



DP20-0099

3425 Hilltown Drive

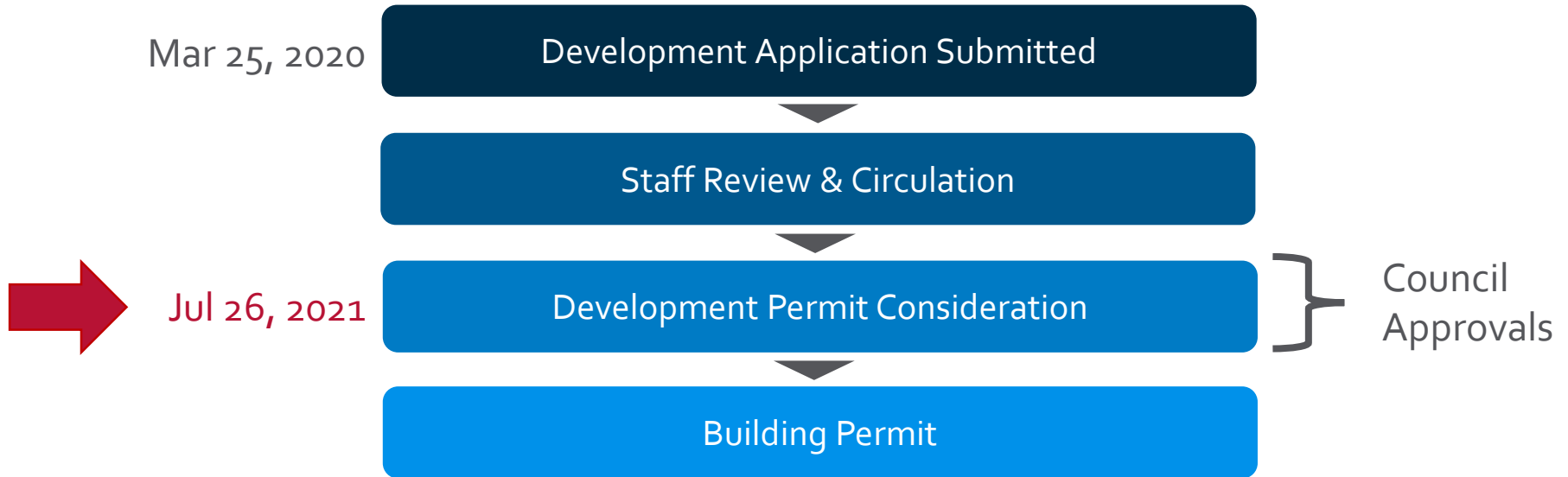
Development Permit Application



Proposal

- ▶ To consider the form and character of a proposed two-storey amenity building in the McKinley Beach Village Centre.

