



City of
Kelowna

DP22-0163 & DVP23-0106 1830 Hilltop Crescent

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit and Development Variance Permit for the form and character of Apartment Housing development with an associated variance to the minimum amount of habitable space within any exposed storey.

Development Process



Oct 2, 2022

Development Application Submitted

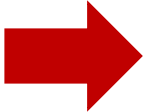


Staff Review & Circulation



June 15 & July 11, 2023

Public Notification



Aug 15, 2023

DP/DVP Consideration

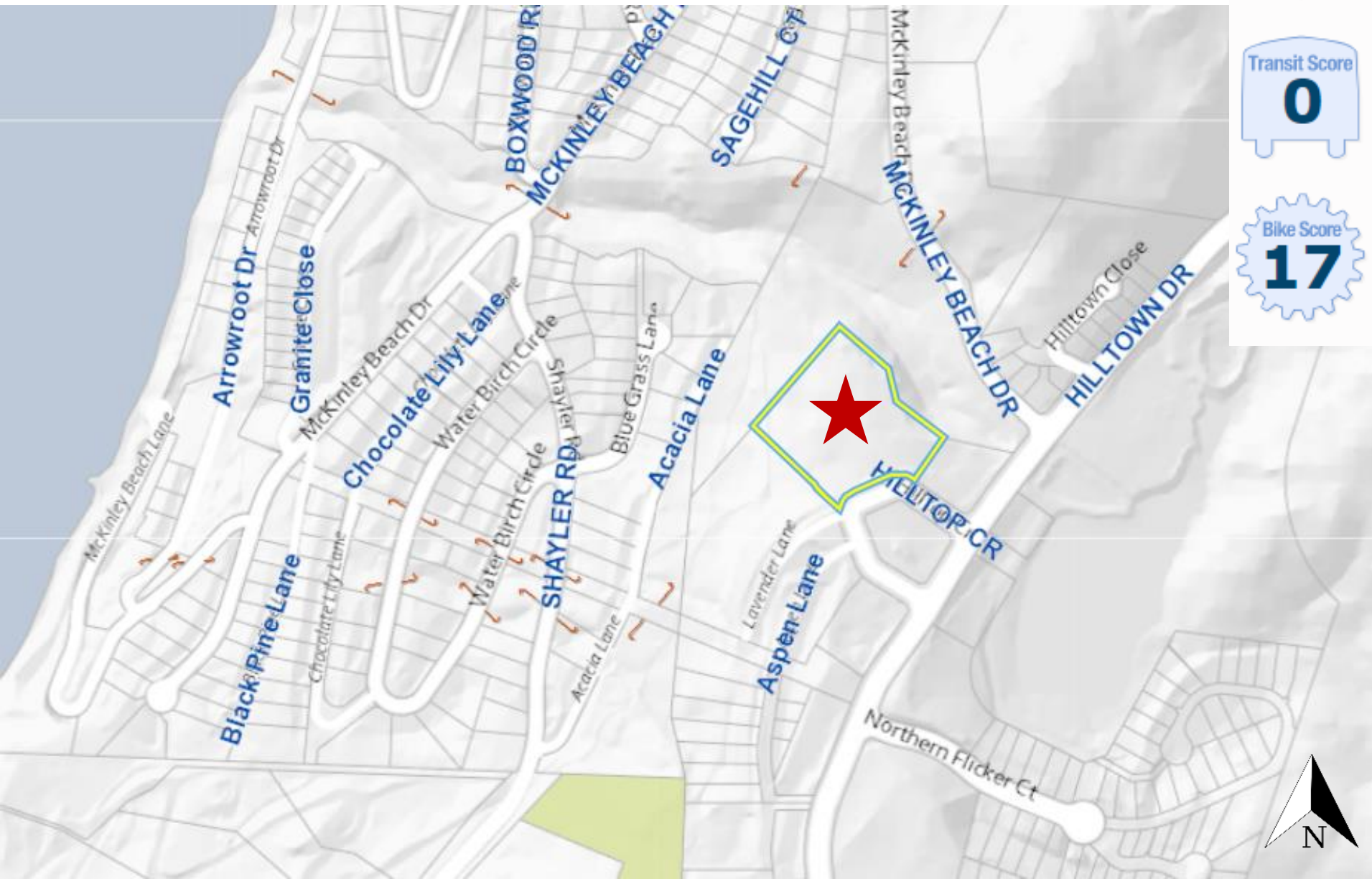


Council Approvals



Building Permit

Context Map



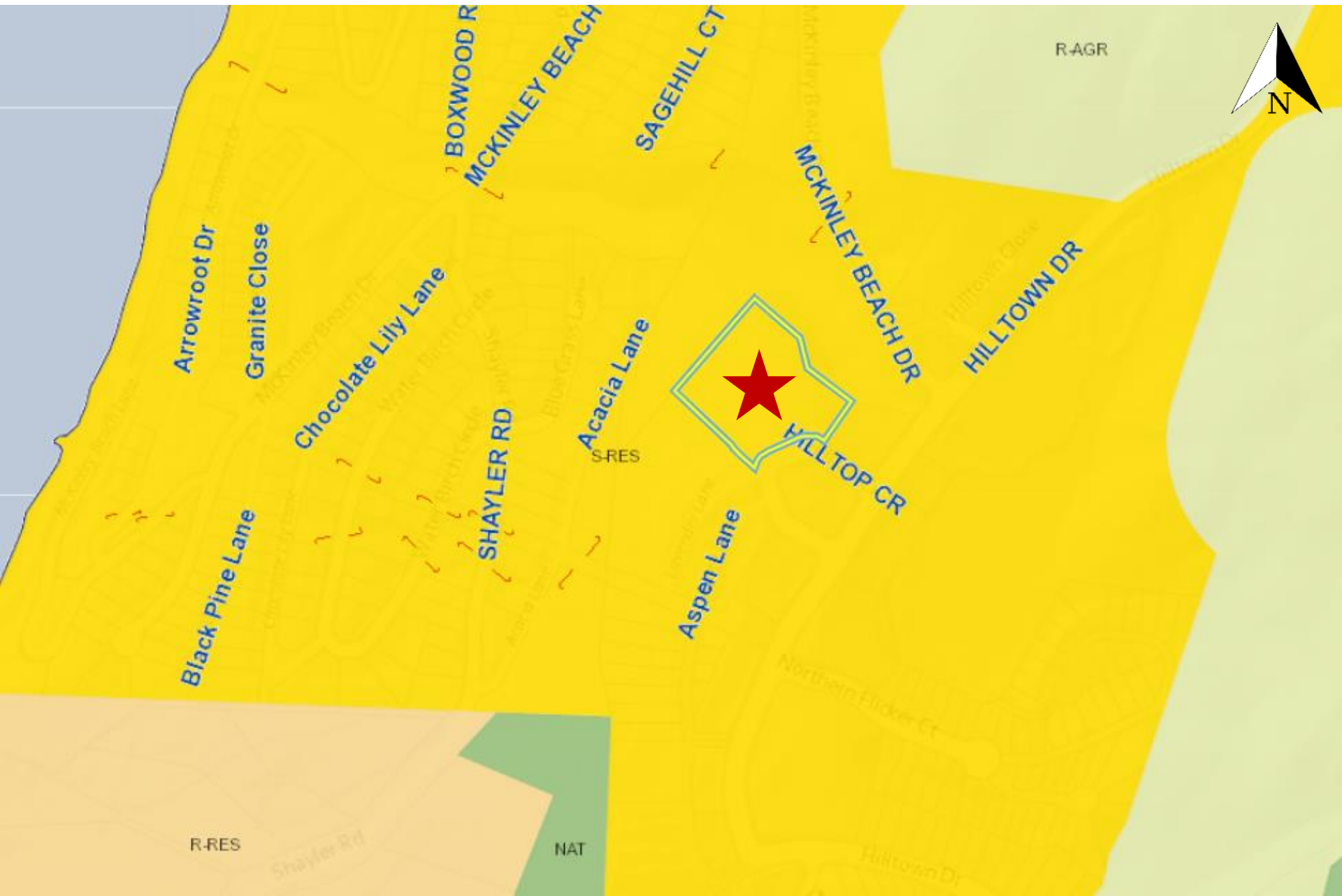
Walk Score
0

Transit Score
0

Bike Score
17



Future Land Use Map



Subject Property Map



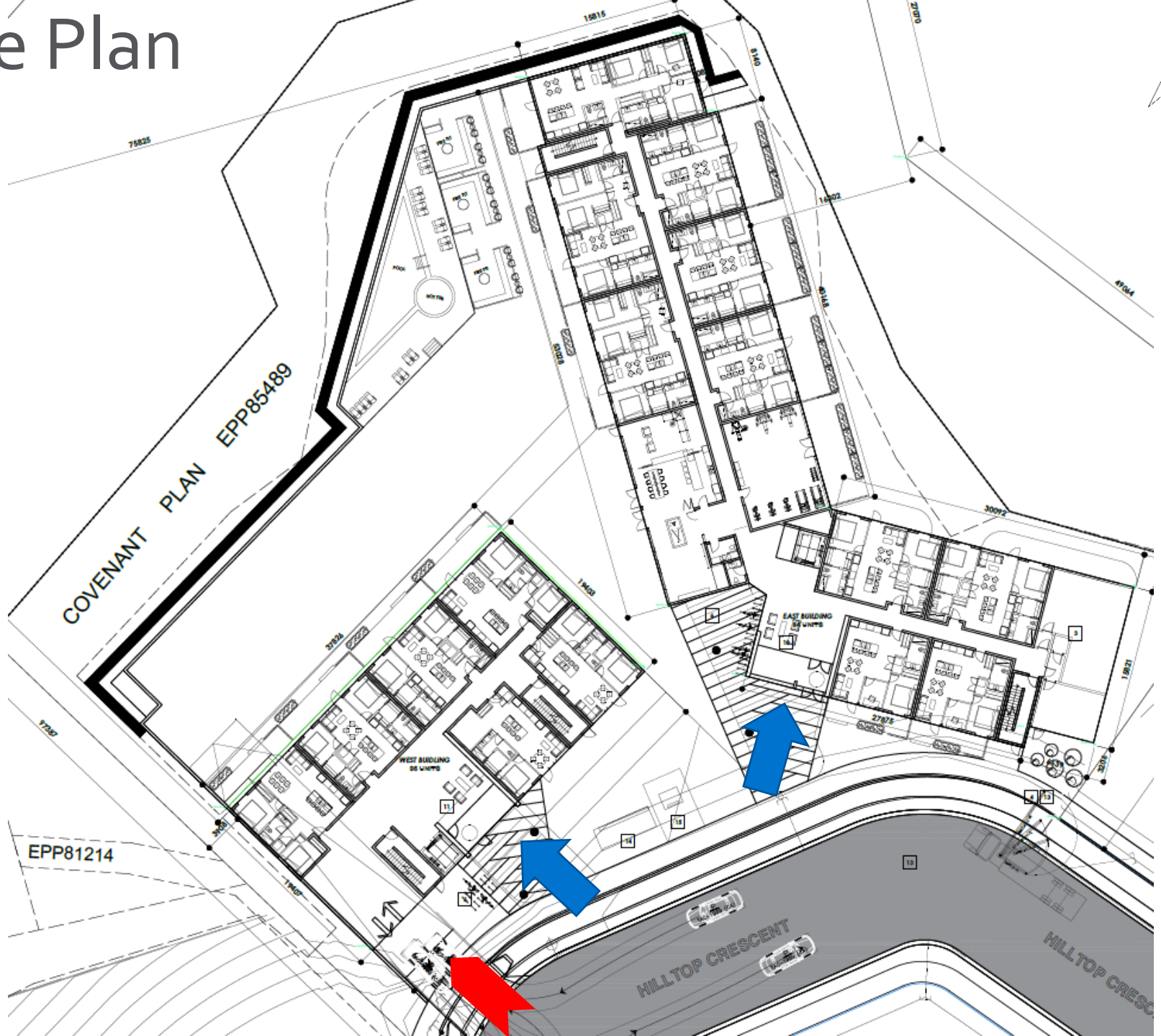
Approx. Covenant Line

Subject Property

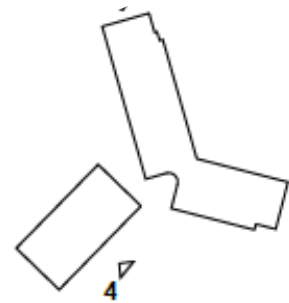
Technical Details

- ▶ 2 apartment buildings (West and East)
 - ▶ 30 1-bed units
 - ▶ 67 2-bed units
 - ▶ 23 3-bed units
- ▶ 201 parking stalls
 - ▶ 2-storey underground/exposed parkade
 - ▶ 184 residential stalls
 - ▶ 17 visitor stalls
 - ▶ 136 long-term bike stalls and bike wash/repair station
 - ▶ 30 short-term bike stalls
- ▶ Amenities:
 - ▶ Private balconies, rooftop terrace, pool terrace
 - ▶ Outdoor firepit area, indoor lounge, fitness gym, co-working space
 - ▶ Adjacent to park trails, playground, and future McKinley amenity building

