

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: July 23, 2024
To: Council
From: City Manager
Address: 1870 Hilltop Crescent
File No.: DP22-0186 DVP24-0089
Zone: CD18 – McKinley Beach Resort

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0186 and Development Variance Permit No. DVP24-0089 for Lot 8 Section 28 Township 23 ODYD PLAN EPP76020, located at 1870 Hilltop Crescent, 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 off 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect.

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 15.4.5.[3]: Comprehensive Development Zones, CD18 McKinley Beach, CD18 Development Regulations

To vary the minimum amount of habitable space within an exposed storey from 60% required to 0% proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance 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 apartment housing and a Development Variance Permit to vary the minimum amount of habitable space within any exposed storey.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of an 83-unit, 6-storey apartment housing development. The proposal generally conforms to the Official Community Plan (OCP)

Form and Character Guidelines for Low and Mid-Rise Residential & Mixed-Use Developments. Key guidelines that are met include:

- Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows and adding awnings and canopies;
- Design shared amenity spaces (such as outdoor recreation space and rooftop gardens on top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy;
- Vehicular access is provided from a secondary street, and impacts on pedestrians and the streetscape is minimized; and
- On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.

3.1 Form and Character Development Permit

The proposal creates a strong pedestrian-oriented interface with Hilltop Crescent and Hilltown Drive through corner-site prominence, landscaping, and ground-oriented units. The primary pedestrian entrance is located in the northeast corner of the site, equipped with an accessible ramp that leads to the main lobby of the building. To provide a ground-oriented development, the vehicular entrance is located at the NW corner accessed from Hilltop Crescent into an underground common 2-storey parkade. The building consists of 83 units, with a mix of 1, 2, and 3-bedrooms. Due to the topography of the site, the height of the building varies; however, the residential component of the building is 6 storeys in height.

The proposed development provides a human-scaled experience along the street by articulating the façade with materials and colour variation, stepping back the building mass from the street, repeating window patterns, and providing access to ground-oriented units and amenity spaces. Exterior building materials include white and wood-like aluminum soffits, birch hardie board lap siding, cobblestone and midnight black hardie panels, masonry veneer, and glass guard rails.

The proposal meets the number of required parking and bicycle parking, including 12 visitors and 4 accessible stalls. Proposed amenities include: a rooftop terrace, pool terrace, firepit and seating area, indoor communal lounge and fitness gym. An extensive landscaping plan is proposed which includes 80 new trees and 346 ornamental grasses and shrubs. The existing boulevard trees along Hilltown Drive will be protected during construction, and 3 new boulevard trees will be planted along Hilltop Crescent.

3.2 Development Variance Permit

The development proposes a variance to the minimum amount of habitable space within the exposed parkade storeys from 60% required to 0% proposed. The purpose of this regulation is to ensure a high-quality building elevation interface with the downslope of Hilltop Crescent from Hilltown Drive. The McKinley development area permits larger apartment buildings typically associated with parkades, which may result in challenging building design with the hillside. The regulation is to ensure that these larger buildings on the downhill slope side limit the amount of blank walls and provide an aesthetically attractive elevation from key public views such as the lake, sidewalks, roads, trails, existing buildings, and other common amenity areas.

Hilltown Drive has a gradual downhill slope and is considered to be “at grade” or ground level. To minimize vehicular components such as ramps and parking, the parkade was located “below grade” and occupies the North-West hillside of the site. The exposed parkade levels serve as a retained foundation base for the development, which could not accommodate habitable space and thus triggers the necessity for the variance. The parkade exposure is up to a maximum height of 5.7 m at the rear of the development (along

the northwest property line). In this case, the exposed downslope parkade and foundation wall is interfacing with the existing L’Aquila development (3375 Lavendar Lane) to the west of the site. The proposal includes several mitigative measures to soften the portions of the parkade wall including high-quality architectural treatment (ex. masonry veneer and hardie panel) and extensive landscaping.

4.0 Subject Property & Background

4.1 Subject Property Map



The property is within the Area I Village Centre, of the CD18 – McKinley Beach Resort Comprehensive Development Area. The property is on the corner of Hilltown Drive and Hilltop Cresnet. To the northeast is Arrowleaf Pond and a townhouse development (3425 Hilltown Drive) that is currently under construction. The property is in close proximity to the future McKinley Beach Amenity Centre (ex. tennis and pickleball courts, playground, gym, community garden).

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	3, 197.65 m ²
Total Number of Units	83
1-bed	46
2-bed	29
3-bed	8

DEVELOPMENT REGULATIONS

CRITERIA	CD18 ZONE	PROPOSAL
Total Maximum Floor Area Ratio	N/A	2.5 FAR
Max. Site Coverage (buildings)	N/A	41 %
Max. Site Coverage (buildings, parking, driveways)	N/A	72 %
Max. Height	38.25 m or 9 storeys	18.80 m or 6 storeys
Min. Amount of Habitable Space within Exposed Storey	60%	0% ❶
Setbacks		
Min. Front Yard (North)	0.0 m	> 1.21 m
Min. Flanking Side Yard (East)	0.0 m	> 10.97 m
Min. Side Yard (West)	0.0 m	> 1.92 m
Min. Rear Yard (South)	0.0 m	> 1.71 m
Amenity Space		
Total Required Amenity Space	1,765 m²	2,633 m²
Common	150 m ²	1,224 m ²
Private	1,615 m ²	1,409 m ²
Landscaping		
Min. Number of Trees	N/A	38 trees
❶ Indicates a requested variance to the minimum amount of habitable space within any exposed storey where parking is provided within the building from 60% required to 0% proposed.		

PARKING REGULATIONS		
CRITERIA	CD18 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	129 stalls	132 stalls
Residential	117	120
Visitor	12	12
Accessible	4 (1 van accessible)	4 (1 van accessible)
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	50 % Regular 50 % Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	65 stalls	75 stalls
End of Trip Facilities	N/A	No
Bike Wash & Repair	N/A	Yes

6.o Application Chronology

Application Accepted: September 23, 2022
 Neighbour Notification Received: May 31, 2024

Report prepared by: Sara Skabowski, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Draft Development Permit DP22-0186 & DVP24-0089
 Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Applicant Rationale

Attachment D: Neighbour Notification Package

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