Development Process

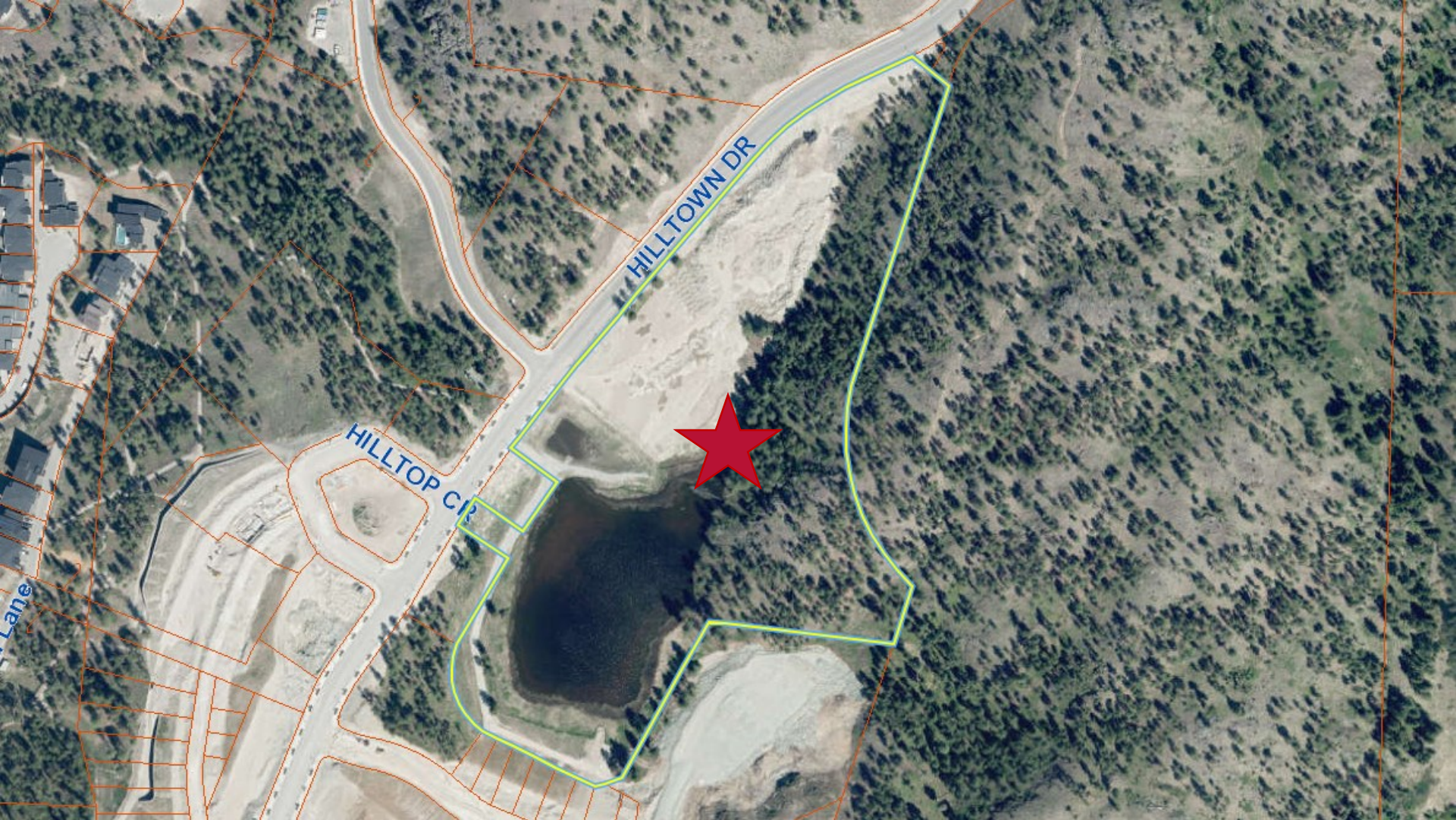


Context Map



City of Kelowna

Subject Property Map



Project Details

- ▶ Proposed 2-storey mixed-use office and amenity building.
- ▶ The building will be wood-framed and 910 m² in size, more specifically:
 - ▶ 371.6m² (4,000ft²) for fitness and aerobics;
 - ▶ 185m² (2,000ft²) for office;
 - ▶ 223m² (2,400ft²) for basement storage;
- ▶ Phased building with the first phase having a hot tub and sauna and the second phase having a lap pool.
- ▶ Other amenities include soccer field, pickleball court, volleyball court, community garden and playground.

