



DP21-0014 & DVP21-0015 3838 Capozzi Rd.

Development Permit &

Development Variance Permit
Application

Proposal

- ▶ To consider a Development Permit for the form and character of a mixed-use residential and commercial project
- ▶ With variances to front yard setback, side yard setbacks, required parking stalls for Phase I of the project; boat storage building height; and residential building height

Development Process

Jan. 25, 2021

Development Application Submitted



Staff Review & Circulation



Mar. 29, 2021

Public Notification Received



June 22, 2021

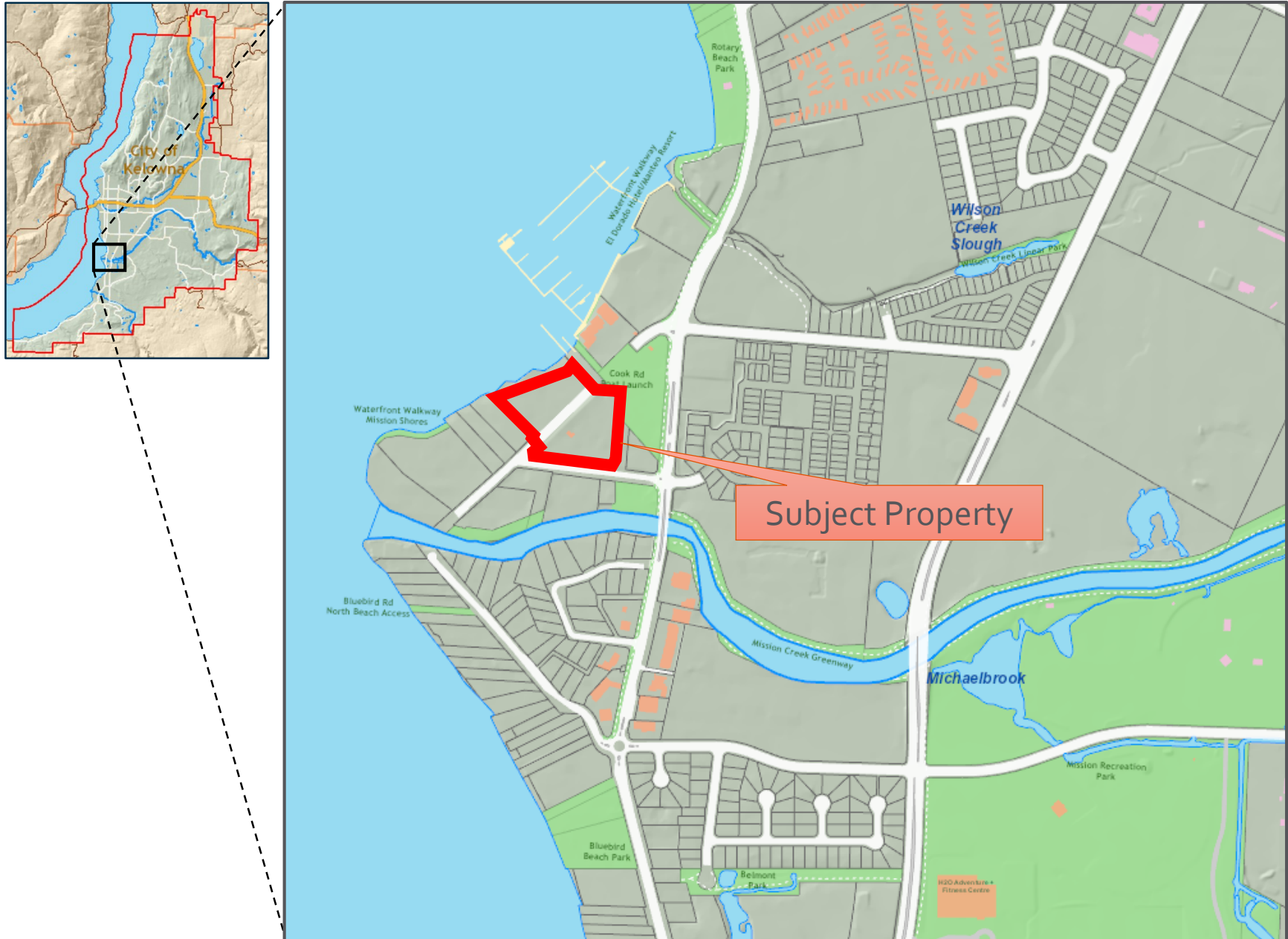
Final Reading
DP & Variances



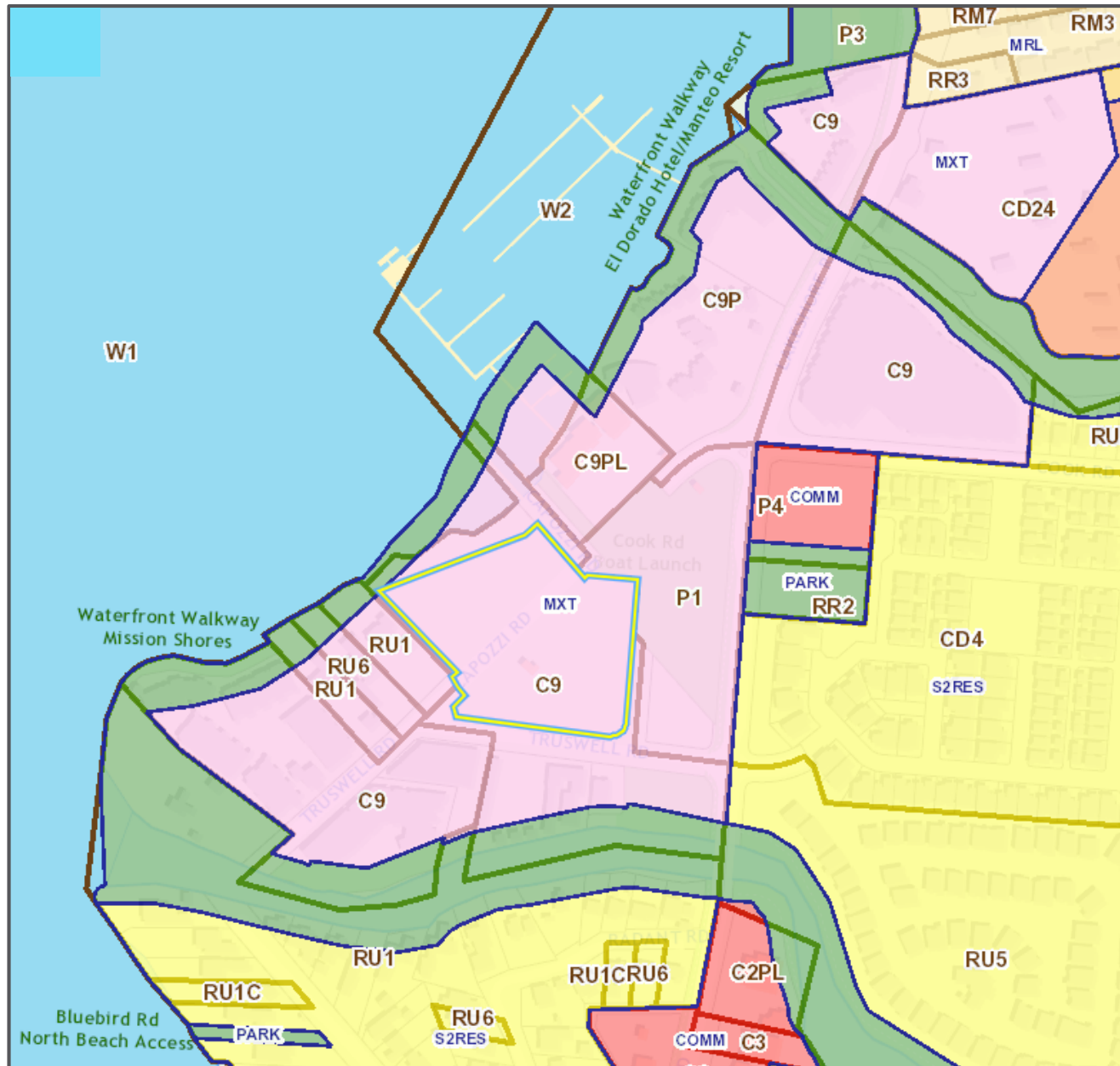
Building Permit

Council
Approvals

Context Map



OCP Future Land Use / Zoning

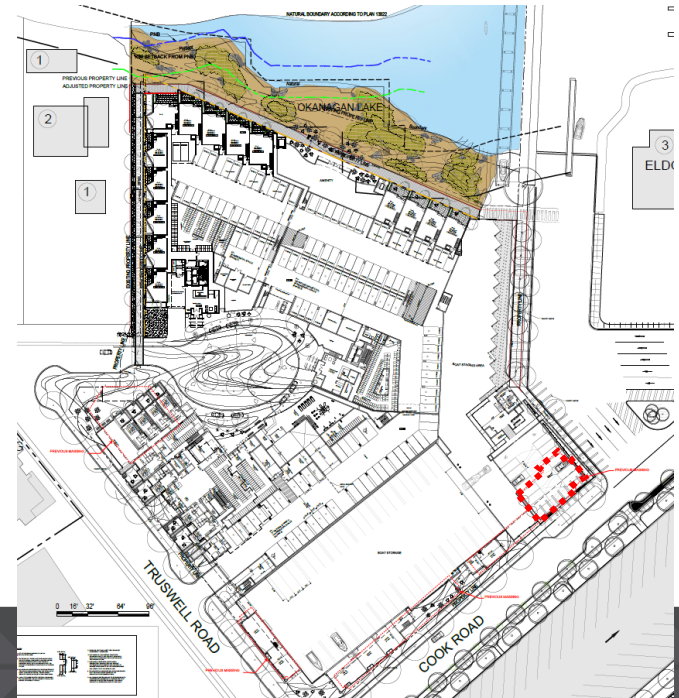


Subject Property Map



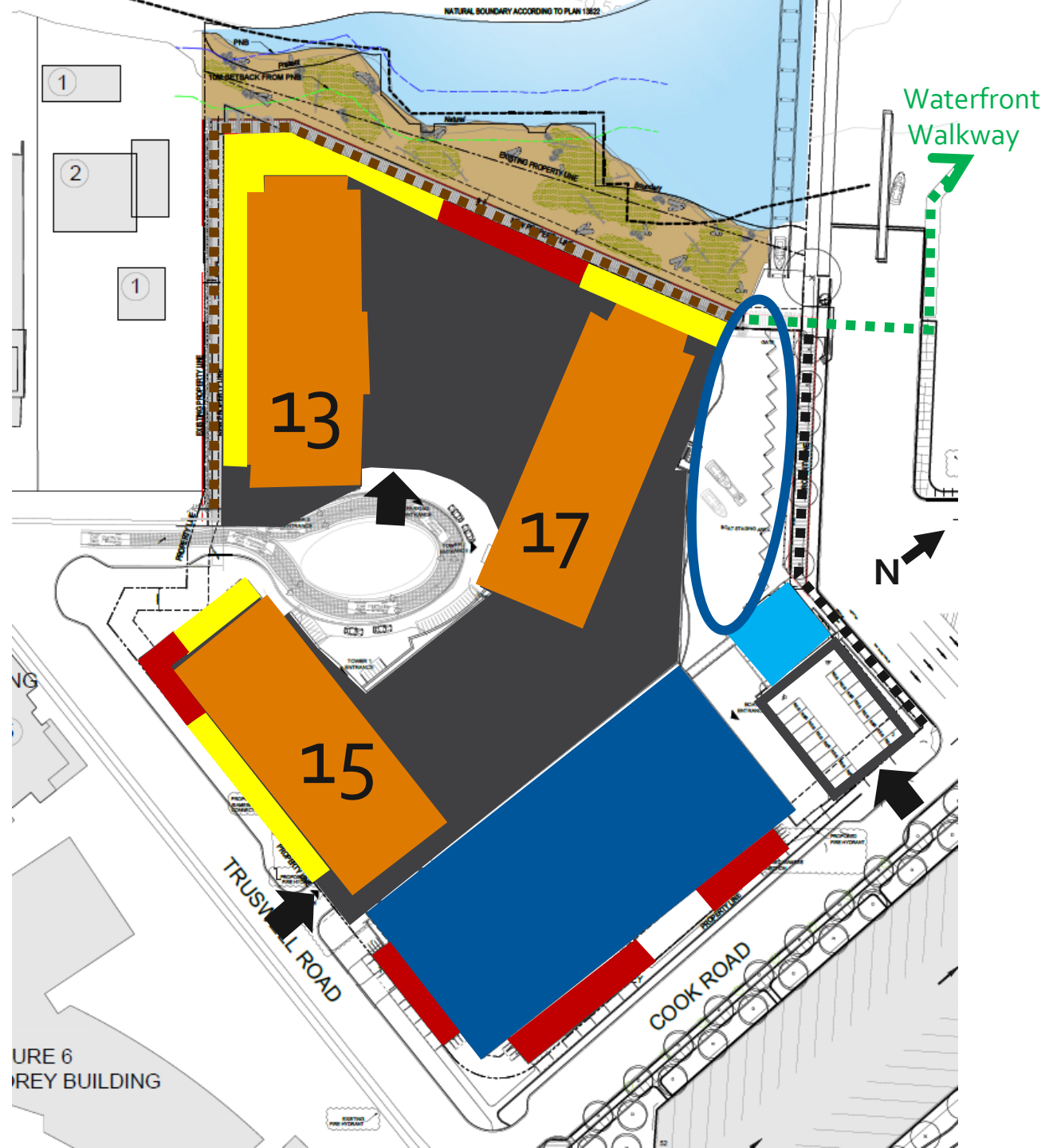
Background

