



City of
Kelowna

DP22-0222
3425 Hilltown Drive

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a townhouse development.

Development Process

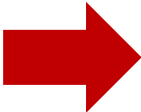


Nov 18, 2022

Development Application Submitted



Staff Review & Circulation



Jun 5, 2022

Development Permit

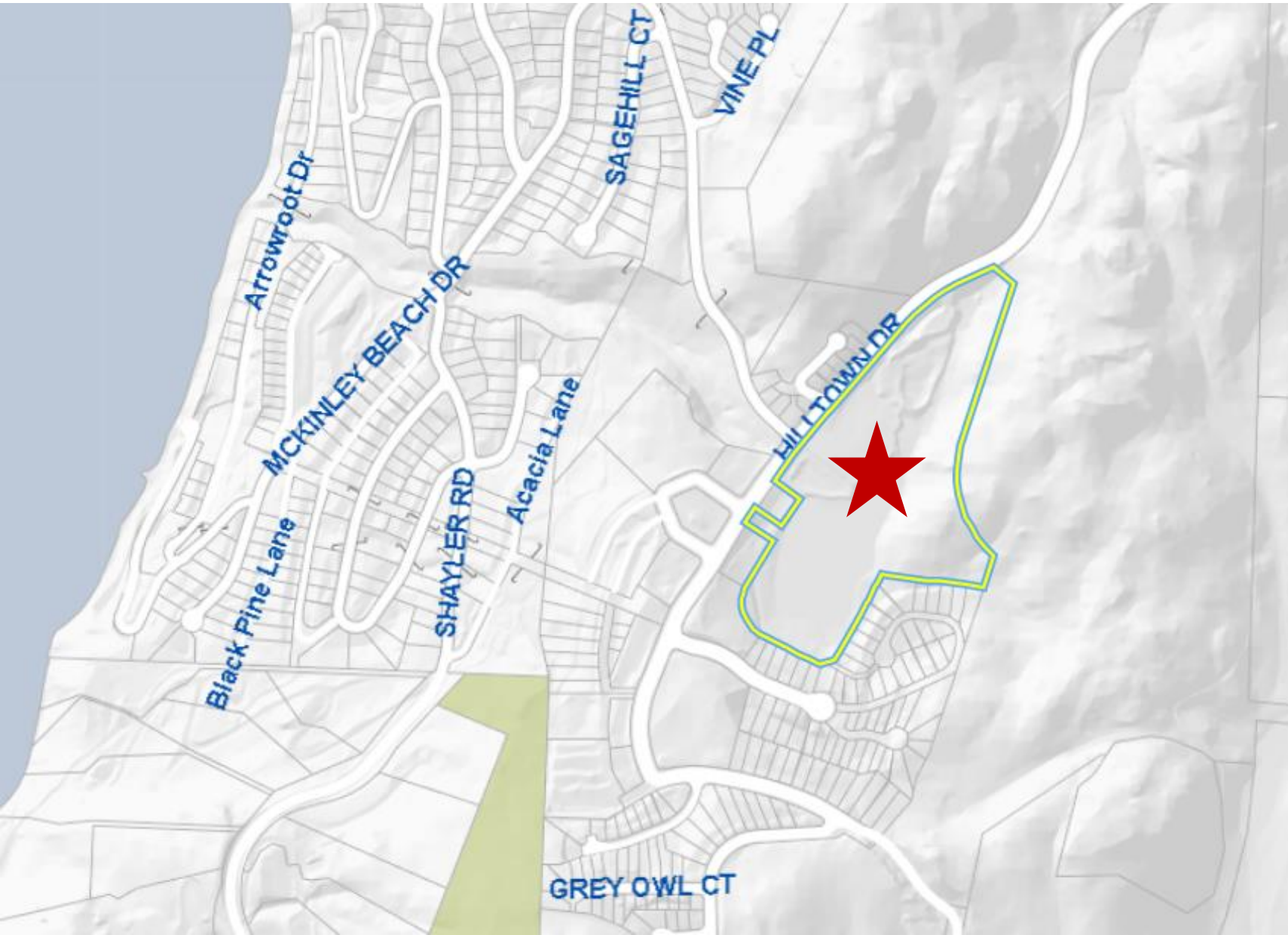


Council Approvals



Building Permit

Context Map



Walk Score
0

Transit Score
0

Bike Score
17



Future Land Use Map



Subject Property Map



Subject Property

Development Site

Site Photos



Technical Details

- ▶ 44-unit, 3-bedroom townhouse development
 - ▶ 16 buildings
 - ▶ 3 storeys
- ▶ 99 parking stalls
 - ▶ Private two-car garage
 - ▶ 11 visitor stalls (2 accessible stalls)
 - ▶ 9 short-term bike stalls
- ▶ Amenities:
 - ▶ 77 proposed trees
 - ▶ Private balconies
 - ▶ Common landscaped parkway
 - ▶ Direct access to wetland and park trails
 - ▶ Adjacent to future amenity centre

