

REPORT TO COUNCIL



Date: September 30, 2019

RIM No. 0940-00

To: Council

From: City Manager

Application: DP19-0115

Owner: City of Kelowna

Address: 3786 Lakeshore Road
550 Truswell Road

Applicant: Mission Group Enterprises

Subject: Development Permit

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0115 for portions of Lot 5 Section 1 Township 25 and Section 6 Township 26 ODYD District Plan 2912 Except Plan 35979 and Plan KAP56428, located at 3786 Lakeshore Road, and Lot 17 Section 1 Township 25 and District Lot 134 ODYD Plan 2714 Except Plan KAP66263, located at 550 Truswell Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the works to be constructed on the land be in accordance with Schedule "A";
2. Landscaping to be provided on the land be in accordance with Schedule "B";
3. The applicant be required to provide the City with cash or an irrevocable and unconditional letter of credit in an amount equal to 130% of the estimated cost of the Works and Landscaping in accordance with the execution of a Servicing Agreement;

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

2.0 Purpose

To consider a Development Permit for the reconfiguration of the Cook Road Parking Lot (non-accessory parking) that serves the Cook Road Boat Launch.

3.0 Development Planning

Development Planning Staff support the Development Permit for the proposed redesign of the Cook Road Parking Lot as it aligns with the intent of the Official Community Plan (OCP) regarding parking guidelines and improves the functionality of the existing parking area.

Several City departments worked collectively to guide the design of the parking lot including Development Planning, Development Engineering, Transportation, Infrastructure Delivery, Parks and Building, Parking

Services, Maintenance and Operations, and Real Estate. Staff are confident that a level of design has been reached that will provide improved functionality for the parking lot, boat launch, and Cook Road extension while minimizing any reduction in stalls and achieving OCP design objectives.

Official Community Plan Guidelines:

Specific OCP design guidelines that were achieved in the design of the parking lot include:

- Safe and convenient movement of pedestrians is prioritized through the installation of an accessible pedestrian pathway connecting the bus stop to Cook Road;
- Vehicle access to the parking lot is from the lower class of road, Cook Road, rather than Lakeshore Road;
- Retaining existing healthy mature trees and vegetation where possible on the north portion of the site and along Lakeshore Road;
- One shade tree per four stalls is achieved through a double planting of trees along the Cook Road extension;
- Landscaping is used to soften the impact of the expansive parking area by increasing the boulevard width along Cook Road.

Functional Design Objectives:

Several key objectives were identified as high priority items for the functionality and usability of the parking lot and boat launch area. The following items were achieved through the collaboration among departments and research into existing boat launch parking lots in other municipalities:

- Increased stall width and length for trailer parking to reflect the popularity of larger sized vehicles and boats (3.5 m wide by 18.5 m long);
- Provided a staging area with 9 staging stalls and 2 dedicated emergency access lanes to reduce potential for stacking along Cook Road;
- Intentional planning of direction of traffic flow to allow for easier turning movements for an extended length vehicle (truck and trailer) and to minimize potential traffic conflicts on Truswell and Cook Roads;
- Increased drive aisle width to allow for ease of pulling in and backing out in the trailer parking area;
- On-street parking on both sides of Cook Road to exceed existing number of car parking stalls;
- Relocation of the washrooms into a new facility within the proposed private Boat Storage Building on the adjacent property.

Total Number of Stalls:

	Existing	Proposed	Net Gain/Loss
Boat Staging Stalls	0	9	+9
Trailer Parking Stalls	61	52	-9
Parking Lot Stalls	47	40	-7
Accessible Stalls	0	2	+2
On-Street Parking Stalls	0	25	+25
Total Stalls	108	128	+20



Figure 1: Existing Condition and Proposed Design

4.0 Proposal

4.1 Background

In 2010, the applicant began discussions with the City regarding a proposed development and lot consolidation along Truswell Road and Capozzi Road. A preliminary sketch plan of an improved parking lot design for Cook Road Parking Lot was included in this discussion and formed a portion of a land exchange agreement. The proposed development was not realized at that time, and the land exchange agreement was never executed.

