



City of
Kelowna

DP22-0186 & DVP24-0089
1870 Hilltop Crescent

Development Permit & Development Variance Permit

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.

Development Process



Sept 23, 2022

Development Application Submitted

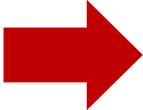


Staff Review & Circulation



May 31, 2024

Public Notification



July 23, 2024

DP/DVP Consideration

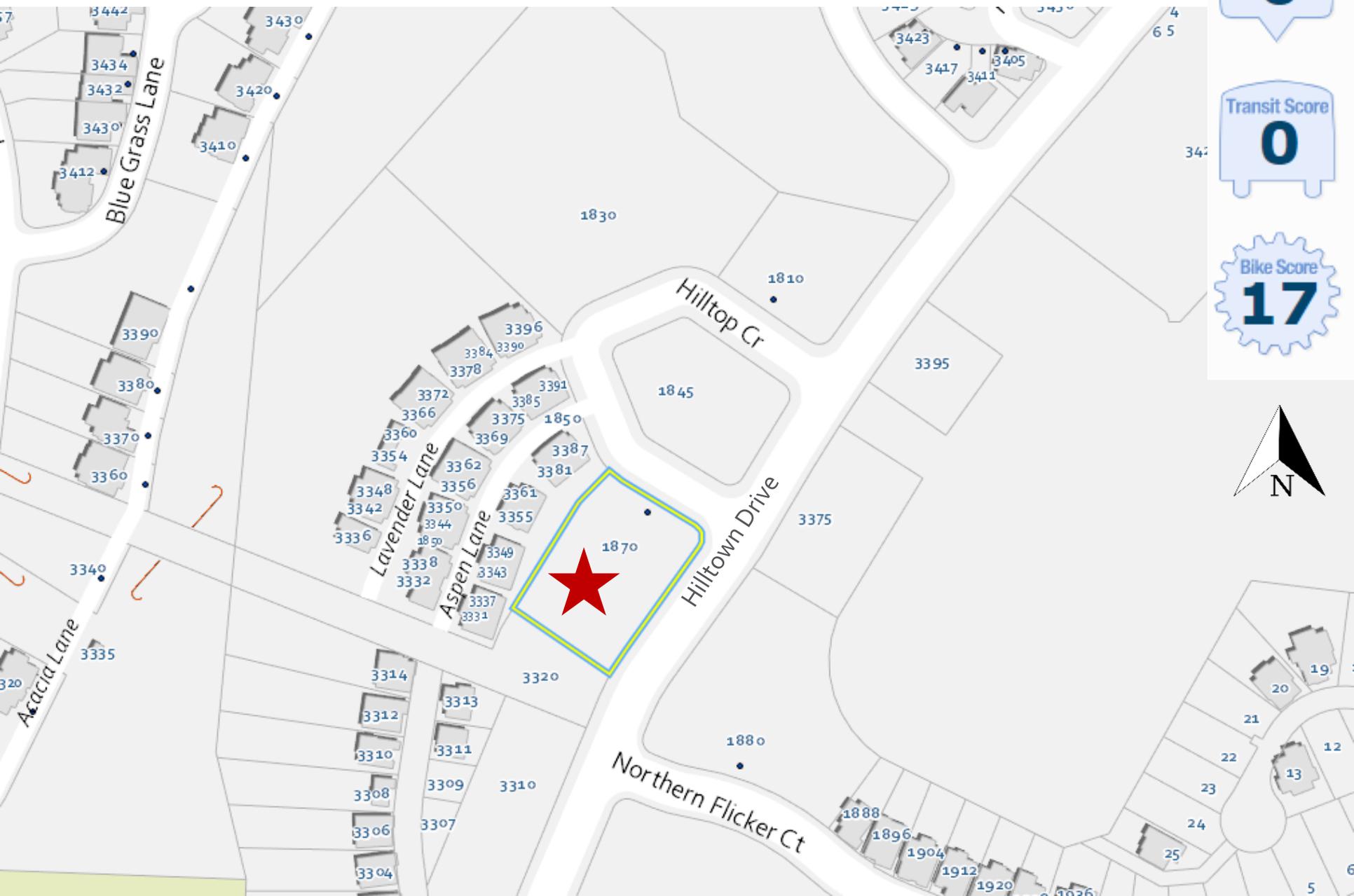


Council Approvals



Building Permit

Context Map



Walk Score
0

Transit Score
0

Bike Score
17



Future Land Use Map



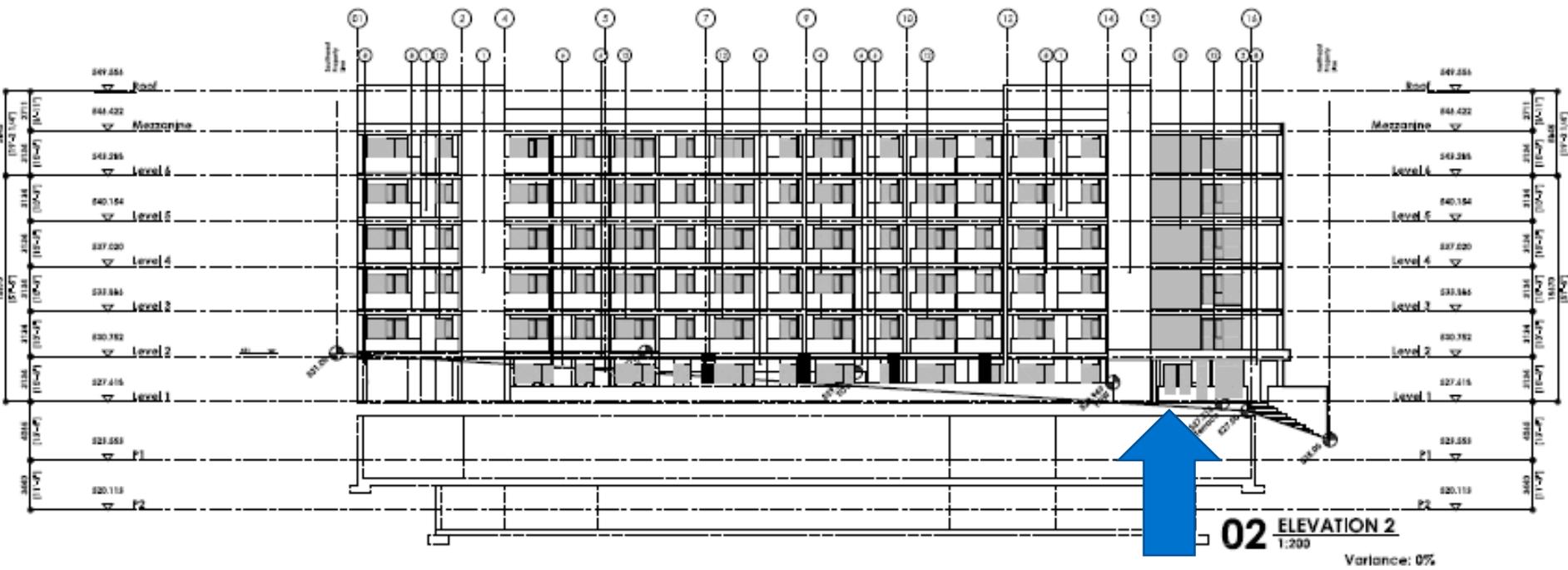
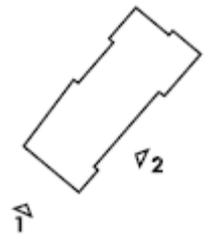
Subject Property Map



