



City of  
**Kelowna**

DP23-0053  
3260 Hilltown Dr

Development Permit

# Purpose

- ▶ To issue a Development Permit for the form and character of apartment housing.

# Development Process



Mar 27, 2023

Development Application Submitted



Staff Review & Circulation



DP Consideration



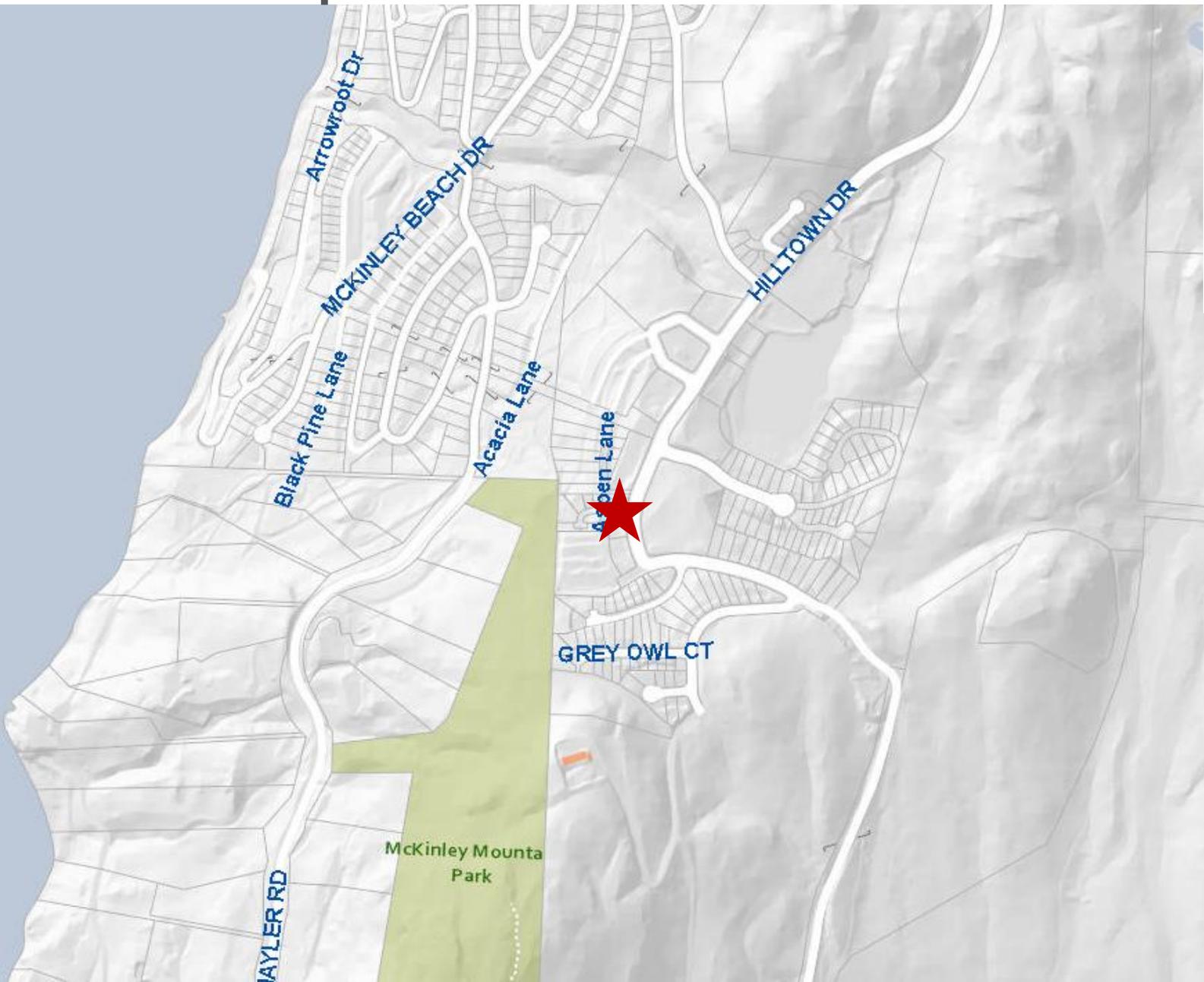
Sept 23, 2024

Building Permit



Council Approvals

# Context Map



Walk Score  
