

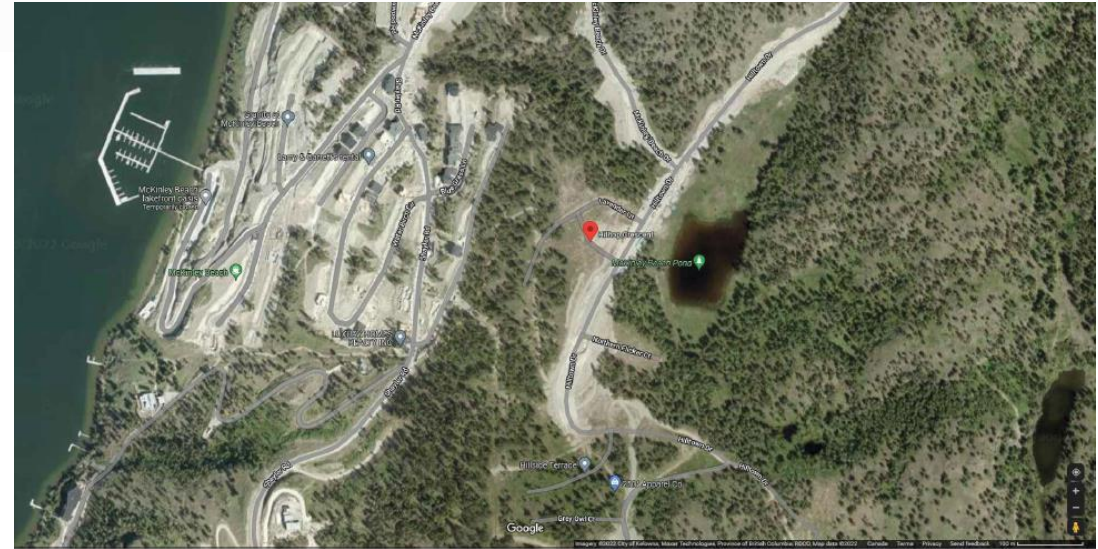
1830 Hilltop Crescent Development & Variance Permit



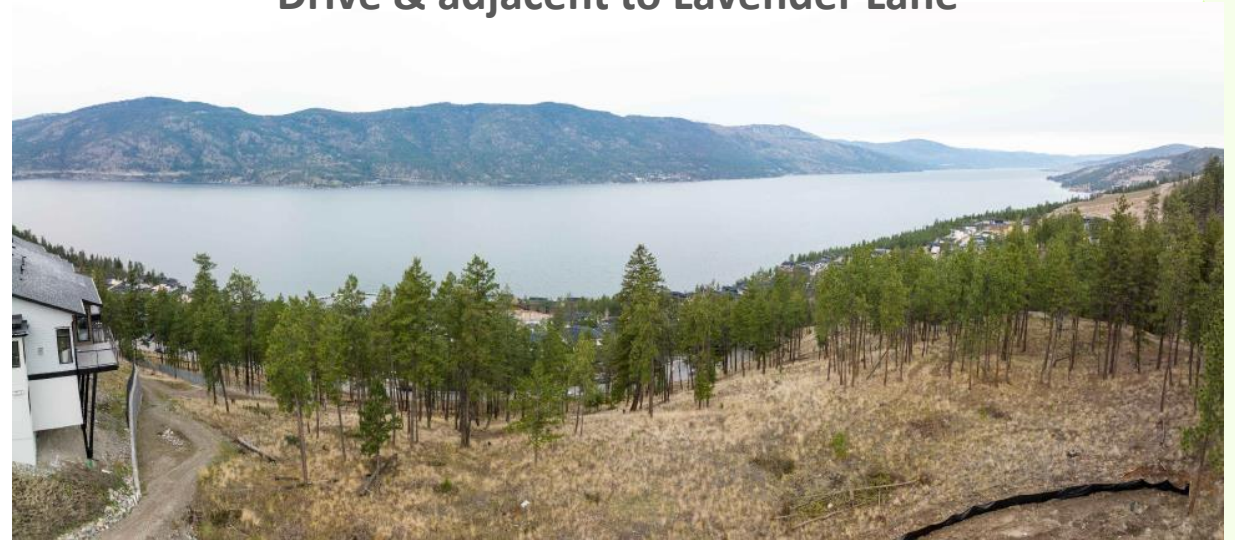
Project Presentation for Council – August 15, 2023

