
CITY OF KELOWNA

MEMORANDUM

ATTACHMENT		A
This forms part of application		
# Z24-0058		
Planner Initials	MT	 City of Kelowna DEVELOPMENT PLANNING

Date: March 17, 2025

File No.: Z24-0058

To: Development Planning Dept (AF)

From: Development Engineering Department

Subject: 3577 - 3581 Lakeshore Rd MF1 – MF3

The Development Engineering Department has the following comments with this Rezoning Application to rezone the subject properties from MF1 – Infill Housing Zone to MF3 – Apartment Housing Zone for a mid-rise multi-family development on the subject property.

Works and Servicing requirements directly attributable at the time of Building Permit will be provided in the future Development Engineering Department memo for the Development Permit application.

The Development Engineering Technologist for this file is Aaron Sangster (asangster@kelowna.ca).

1. SITE-SPECIFIC REQUIREMENTS

- a. Only one driveway, of maximum 6.0m width, will be permitted. Driveway must access from Lakeshore Rd.
 - i. The proposed driveway configuration appears consistent with this requirement.
- a. 3.0 m road dedication along the entire frontage of Lakeshore Rd is required to achieve a City ROW objective and an additional 2.0 m road reserve along the entire frontage of Lakeshore Rd. to achieve the City DDC road objectives.

2. GENERAL

- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.

M Hobbs

Melissa Hobbs, P.Eng, PMP
Development Engineering Dept

AS

3577 AND 3581 LAKESHORE ROAD, KELOWNA, BC

ATTACHMENT B

This forms part of application
Z24-0058

Planner Initials

B

City of Kelowna

DEVELOPMENT PLANNING

PROPERTY DESCRIPTION:

CIVIC: 3577 AND 3581 LAKESHORE ROAD, KELOWNA, BC
LEGAL: LOT 1,2, PLAN KAP3577

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING
CORE AREA
TRANSIT SUPPORTIVE CORRIDOR
PROPOSED: MF3 ZONING

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
101 - LEVEL 1	2	665 SF	
101 - LEVEL 2	2	665 SF	
301	2	997 SF	198 SF
302	2	1212 SF	79 SF
303	1	699 SF	79 SF
304	1	715 SF	90 SF
305	1	699 SF	79 SF
306	1	723 SF	90 SF
307	1	699 SF	79 SF
308	1	715 SF	90 SF
309	1	701 SF	79 SF
310	1 + DEN	966 SF	90 SF
311	1 + DEN	797 SF	90 SF
401	2	998 SF	198 SF
402	2	1212 SF	79 SF
403	1	699 SF	79 SF
404	1	715 SF	90 SF
405	1	700 SF	79 SF
406	1	723 SF	90 SF
407	1	698 SF	79 SF
408	1	715 SF	90 SF
409	1	701 SF	79 SF
410	1 + DEN	977 SF	90 SF
411	1	720 SF	81 SF
412	1 + DEN	797 SF	90 SF
501	2	998 SF	198 SF
502	2	1212 SF	79 SF
503	1	699 SF	79 SF
504	1	715 SF	90 SF
505	1	699 SF	79 SF
506	1	723 SF	90 SF
507	1	699 SF	79 SF
508	1	715 SF	90 SF
509	1	701 SF	79 SF
510	1 + DEN	977 SF	90 SF
511	1	720 SF	81 SF
512	1 + DEN	797 SF	90 SF
601	2 + DEN	1380 SF	284 SF
602	2 + DEN	1463 SF	162 SF
603	1	715 SF	90 SF
604	1 + DEN	1007 SF	270 SF
605	1	723 SF	90 SF
606	1 + DEN	1007 SF	272 SF
607	1	715 SF	90 SF
608	1 + DEN	1036 SF	285 SF
609	2 + DEN	1246 SF	90 SF
TOTAL UNIT AREAS		38861 SF	

COMMON AMENITY TABLE:

INDOOR AMENITY SPACE:

GUEST SUITE: 68.4m² (736 SF)
OFFICE SPACE: 9.9m² (106.8 SF)
TOTAL INDOOR AMENITY: 78.3m² (842.8 SF)

OUTDOOR AMENITY SPACE:

SHARED ROOFTOP AMENITY: 521.5m² (5,613.1 SF)
TOTAL OUTDOOR AMENITY AREA:

TOTAL AMENITY AREA: 599.8m² (6,456.2 SF)

SITE INFORMATION:

GROSS SITE AREA = 20,003 SF (1,858 m²)

ALLOWED/REQUIRED
SITE COVERAGE = 65% (13,002 SF)
SITE COVERAGE + HARDSCAPING = 85% (17,003SF)
MIN. DENSITY: 3.1 UNITS/1,000M² LOT AREA = 6 UNITS
FAR + BONUS DENSITY = 1.8 + 0.25 = 2.05 (41,006 SF)

PRIVATE & COMMON AMENITY SPACE:

2 BEDROOM UNITS = 10 UNITS x 25m² = 250m² (SF)
1 BEDROOM UNITS = 35 UNITS x 15m² = 525m² (SF)
TOTAL REQUIRED = 775m² (8,342 SF)
COMMON REQUIRED = 45 UNITS x 4 m²/UNIT = 180m² (SF)
PRIVATE REQUIRED = 775m² - 599.8m² = 175.2m²

HEIGHT = 22.0m (6 STOREYS) 22.0m (6 STOREYS)

YARD SETBACKS:

FRONT YARD = 3m 5.1m
FRONT YARD (GROUND ORIENTED) = 2m 2.7m
FRONT YARD BUILDING STEPBACK = 3m 3m (ON LEVEL 6)
SIDE YARD = 3m 3.1/3.1m
REAR YARD = 4.5m 4.6m

PARKING CALCULATIONS:

1 BEDROOM UNITS = 35 UNITS x 1.0 = 35
2 BEDROOM UNITS = 10 UNITS x 1.1 = 11
VISITOR = 45 UNITS x 0.14 = 6.3 = 6
TOTAL (WITH BICYCLE PARKING INCENTIVE) = 52 - 5 = 47 48
ACCESSIBLE PARKING = 2 (1 VAN ACCESSIBLE) 2 (1 VAN ACCESSIBLE)

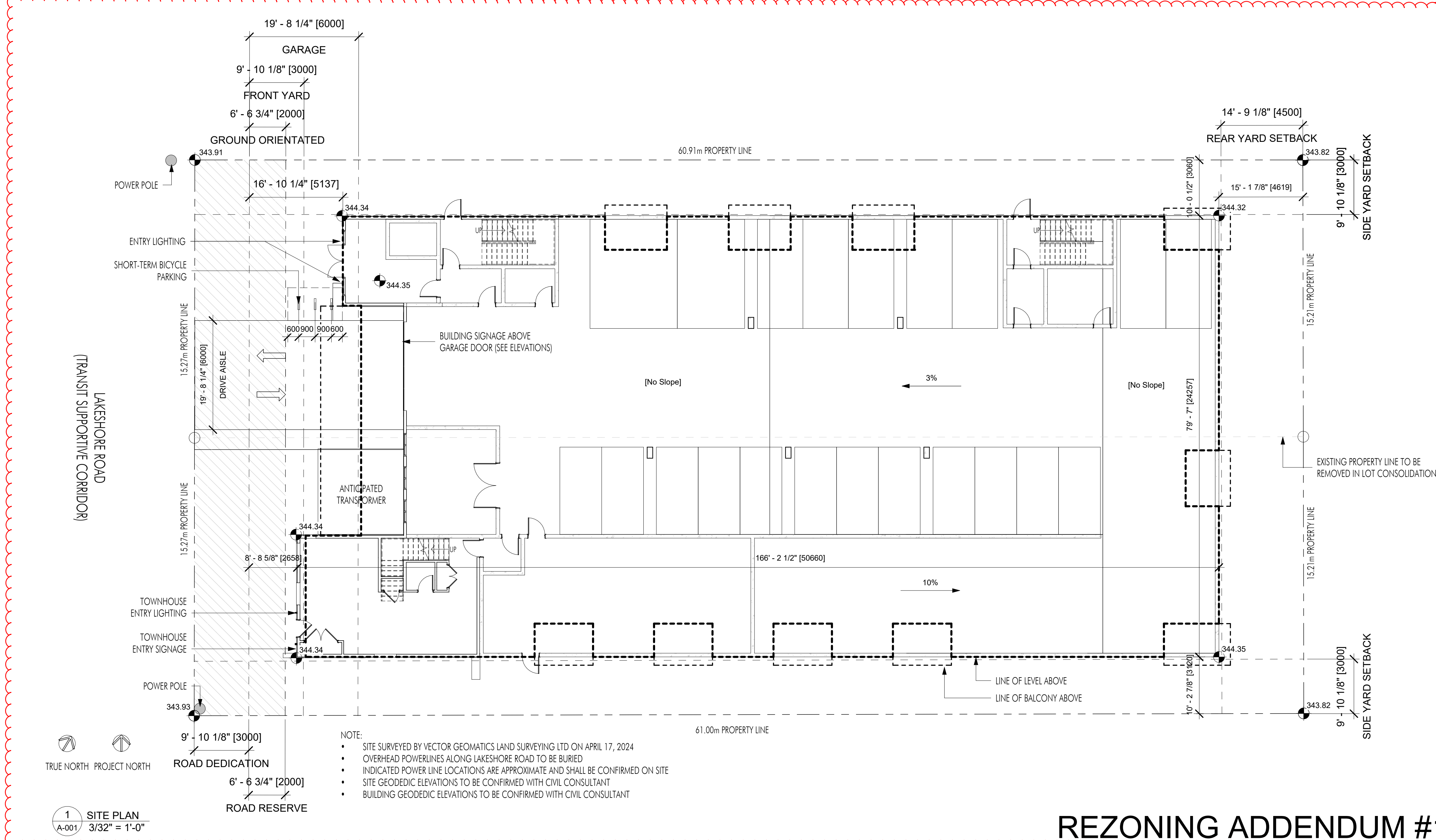
LONG-TERM BICYCLE STORAGE (BONUS):

