

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: September 23, 2024
To: Council
From: City Manager
Address: 3260 Hilltown Dr
File No.: DP23-0053
Zone: CD18 – McKinley Beach Resort

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0053 for Lot 14 Section 28 Township 23 ODYD Plan EPP76020, located at 3260 Hilltown Dr, Kelowna, BC subject 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 of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

AND FURTHER THAT this Development 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.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of apartment housing. The proposal generally aligns with the Official Community Plan (OCP) Form and Character Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

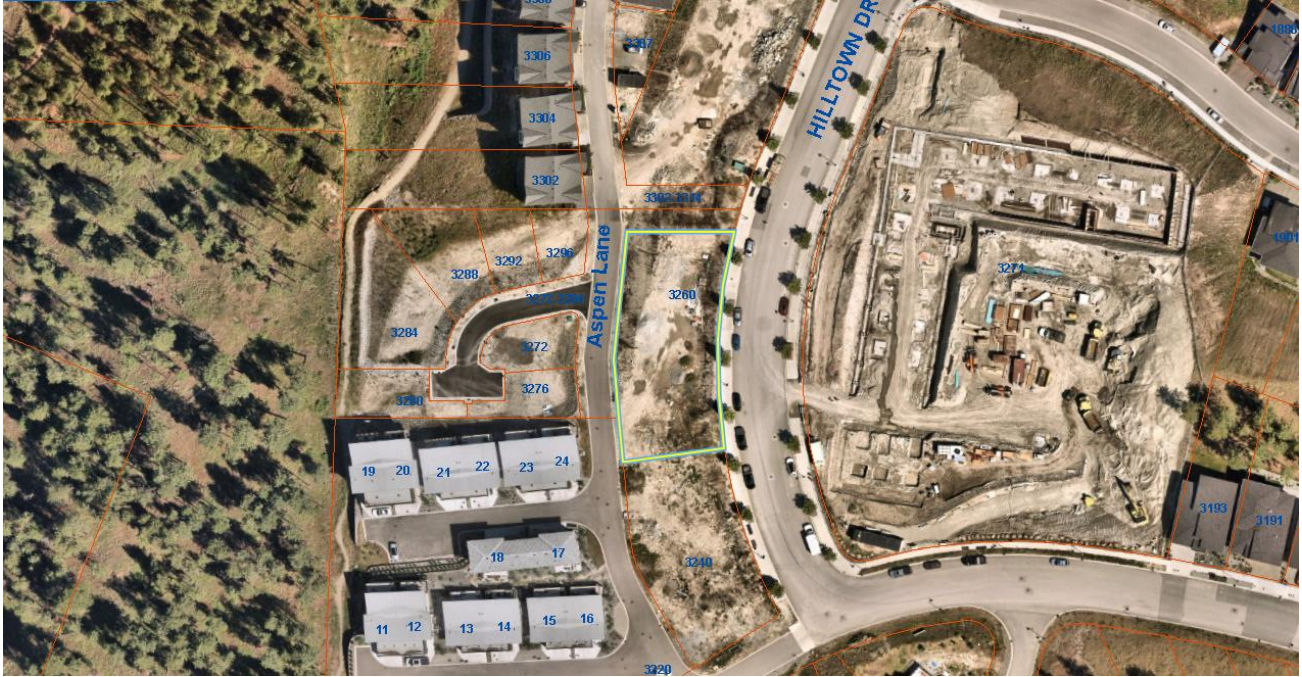
- The design avoids blank walls alongside and rear of the building, and screens the parkade;
- Vehicle access is provided from the Statutory Right of Way (SRW) along the rear of the property, and not directly off the fronting street;
- A range of high-quality materials and designs that features various colours and different material types.

Materials that are proposed include cork and anthracite coloured mac steel siding, white cementitious panel, limestone panel, and white board and batten. Common amenity spaces include a gym and a flex room on the main floor, and private amenity spaces include balconies on each unit.

The subject property does not have any required landscape area due to the setbacks of the CD18 zone, but the proposal does include several small and medium trees at the front, side and rear of the building.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on Hilltown Drive in McKinley Beach Resort. The surrounding area is a mix of single detached dwellings, apartment housing and townhouses. The property is in close proximity to McKinley Mountain Park.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area		1,538.7 m ²
Total Number of Units		22
2-bed		14
3-bed		8
DEVELOPMENT REGULATIONS		
CRITERIA	CD18 ZONE	PROPOSAL
Total Maximum Floor Area Ratio	n/a	1.98
Max. Height	38.25 m / 9 storeys	25.8 m / 7 storeys
Setbacks		
Min. Front Yard (East)	0.0 m	3.0 m
Min. Side Yard (North)	0.0 m	2.6 m
Min. Side Yard (South)	0.0 m	3.6 m

Min. Rear Yard (West)	0.0 m	1.1 m
Amenity Space		
Total Required Amenity Space	550 m²	1,374.5 m²
Common	462 m ²	161.7 m ²
Private	88 m ²	1212.8 m ²
Landscaping		
Min. Number of Trees	0 trees	0 trees
PARKING REGULATIONS		
CRITERIA	CD18 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	40 stalls	41 stalls
Residential	37	38
Visitor	3	3
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	73.2% Regular 26.8% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	19 stalls	20 stalls

6.o Application Chronology

Application Accepted: March 27, 2023
 Neighbour Notification Received: N/A

Report prepared by: Tyler Caswell, Planner II
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 - DP23-0053
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Schedule C: Landscape Plan
 Attachment B: OCP Form and Character Development Permit Guidelines

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