

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: June 5, 2023
To: Council
From: City Manager
Address: 3425 Hilltown Drive
File No.: DP22-0222
Zone: CD18 – McKinley Beach Resort

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0222 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 be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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 permit 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 issue a Development Permit for the form and character of a townhouse development.

3.0 Development Planning

Staff are recommending support for the Development Permit for the 44-unit townhouse development on the subject property. The proposal consists of 16 townhouse buildings at a height of 3 storeys, containing a total of 44, 3-bedroom dwelling units. The proposal creates a strong interface with Hilltown Drive through ground-oriented units with front doors and landscaping facing the street. The height and massing of the buildings steps along the streetscape to account for the sloping grade and to allow for architectural detailing. Exterior building materials include silver metal siding and iron grey hardie board, vintagewood cedar cladding and black metal awnings to frame entrances. The townhouses are oriented on site to preserve site lines of the future amenity building to the North of the site. An elevated linear corridor provides a walkout "parkway" for the central units with a greater connection to the common landscaped amenity area for all residents to use. Landscape plantings include 76 new on-site trees, as well as a variety of shrubs, perennials, and grasses.

The proposal meets all regulations of the Zoning Bylaw, and no variances have been requested. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Guidelines for Townhouse and Infill Development. Key guidelines that are met include:

- 2.1.3.a Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.
- 3.1.3.c Provide pedestrian pathways on site to connect: main building entrances to public sidewalks and open spaces; visitor parking areas to building entrances; from the site to adjacent pedestrian/trail/cycling networks (where applicable).
- 3.1.5.a Provide landscaping in strategic locations throughout to frame building entrances, soften edges, screen parking garages, and break up long facades.
- 3.1.6.d In larger townhouse developments (e.g. master planned communities with internal circulation pattern), provide modest variation between different blocks of townhouse units, such as change in colour, materiality, building, and roof form.

Lot Area	Proposed (m ²)
Gross Site Area	74, 595.6 m ²
Road Dedication	N/A
Undevelopable Area	53, 699.2 m ² (ESA + pond)
Net Site Area	11,264.4 m ²

4.0 Subject Property & Background

4.1 Subject Property Map



4.2 Background

A Natural Environment and Hazardous Condition Development Permit was completed for the subject property to ensure the works are monitored throughout the duration of the project. This protects the wetland

riparian area to the South and ensures prevalent rock fall from the adjacent hillside does not impact the site. A park trail will be secured through the site to ensure pedestrian access around the wetland and connect to the extensive trail system throughout the McKinley Beach development site. Additionally, a consecutive Subdivision application for the subject property is in progress to subdivide the townhouse development from the future McKinley amenity centre to the North.

5.0 Zoning Bylaw Regulations Summary

UNIT COUNT AND FLOOR AREA	
Total Number of Units	44 units
3-bed Townhome	44 16

DEVELOPMENT REGULATIONS		
CRITERIA	CD18 ZONE	PROPOSAL
Total Maximum Floor Area Ratio		
Base FAR	N/A	0.581
Max. Site Coverage (buildings)	N/A	35.10 %
Max. Site Coverage (buildings, parking, driveways)	N/A	61.25 %
Max. Height		
Base Height	38.25 m or 9 storeys	11.5 m / 3 storeys
Setbacks		
Min. Front Yard (West facing Hilltown Drive)	0.0 m	3.0 m
Min. Side Yard (North facing amenity building)	0.0 m	3.9 m
Min. Side Yard (East facing hillside)	0.0 m	4.2 m
Min. Rear Yard (South facing retention pond)	0.0 m	6.2 m
Amenity Space		
Total Required Amenity Space	N/A	1,460 m ²
Common	N/A	1,000 m ²
Private	N/A	460 m ²
Landscaping		
Min. Number of Trees	N/A	77 trees

PARKING REGULATIONS		
CRITERIA	CD18 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	94 stalls	99 stalls
Residential	88	88
Visitor	6	11 (2 accessible)
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	100 % Regular 0 % Small
Bicycle Stalls Short-Term	4.0 or 1 per 5 units (whichever is greater)	9 stalls
Bicycle Stalls Long-Term	No requirement	No requirement

6.o Application Chronology

Application Accepted: October 25, 2022

Report prepared by: Sara Skabowski, Planner 1

Reviewed by: Jocelyn Black, Urban Planning 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 DP22-0222

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.