**0**

Transit Score  
**0**

Bike Score  
**17**



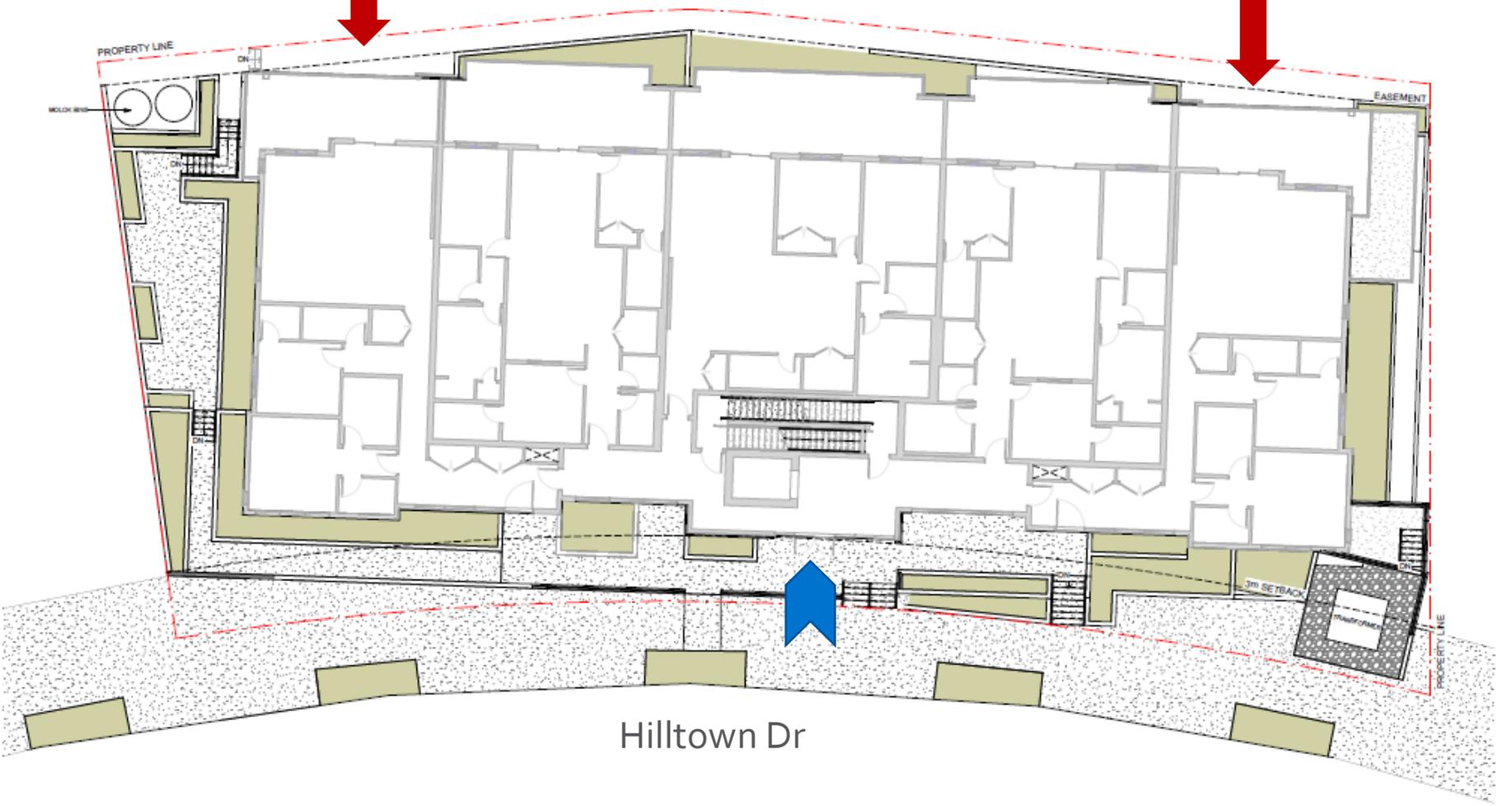
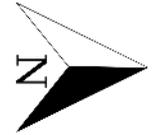
# Subject Property Map



# Technical Details

- ▶ Development Permit for a seven-storey apartment building;
- ▶ CD18 – McKinley Beach Resort
  - ▶ 22 units
    - ▶ 14 2-bedroom
    - ▶ 8 3-Bedroom
  - ▶ 7-storey in height
  - ▶ 41 parking stalls
  - ▶ 20 long-term bicycle parking stalls