1 BEDROOM = 35 UNITS x 1.25 = 43.75
2 BEDROOM = 10 UNITS x 1.50 = 15
TOTAL = 59 66

SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE = 6 6

PARKING	
COUNT	TYPE
1	ACCESSIBLE (VAN) - 90 deg
1	ACCESSIBLE - 90 deg
22	REGULAR - 90 deg
25	SMALL - 90 deg
Grand total: 49	



LIME
ARCHITECTURE INC.

PHONE: 250-448-7801

205-1626 Richter Street,
Kelowna, BC V1Y 2M3

www.limearchitecture.com

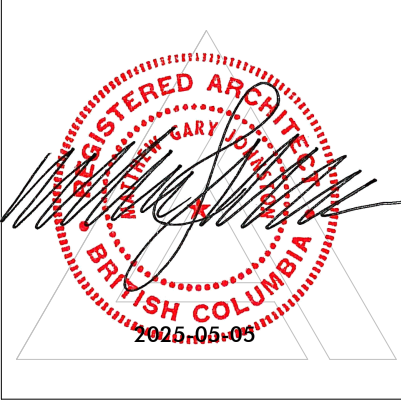
COPYRIGHT:
ALL RIGHTS RESERVED
All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION
05.31.24 FOR REVIEW
10.15.24 FOR REVIEW
10.15.24 FOR REZONING
11.18.24 NEIGHBOURHOOD CONSULTATION
04.21.25 FOR REVIEW
05.05.25 REZONING ADDENDUM #1

PLOT DATE
05.05.25
PROJECT
3577 & 3581 LAKESHORE
DRAWING TITLE
PROJECT INFORMATION

DRAWING NO.
A-001



REZONING ADDENDUM #1



LIME
ARCHITECTURE INC.

Transmittal

ATTACHMENT		C
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May 21, 2025

Re: Neighbourhood Notification Summary – Z24-0058

Dear City of Kelowna Planning Department,

Regarding the proposed rezoning at 3577 & 3581 Lakeshore Road, a neighbourhood consultation package consisting of the attached documents was mailed on January 9, 2025, to all properties within the 50m radius identified by the City of Kelowna for application file Z24-0058. To date, neither the property owners nor LIME Architecture Inc. have received any feedback or correspondence from the recipients.

Sincerely:



Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.