About the Site

- ◆ Located along Hilltop Crescent Road
- ◆ Zoning:
 - ◆ CD18 – Comprehensive Mixed-Use Development
 - ◆ Area 1 – Village Center



Site Location – Extends from Hilltown Drive & adjacent to Lavender Lane



View of Lake

Site Context



Site Plan

- 2 proposed buildings (EAST & WEST)



Site Area – 125,744 sq. ft.

Principles

- **To provide multi-family ownership opportunities**
 - Add to existing single family / ground-oriented opportunities in area
 - Provide more affordable type of housing ownership
- **Create a hub of social vitality**
 - Lounge
 - Swimming pool
 - Fitness center
 - Outdoor communal spaces



Viewpoints



McKinley Beach Dr (NE)



Lavender Ln (NW)

Viewpoints



Acacia Ln (N)



Acacia Ln (NW)



Shayler Rd (N)

Building Elements

Building Density

- Site coverage – 19%

120 Units

- Ranging from 1 – 3 bedrooms

220 Parking Spaces on 2 levels

- 17 visitor stalls
- 166 bike parking stalls

Building	# of Units	# of Parking	Height
1(WEST)	36		5 Storeys
2(EAST)	84		6 Storey
TOTAL	120	220	

Building Elements

Views

- ♦ Units are provided balconies and windows to take advantage of the beautiful views of the lake.
- ♦ The building does not obstruct any view corridors for its surroundings.



Rear Elevation

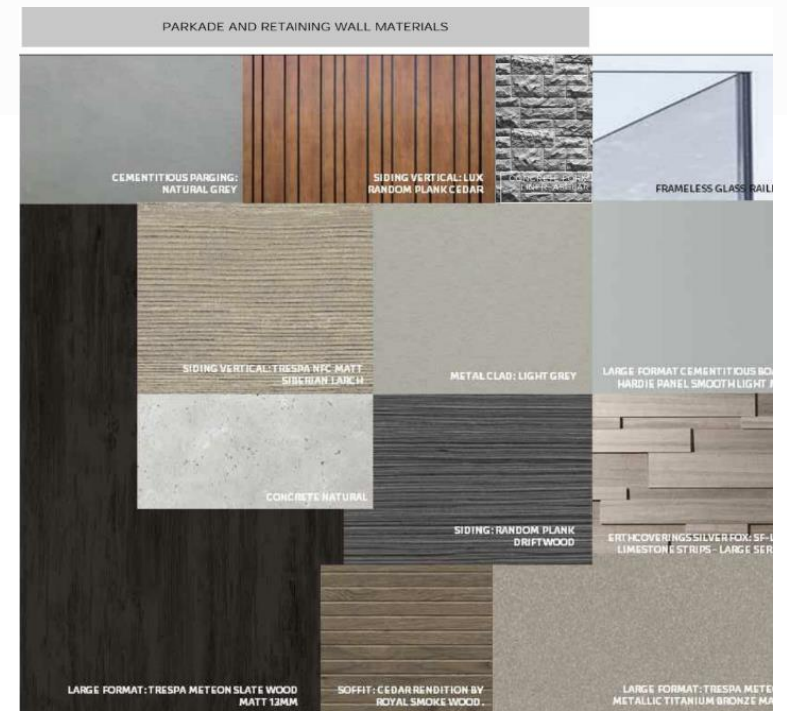
Building Elements

Materials

- The design and architectural elements have been carefully selected to fit seamlessly with the surrounding community.