- ▶ Mission Group's efforts to redevelop the site as a resort development date back to 2008
- ▶ 2016-2018
 - ▶ 6 lots consolidated to form current site
 - ▶ Lot rezoned to C9 – Tourist Commercial
 - ▶ DP/DVP issued

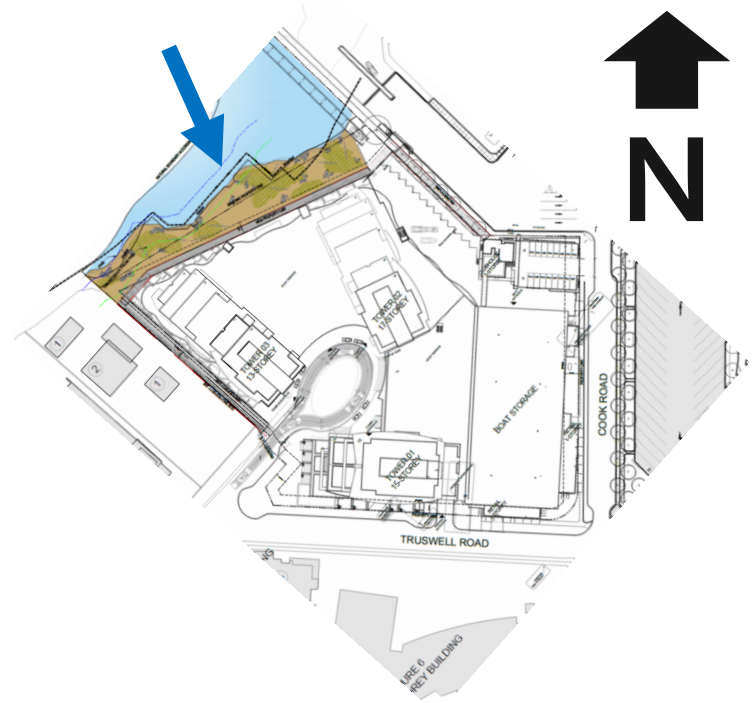


Site Plan

- Residential Bldg.
- Parkade
- Townhouse
- Commercial
- Boat Storage
- Boat Club Bldg.
- Private Boat Launch
- Surface Parking
- Boardwalk
- Ped. Connection
- Car Access