In 2016, the land exchange agreement was revived, and Mission Group applied for a proposed resort development under the name Aqua Resort Ltd. As part of the agreement, the developer is responsible for the cost and construction of Cook Road, the expanded parking lot, and the relocation of the washrooms.

In January 2018, Council gave final adoption of a rezoning bylaw and conditional approval of a Development Permit and Development Permit for the development of Aqua Resort. A condition of the approval is for Council to approve a Development Permit for the design of the Cook Road Parking Lot, and for the developer to execute the land exchange agreement and consolidate the lots.

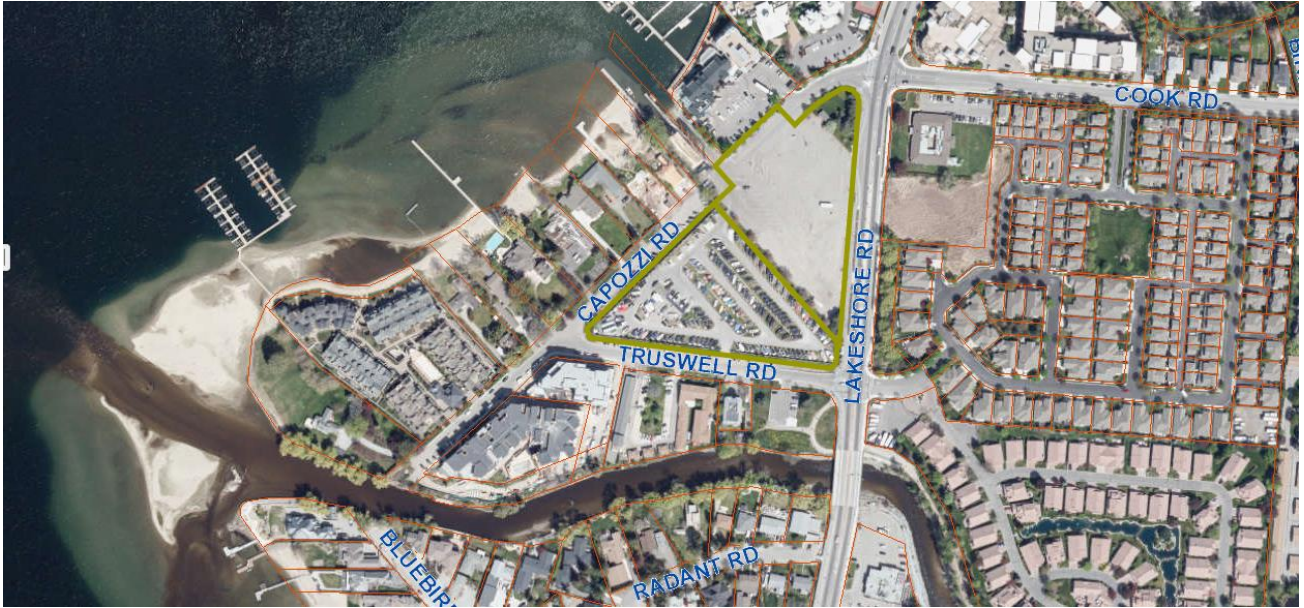
4.2 Project Description

The application is for the City parking lot that serves the Cook Road Boat Launch. The parking lot is proposed to accommodate 128 vehicles in a combination of boat staging, trailer parking, accessible, and regular vehicle parking stalls.

4.3 Site Context

The site is at the corner of Cook Road and Lakeshore Road, adjacent to Okanagan Lake. The site is adjacent to the Hotel Eldorado to the west, Manteo Resort to the north, and Playa Del Sol Resort to the northeast. It features the primary boat launch in the City and is constrained by existing development on three sides.

Subject Property Map: 3786 Lakeshore Rd & 550 Truswell Rd



5.0 Technical Comments

Technical comments and input from necessary departments were received consistently throughout the design process and have been incorporated into the proposed design as discussed in this report.

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment "A": DRAFT Development Permit DP19-0115

Schedule "A": Dimensions and Siting

Schedule "B": Landscape Plan