Site Plan

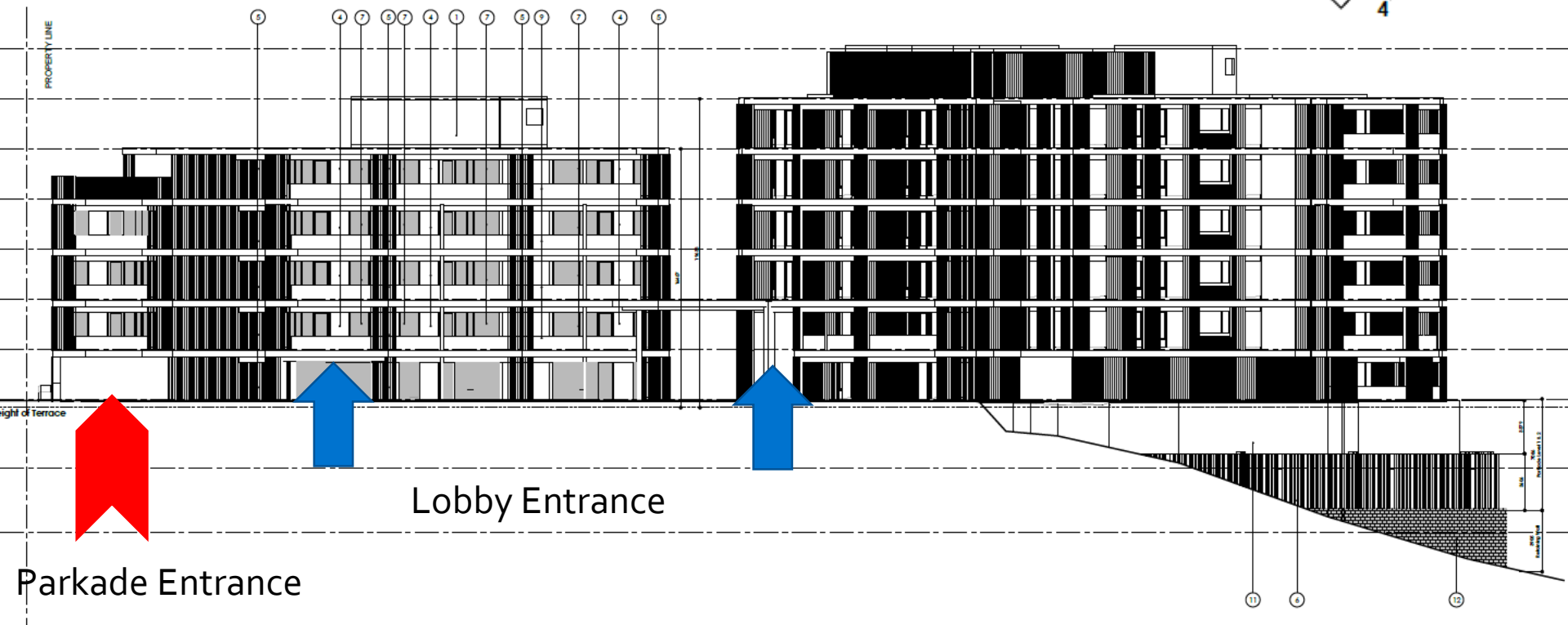


Elevation – fronting Hilltop Cres

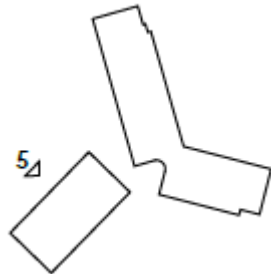


Building West

Building East

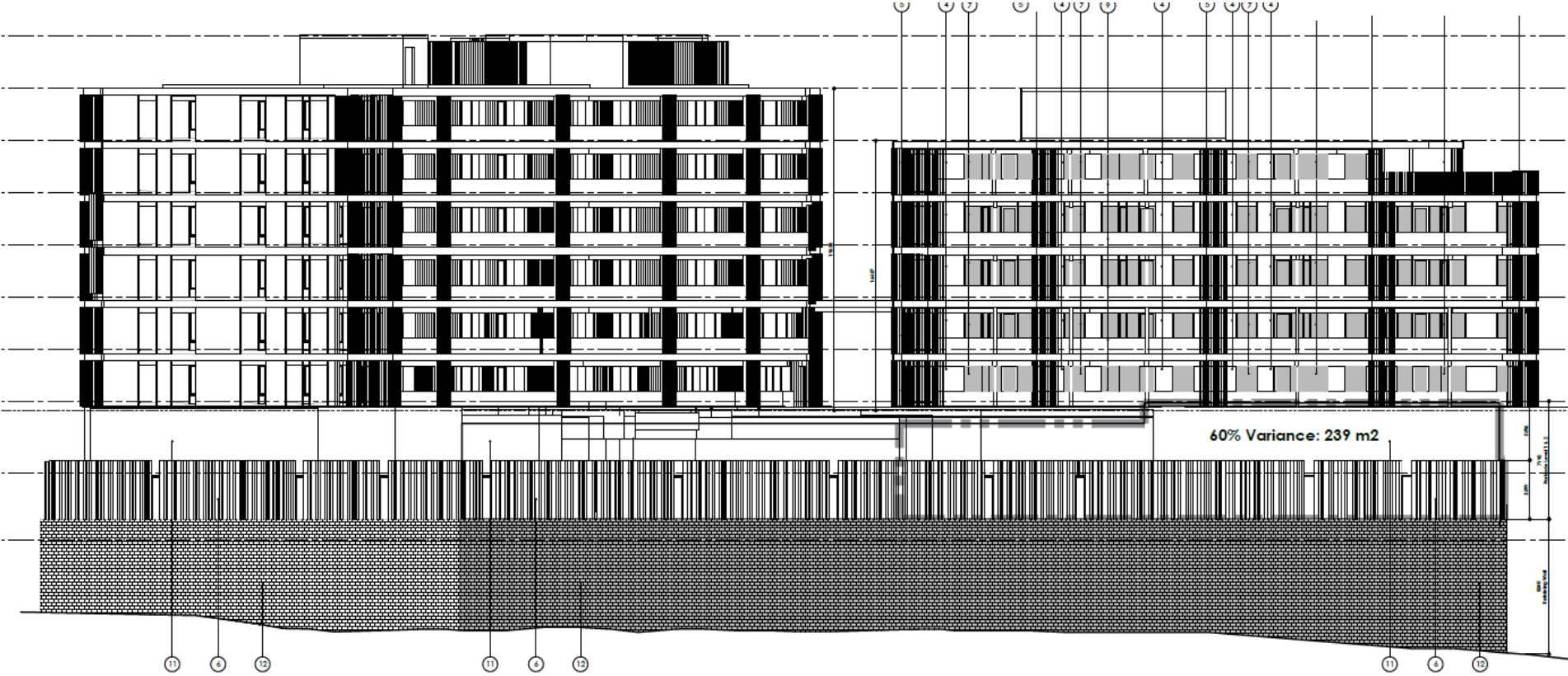


Elevation – rear downslope



Building East

Building West



