

REPORT TO COUNCIL



Date: September 19th, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0112 **Owner:** Kinnikinnik Developments Inc.,
Inc.No. BC0622664

Address: 3310 Hilltown Drive **Applicant:** Adrian Benoit – GEC
Architecture

Subject: Development Permit Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: CD18 – McKinley Beach Comprehensive Resort Development

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0112 for Lot B Section 28 Township 23 ODYD Plan EPP101581, located at 3310 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 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 this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Purpose

To issue a Development Permit for the form and character of a new multiple dwelling housing development.

2.0 Development Planning

Staff are recommending support for the form and character Development Permit for the new townhouses on the subject property. The application is consistent with many of the Official Community Plan’s (OCP) Townhouse Design Guidelines including incorporating architectural features and designing private outdoor amenity space with access to sunlight. The proposal creates a strong interface with Hilltown Drive, as the proposal includes ground-oriented units with a front yard amenity space along the street. The townhouse form responds to the sloping property well with each unit at a different floor plate elevation to respond to the sloping nature of the property. The building uses several materials and colours in a modern style creating a unique design.

3.0 Proposal

3.1 Project Description

The subject property is located on a 0.73-acre site located on Hilltown Drive. The proposal consists of 15-units divided into two major blocks with 7 located on the top of the slope and 8 ground-oriented along Hilltown Drive. All units are three bedroom and have two parking spaces provided in the garage which is accessed via Aspen Lane. The design follows the industrial-modern motif and aims to have a unique and recognizable roofline balanced with pedestrian scaled design. The height and massing of the buildings step along the streetscape to account for the sloping grade and to allow for architectural detailing and privacy.

3.2 Site Context

The subject property is located in the McKinley OCP Sector, and the surrounding area is primarily zoned CD18 – McKinley Beach Comprehensive Resort Development. The surrounding area also has a Future Land Use Designation of S-RES – Suburban Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD18 - McKinley Beach Comprehensive Resort Development	Vacant
East	CD18 - McKinley Beach Comprehensive Resort Development	Vacant
South	CD18 - McKinley Beach Comprehensive Resort Development	Vacant
West	CD18 - McKinley Beach Comprehensive Resort Development	Single-Family Dwelling(s)

Subject Property Map: 3310 Hilltown Drive



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD18 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	n/a	2970m ²
Min. Lot Width	n/a	80.2m
Min. Lot Depth	n/a	31.4m
Development Regulations		
Max. Floor Area Ratio	n/a	1.29
Max. Site Coverage (buildings)	n/a	48.5%
Max. Site Coverage (buildings, parking, driveways)	n/a	82%
Max. Height	8 1/2 or 38.25m	15.4m
Min. Front Yard	0.0m	0.0m
Min. Side Yard (south)	0.0m	0.0m
Min. Side Yard (north)	0.0m	0.0m
Min. Rear Yard	0.0m	0.0m
Other Regulations		
Min. Parking Requirements	24	24
Min. Bicycle Parking	4	4
Min. Private Open Space	n/a	683m ²

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 7.1 Create more complex communities in Suburban Neighbourhoods

Policy 7.1.1. Area Structure Plan	Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signalled in an ASP or where proposals are likely to require significant changes to planned transportation, parks, and utility infrastructure. <i>The proposal aligns with the ASP.</i>
Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.2. Hillside Housing Forms	Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact. <i>The proposal utilizes the at grade area and has low impact in the hillside.</i>
Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.3. Integrate Nature	Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts on parks on adjacent natural systems. <i>The proposal does not interfere with the "do not disturb area".</i>

5.0 Application Chronology

Date of Application Received: May 10th, 2022
 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 DP22-0112
 Schedule A: Site Plan and Floor Plans
 Schedule B: Elevations
 Schedule C: Landscape Plan
 Attachment B: OCP Form and Character Development Permit Guidelines