

# 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



## CONCEPTUAL MASTERPLAN

LEGEND FEBRUARY 2021

- McKinley Beach Plan Boundary  
352.88 ha | 872.00 ac
- CD18  
McKinley Beach CD18 Boundary  
81.16 ha | 200.55 ac

### PROPOSED MCKINLEY BEACH MASTERPLAN

- 7% Existing Park Lands  
2.99 ha | 7.39 ac
- 40% Proposed City Park Acquisition  
107.00 ha | 264.40 ac
- 14% Future Park & Open Space  
38.53 ha | 95.21 ac
- 6% Vineyard  
16.62 ha | 41.07 ac
- 32% Future Development Lands  
87.02 ha | 215.05 ac
- 7% Existing + Future Road ROW  
19.56 ha | 48.33 ac
- 100%** **271.72 ha | 671.43 ac**

Note: Future Development does not increase density or unit count from approved CD18 Zone.

# 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

<b>Total Units in Zone Currently</b>	<b>1,300</b>	
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