60% Variance: 239 m2

11

12

13

11

12

13

11

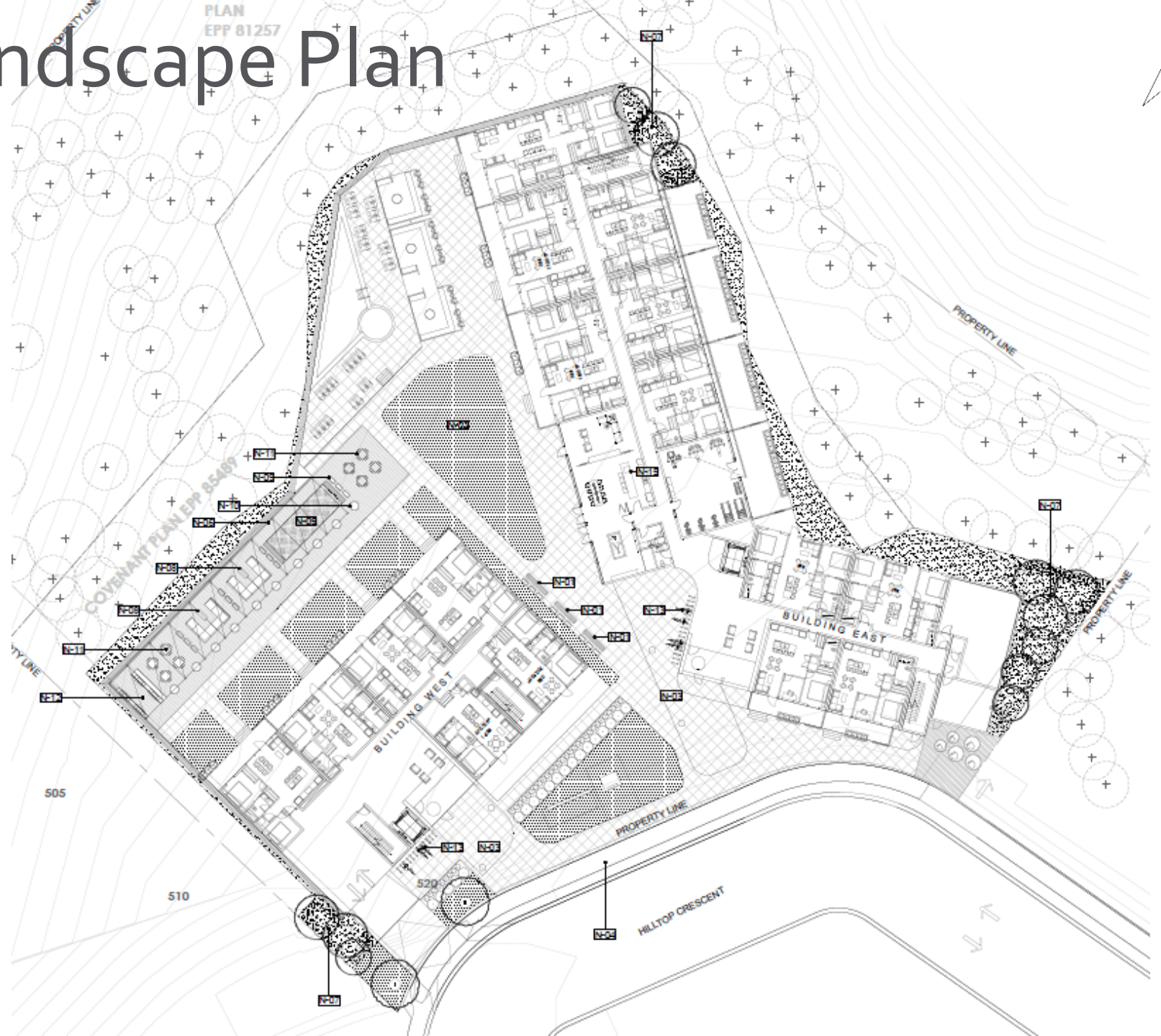
12

13

Materials Board



Landscape Plan



Rendering



South Elevation – fronting Hilltop Crescent

Rendering

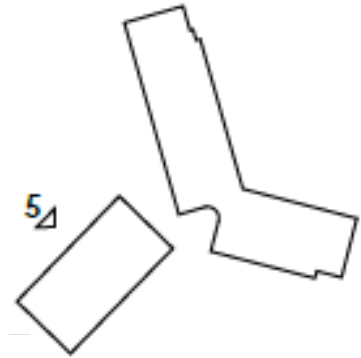