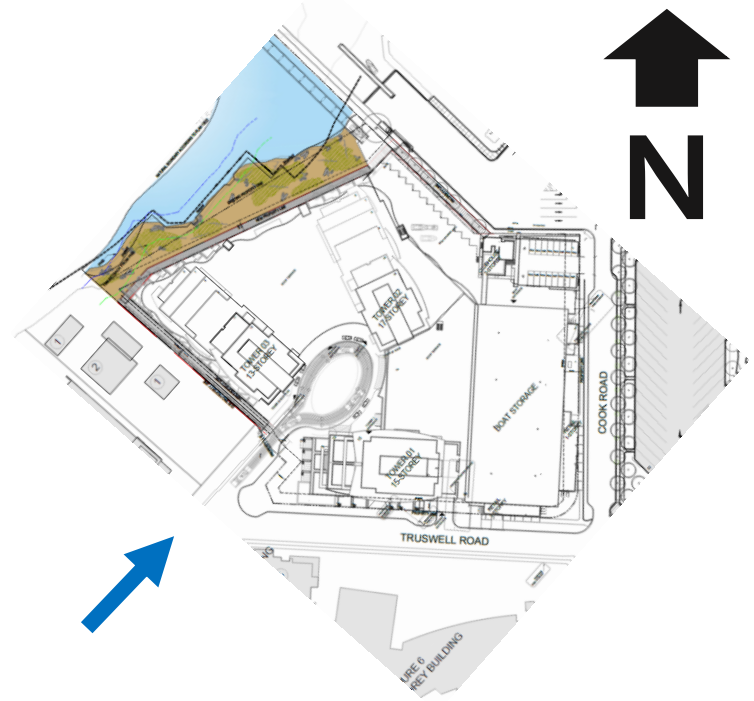


Elevation NW – Okanagan Lake



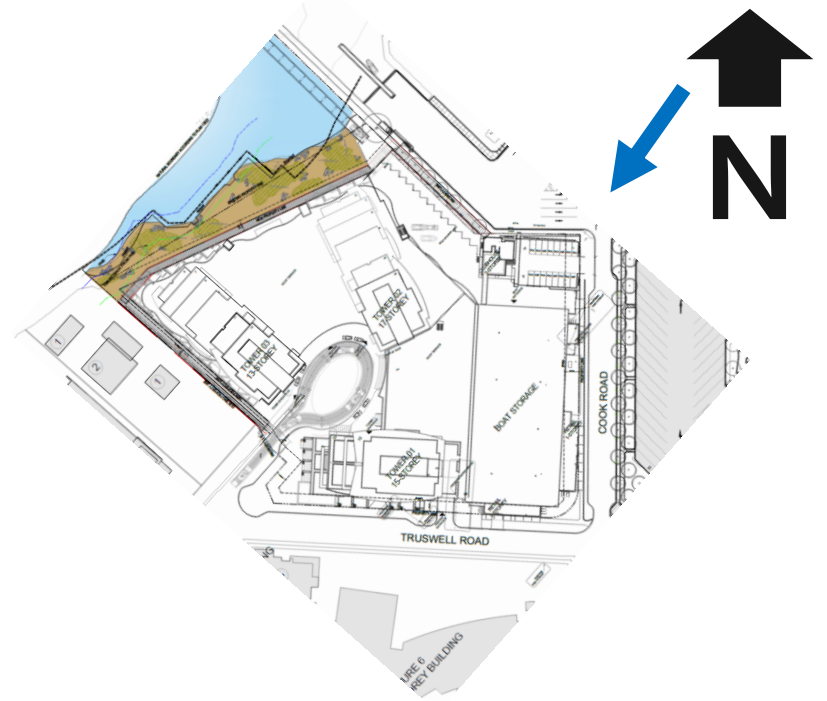
City of Kelowna

Elevation:
SW – Capozzi Rd.



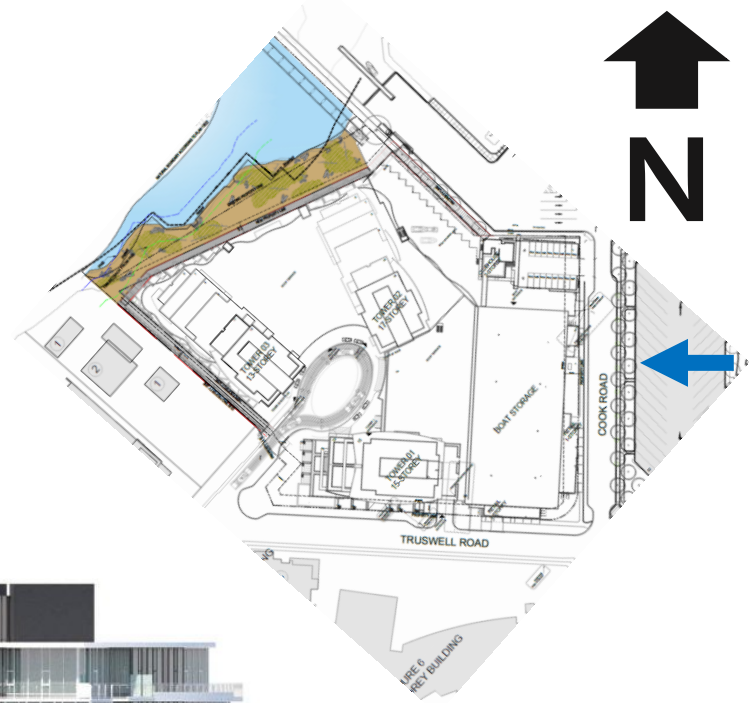
City of Kelowna

Elevation NE – Cook Rd.



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Elevation E – Cook Rd.



