



City of
Kelowna

DP22-0200 & DVP23-0076
1810 Hilltop Crescent

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit and Development Variance Permit for the form and character of Multiple Dwelling Housing; with a variance to the minimum amount of habitable space within any exposed storey.

Development Process



Oct 3, 2022

Development Application Submitted

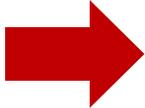


Staff Review & Circulation



Apr 21, 2023

Public Notification



Jun 13, 2023

DP/DVP Consideration

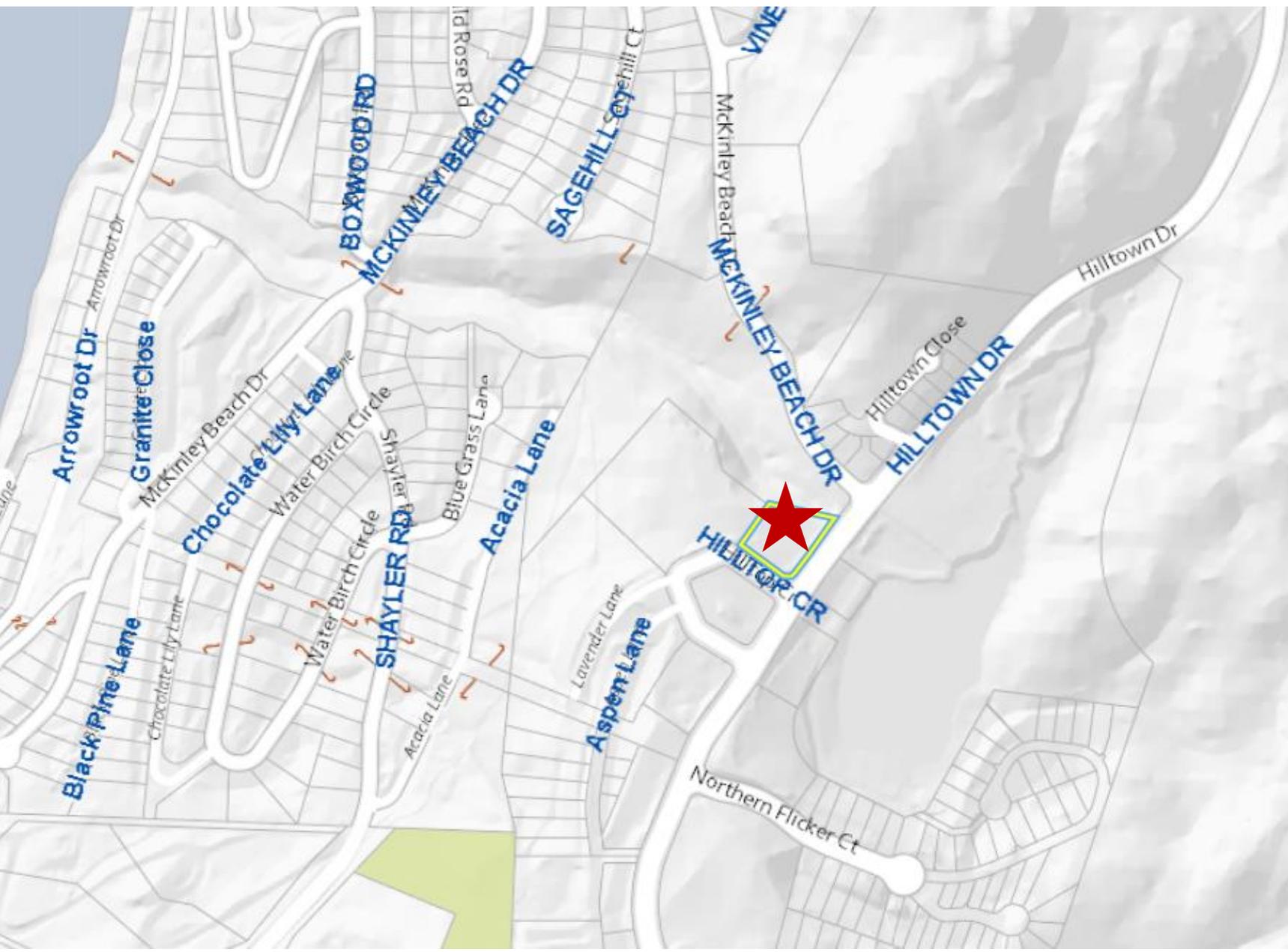