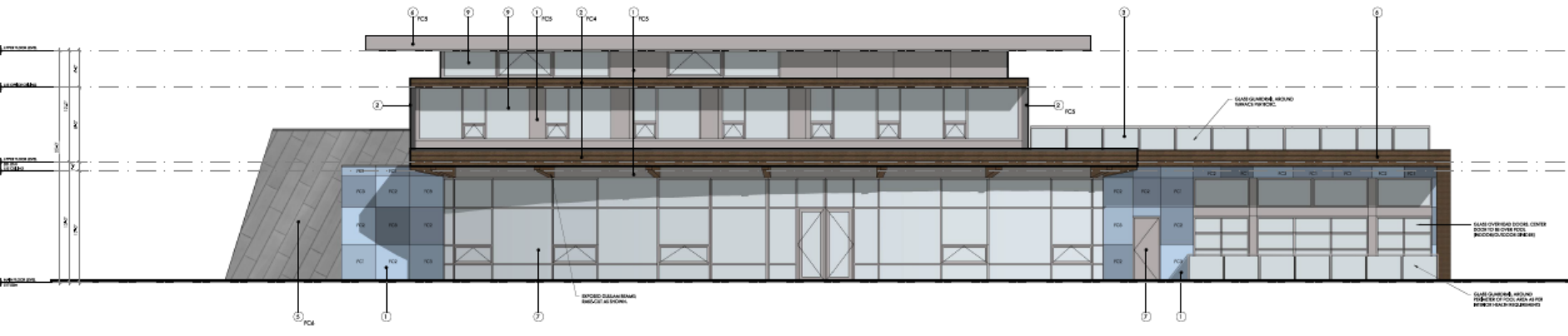
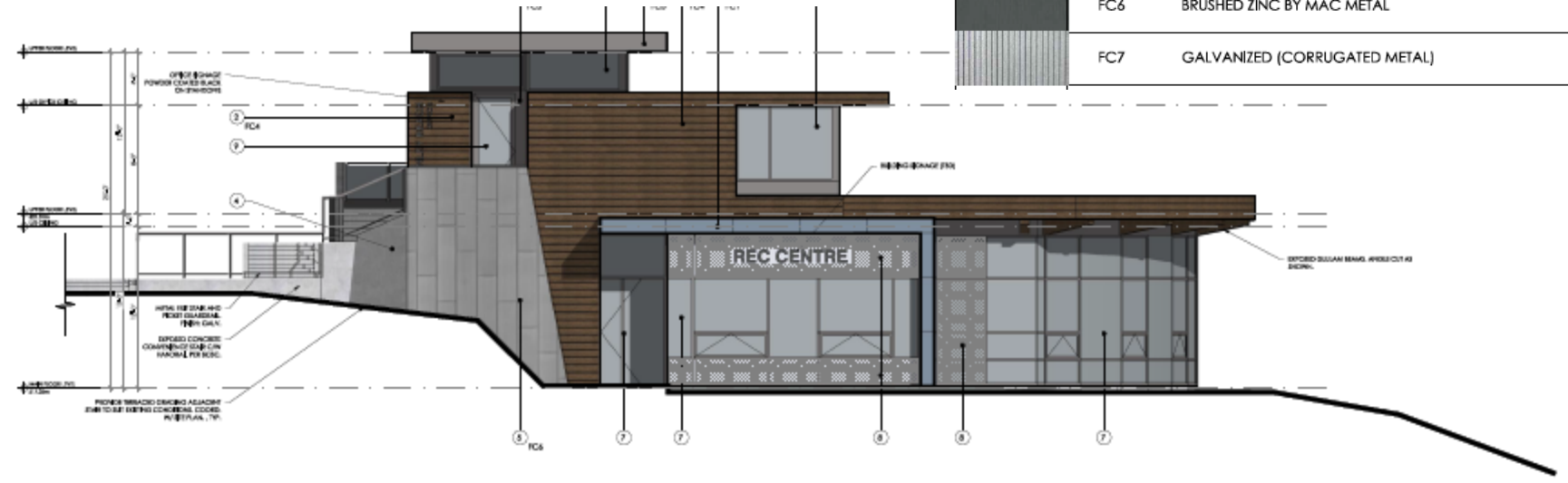
Site Plan