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Landscape Plan



Landscape Plan

PLANT IMAGES



Renderings



1 VIEW FROM TRUSWELL, LOOKING EAST

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Renderings



VIEW FROM LAKE, LOOKING SOUTH

City of Kelowna

Renderings



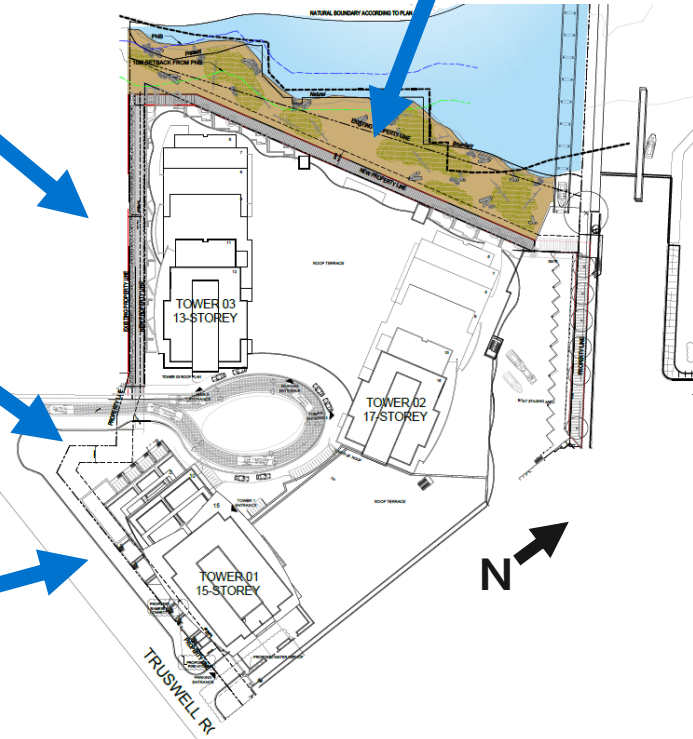
City of Kelowna

Project/technical details

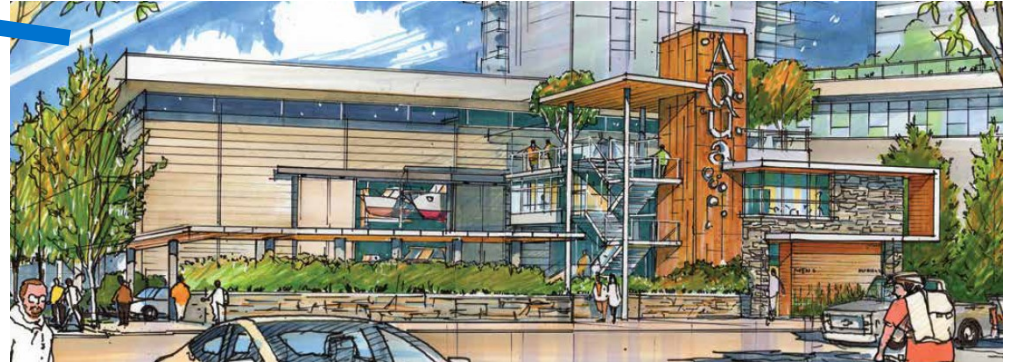
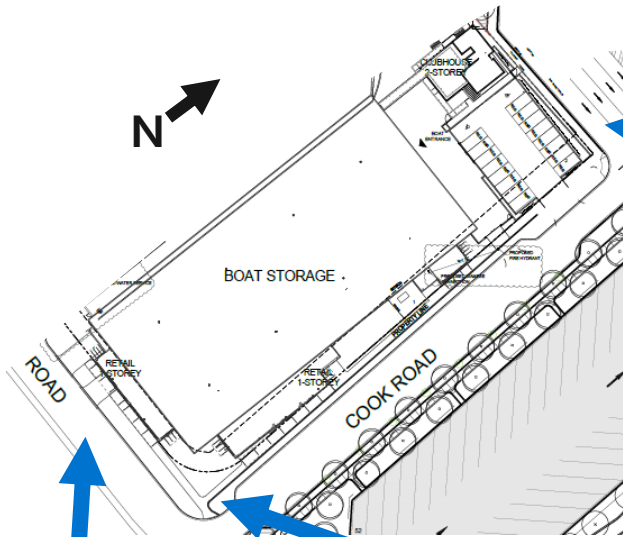
- ▶ Residential buildings step back as they recede from public beachfront and lake
 - ▶ Minimizes shadowing on these areas as much as possible
- ▶ Articulated with extensive glazing