Retaining Wall

- Lower retaining portion will be articulated as a landscape gravity wall more syncopated with the hill.
- Parkade portion will have additional articulations to mitigate the height both using a vertical siding with wood tones to its lowest level combined with a parged colored treatment for the upper level.



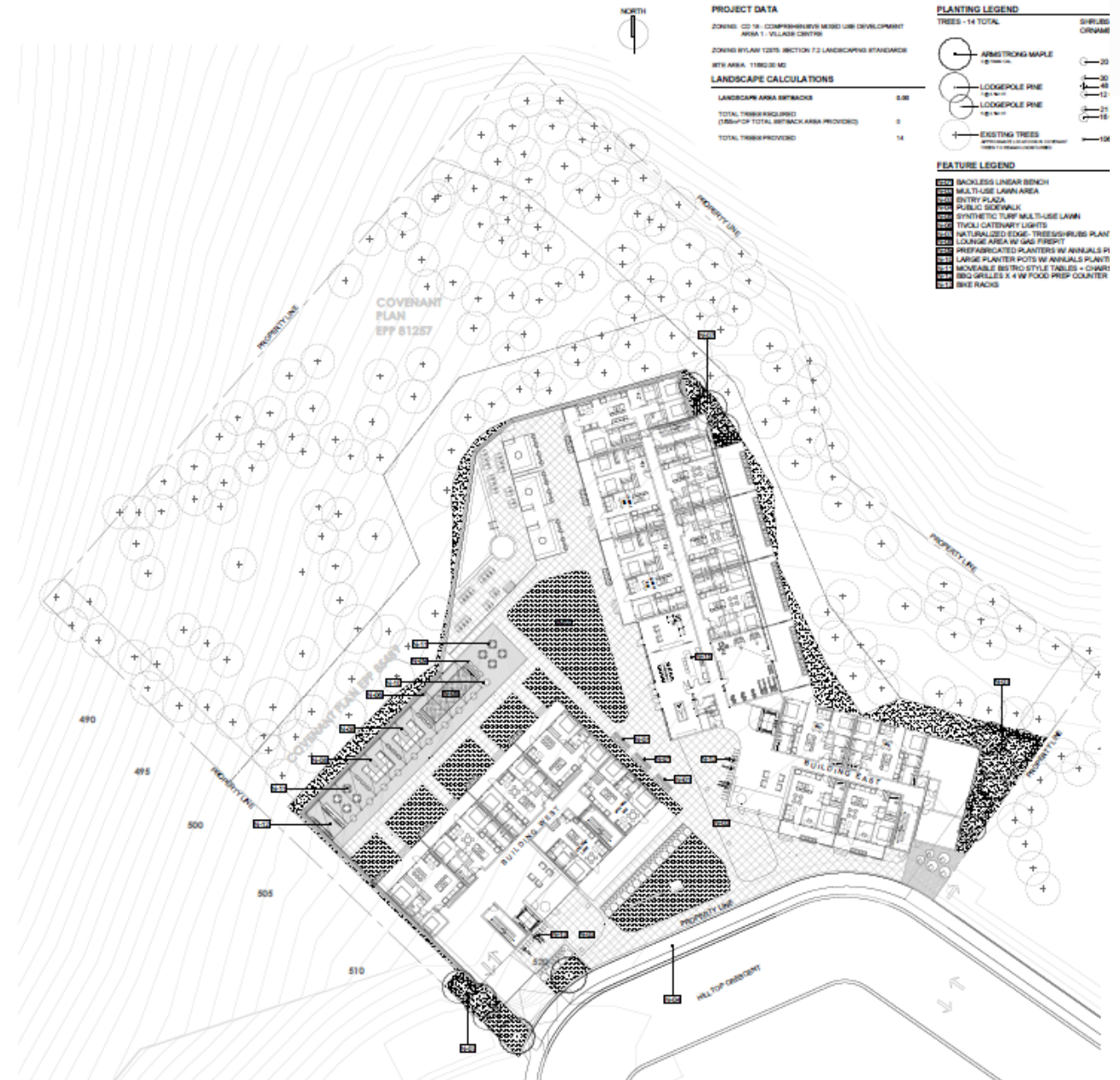
Material Board



Exposed Parkade Walls

Landscape Plan

- No trees are planned to be removed from the covenant area and it will remain undisturbed.



