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OKANAGAN LAKE

GLENMORE RD N

HILLTOWN DR

HILLTOWN DR

HILLTOWN DR

MCKINLEY RD

MCKINLEY RESERVOIR

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

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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



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
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
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MAP "B" ZONING AMENDMENT Z21-0005

 A1 to P3

 P3 to CD18-V

 P3 to P3

 A1 to CD18-V

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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**

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OCP21-0005 TA21-0002 Z

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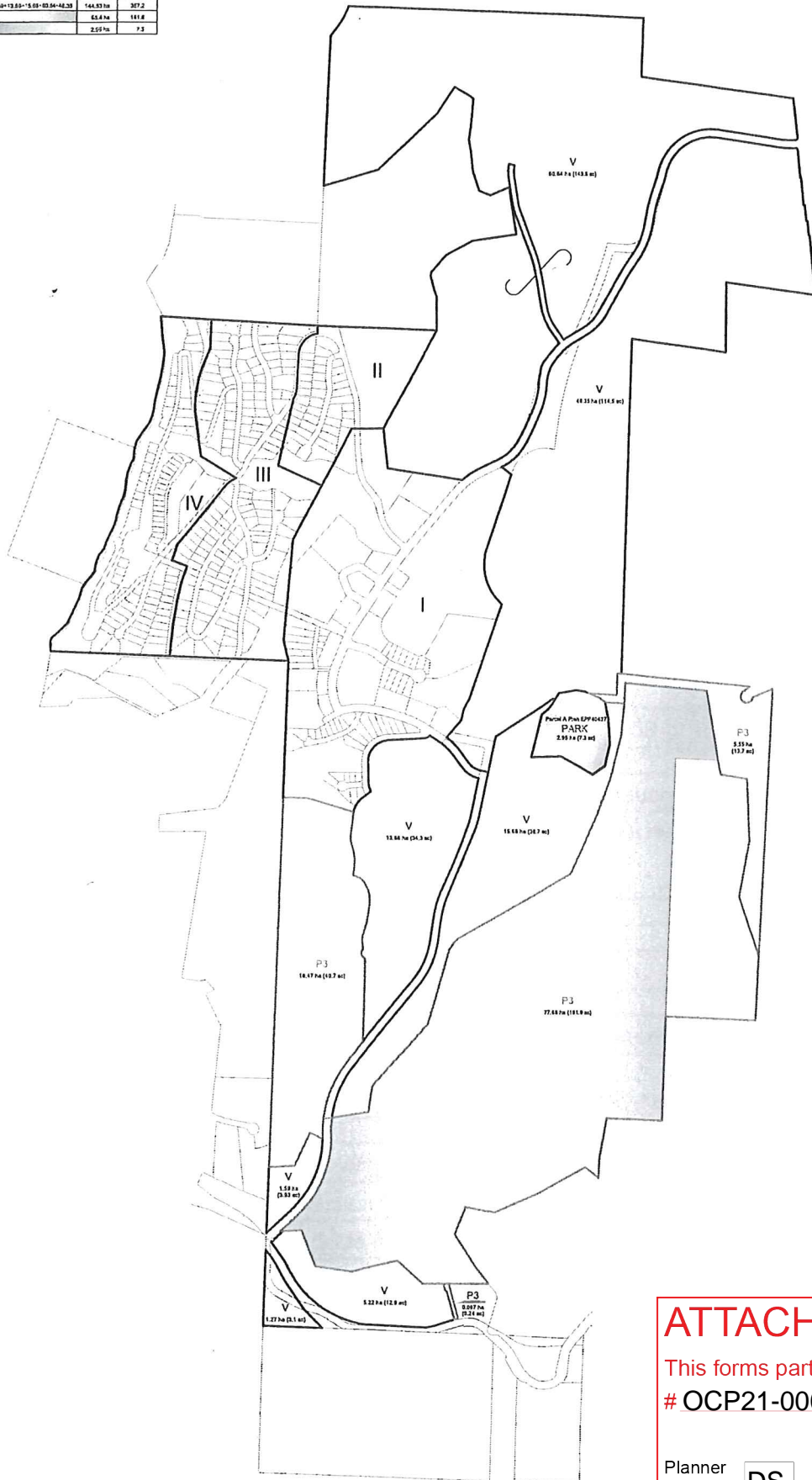


McKINLEY BEACH PARK CONCEPT PLAN

0 100 200 300 400 500
 The intended plot size of this plan is 560mm in width by 884mm in height (D-size) when plotted at a scale of 1:5000 METRIC.

BOOK OF REFERENCE

DESIGNATION	LEGAL DESCRIPTION	Radius	Area
P3	16.17-20.87-27.35-5.51	55.13 ha	218.1
V	1.77-5.22-11.58-13.85-15.89-20.54-44.38	144.83 ha	387.2
AUR Area		63.8 ha	161.6
P3/PC		2.59 ha	7.5



ATTACHMENT C

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 # OCP21-0005 TA21-0002 Z

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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

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OCP21-0005 TA21-0002 Z

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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.