North Elevation – aerial view, rear of site

Variance

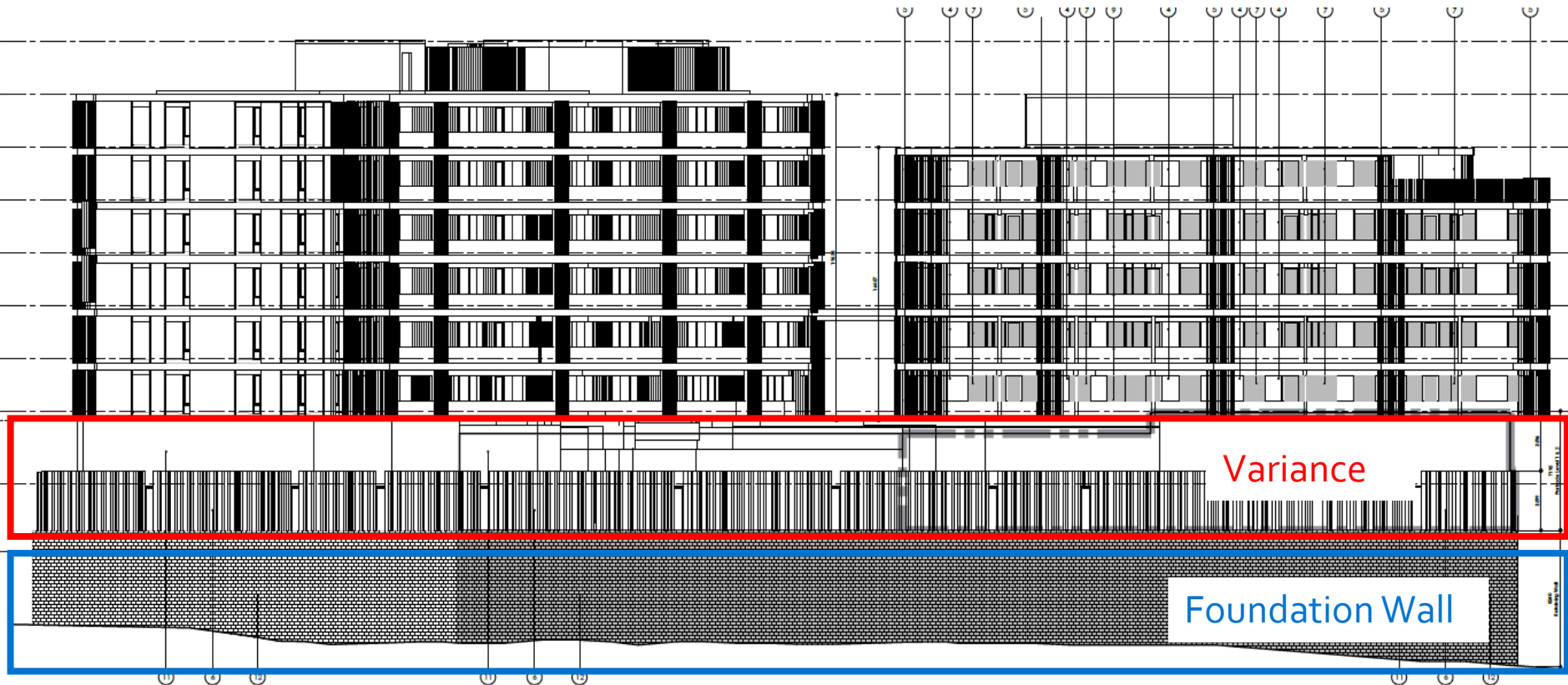
- ▶ To vary the minimum amount of habitable space within any exposed storey from 60% required to 0% proposed.
- ▶ Exposed 2-storey parkade cannot accommodate habitable space
 - ▶ Exposed foundation wall and parkade to reach up to 15.4 m in height
 - ▶ Parkade wall does not directly face the street, rather into the covenant area/ hillside
 - ▶ Screened wall with mature landscaping
 - ▶ Architectural treatment to the wall

