

REPORT TO COUNCIL



Date: January 28, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AK)

Application: DP18-0249

Owner: Kinnikinnik Development Inc.

Address: 1850 Hilltop Cr

Applicant: North American Property Group

Subject: Development Permit

Existing OCP Designation: MXT – Mixed Use Tourism

Existing Zone: CD18 – McKinley Beach Comprehensive Resort Development

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0249 for Lot 6, Section 28 and 29, Township 23, ODYD, Plan EPP76020 located at 1850 Hilltop Crescent, Kelowna, BC subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the buildings 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 THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 28, 2019;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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 proposed development for 30 semi-detached dwelling units.

3.0 Community Planning

Community Planning is recommending support for the proposed 30 unit semi-detached multiple housing project on the subject site. 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.

The property is a vacant lot located in the McKinley Beach neighborhood. 30 dwelling units are proposed to be built in 15 duplex style buildings. The proposed development provides for a high urban design with wall projections, indentations and varied siding treatments to create visual interest and to articulate the building facades.

4.0 Proposal

4.1 Background

The subject property is a vacant lot recently created by subdivision as part of the 'Hilltown' phase of the McKinley Beach development. The property owners are now applying to develop 30 units of semi-detached housing on the vacant lot. The property is located within the Comprehensive Development Permit Area which means development on the site is subject to the urban design development permit guidelines found in Chapter 14 of the Official Community Plan.

4.2 Project Description

The proposed development consists of 15 duplex style buildings. The duplex building format is meant to minimize the massing of the overall design and respect the topography of the site. The buildings are stepped into the slope. The required parking spaces are contained completely within the buildings inside attached garages. Visitor parking spaces are provided on the surface of the lot in several locations. The proposed building design is defined as the western contemporary style that already exists throughout the McKinley beach neighborhood. The building design incorporates a combination of flat and low sloping roofs with cantilevered, projecting forms and large private outdoor areas. Proposed material are 'Hardie' siding, stucco, metal and exposed wood. Glass railings and steel garage doors with translucent panels are meant to complement and complete the design aesthetic.

4.3 Site Context

The subject property is located on Hilltop Crescent in the McKinley Beach neighborhood. The subject site and surrounding area are designated Mixed Use Tourism (MXT) in the OCP. The subject property and surrounding area are zoned CD18 the purpose of this zone is to provide for the development of a comprehensively planned multifaceted destination community having a variety of commercial and accommodation uses organized around a central lifestyle village. The subject site is located in the proposed village centre area of the developing neighborhood. The site is accessed from Hilltop Crescent in two locations meant to minimize cut and filling of the land. The proposed upper strata road is intended to connect to Lot 10 to the south in the future to allow for efficient traffic circulation and hillside road

construction. A pedestrian connection to the McKinley trail system is provided for from the lower strata road.

Subject Property Map:



Current Development Policies

4.4 Kelowna Official Community Plan (OCP)

Comprehensive Development Permit Area Guidelines

The proposed development is compatible with the objectives of the comprehensive development permit area found in Section 14.1 of the OCP. Specifically, the development provides for a high urban design standard with pedestrian linkages and the layout respects the sloping topography the site. The development incorporates many of the design guidelines found in Section 14.3 of the OCP including incorporating materials that relate to the character and context of the surrounding neighborhood; provides generous outdoor spaces through the use of large balconies to allow residents to benefit from the favorable Okanagan weather; is sensitive to and compatible with the massing of the future streetscape; includes wall projections and indentations, windows and siding treatments as well as varied material textures to create visual interest and to articulate building facades; and uses exterior building materials selected for their functional and aesthetic quality.

Conceptual Building Elevation:



5.0 Technical Comments

5.1 Building & Permitting Department

- Any retaining walls or slope stability to platform the building sites are required to be designed by a geotechnical engineer. Locations of rock pits to clearly determined on site grading plans and comment for design should be provided in the geotechnical report. Roof water disposal to be determined by geotechnical engineer. Any sloped areas above the building platform should have a drainage swale system before the property line to deal with potential overland water flows issues.

5.2 Development Engineering Department

- All the offsite infrastructure and services upgrades are addressed in the Subdivision Engineering Report under file S17-0014

5.3 Fire Department

- Approved Construction fire safety plan required prior to construction and updated as required. Fire Department access is to be met as per BCBC 3.2.5. and 5.6.1.4 BCFC. Ensure the hammerhead is appropriate for FD access. Addressing with lane access becomes difficult for emergency services. Perhaps one main address with unit numbers. Provide protection from adjacent building that would be exposed to fire originating from building under construction. BCFC 5.6.1.2. Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met. Hydrants to be operational prior to construction start

6.o Application Chronology

Date of Application Received: October 10th 2018

Date Public Consultation Completed: N/A

Prepared by: Alex Kondor, Planning Specialist

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 1 – Draft Development Permit DP18-0249

Schedule A – Site Plan

Schedule B – Elevations

Schedule C – Landscape Plan