



1870 HILLTOP CRESCENT

AQUILA PACIFIC DEVELOPMENTS



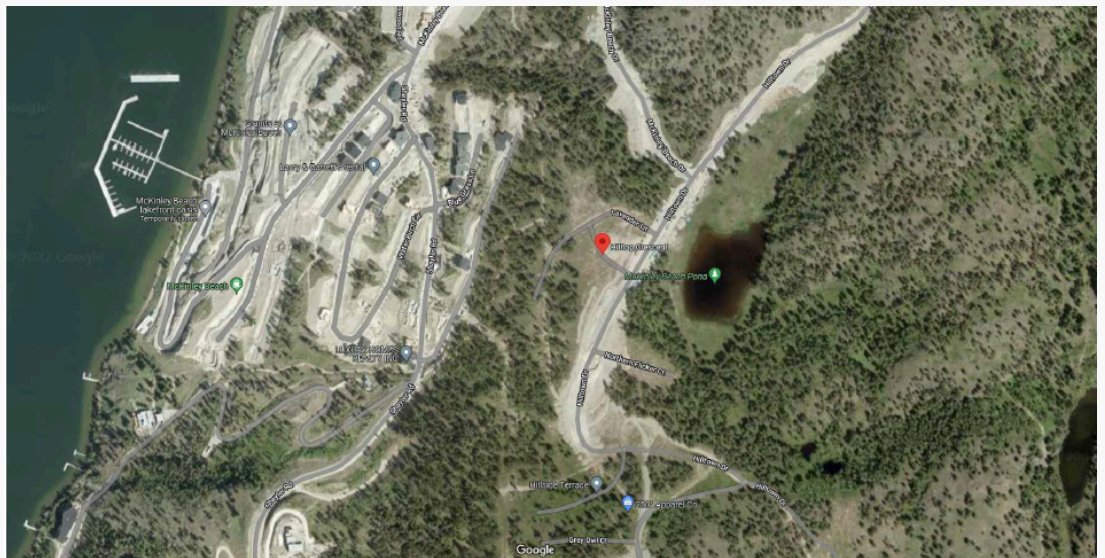
At Aquila Pacific Developments we build better by creating unique spaces with care and precision. Our goal is to deliver well-engineered construction projects that are both beautiful and functional. In doing so, customer satisfaction remains a top priority.

LOCATION



Discover 1870 Hilltop Crescent, located in the serene community of McKinley Beach.

This visionary project harmoniously blends stunning architecture, captivating landscapes, and sustainable design, setting a new standard in modern living.



VIEWPOINTS



corner of Hilltop Cres & Hilltown Dr (SE)



Hilltown Dr (SW)



Hilltop Cres (NE)

PROJECT DESCRIPTION

This exciting new development project comprises a six storey building, offering a total of 83 thoughtfully designed residential units ranging from 1 to 3 bedrooms.

Residents will also have access to an array of amenities and services designed to provide a remarkable living environment. These include a state-of-the-art fitness center, a luxurious lounge, secure underground parking and storage, and a beautifully designed outdoor area with a pool, hot tub, and firepit ideal for relaxation. Residents can unwind on their private balcony or enjoy the shared rooftop terrace, complete with comfortable seating areas and lush landscaping.

This project is designed to align seamlessly with the surrounding community, fostering a sense of cohesion and harmony. The design and architectural elements of the buildings have been carefully planned to complement the aesthetic and character of the McKinley Beach neighborhood.

DEVELOPMENT VARIANCE

This consultation package is intended to advise the neighborhood of the incoming development and variance being applied for. As per city requirements, a neighborhood consultation is required as part of the application process for a development permit variance.

