would be installed into the new slips for a total of twenty-six (26). The dock is currently 20 meters wide and the proposed width would be 22 meters.

It is to be noted that the existing dock configuration already exceeds the City's Shared Dock Guidelines for dock length, deck coverage and number of boat lifts, since the dock was built prior to implementation of the City's design guidelines, which came into effect in 2001.

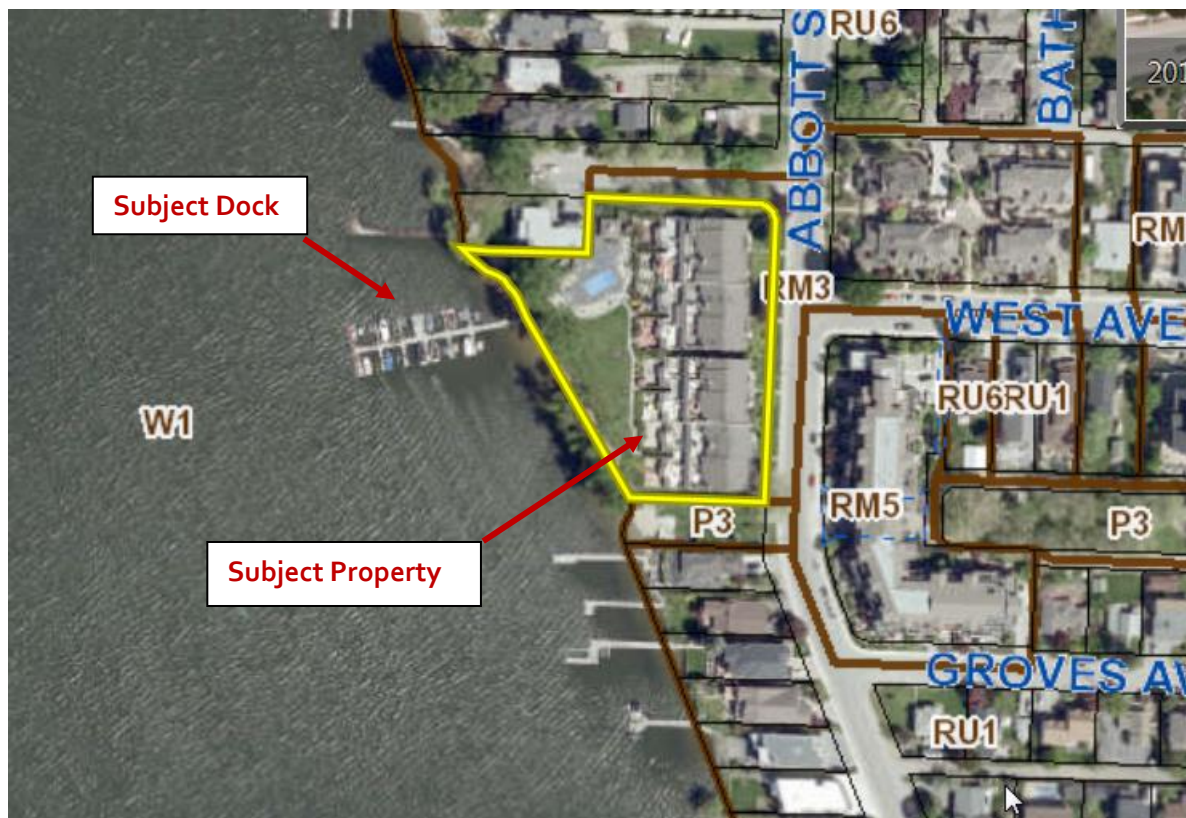
### **2.3 Site Context**

The subject property is located within the South Pandosy City Sector adjacent to West Avenue and Okanagan Lake. Public beach accesses and single family residential properties are located to the north and south of the subject property and multifamily developments are located to the east. The shared dock system is located within the W1 – Recreational Water Use Zone. Approximately four (4) properties to the north and nine (9) properties to the south may have their views affected by the proposed dock expansion.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	RM3 – Low Density Multiple Housing RM5 – Medium Density Multiple Housing	Residential
West	W1 – Recreational Water Use	Recreational Water Use
South	P3 – Park and Open Space	Park

**Subject Property Map:** 2900 Abbott Street



### 3.0 Technical Comments

#### Parks and Public Spaces

- No concerns

#### **4.0 Application Chronology**

Date of Application Received: July 25, 2018

#### **Report prepared by:**

Corey Davis, Environmental Coordinator

#### **Reviewed by:**



Dean Strachan, Suburban and Rural Planning Manager

#### **Approved for Inclusion:**



Ryan Smith, Community Planning Department Manager

#### **Attachments:**

Schedule A - Site Plan/Elevations

Schedule B - City of Kelowna Guidelines for Assessment of Shared Dock Applications