

REPORT TO COUNCIL



Date: June 10th 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AK)

Application: DP19-0083

Owner: 1186856 B.C LTD.

Address: 3220 Hilltown Drive

Applicant: Matthew Isabelle

Subject: Development Permit Application

Existing OCP Designation: MXT – Mixed Use Tourism

Proposed Zone: CD18 – McKinley Beach Comprehensive Resort Development

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0083 for Lot 13, Section 28, Township 23, ODYD Plan EPP76020, located at 3220 Hilltown, 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 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 June 10th 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 a Development Permit Application related to the form and character of a proposed 24-unit multi-family development.

3.0 Community Planning

Community Planning is recommending that the Development Permit Application for a 24-unit multi-family development be approved. The application meets the Official Community Plan (OCP) Comprehensive Development Permit Area design guidelines and the proposal is compliant with the regulation of the CD18-McKinley Beach Comprehensive Resort Development zone.

The proposed 24-unit development contains 10 duplex buildings and one four-plex. The 1.9 acre hillside site has been designed to maximize lake views to the north and west of the 24 dwellings. The dwellings at the top of the sloping site are two stories and have a walkout basement with garages. The proposed units located on the lower areas of the site are one level in height as measured from the internal lane with garages and living areas located on this main level and also have walkout basements. Outdoor living space is provided through the use of at grade patio areas and deck space.

The streetscapes within the application are designed to have a distinct variety of home types, color schemes, material palettes, garage door styles and street landscaping in order to create unique and identifiable homes for residents. The exterior design of the homes is modernist with flat roofs or low sloped roofs. Exterior materials are stucco, brick, fiber cement and metal panels. There are 9 color and materials combinations for the 11 buildings. Each color palette uses natural colors found on the site – the blond grasses, the greys of the natural granite stone and the browns of the tree trunks were the inspiration for all the 9 building color palettes.

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 owner is applying to develop 24 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 one fourplex and 10 duplexes. The size of the dwellings range from 1500sqft 2 bedroom units to 1780 sqft 3 bedroom units.

The proposed fourplex is three storeys in height including the walk-out basement. The front facade of the building provides a range of depth and mix of building materials. The materials used for the fourplex and duplexes include a variety of hardie panels, metal panels, brick, and asphalt shingles. The chosen materials offer consistency in design with the existing development of McKinley Beach.

The proposed duplexes have four main designs; all of the duplexes have a modern design with slight variations meant to create diversity to the project. The duplex known as building type A is two storeys in height plus a walkout basement, it has a large deck located above the double car garage and a flat roof. The type B duplex has one storey plus walk-basement and a 'butterfly' style roof. The type C duplex is two storeys in height plus walkout basement with a low sloped roof. The type D duplex is one storey as

measured from the internal road plus a walkout basement and has a shed style roof. All units have double garages, a large amount of windows, decks or patios, and various building articulations.

The buildings are proposed to be terraced into the hillside and accessed by internal laneways. Retaining walls varying in height from 1.2m to 4.0m are required to create level building areas. The proposed retaining walls are located near the west property line which is adjacent the natural sloped area therefore the retaining walls will not be highly visible from the surrounding street or private properties.

The total proposed building footprint covers 30% of site, the overall lot coverage including lanes and hard surfaced walkways and patios is 66 % the remaining 34% of the property is proposed to be landscaped. The proposed landscaping meets the requirements for the city of Kelowna and landscaping standards. The landscaping plan includes a combination of 83 trees, 144 shrubs, 195 perennials and native grass throughout the site.

The proposed development meets the parking requirements as each dwelling unit has a total of two parking spaces, with the development as a whole providing a total of ten visitor stalls located off the internal laneways. There is pedestrian access to the park/natural area to the west the site via the internal roadway. A rendering showing the proposed building types is attached below:



4.3 Site Context

The subject property is located on Hilltown Drive in the McKinley Beach neighbourhood. The subject property and the surrounding area are designated Mixed Use Tourism (MXT) in the OCP. The subject property and the surrounding area are zoned CD18. The purpose of this zone is meant to provide for a development of comprehensively planned multifaceted destination community having a variety of commercial and accommodation uses organized around a central lifestyle village. The adjacent area to the

west of the site designated as Park in the OCP and Zoned P3 and has been retained as a naturally treed slope with trail potential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|--|------------------------|
| North | CD18 - McKinley Beach Comprehensive Resort Development | MXT- Mixed Use Tourism |
| East | CD18 - McKinley Beach Comprehensive Resort Development | MXT- Mixed Use Tourism |
| South | CD18 - McKinley Beach Comprehensive Resort Development | MXT- Mixed Use Tourism |
| West | P3 – Parks and Open Space | PARK - Park |

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The proposed development is compatible with the objectives of the Comprehensive Development Permit area and meets the Development Permit Guidelines found in Section 14 of the OCP. Specifically, the development provides for a high urban design standard. 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 outdoor spaces through the use of large balconies; 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.

Technical Comments Technical Comments

5.2 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3) HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- 4) A Hoarding permit may be required and protection of the public from the staging area and the new building area during construction.
- 5) Permit is required for the over height retaining walls since the walls support the townhomes/ roads if not done as part of the subdivision design.
- 6) The Geotechnical Engineer / Civil Engineers of record must design and inspect to accommodate the roof water and perimeter drainage for each dwelling as part of the building permit. Please provide drawings and schedules at time of building permit application.
- 7) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit
 - b. Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP
 - c. Furnace & Hot water tanks must be located in conditioned space / frost protected and not in the unprotected garage space. Floor plans and frost walls to be redesigned to accommodate. Please provide at time of building permit application.
 - d. Glass panel garage doors and all other garage doors to meet the requirements of BCBC 18 for minimum rsi values. Please provide at time of building permit application
 - e. Glass guardrails will require structural engineering from supplier at time of building permit application
- 8) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- 9) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

5.3 Development Engineering Department

- 1) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under S17-0014.

6.o Application Chronology

Date of Application Received: March 19th 2019

Date Public Consultation Completed: N/A

Prepared by: Alex Kondor, Planning Specialist

Approved for Inclusion: Dean Strachan, Suburban and Rural Planning Manager

Attachments:

Draft Development Permit DP19-0083

Schedule A – Site Plan

Schedule B – Elevations

Schedule C – Landscape Plan

Schedule D – Site Renderings