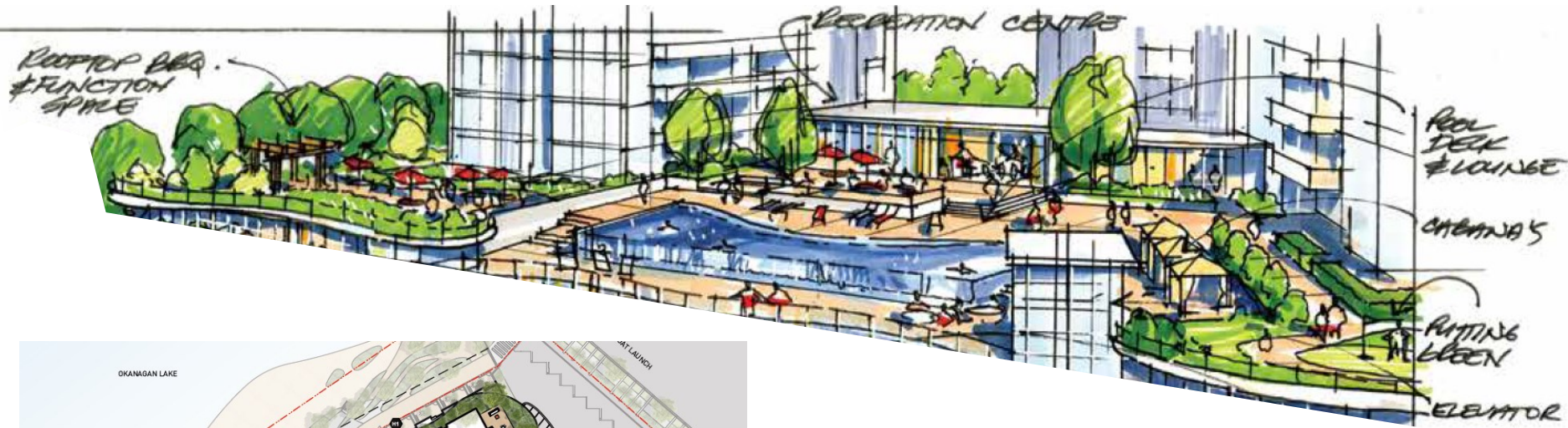
Residential Complex: At Grade



Boat Storage & Boat Club: At Grade



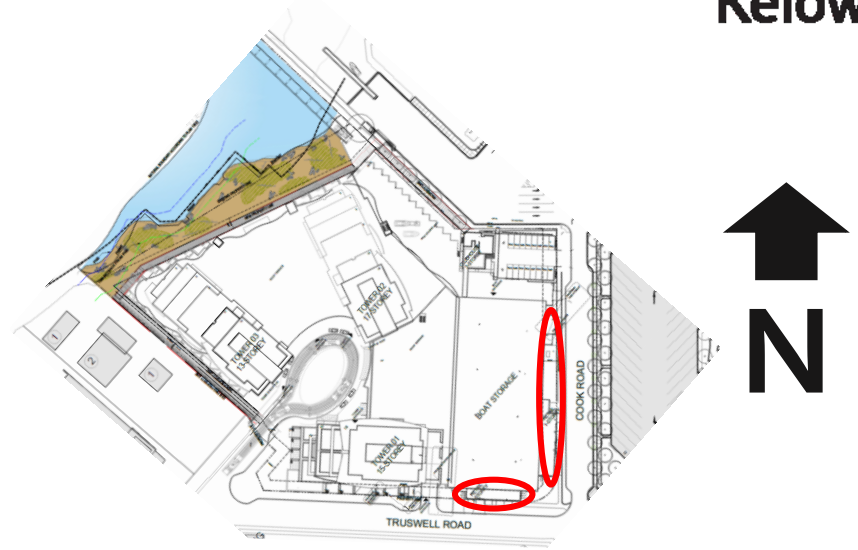
Parkade: Rooftop Amenity Space



- ▶ Rooftop of parkade to be landscaped and used as large amenity space
 - ▶ Pool
 - ▶ Recreation centre

Variance 1-2: Setbacks on CRUs

- ▶ Reduce setbacks for CRUs facing Cook Rd. and Truswell Rd. from 6m & 4.5m to zero lot line
- ▶ Zero lot line desirable for CRUs in walkable areas
 - ▶ Visual interest
 - ▶ Facilitates commerce
 - ▶ Obscures view of boat storage bldg. from sidewalk and street



Variance 3: Setback on Boat Club



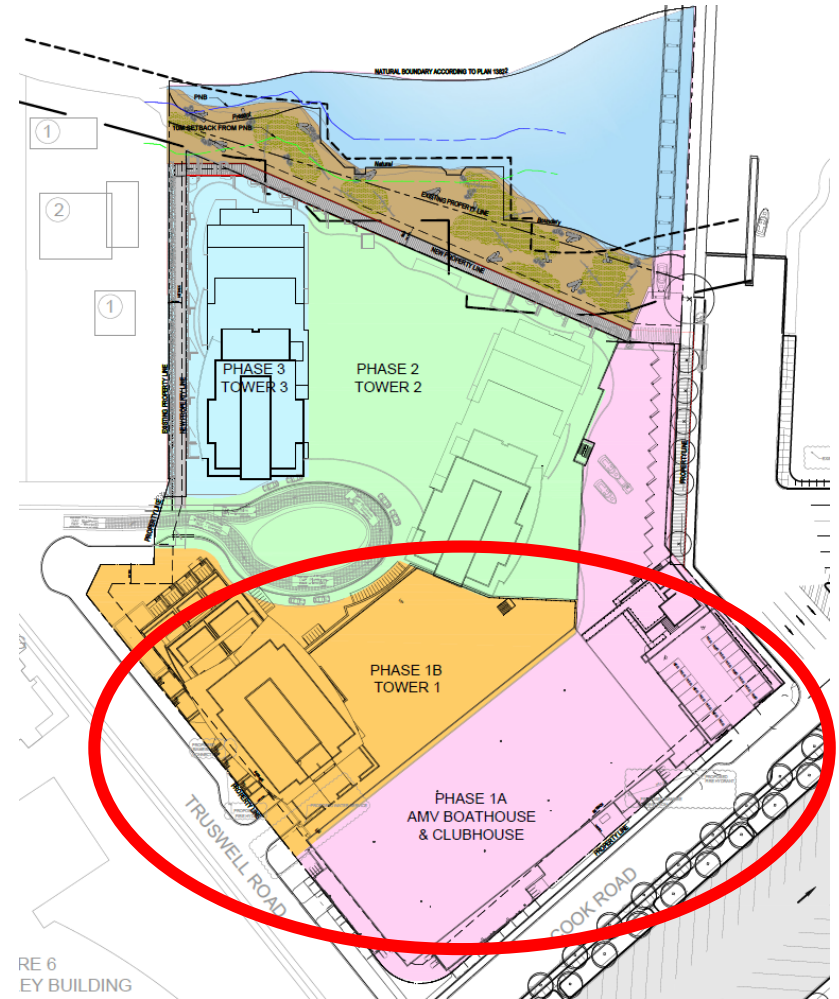
- ▶ Reduce setback for Boat Club and trellis from 3m to zero lot line
- ▶ Zero lot line helps frame public realm
- ▶ Screens surface parking area
- ▶ Does not pose a threat to privacy