Elevations: North & West

EXTERIOR FINISH SCHEME

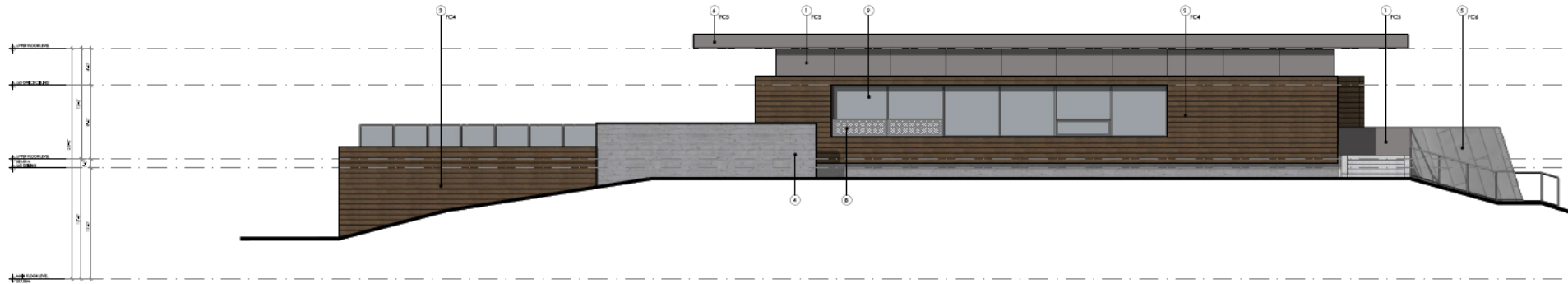
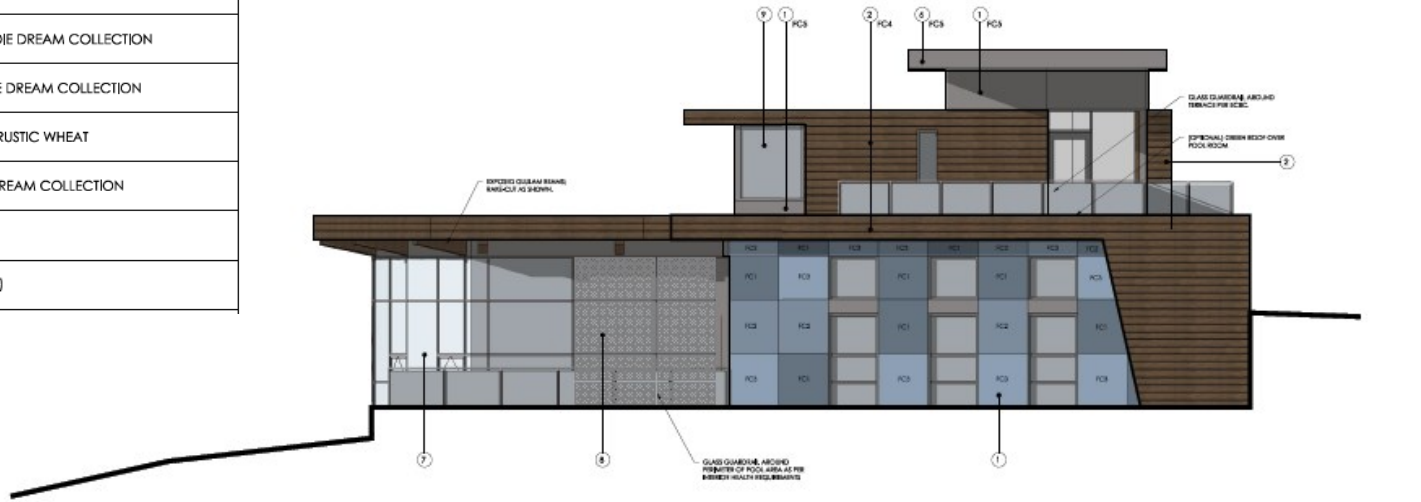
	FC1	DARK BLUE - BLUE JEANS BY HARDIE DREAM COLLECTION
	FC2	MED BLUE - POOLSIDE BLUE BY HARDIE DREAM COLLECTION
	FC3	LIGHT BLUE - SUNLITE BLUE BY HARDIE DREAM COLLECTION
	FC4	WOOD LOOK - SUMMER WHEAT BY RUSTIC WHEAT
	FC5	MED GREY - ASH GREY BY HARDIE DREAM COLLECTION
	FC6	BRUSHED ZINC BY MAC METAL
	FC7	GALVANIZED (CORRUGATED METAL)