Development Variance

Parkade Structure & Retaining Wall Variance Rational

- We require a variance of 681m² under section 15.4.5 – Footnote 3, which state any building or structure in Area 1 which exceeds 6 storeys, then any storey where parking is provided must include 60% of the exposed area as habitable space.

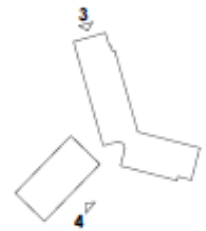
Objective

- Allow units and project amenities to take the center stage
- Promote a pedestrian oriented layout

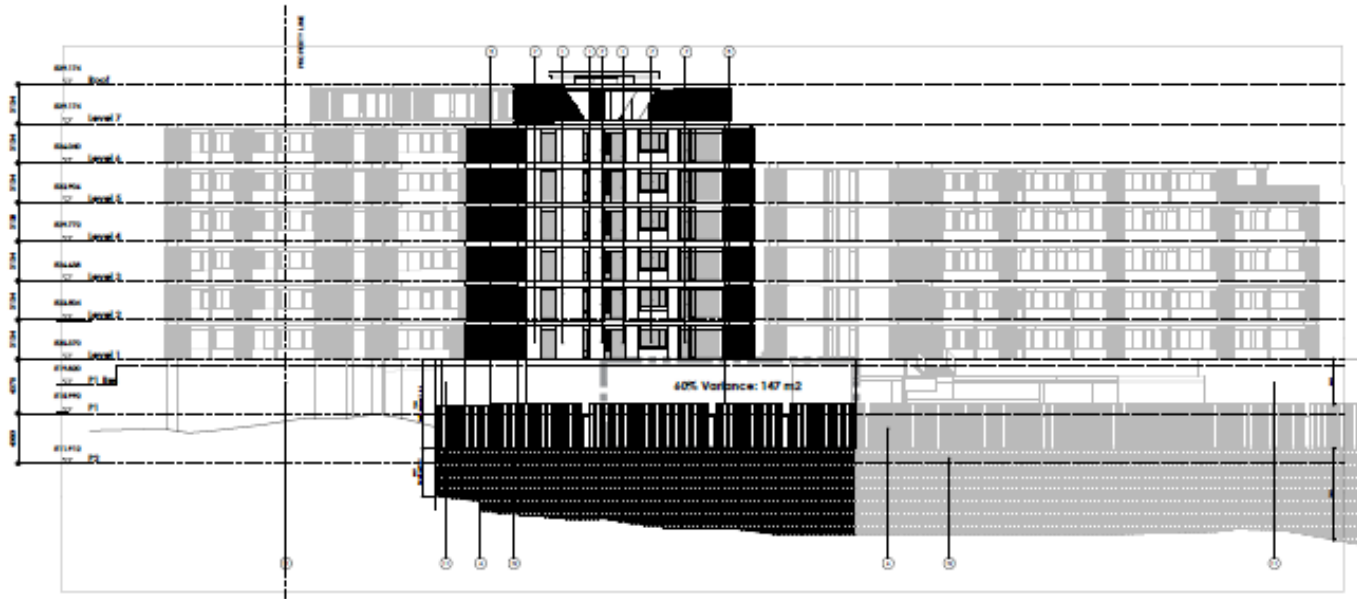
Elevation	1	2	3	4	5	6	7	8	9
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²
Exposed Storey where Parking	0	328.93	245.23	0	398.46	223.69	0	119.49	148.42
% of Parking Level that includes Habitable space	0	0	0	0	0	0	0	0	0
Variance	0	197.36	147.14	0	239.08	134.22	0	71.69	89.05