We have applied for the following variance:

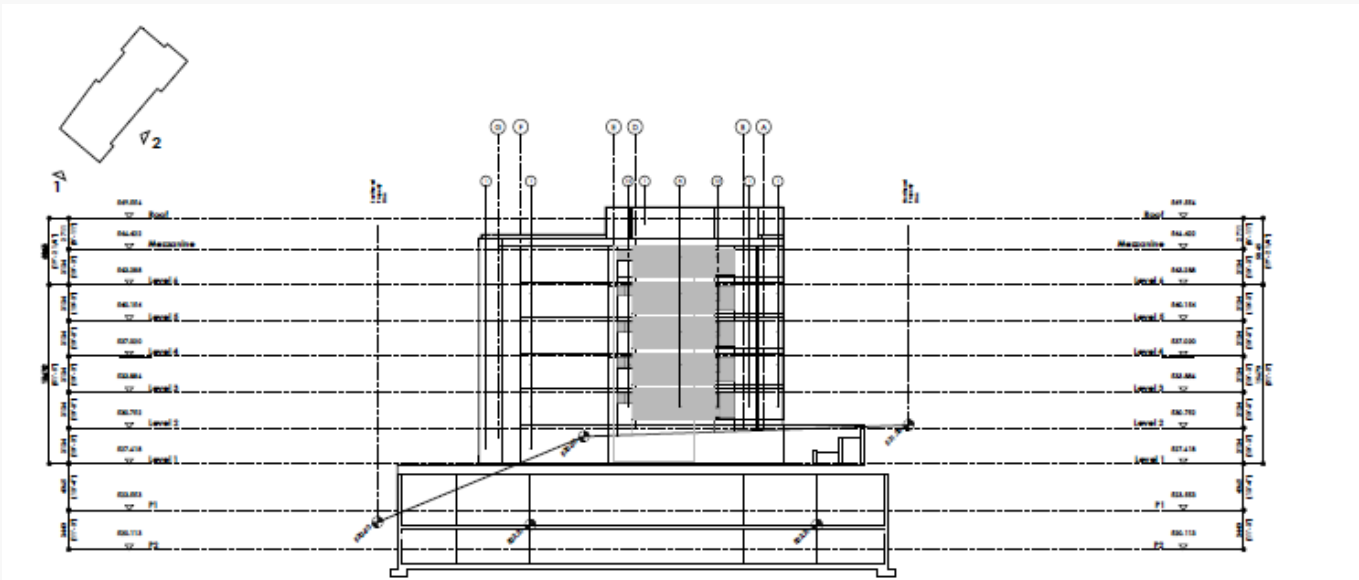
- Zoning Bylaw 12375 - Section 15.4.5 Footnote: Any building or structure in area I that exceed 6 storeys then any exposed storey where parking is provided within the building must include 60% of the exposed area as habitable space.

The design of the parkade exposed elevation projections below street level, requires that 60% of the level must include habitable spaces. Would habitable spaces be placed at parkade levels, they would function at best as "basement" suites and would be divorced from pedestrian-oriented features of the development born from the reconfiguration. We have configured the site plan such that all parking and items pertaining to cars ought to be removed from the ground floor level and relocated below grade. The idea being that the units and project amenities could take center stage and promote a pedestrian-oriented layout and design with street-oriented units and elevated living spaces.