Technical Details

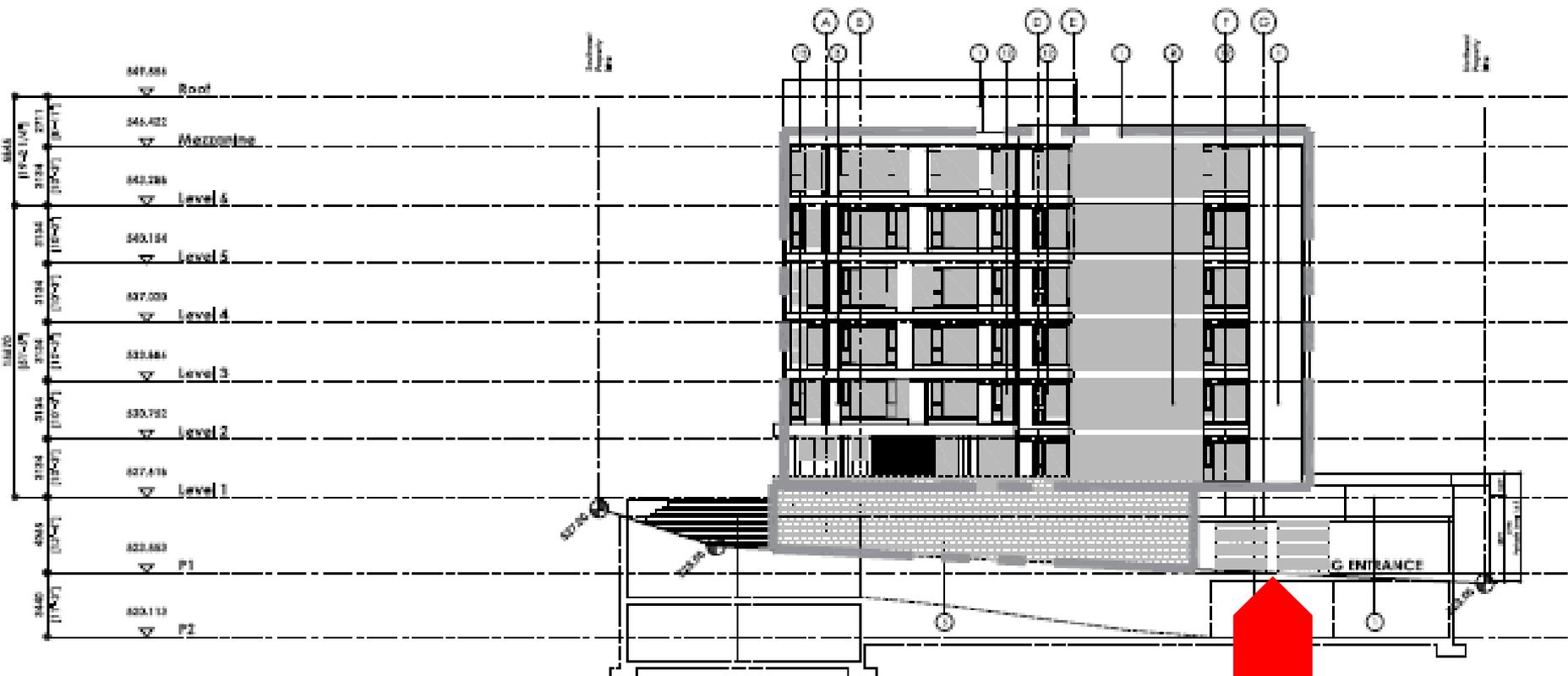
- ▶ 1 apartment building, 83 units
 - ▶ 6 storeys residential
 - ▶ 46 1-bedroom units
 - ▶ 29 2-bedroom units
 - ▶ 8 3-bedroom units
- ▶ 132 parking stalls
 - ▶ 2-storey underground/exposed parkade
 - ▶ 120 residential stalls
 - ▶ 12 visitor stalls
 - ▶ 4 accessible stalls (1 van accessible)
 - ▶ 75 long-term bike stalls and bike wash/repair station
 - ▶ 6 short-term bike stalls
- ▶ Amenities:
 - ▶ Private balconies, rooftop terrace, pool terrace
 - ▶ Outdoor firepit area, indoor lounge, fitness gym
 - ▶ Adjacent to park trails, playground, and future McKinley amenity building