Elevation Cuts with Variance

Building Elevations

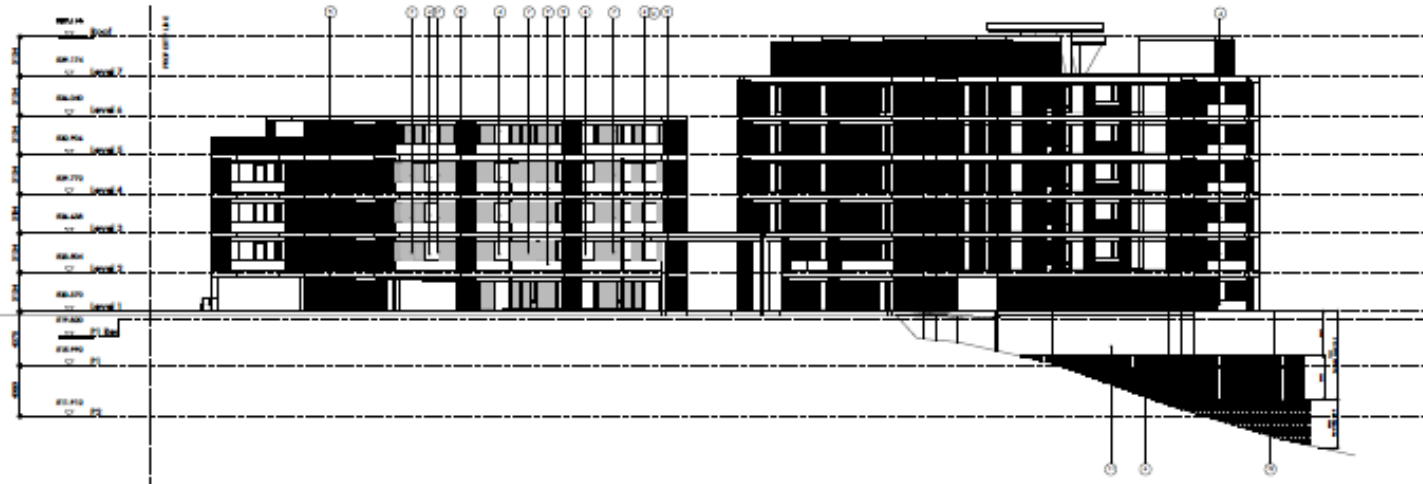


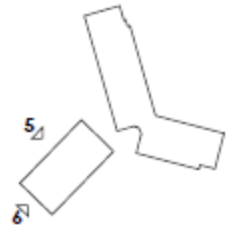
01 ELEVATION 3
1:200
Parking Facade: 245 m²
Variance: 147 m²
60%



