

# REPORT TO COUNCIL



**Date:** November 14<sup>th</sup> 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP22-0127      **Owner:** Kinnikinnik Developments Inc.,  
Inc. No. BCo622664

**Address:** (W OF) Granite Close      **Applicant:** North American Property  
Group

**Subject:** Development Permit Application

**Existing OCP Designation:** S-RES – Suburban – Residential

**Existing Zone:** CD18 – McKinley Beach Resort

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0127 for Lot 3 Section 29 Township 23 ODYD Plan EPP71444, located at (W OF) Granite Close, 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.

## 2.0 Purpose

To issue a Development Permit for the form and character of a 9-unit Row Housing project.

### 3.0 Development Planning

Development Planning is recommending support for the proposed 9-unit row housing development on the subject site. The property is a vacant lot located in the McKinley Beach neighbourhood. The application meets the Official Community Plan (OCP) Comprehensive Development Permit Area design guidelines and the proposal is compliant with the regulations of the CD18- McKinley Beach Comprehensive Resort Development zone. Nine (9) dwelling units are proposed to be built in a walk-out style building form. The proposed elevations and facades include wall projections, indentations and varied siding treatments to create visual interest and to articulate to the building form and should result in a positive contribution to the McKinley Beach neighbourhood.

### 4.0 Proposal

#### 4.1 Background

The subject site is a vacant undeveloped parcel adjacent to Okanagan Lake. The site is characterized by steep topography and contains a 'bench' area suitable for construction. A geotechnical report has been provided in support of the application stating that this site is safe for the intended use. The proposed buildings are located outside of the riparian management area for Okanagan Lake.

#### 4.2 Project Description

The subject property is located on a 0.54 acre site located on Arrowroot Drive and Mckinley Beach Lane. The proposal consists of 9-units divided into two buildings, with four and five units respectively. Each unit is 3 bedrooms and can accommodate parking stalls within enclosed parking structures. The building is designed to follow an industrial modern motif characteristic of the McKinley Beach area, using progressive architectural details and edgy modern forms. The height and massing of the buildings work with the sloping grade and to allow for a walkout style design.



Figure 1. Townhouse Rendering

4.3 Site Context

The site is irregular in shape with frontages along Arrowroot Drive and McKinley Beach Lane cul-de-sac and encompasses an approximate area of 2181 m2. The subject property is in the McKinley beach neighborhood the surrounding area is zoned CD18 – McKinley Beach Comprehensive Resort Development, and W2 – Intensive Water Use zone. 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	Vacant
East	CD18 – McKinley Beach Comprehensive Resort Development	Single Family Dwelling
South	CD18 – McKinley Beach Comprehensive Resort Development	Row Housing
West	W2 – Intensive Water Use	Okanagan Lake

**Subject Property Map:** (W of) Granite Close



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD18 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Height	38.25 m	21 m
Min. Front Yard	0.0 m	0.6 m
Min. Side Yard (south)	0.0 m	6.5 m
Min. Side Yard (north)	0.0 m	0.0 m
Min. Rear Yard	0.0 m	0.0 m
Other Regulations		
Min. Parking Requirements	19 spaces	23 spaces

5.0 Current Development Policies

<b>Objective 7.1 Create more complex communities in Suburban Neighbourhood</b>	
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>
<b>Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable</b>	
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>
<b>Objective 7.1 Create more complex communities in Suburban Neighbourhood</b>	
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>

6.0 Application Chronology

Date of Application Received: June 1st, 2022

Report prepared by: Alex Kondor, Planner Specialist  
Jason Issler, 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 DP22-0127

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: Form and Character Guidelines Checklist