November 21, 2024

Re: Rezoning Proposal for 3577 and 3581 Lakeshore Road, Kelowna, BC (The Site)

Dear Neighbours,

We would like to take this opportunity to introduce you to the proposed rezoning of the property located at 3577 and 3581 Lakeshore Road from MF1 (Single Family housing) to MF3 (Apartment housing) to facilitate a 45-unit, 6 storey affordable housing development.

Located on a Transit Supportive Corridor (TSC) within the City of Kelowna's Core Area as identified in the 2040 OCP, 3577 & 3581 Lakeshore is south of the South Pandosy Urban Centre. The OCP growth strategy emphasizes diversifying housing options within the Core Area, which is why we are proposing a multi-family development. Objective 5.2 of the OCP promotes increased density along TSC's, enabling more people to live, work, and shop nearby while supporting transit and local services. To align with this vision, we are proposing a rezoning to an MF3 designation which permits higher density and is consistent with the City of Kelowna's 2040 OCP. The rezoning will help fulfill these objectives, delivering much needed housing in Kelowna's Core Area.

As Development Permit drawings are finalized, Chapter 18 – Form and Character, of the OCP will be carefully followed. The proposed development will be designed as a thoughtful, positive, and visually appealing addition to the neighbourhood. To respect neighbouring properties, the building exceeds the required setback distances and will include large balconies and windows facing the front street, fostering a welcoming appearance and enhancing street-level engagement. A ground orientated unit has been integrated to anchor the building, creating a seamless transition from the street to the rest of the structure. Additionally, a rooftop amenity space will be provided, offering residents a high-quality, functional, and desirable area to interact. Parking will also be provided onsite per the city zoning regulations.

In summary, the proposed rezoning allows for a thoughtful, sustainable multi-family housing solution to properties located within the Core Area, along a Transit Supportive Corridor and meets the following OCP objectives and guidelines:

- i. Stop planning new suburban neighbourhoods: the proposed development offers a variety of housing while not contributing to urban sprawl
- ii. Target growth along Transit Supportive Corridors: the proposed development will allow for more density, which will increase the demand for transit services
- iii. Promote more housing diversity: healthy neighbourhoods support a variety of households, incomes and life stages

Please see the attached proposal and additional information regarding this rezoning application. This information package includes the site plan, elevations and all contact details of the owner, Architect, and City Staff. If you have any questions or require further information, please do not hesitate to contact any of the aforementioned.



Transmittal

Location of the proposal:

- 3577 and 3581 Lakeshore Road, Kelowna, BC

Detailed description of the proposal, including the specific changes proposed:

- Proposed 45-unit, 6 storey affordable housing development.

Rendering and/or site plan of the proposal:

- Please see attached.

Contact information for the Applicant, Owner, and City Staff:

- LIME Architecture Inc.
Matt Johnston
Tel: 250-448-7801
Email: matt@limearchitecture.com
- Owners: Diamond Standard Properties
Contact: Harry Zamonsky
Tel: 306-445-8571
Email: hzam@sasktel.net
- Andrew Ferguson – Planner II | City of Kelowna
Tel: 250-469-8648
Email: aferguson@kelowna.ca

We appreciate your valuable time and kindly request that you review the information provided and provide our office with any comments you may have so that we can ensure we are proposing a building design in keeping with the vision for the neighbourhood by those already living nearby.

If you have any questions, please do not hesitate to reach out directly to Matt, or Andrew at the City of Kelowna.

Sincerely:



Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.

ATTACHMENT		C
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Neighbour Consultation Form (Council Policy No.367)

A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Matt Johnston - LIME Architecture, the applicant for Application No. Z24-0058

for a 45-unit, 6 story apartment housing development
(brief description of proposal)

at 3577 and 3581 Lakeshore Road have conducted the required neighbour
(address)
consultation in accordance with Council Policy No. 367.

