

REPORT TO COUNCIL



Date: August 22nd, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0098

Owner: Kinnikinnik Developments Inc.,
Inc.No. BCo622664

Address: 3700 McKinley Beach Drive

Applicant: Andrew Gaucher

Subject: Development Permit Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: CD18 – McKinley Beach Comprehensive Resort Development

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0098 for Lot 2 Section 28 Township 23 ODYD Plan EPP76020, located at 3700 McKinley Beach Drive, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

Purpose

To issue a Development Permit for the form and character of a new multiple dwelling housing development.

2.0 Development Planning

Staff are recommending support for the form and character Development Permit for the new multiple dwelling housing development on the subject property. The application is consistent with many of the

Official Community Plan’s (OCP) Townhouse Design Guidelines including incorporating architectural entrance features, and designing private outdoor amenity space with access to sunlight. The townhouse form responds to the sloping property well with each unit at a different floor plate elevation to respond to the sloping nature of the property. This approach is preferred in order to minimize retaining walls and site disturbance (a key objective of the City’s Hillside Guidelines that would generally result from larger apartment building forms). The building uses several materials and colours in a modern style creating a unique design. The application meets the intent of the Future Land Designation of S-RES – Suburban Residential, which speaks to the need for designing suburban neighbourhoods to be low impact, context sensitive and adaptable. Staff believe the form and character is strong and will be incorporated well into the neighbourhood.

3.0 Proposal

3.1 Project Description

The subject property is located on a 1.285 acre site located on McKinley Beach Drive. The proposal consists of 9-units divided into three rowhouses, with three units each. The units are on free-hold lots with a party wall agreement between adjoining buildings. Each unit is 3 bedroom with 2.5 bathrooms. Each unit can accommodate two parking stalls within the garage, and one small stall within the driveway. The design follows the industrial-modern motif and aims to have a unique and recognizable roofline balanced with pedestrian scaled design. The height and massing of the buildings step along the streetscape to account for the sloping grade and to allow for architectural detailing and privacy.

3.2 Site Context

The subject property is located in the McKinley OCP Sector, and the surrounding area is primarily zoned CD18 – McKinley Beach Comprehensive Resort Development, and A1 – Agriculture 1. The surrounding area also has a Future Land Use Designation of S-RES – Suburban Residential, and R- AGR – Rural – Agricultural & Resource.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD18 - McKinley Beach Comprehensive Resort Development	Single-Family Dwelling
East	CD18 - McKinley Beach Comprehensive Resort Development	Vacant
South	CD18 - McKinley Beach Comprehensive Resort Development	Vacant
West	CD18 - McKinley Beach Comprehensive Resort Development	Single-Family Dwelling

Subject Property Map: 3700 McKinley Beach Drive



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD18 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Height	38.25 m	9.6 m
Min. Front Yard	0.0 m	4.4 m
Min. Side Yard (south)	0.0 m	1.2 m
Min. Side Yard (north)	0.0 m	1.2 m
Min. Rear Yard	0.0 m	13.0 m
Other Regulations		
Min. Parking Requirements	19	27

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 7.1 Create more complex communities in Suburban Neighbourhoods	
Policy 7.1.1. Area Structure Plan	Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond

	those signaled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.
	<i>The proposal aligns with the ASP.</i>
Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.2. Hillside Housing Forms	Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact.
	<i>The proposal utilizes the at grade area and has low impact in the hillside.</i>
Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.3. Integrate Nature	Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts on parks on adjacent natural systems.
	<i>The proposal does not interfere with the "do not disturb area".</i>

5.0 Application Chronology

Date of Application Received: April 19th, 2022

Date Public Consultation Completed: N/A

Report prepared by: Tyler Caswell, Planner I
Alissa Cook, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP22-0098

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: Form and Character Guidelines Checklist