02 ELEVATION 4
1:200
Parking Facade: 0 m²
Variance: 0 m²
0%

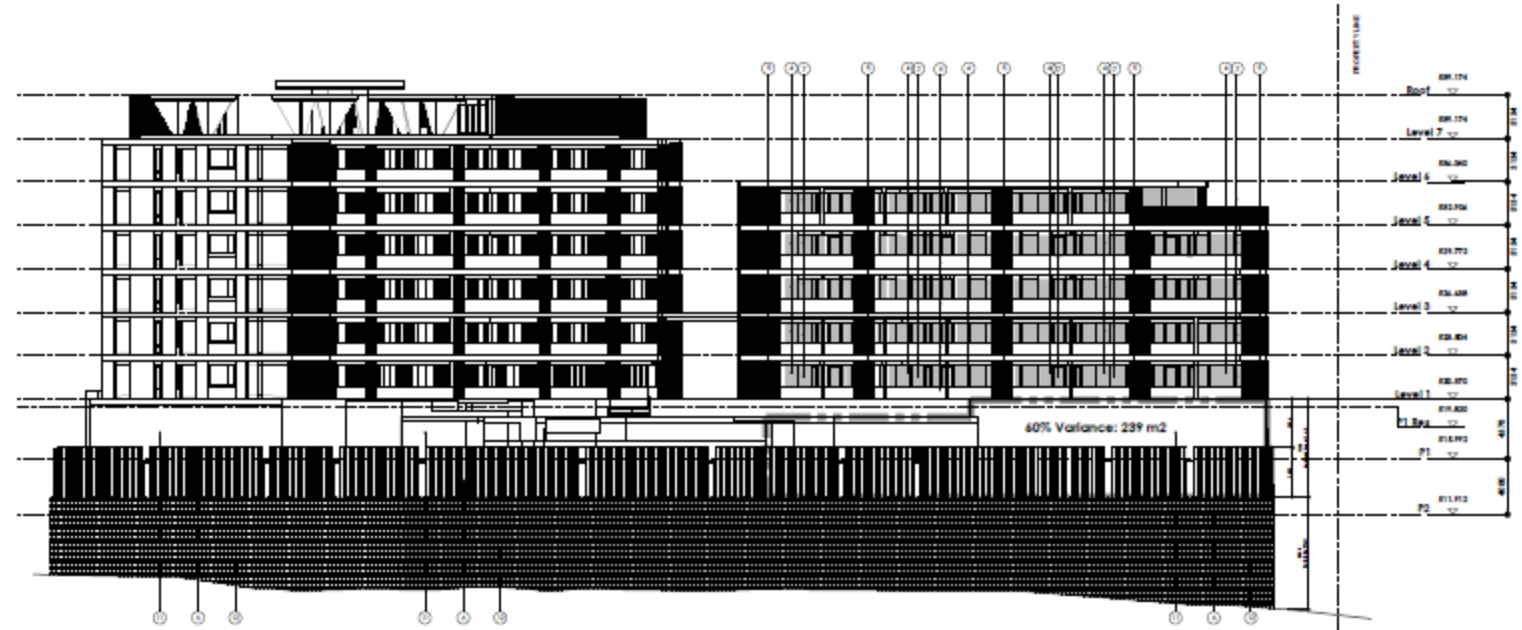
- LEGEND:**
- Solid Wall
 - Glass Wall
 - Glass Window
 - Glass Door
 - Glass Curtain Wall
 - Glass Balcony
 - Glass Staircase
 - Glass Lift
 - Glass Elevator
 - Glass Ramp
 - Glass Staircase
 - Glass Lift
 - Glass Elevator
 - Glass Ramp