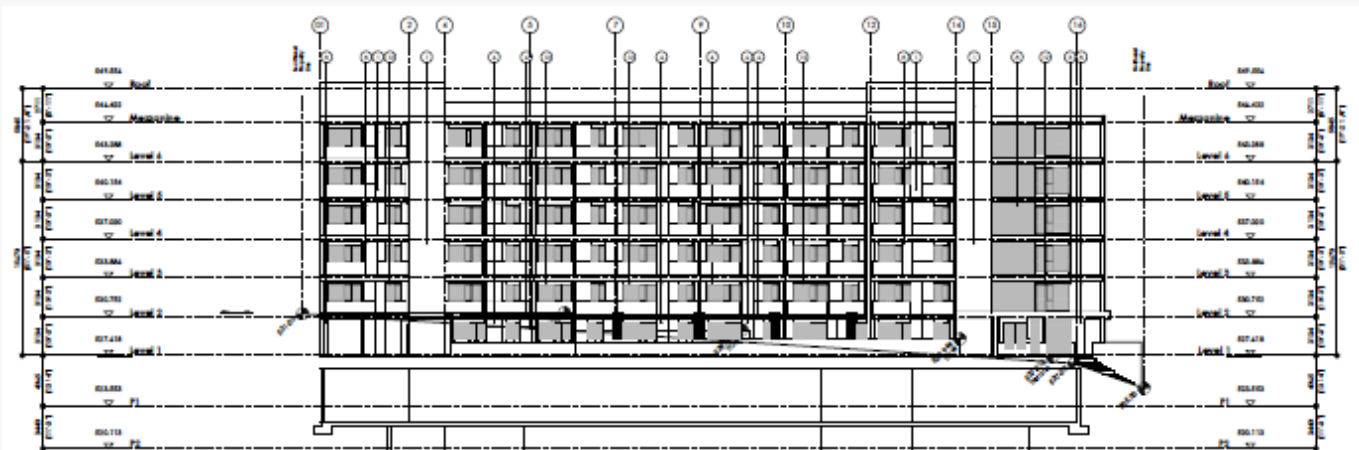
Therefore, we have requested variances for the parkade projections that are at the basement level as they do not have any habitable space, yet are still above grade to conform with the recommendations of the planning department and urban specialist for this project.

ELEVATION CUTS WITH VARIANCE

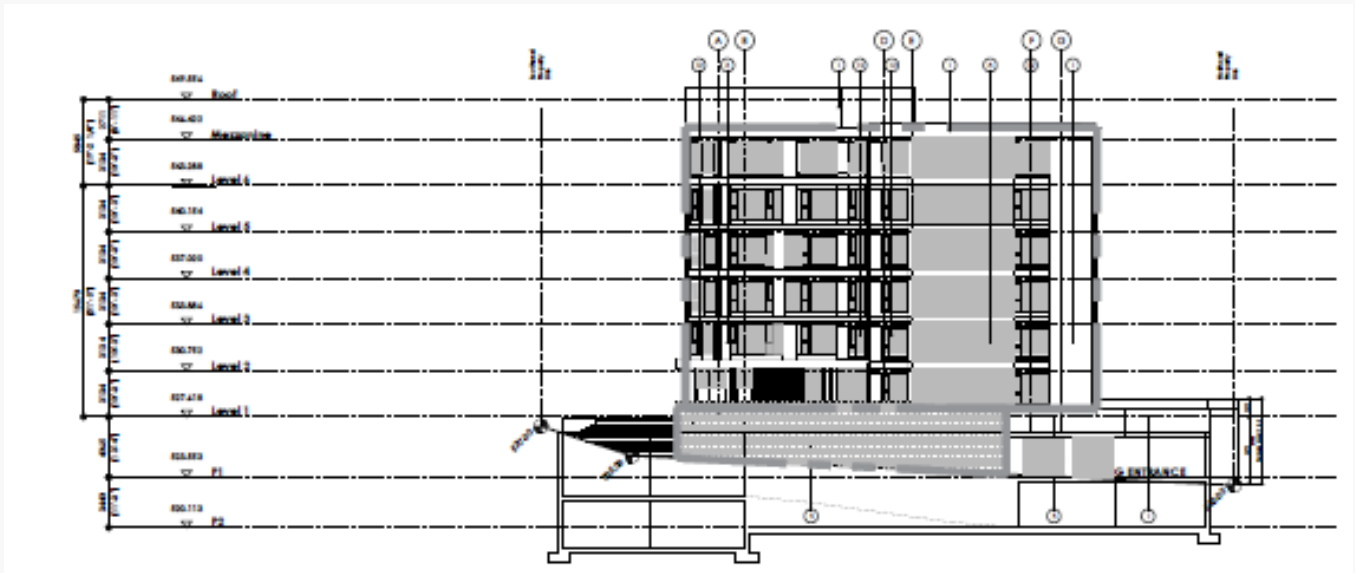
Elevation	1	2	3	4
	m2	m2	m2	m2
Exposed Storey where Parking	13.89	0	87.65	231.71
% of Parking Level that includes Habitable space	0	0	0	0
Area of Façade Habitable Space	0	0	531.28	1181.26
Variance	0	0	52.59	139.03