Council Approvals



Building Permit

Context Map



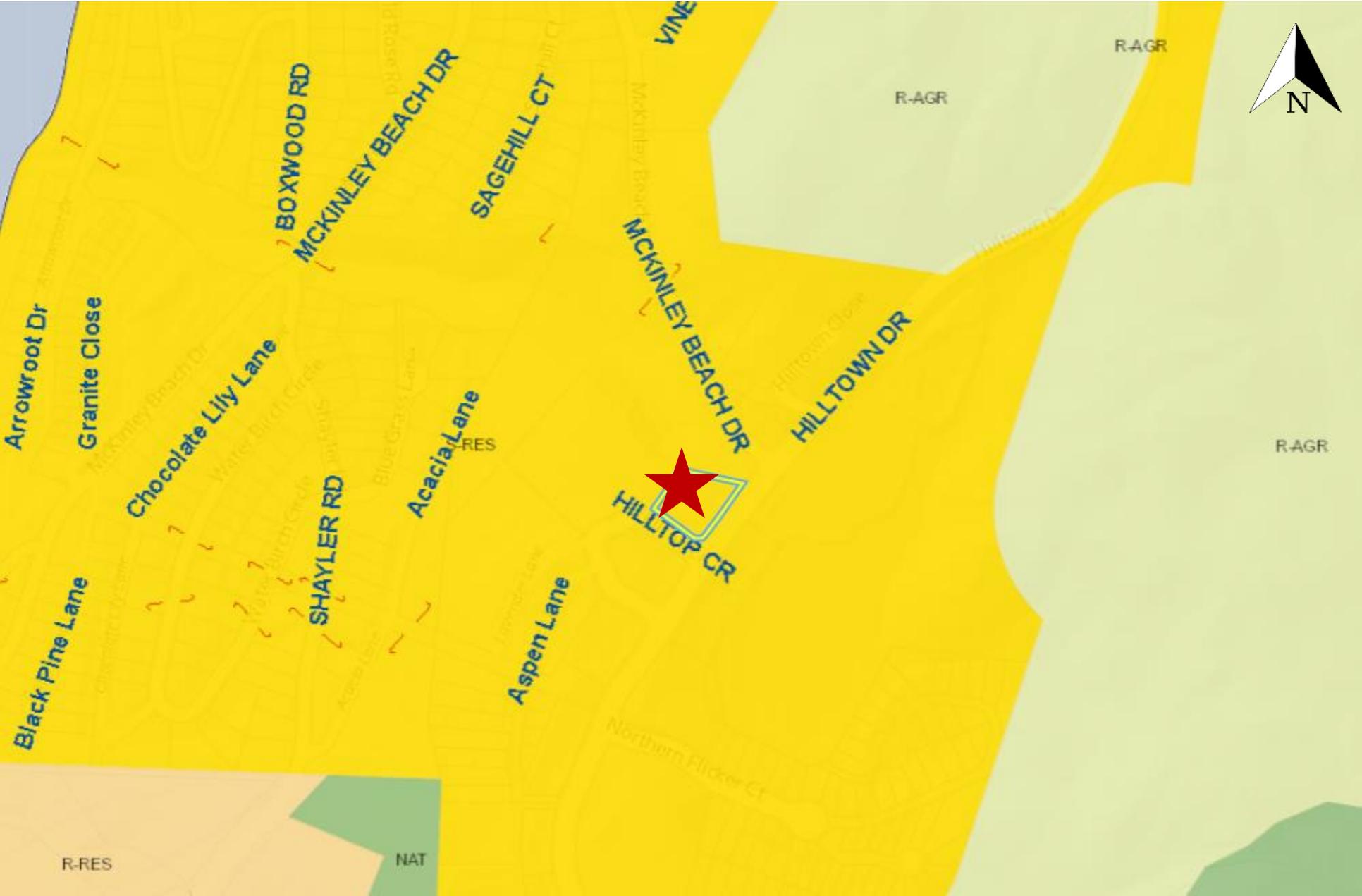
Walk Score
0

Transit Score
0

Bike Score
17



Future Land Use Map



Subject Property Map



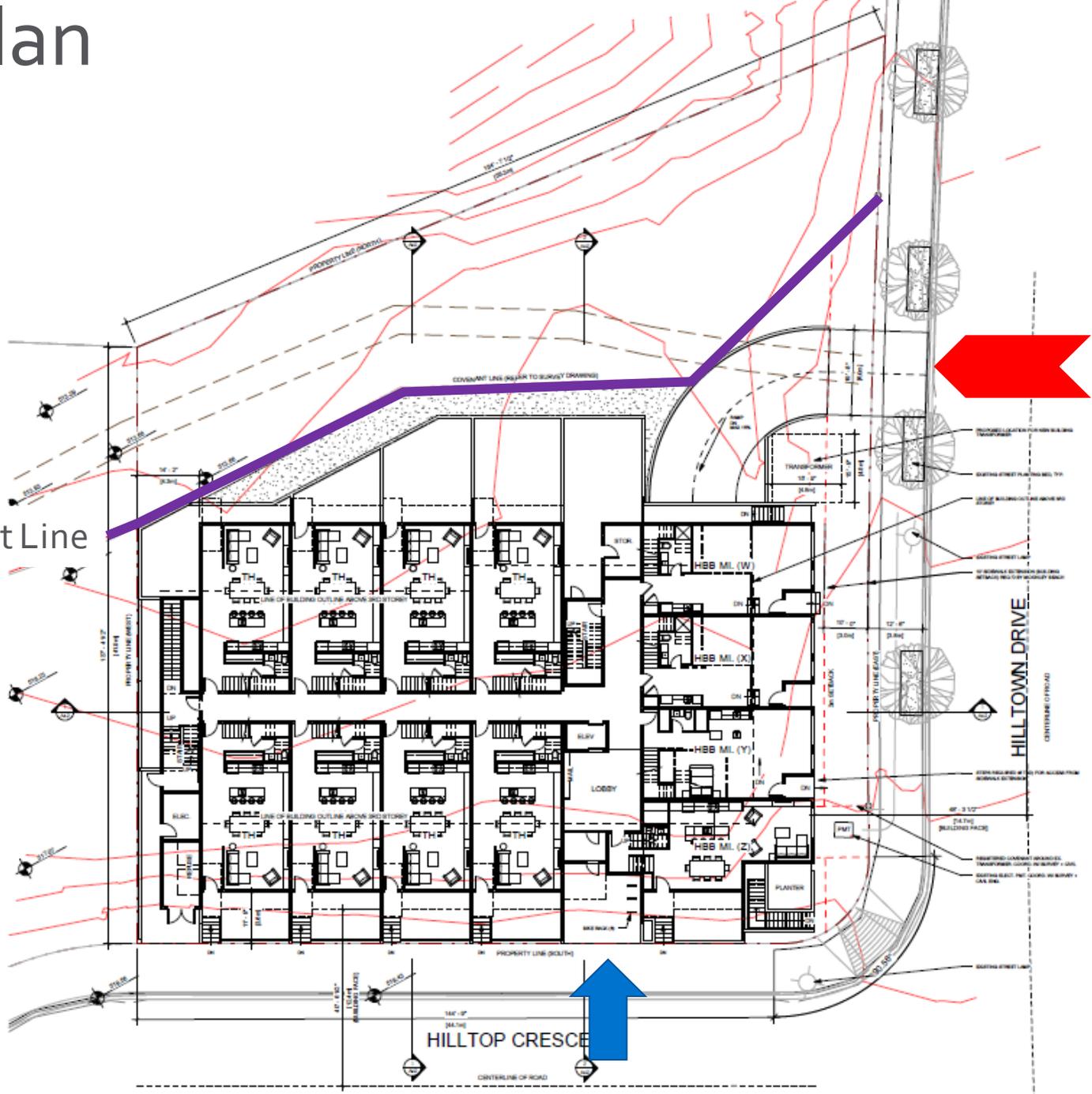
Technical Details

- ▶ 24-unit, 3-bedroom townhouse/ apartment development
 - ▶ 12 townhouse units
 - ▶ 12 apartment units
 - ▶ 6 storeys residential with 1 storey underground parkade
- ▶ 51 parking stalls
 - ▶ 48 residential stalls
 - ▶ 3 visitor stalls
 - ▶ 23 long-term bike stalls and bike wash/repair station
 - ▶ 6 short-term bike stalls
- ▶ Amenities:
 - ▶ Private balconies
 - ▶ Adjacent to park trails
 - ▶ Within walking distance to future McKinley amenity centre/park

Site Plan



Covenant Line



Elevation – South

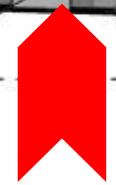


South Elevation – fronting Hilltop Crescent

Elevation – East



East Elevation – fronting Hilltown Drive



Materials Board



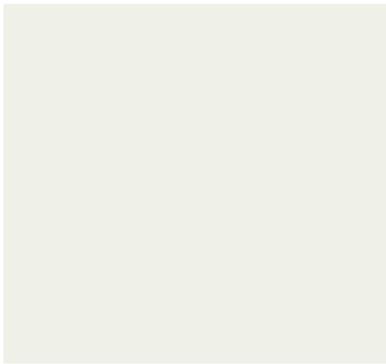
14 FIBER CEMENT PANEL
 COLOUR: DARK GREY
 MANUFACTURE: SMOOTH SATIN FINISH, HARD OR EQUAL