# Site Plan



Hilltown Dr



# South & East Elevation



South Elevation



East Elevation

# Materials Board

MAC STEEL SIDING - HARRYWOOD PLUS - CORK (#1)



MAC STEEL SIDING - METAL BLOCK - ANTHRACITE (#2)



CEMENTITIOUS PANEL - WHITE (#3)



BOARD AND BATTEN - WHITE (#4)



LIMESTONE ARCHITECTURAL PANEL (#5)



CAST IN PLACE CONCRETE - RETAINING WALLS (#8)



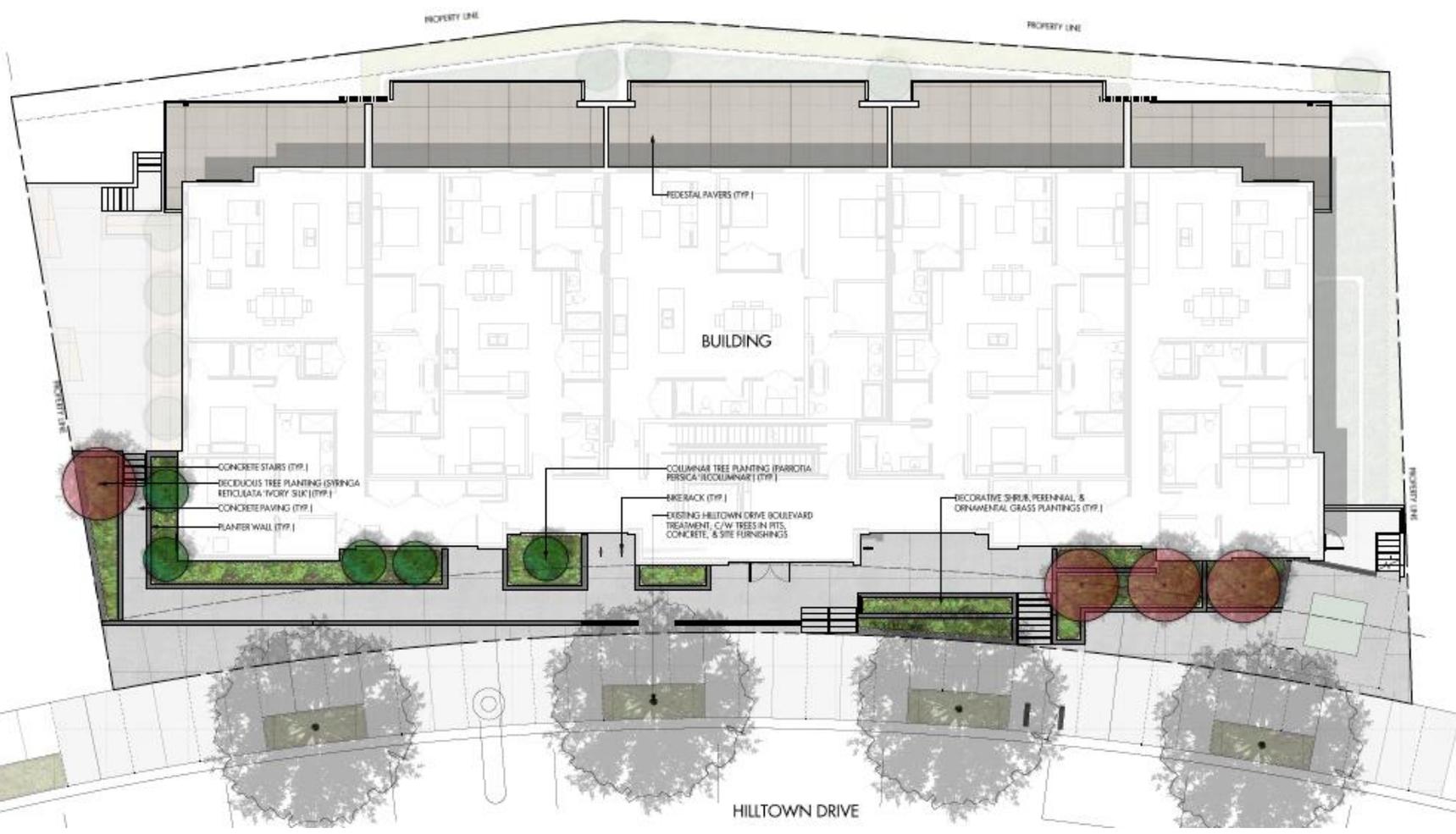
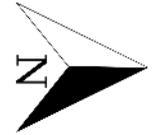
GLASS RAILINGS - BLACK ALUMINUM RAILS (#10)