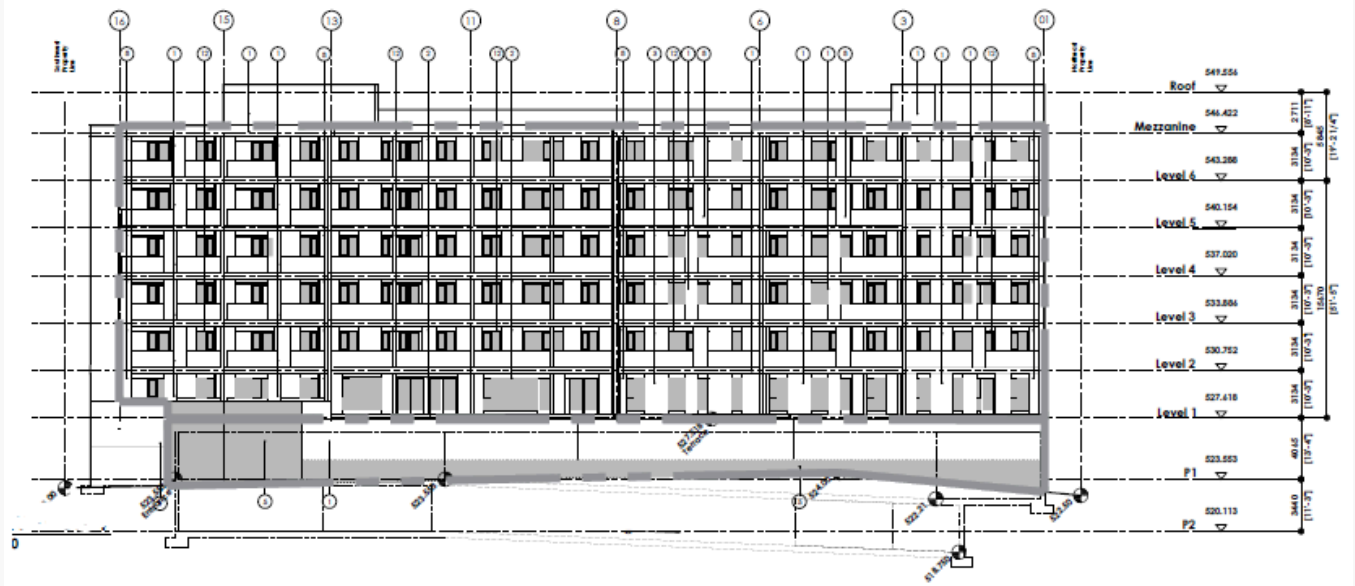
Elevation 1, Variance 0%



Elevation 2, Variance 0%



Elevation 3, Variance 10%



Elevation 4, Variance 19.62%

THANK YOU



We are committed to working hand in hand with the community. We value your feedback and encourage you to reach out to us with any inquiries, suggestions, or comments you may have.

The variance and development permit will be presented to Council for a Public Hearing as well, providing the community with a chance to participate and be heard. To ensure broad awareness, the Public Hearing will be announced at least 2 weeks prior to the scheduled session. Our dedicated team is here to listen and provide the information you need.

We appreciate your support and trust in us as we work together to create a remarkable living experience in the McKinley Beach neighborhood.



Get in touch

Aquila Pacific Developments: planning@eaglecrestconstruction.ca

City of Kelowna, Development Planning Department:

Sskabowski@kelowna.ca | 250-469-8626