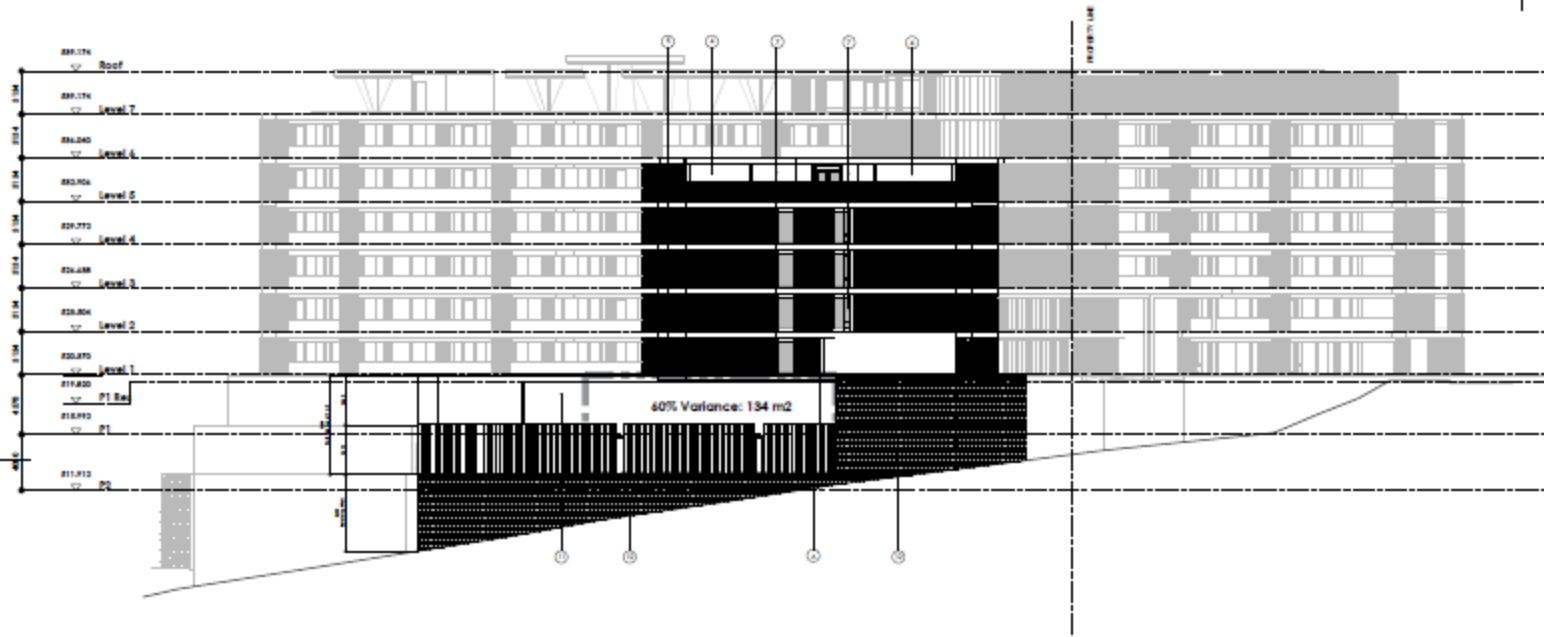
01 ELEVATION 5
1:200

Parking Facade: 398 m2
Variance: 240 m2
60%



LEGEND:

- 1. Glass
- 2. Concrete
- 3. Brick
- 4. Metal
- 5. Wood
- 6. Stone
- 7. Paint
- 8. Tiles
- 9. Plaster
- 10. Insulation
- 11. Foundation
- 12. Structure
- 13. Landscaping
- 14. Site
- 15. Other



02 ELEVATION 6
1:200

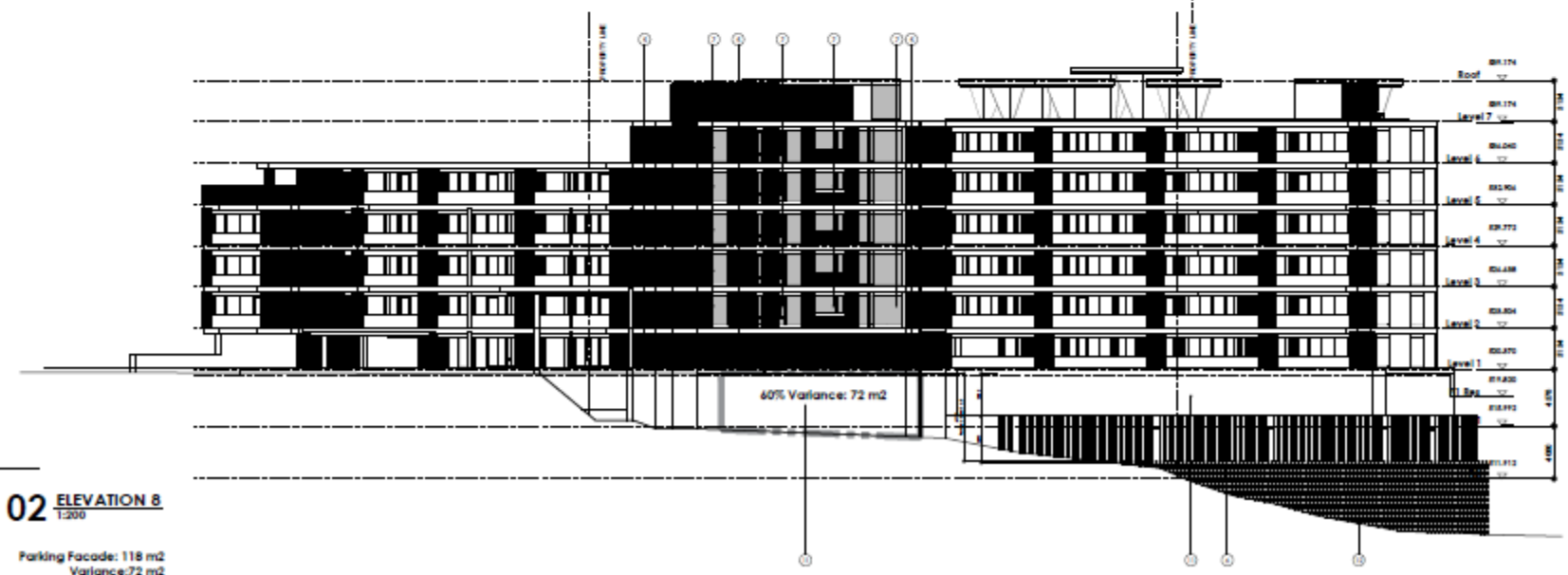
Parking Facade: 398 m2
Variance: 240 m2
60%