- ☐ My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- ☒ My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: _____

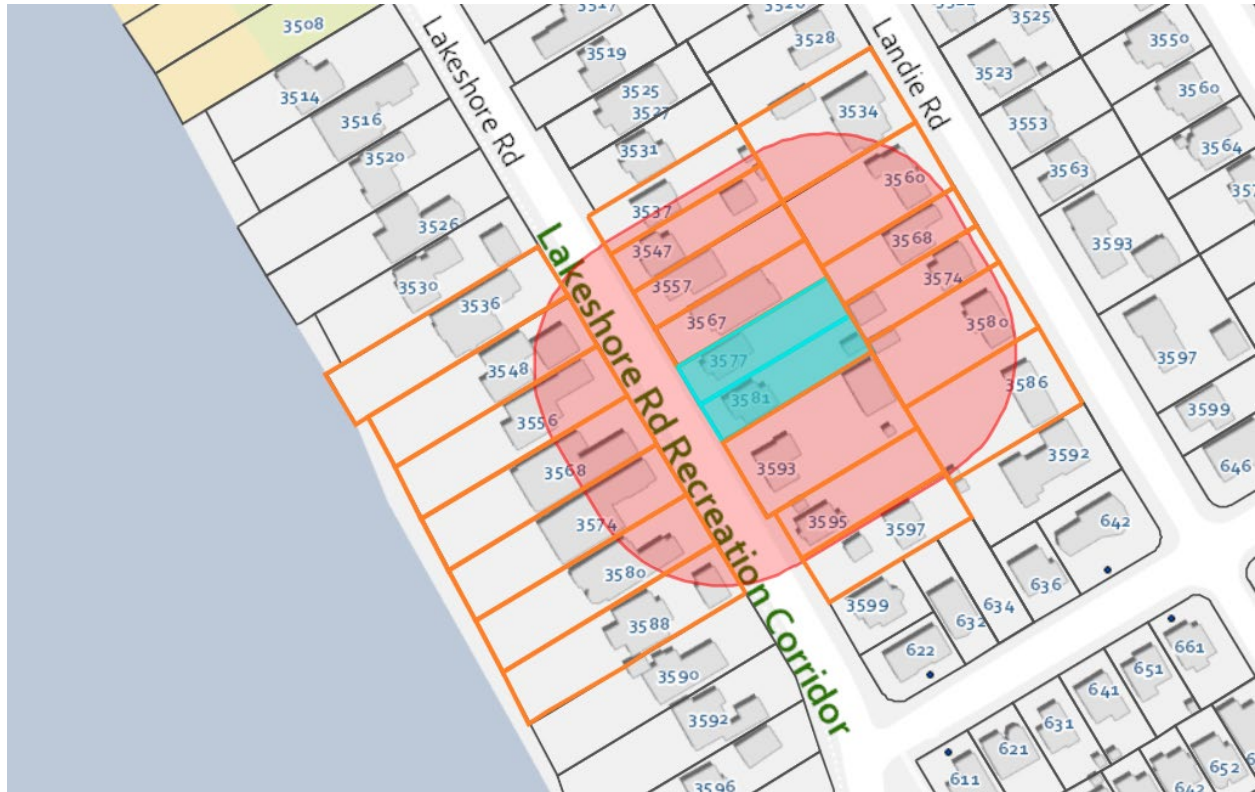
Mailing out a neighborhood consultation package to each address that is listed on the following page

Please initial the following to confirm it has been included as part of the neighbour consultation:













































- MJ Location of the proposal;
- MJ Detailed description of the proposal, including the specific changes proposed;
- MJ Visual rendering and/or site plan of the proposal;
- MJ Contact information for the applicant or authorized agent;
- MJ Contact information for the appropriate City department;
- MJ Identification of available methods for feedback.

*Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date**. On the back of this form please list those addresses that were consulted.*

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca



Neighbourhood Notification Property List

Type	Address
 	3536 Lakeshore Rd
 	3537 Lakeshore Rd
 	3547 Lakeshore Rd
 	3548 Lakeshore Rd
 	3556 Lakeshore Rd
 	3557 Lakeshore Rd
 	3567 Lakeshore Rd
 	3568 Lakeshore Rd
 	3574 Lakeshore Rd
 	3577 Lakeshore Rd
 	3580 Lakeshore Rd
 	3581 Lakeshore Rd
 	3588 Lakeshore Rd
 	3593 Lakeshore Rd
 	3595 Lakeshore Rd
 	3597 Lakeshore Rd
 	3534 Landie Rd
 	3560 Landie Rd
 	3568 Landie Rd
 	3574 Landie Rd
 	3580 Landie Rd
 	3586 Landie Rd

Count: 22