Site Plan



Covenant Line

Hilltown Drive



Elevation – Hilltown Drive



North Elevation –
fronting Hilltown Drive

South Elevation –
fronting private strata road



Cross Section – Hilltown Drive



North Elevation – fronting Hilltown Drive



South Elevation – fronting private strata road

Materials Board



14 ASPHALT SHINGLE ROOF
COLOUR: HOLLOW GREY
MANUF:STYLE: TIMBERLINE OR EQUAL



8 PRE-FINISHED METAL CORRUGATED SIDING
(VERTICAL)
COLOUR: BLUE
MANUF:STYLE: SILVALUM



10 NON-COMBUSTIBLE "WOOD" LOOK CLADDING
FINISH:COLOUR: VINTAGEWOOD CLEAR
MANUF:STYLE: KICHING OR EQUIVALENT



9 PRE-FINISHED ALUMINUM SOFFIT
COLOUR: PEBBLE KAKI
MANUF: STYLE: GENTEX OR EQUIVALENT



12 PRE-FABRICATED METAL AWNING
COLOR: BLACK



13 ORNATE:COLOR:FLAT CUT SHAKE
COLOR: IRON GREY
MANUF: STYLE: HARDS OR EQUIVALENT



11 ORNATE:COLOR:LAP SIDING
COLOR: IRON GREY
MANUF:STYLE: HARDS OR EQUIVALENT



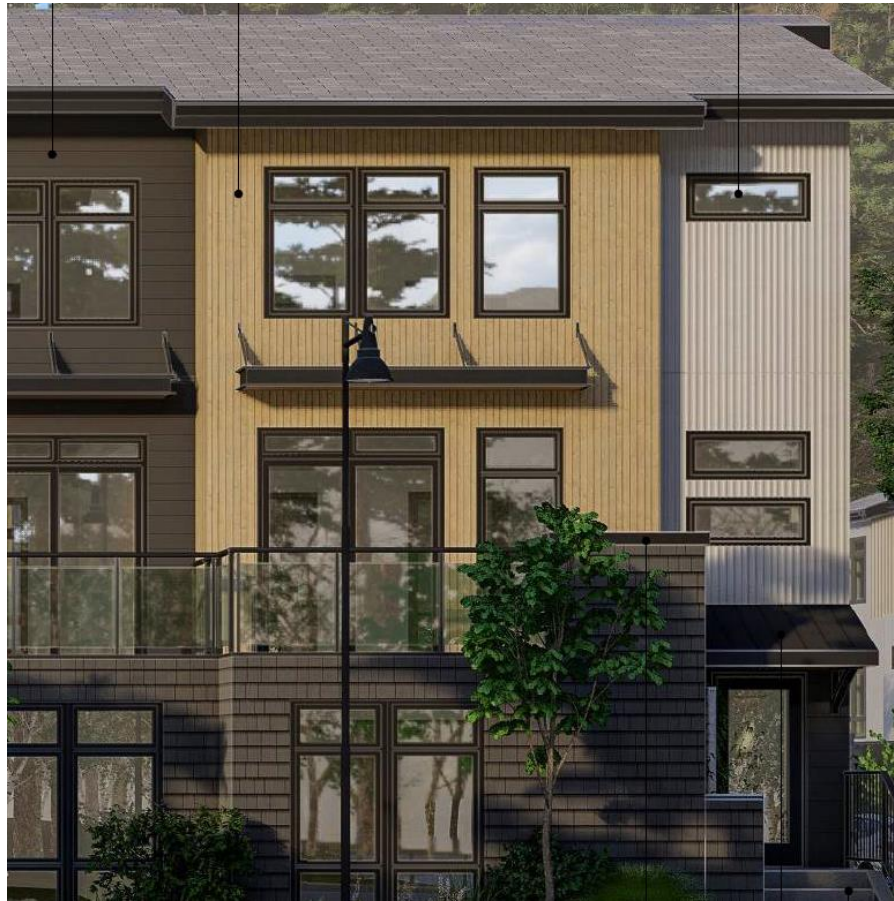
7 METAL-CLAD VINYL WINDOWS
COLOUR: BLACK
STYLE: EUROCLAD ALUMINUM HYBRID, DUAL
PANE, LOW E OR EQUAL



6 STANDING SEAM METAL ROOF
COLOUR: BLACK
MANUF:STYLE: CASCADIA METALS OR EQUAL



11 PRE-FINISHED OVERHEAD DOOR
FRAME: BLACK
STYLE: SMOOTH



Landscape Plan



Hilltown Drive

Rendering – facing North



Rendering – fronting Hilltown Drive



OCP Design Guidelines

- ▶ Ground-oriented entrances
- ▶ Strong interface with Hilltown Drive
- ▶ Variation between blocks of townhouse units
- ▶ Building facades articulate individual units
- ▶ Pedestrian pathways connect to site and park trails
- ▶ Located off-street parking away from public view
- ▶ Environmentally sensitive areas protected via covenant

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Aligns with the OCP Form and Character Design Guidelines for Townhouse Development
 - ▶ No variances to the Zoning Bylaw are proposed