01 ELEVATION 7
1:200

Parking Facade: 0 m²
Variance: 0 m²
0%



02 ELEVATION 8
1:200

Parking Facade: 118 m²
Variance: 72 m²
60%

- LEGEND:**
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Conclusion

Home Ownership

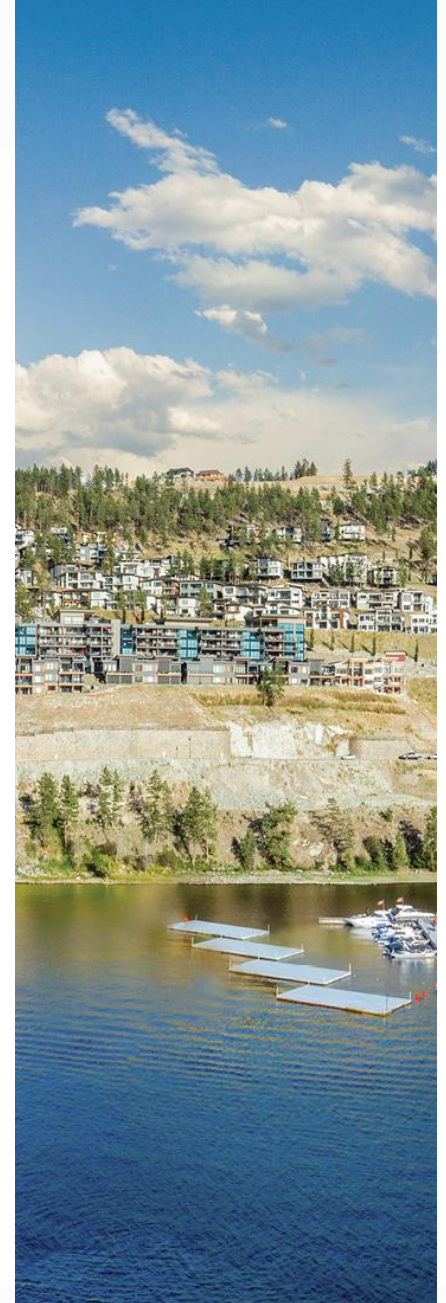
- 120 units
- Diversity of unit size
- Many resident amenities

Efficient Parking Solutions

- Excellent space for bike storage
- Underground parking for residents
- Visitor parking

Comfortable Form

- Promotes a pedestrian-oriented layout and design with street-oriented units and elevated living spaces
- Within height limits of OCP
- Aligns with the aesthetic & character of McKinley Beach
- Aims to preserve the surrounding natural landscape



Thank You