Variance 4: Parking Stalls Phase I

► Phase I

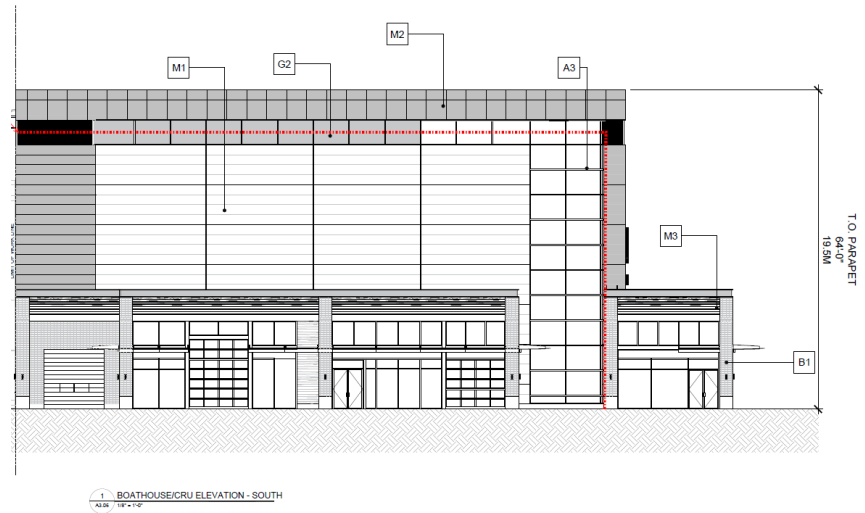
- 15 storey residential bldg. with parkade
 - Boat Storage
 - Boat Club
- Required parking: 249
- Constructed parking: 233

	Required Parking	Constructed Parking	+/- Required
Phase I	249	233	-16
Phase II	179 (428 Inclusive)	237 (470 Inclusive)	+42
Phase III	151 (579 Inclusive)	136 (606 Inclusive)	+27



Variance 5: Boat Storage Height

- ▶ 6m, 1 level permitted
- ▶ 20m, 4 levels proposed
- ▶ Boat storage lined with CRUs
 - ▶ Provide visual interest
 - ▶ Draw attention away from and obscure boat storage bldg.
- ▶ Large windows establish visual connection b/w building and public realm



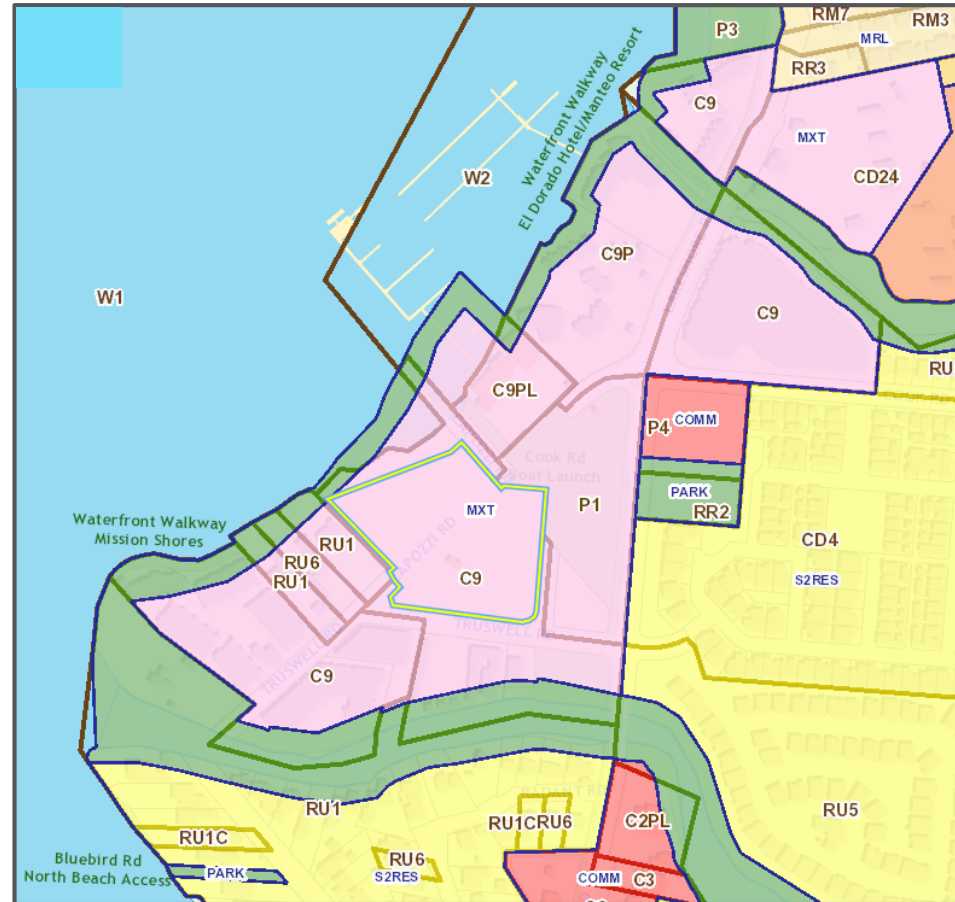
Variance 6: Building Height

- ▶ C9 zone allows 6 storeys
- ▶ 13, 15, 17 storeys proposed
- ▶ Existing development in area 1-6 storeys
- ▶ Proposed development threatens to be out of context