Elevation – fronting Hilltown Drive



Lobby Entrance

Elevation – Hilltop Crescent



01 ELEVATION 3
1:200

Parking Facade: 87.45 m²
Upper Facade: 531.28 m²

Parkade Entrance

Materials Board

(9) ALUMINUM SOFFIT: COLOR WOLF WHITE

(12) FENESTRATION: METAL CLAD PVC

(10) CONCRETE NATURAL

(2) LAP SIDING: HARDIE BOARD BIRCH TREE HORIZONTAL

(6) HARDIE PANEL: COBBLE STONE

(8) SIDING: WOOD LIKE COLOR VERTICAL

(5) MASONRY VENEER

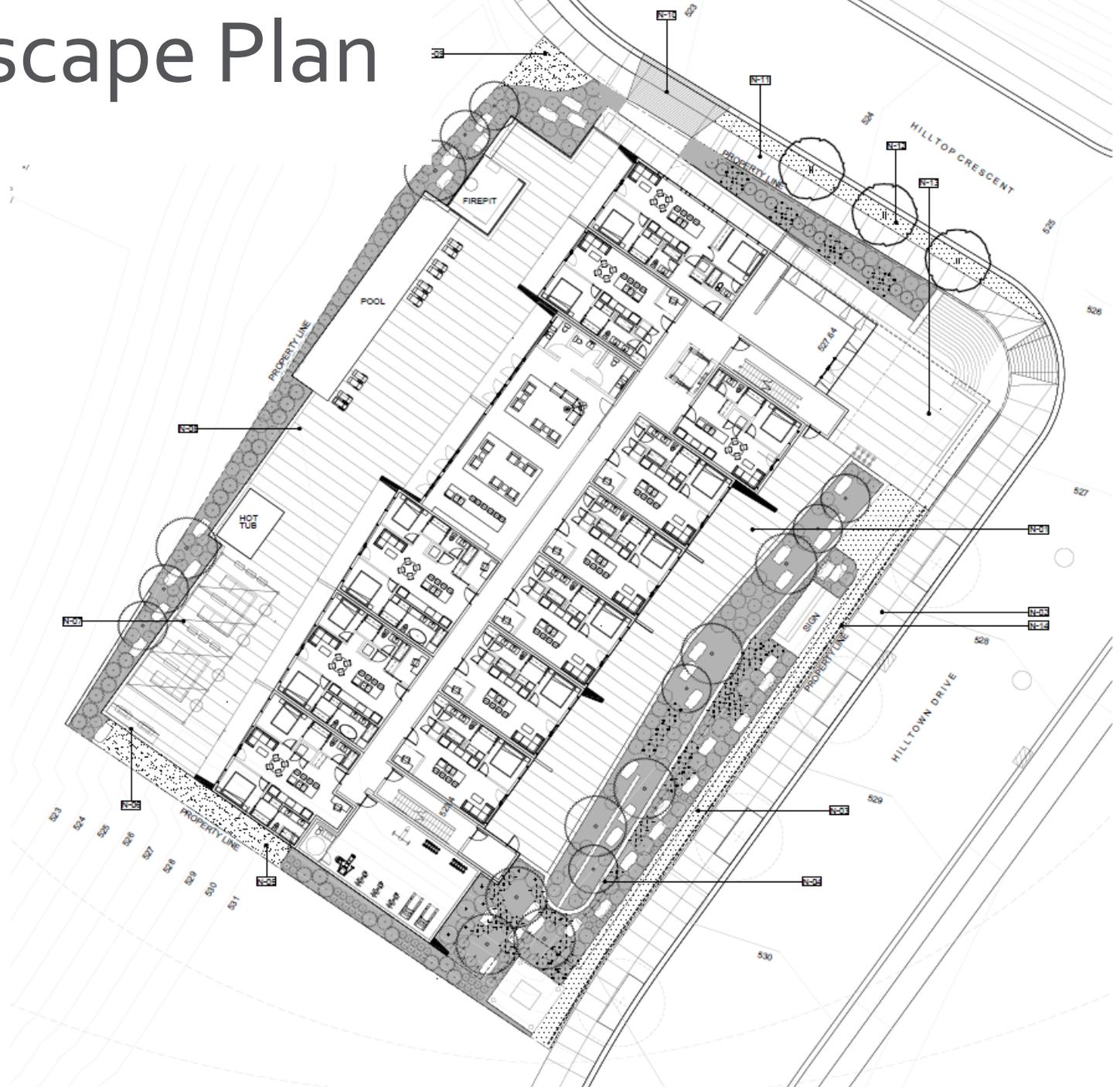
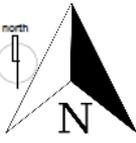
(1) VERTICAL: HARDIE PANEL MIDNIGHT BLACK

(7) ALUMINUM SOFFIT: WOOD LIKE COLOR

(3) LAP SIDING: HARDIE BOARD MIDNIGHT SOOT

The image is a materials board for a building facade. It features 12 numbered options arranged in a grid. Option (9) is a white aluminum soffit with vertical lines. Option (12) is a black metal-clad PVC fenestration, shown as a window frame and a photograph of a glass-enclosed deck. Option (10) is natural concrete with a textured surface. Option (2) is horizontal lap siding with a wood-grain pattern. Option (6) is a hardie panel with a cobblestone texture. Option (8) is vertical siding with a wood-grain pattern. Option (5) is masonry veneer with a brick pattern. Option (1) is a vertical hardie panel with a dark, almost black, wood-grain pattern. Option (7) is a wood-like color aluminum soffit with vertical lines. Option (3) is a dark, almost black, lap siding with a wood-grain pattern.

Landscape Plan



Rendering



NE Elevation – corner of Hilltown Drive and Hilltop Crescent

Rendering



SW Elevation – fronting
Hilltown Drive

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 to reach up to 5.7 m in height
 - ▶ Only viable location for vehicular entrance
 - ▶ Screened wall with mature landscaping
 - ▶ Material treatment to the wall

Variance – exposed storey



Rear of site (NW property line)

2 storey underground parkade,
up to a maximum height of 5.7 m

Variance – exposed storey



NE Elevation – fronting Hilltop Crescent

OCP Design Guidelines

- ▶ Ground-oriented entrances, corner prominence
- ▶ Variety of amenity spaces
- ▶ Architectural treatment of the building/ exposed wall
- ▶ Variation in building façade, increased number of windows and balconies and materials
- ▶ Located parking underground, accessed from secondary street (Hilltop Cr)

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