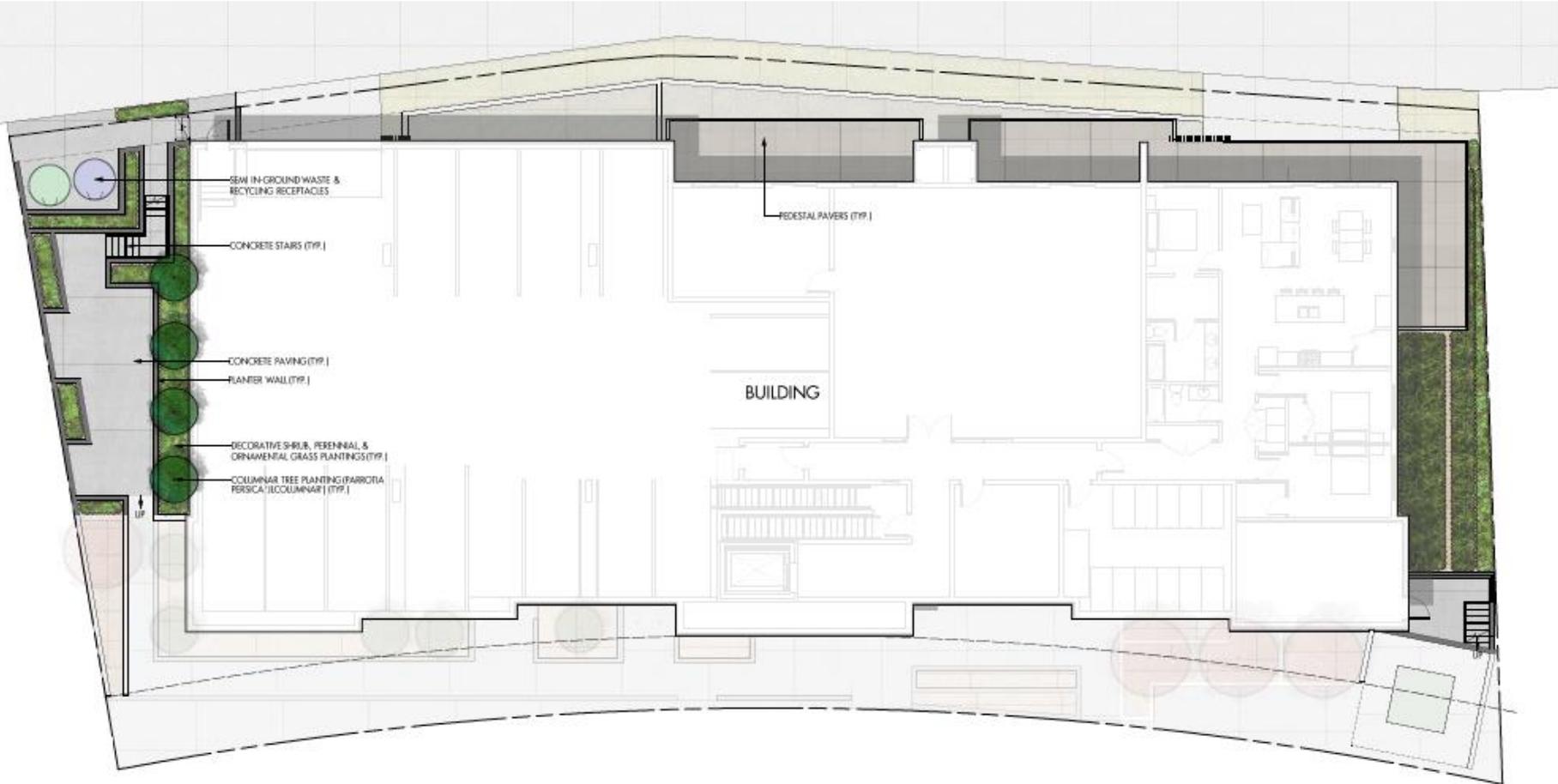
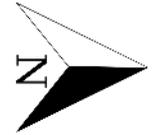
MOLOK BINS - GARBAGE/RECYCLING (#18)



