

REPORT TO COUNCIL



Date: March 27, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP17-0059 **Owner:** Okanagan Marina Ltd
1004364 BC Ltd

Subject: Council Development Permit

Existing Zone: W2 – Intensive Water Use

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0059 for All that unsurveyed Crown foreshore being part of the bed of Okanagan Lake fronting on Block A, District Lot 5225 together with Block A of District Lot 5225, all of ODYD, containing 1.27 hectares, more or less, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed 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";

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 consider the form and character of a marina service building at Okanagan Marina in front of the El Dorado Hotel.

3.0 Community Planning

Community Planning staff recommend support for the proposed marina service building as it is consistent with design guidelines for Comprehensive Development and does not require any variances. The proposed marina building will replace two older buildings that are in need of repair.

4.0 Proposal

4.1 Background

The existing marina at the El Dorado hotel is aging and requires upgrading and expansion. There are two small marina buildings located on the current docks that will be removed as a function of this upgrade. The upgrade and expansion application began in 2009 and has been approved and authorized under the Province of British Columbia License of Occupancy No. 347180 (Attachment "A") and the Navigation Protection Program File Number 2009-500672-001 (Attachment "B").

4.2 Project Description

The proposed marina service building will be located at the end of the dock and will provide customer service and washrooms to users of the marina. The main floor is 102.5m² with a lofted second story that is 34.7m². The overall height is considered two stories and is 6.35m in height. The proposed building will have garage doors that open toward Okanagan Lake, and large windows with pedestrian doors that face the lakeshore and hotel. The material is predominantly hardie-plank in a tan colour with white accents and trim, and a barnstyle roof with medium grey asphalt shingles.

Figure 1: Rendering of Lake View, and Figure 2: Rendering of Hotel View



The form and character of the marina building was designed to reflect the original heritage character of the El Dorado Hotel. Similar roof lines, balcony, and multi-paned windows achieve a heritage feel.

Figure 3: Original El Dorado Hotel



The proposed building achieves several design guidelines as outlined in the Official Community Plan for Comprehensive Development. These include:

- Authenticity and Regional Expression: transition between indoor and outdoor space, regional colours, incorporate design that relates to the region's natural and cultural landscapes, incorporate building form and character that is distinct to Kelowna
- Massing and Height: design with consideration of the effect of building height on views
- Universal Accessible Design: accessible washrooms located on main floor

4.3 Site Context

The marina is located at 500 Cook Road, in front of the El Dorado Hotel, and accessed from the Cook Street Boat Launch.

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	W2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	9.5m	6.35m

5.0 Application Chronology

Date of Application Received: March 7, 2017

Report prepared by: Trisa Brandt, Planner I

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Attachment "A": Province of British Columbia License of Occupancy No. 347180 Map

Attachment "B": Navigation Protection Program Approval 2009-500672-001

Draft Development Permit DP17-0059

Schedule "A": Site Plan and Floor Plans

Schedule "B": Elevations and Renderings