

REPORT TO COUNCIL



Date: July 26th, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0099

Owner: Kinnikinnik Development Inc.,
Inc.No. BCo622664

Address: 3425 Hilltown Drive

Applicant: McKinley NA Limited
Partnership

Subject: Development Permit Application

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. DP20-0099 for Lot 1 Section 28 Township 23 ODYD Plan EPP76020 located at 3425 Hilltown Drive, 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 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 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 Form and Character Development Permit for the proposed two-storey amenity building and surrounding area.

3.0 Development Planning

Staff are recommending support for the proposed Development Permit as the building will be an important amenity space for the McKinley Beach community. The building was identified in the early stages of the McKinley Beach plan, and the building will act as a focal point of the Village Centre. The Village Centre will have commercial, mixed-use, and multi-family buildings and this space will offer the residents many amenities including sports fields, playgrounds, community gardens and a pool and sauna.

The form and character of the building is strong, and it is consistent with the majority of the Official Community Plan’s (OCP) Urban Design Guidelines. The applicant worked with Staff to revise the drawings to meet the intent of the OCP, as well as meet all regulations within the Zoning Bylaw. Overall, Staff believe the building will fit into the McKinley Beach Community and will benefit the majority of the residents.

4.0 Proposal

4.1 Project Description

The Development Permit Application is for a new 2-storey mixed-use office and amenity building for the McKinley Beach community, which will be located off Hilltown Drive. The building is roughly 910m² (9800ft²) in size and it will be wood-framed. Roughly 185m² (2000ft²) will be allocated for office, 371.6m² (4000ft²) for a fitness and aerobic studio and 223m² (2400ft²) will be used for basement storage. The building is a phased development, with the first phase having a hot tub and sauna, and the second phase including indoor/outdoor lap pool. The proposed also includes outdoor amenities: soccer field, pickleball court, volleyball court and community garden.

The building has been staggered in height to allow for a relationship between the hillside and sports field. The building materials are primarily glass and cement, which includes wood-look siding and colour panels. Large overhangs and vegetative screening help with sustainability objectives and add passive cooling.

4.2 Site Context

The subject property is in the McKinley OCP Sector and the surrounding area is primarily zoned CD18 – McKinley Beach Comprehensive Resort Development and A1 – Agriculture 1. The surrounding area also has a Future Land Use Designation of MXT – Mixed Use Tourism and REP – Resource Protection.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Vacant
East	A1 – Agriculture 1	Vacant
South	CD18 – McKinley Beach Comprehensive Resort Development	Future Single-Family Subdivision
West	CD18 – McKinley Beach Comprehensive Resort Development	Future Development

Subject Property Map: 3425 Hilltown Drive



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD18 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	10,000m ²	75,596m ²
Min. Lot Width	13.0m	368.1m
Min. Lot Depth	30.0m	261.4m
Development Regulations		
Max. Site Coverage (buildings)	n/a	0.67%
Max. Site Coverage (buildings, parking, driveways)	n/a	5.9%
Max. Height	38.25m / 8 ½ storeys	8.03m / 2 storeys
Min. Front Yard	0.0m	34.8m
Min. Side Yard (south)	0.0m	219m
Min. Side Yard (north)	0.0m	140m
Min. Rear Yard	0.0m	54.8m
Other Regulations		
Min. Parking Requirements	46	46
Min. Bicycle Parking	2	11

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

Objectives:

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character.

6.0 Application Chronology

Date of Application Received: March 25th, 2020

Date of Revised Drawings Received: May 28th, 2021

Date Public Consultation Completed: N/A

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP20-0099

Schedule A: Site Plan / Floor Plan yez

Schedule B: Elevations and Materials

Schedule C: Landscape Plan