15 FIBER CEMENT PANEL
 COLOUR: BLACK NAGI
 MANUFACTURE: WOODSTONE CHROMATICS



16 FIBER CEMENT PANEL
 COLOUR: M'FINE ASH
 MANUFACTURE: WOODSTONE CHROMATICS



17
 COLOUR: MATCH BENJAMIN MOORE WHITE DOVE OC-17
 MANUFACTURE: *SAMPLE TO BE SENT TO ARCH FOR APPROVAL



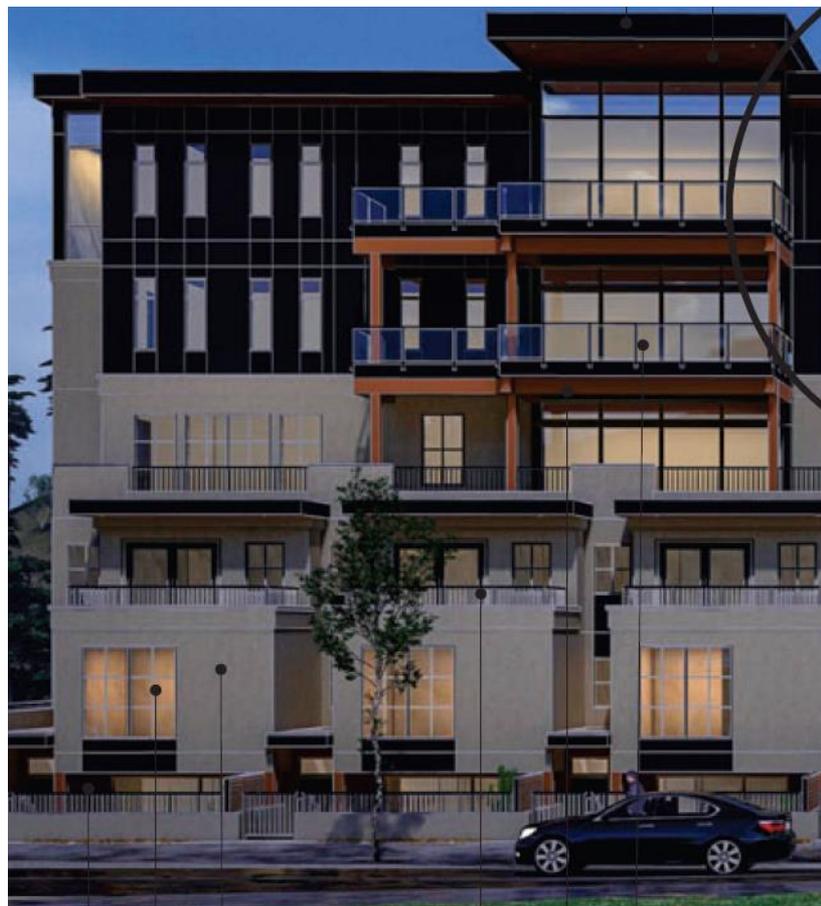
18 EXPOSED ARCHITECTURAL CONCRETE



19 PRE-FINISHED ALUMINUM SOFFIT
 COLOUR: SUT - CEDAR 3L
 MANUFACTURE: GENTLE 2345 VENTED SOFFIT



20 FIBER CEMENT LAP SIDING
 COLOUR: MOUNTAIN CRODA
 MANUFACTURE: WOODSTONE R13



Rendering



South Elevation – fronting Hilltop Crescent

Rendering



North-West Elevation – Corner of Hilltop Crescent and Hilltown Drive

Variations

- ▶ To vary the minimum amount of habitable space within any exposed storey from 60% required to 0% proposed.
- ▶ Exposed parkade storey cannot accommodate habitable space
 - ▶ Parkade wall does not directly face the street, rather into the covenant area
 - ▶ Screened blank wall with extensive landscaping
 - ▶ Architectural treatment to the wall
 - ▶ Landscaped retaining wall

Variance - rendering



OCP Design Guidelines

- ▶ Ground-oriented entrances
- ▶ Strong architectural treatment of the building corner
- ▶ Variation between rooflines, building façade, increased number of windows
- ▶ Building facade articulates townhouse and apartment units
- ▶ Located parking underground
- ▶ Environmentally sensitive areas protected via covenant

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
 - ▶ Aligns with the OCP Form and Character Design Guidelines for Low and Mid-Rise Development
 - ▶ Variance has been mitigated through extensive landscaping and exposed wall treatment