Variance – exposed storey



Building East

Building West



Variance – exposed storey



Rear of site (North)

2-storey parkade & foundation wall up to 15.4 m

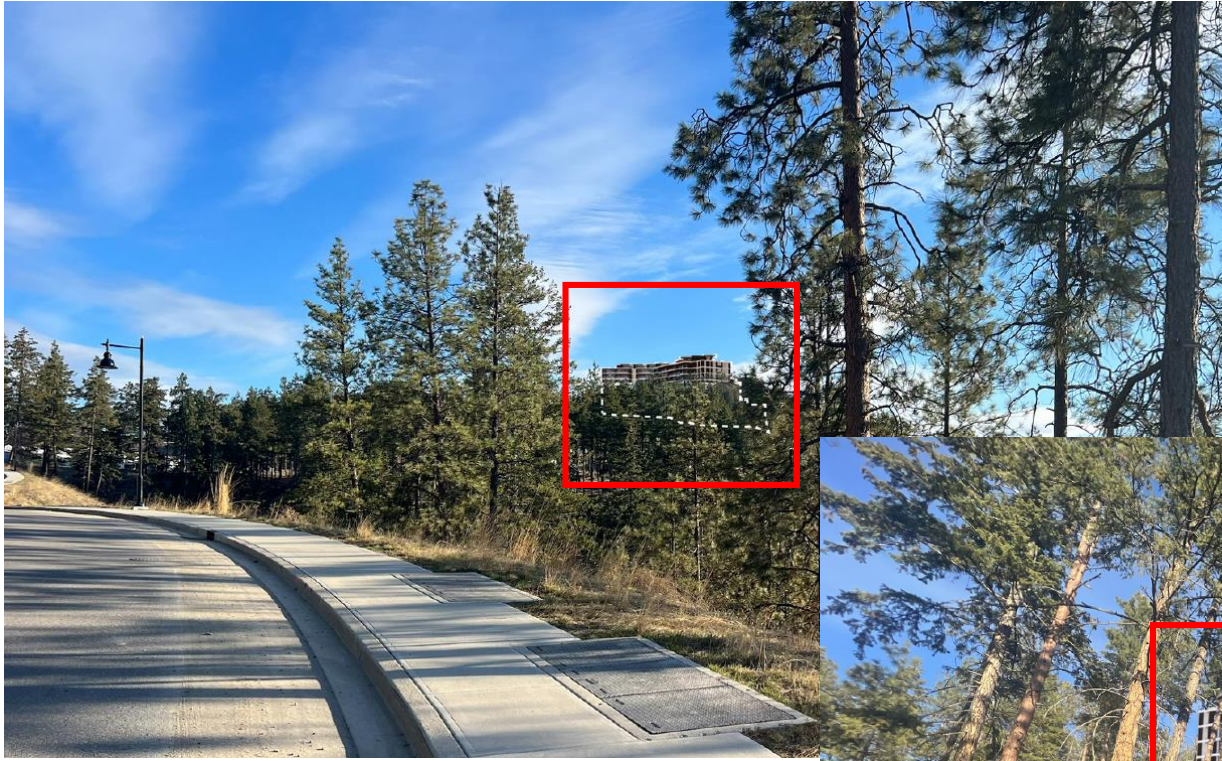
Variance – exposed storey



2-storey parkade (7.3 m)

Rear of Lavender Lane (NW)

Location Point Exercise



McKinley Beach Dr (NE)



Acacia Lane (N)

OCP Design Guidelines

- ▶ Modern, curvilinear design
- ▶ Ground-oriented entrances, pedestrian-oriented plaza
- ▶ Architectural treatment of the building/ exposed wall
- ▶ Variation between building façade, increased number of windows
- ▶ 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