Variance 6: Building Height

- ▶ Very large parcel (≈ 1.9 ha)
- ▶ W/in larger area designated tourist commercial
 - ▶ Only such area adjacent lake
- ▶ Apartment hotel complex 120m & 150m from nearest areas designated residential
 - ▶ Impact on these areas minimized



Variance 6: Building Height

- ▶ Proposed density (1.47 FAR) w/in limit for C9 zone
- ▶ Breaking up massing (esp. with stepped approach) makes for more visually-appealing design



Variance 6: Building Height

- Orientation of site & configuration of stepped massing
 - Shadowing of adjacent properties is minimized



Vernal Equinox (DST) 9:30 am



Vernal Equinox (DST) 12:30 pm



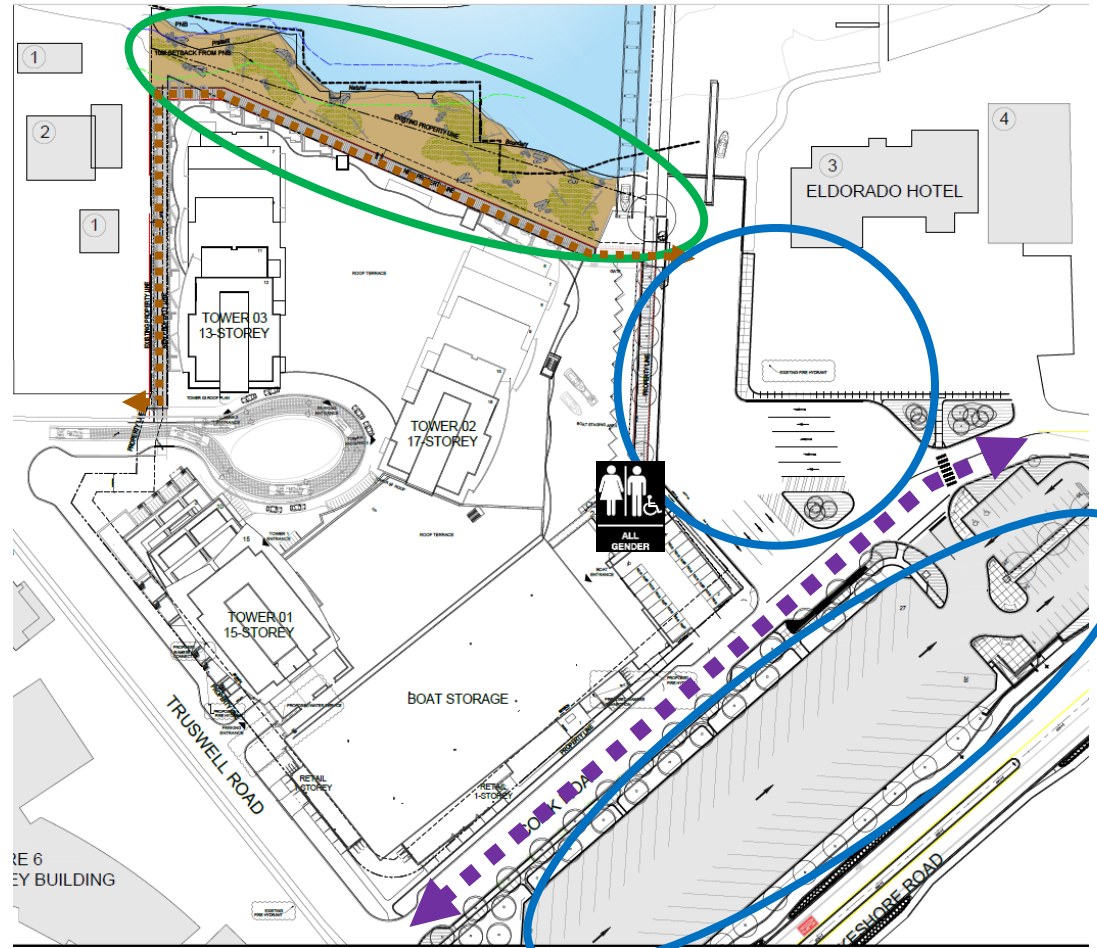
Vernal Equinox (DST) 15:30 pm

Contributions to Public Realm

- 1.2 acre waterfront park dedication, environmental restoration and park development
- ■ ■ Public boardwalk connecting Capozzi Rd. to Waterfront Walkway
- ■ ■ Dedication & construction of Cook Rd. extension
- Re-configuration & redevelopment of Cook Rd. Boat Launch & Parking Lot



Public washroom



Development Policy

- ▶ Proposed design substantially meets the Comprehensive Development Permit Guidelines
- ▶ Variances supported due to extenuating circumstances and mitigating measures

Staff Recommendation

- ▶ Staff support the proposed Development Permit and Variances
 - ▶ Design substantially meets the Comprehensive Development Permit Guidelines
 - ▶ Variances supportable due to extenuating circumstances and mitigating measures



Conclusion of Staff Remarks