ATTACHMENT D

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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

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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

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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



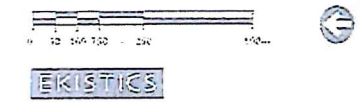
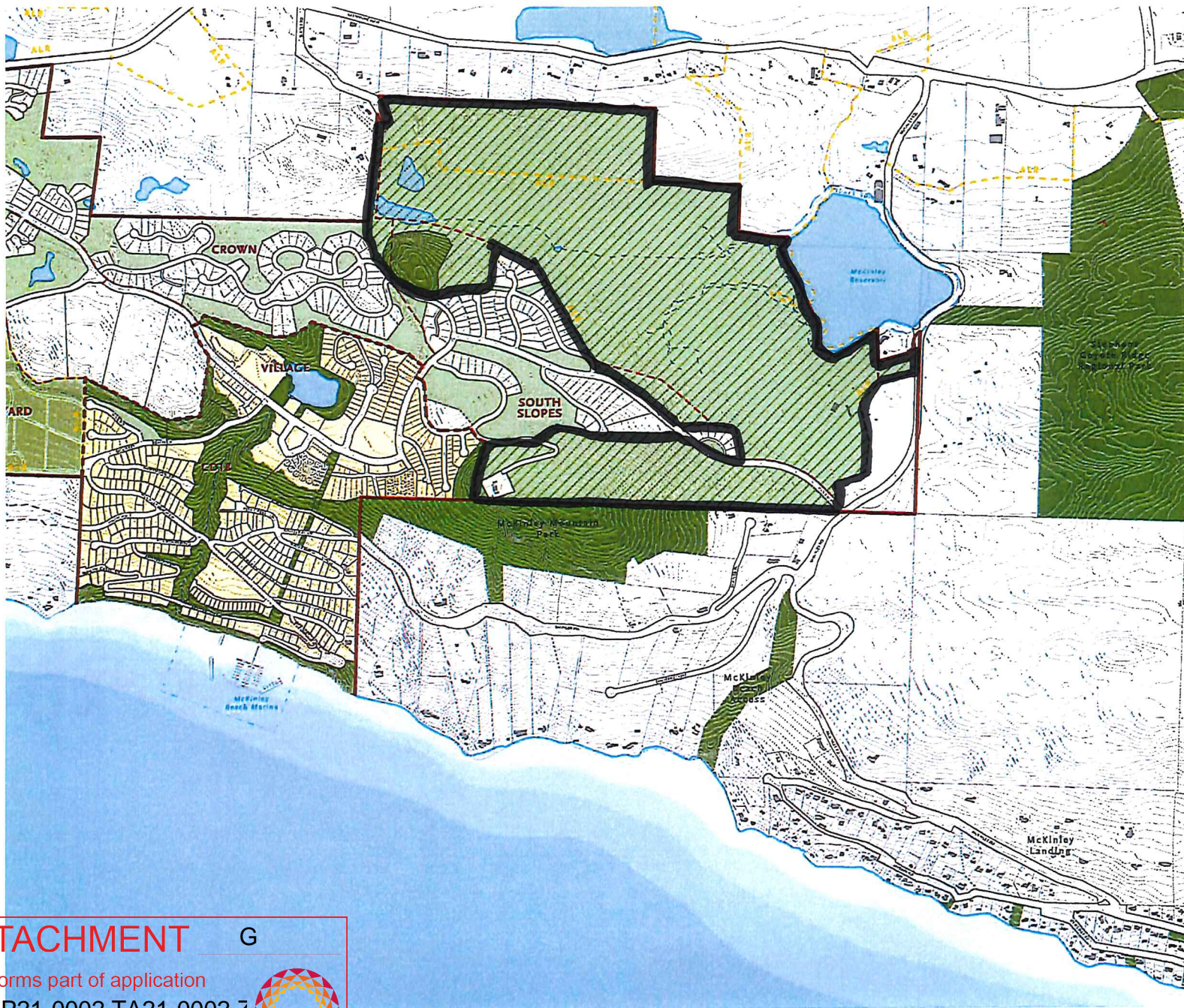
URBAN RESERVE LANDS PROPOSED PARK + DEVELOPMENT CONCEPT

LEGEND OCTOBER 2018

- McKinley Beach Plan Boundary
352.83 ha | 872.00 ac
- McKinley Beach CD18 Boundary
81.16 ha | 200.55 ac
- Urban Reserve Boundary
271.72 ha | 671.43 ac
- Parcel Boundary
- 5m Contour
- Streams and Wetlands
- Water Line | Servicing
- Ephemeral Streams
- Existing Structures

URBAN RESERVE LAND ANALYSIS

	Existing Park Lands	2.99 ha 7.39 ac
	Proposed City Park Acquisition	107.89 ha 264.40 ac
	Future Park & Open Space	38.53 ha 95.21 ac
	Vineyard	16.62 ha 41.07 ac
	Future Development Lands	87.02 ha 215.01 ac
	Existing + Future Road ROW	19.56 ha 48.33 ac
100%		271.72 ha 671.43 ac



ATTACHMENT G

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