

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: June 17, 2025
To: Council
From: City Manager
Address: 3020, 3030, 3040, 3050 Abbott Street
File No.: DP24-0149 DVP25-0111
Zone: P3 – Parks and Open Space

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0149 and Development Variance Permit No. DVP25-0111 for:

- Lot A District Lot 14 ODYD Plan EPP96732, located at 3020 Abbott Street, Kelowna, BC
- Lot B District Lot 14 ODYD Plan EPP96732, located at 3030 Abbott Street, Kelowna, BC
- Lot C District Lot 14 ODYD Plan EPP96732, located at 3040 Abbott Street, Kelowna, BC
- Lot D District Lot 14, ODYD Plan EPP96732, located at 3050 Abbott Street, 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";

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Table 7.2 –Tree & Landscaping Planting Requirements

To vary the minimum number trees within landscape area from 7 required to 1 proposed.

Section 8: Parking and Loading – Table 8.3.5 Institutional

To vary the minimum number of parking stalls from 8 stalls required to 4 stalls proposed.

Section 14: Core Area and Other Zones – Section 14.12 Industrial, Institutional, and Water Zone Development Regulations

To vary the minimum front yard setback from 6.0 m permitted to 3.9 m proposed.

AND THAT lot consolidation be required prior to issuance of the Development Permit;

AND FURTHER THAT this Development Permit and Development Variance 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 and Development Variance Permit for the form and character of an institutional development with variances to minimum number of trees, minimum number of parking stalls, and minimum front yard setback.

3.0 Development Planning

Staff support the proposed Development Permit and Development Variance Permit for the form and character of an institutional building to house the Kelowna Paddle Centre and City facilities. The proposed development is a partnership between the City and the Paddle Centre on City owned land. The proposal generally aligns with the Official Community Plan (OCP) Form & Character Design Guidelines for Institutional Buildings. Key guidelines that are met include:

- Design institutional buildings to frame and activate adjacent open spaces;
- Incorporate landmark or emblematic design features, such as prominent vertical elements, significant corner treatments, and entry plazas or large extensions of the public realm; and
- Demonstrating variety in massing and materiality.

The proposed Paddle Centre will include a clubhouse and change rooms. The proposed clubhouse is an existing building that will be repurposed to better serve the overall use. The third building is a City facility for a meeting room and public washroom.

Proposed exterior materials primarily consist of cement fibre and brick veneer. Activity within and around the building is intended to further enhance the form and character with connections between the overall site and the new waterfront park. This includes walkways around all three buildings and a connection to the active transportation corridor.

Parking Variance

The applicant is seeking a parking variance from the eight (8) stalls required to four (4) stalls proposed. The proposed project will be consolidated with the new waterfront park in the near future. The existing parking lot provided for the park, combined with the small parking lot being provided as part of this development will provide sufficient overall parking for the paddle centre and users of the park.

Setback Variance

The front yard setback is proposed to be reduced from 6.0 m required to 3.9 m proposed. The lots, along with the new waterfront park, are long and narrow. There is a 15 m setback from Okanagan Lake for environmental protection and recent road widening to create the Active Transportation Corridor has left limited space for the proposed buildings.

Trees Variance

With the lots constrained due to the environmental requirements and road widening, limited space is available to plant the required number of trees in the landscape area directly along Abbott Street. The waterfront park contains dozens of trees and once consolidated, the entirety of the park will be well landscaped.

4.0 Subject Property & Background

4.1 Subject Property Map



The project site is located along an Active Transportation Corridor on Abbott Street. It is adjacent to Okanagan Lake and the city's new waterfront park. A new mixed used development is currently under construction across Abbott Street as well as a vacant lot.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	2,993 m ²
Undevelopable Land (riparian, 30% slope, etc.)	~ 760 m ²
Net Institutional Floor Area	438.6 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	P ₃ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	0.1	0.08
Max. Height	10 m	6.1 m
Setbacks		
Min. Front Yard (East)	6.0 m	3.9 m ¹
Min. Side Yard (North)	3.0 m	6.3 m
Min. Side Yard (South)	3.0 m	11.1 m
Min. Rear Yard (West)	3.0 m	10.5 m
Landscaping		
Min. Number of Trees	7 trees	1 tree ²

- ❶ Indicates a requested variance to minimum front yard setback from 6.0 m required to 3.9 m proposed.
 ❷ Indicates a requested variance to minimum number of trees in the landscape area from 7 required to 1 proposed.

PARKING REGULATIONS		
CRITERIA	P ₃ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	8	4 ❶
Ratio of Regular to Small Stalls	Min. 70% Regular Max. 30% Small	75% Regular 25% Small
Bicycle Stalls Short-Term	4 stalls	12 stalls
Bicycle Stalls Long-Term	1 stalls	1 stalls
❶ Indicates a requested variance to minimum number of parking stalls from 8 required to 4 proposed.		

6.0 Application Chronology

Application Accepted: August 15, 2024
 Neighbour Notification Received: May 30, 2025

Report prepared by: Jason Issler, Planner II
 Reviewed by: Adam Cseke, Development Planning Manager
 Reviewed by: Nola Kilmartin, Development Planning Department Manager
 Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Draft Development Permit DP24-0149 DVP25-0111
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Schedule C: Landscape Plan

Attachment B: Renderings

Attachment C: OCP Form and Character Development Permit Guidelines

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.