Elevations: South & East

EXTERIOR FINISH SCHEME

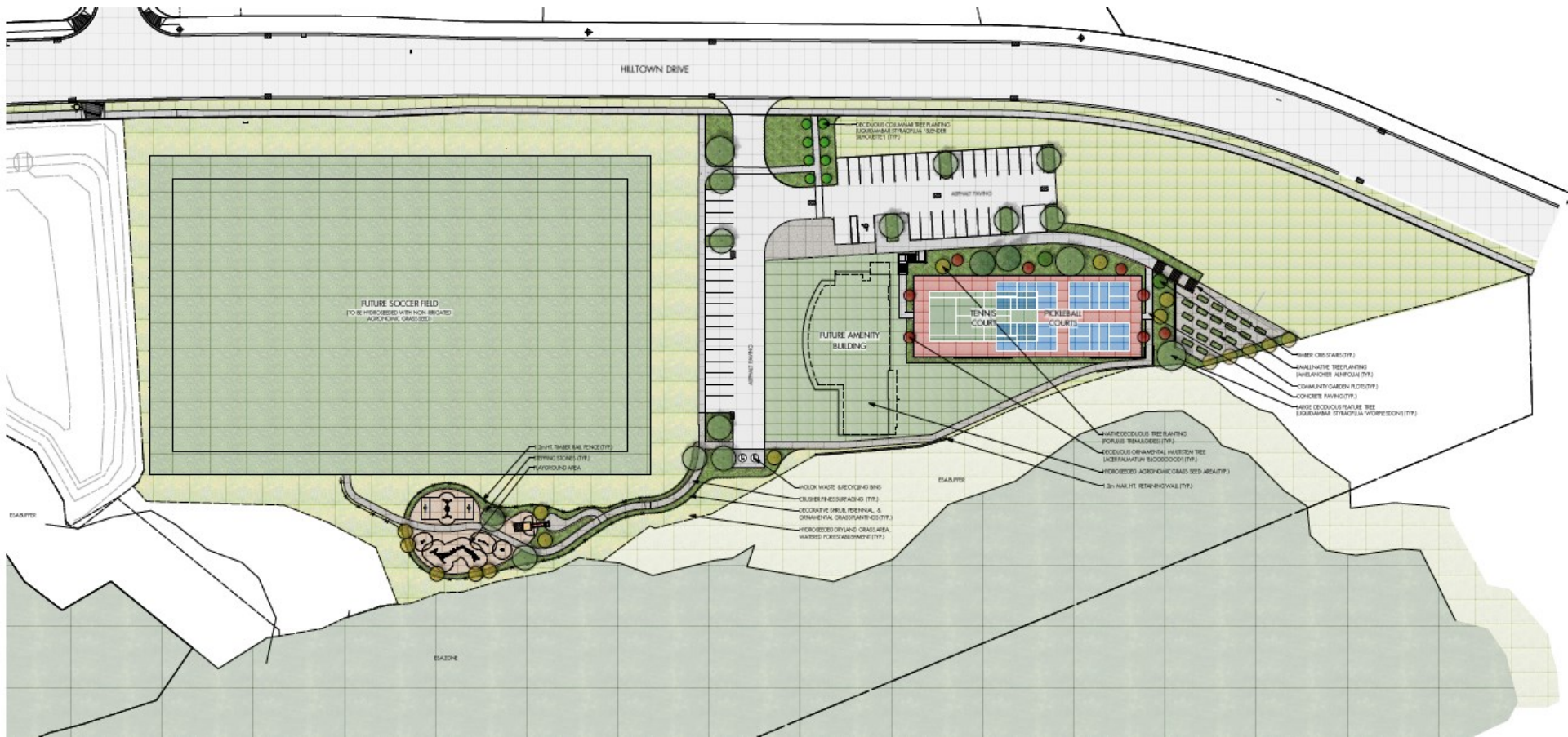
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Rendering



Landscaping



Development Policy

- ▶ Chapter 14: Urban Design DP Guidelines
 - ▶ 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;
 - ▶ 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.

Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit
 - ▶ Consistent with OCP urban design guidelines;
 - ▶ Important amenity space for McKinley Beach.



Conclusion of Staff Remarks

Landscaping