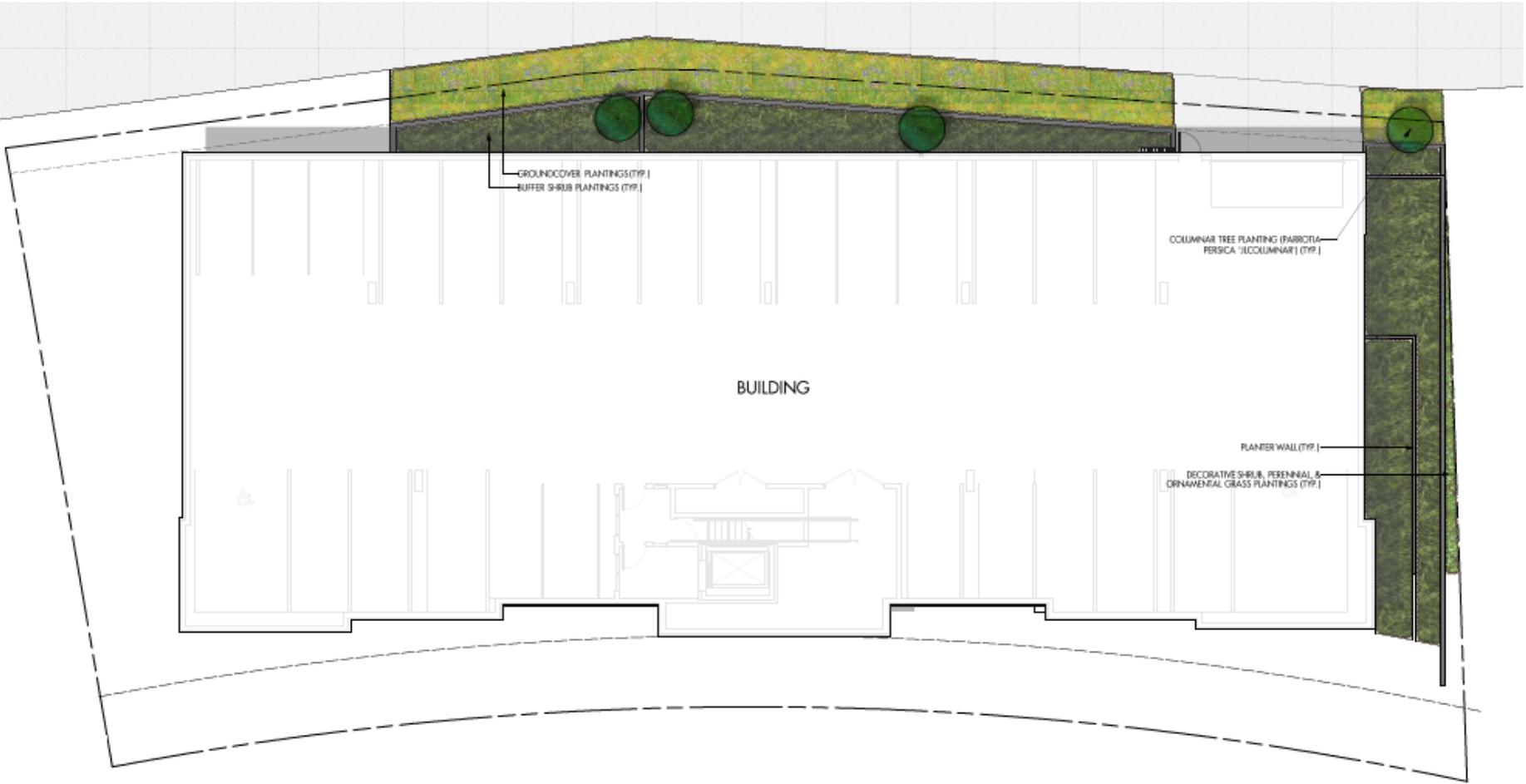
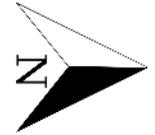
# Landscape Plan



# Landscape Plan



# Landscape Plan



# Rendering – Hilltown Drive



RENDERING FOR  
ILLUSTRATIVE  
PURPOSES ONLY

# Rendering – South



# Rendering – Rear



RENDERING FOR  
ILLUSTRATIVE  
PURPOSES ONLY

# OCP Design Guidelines

- Vehicle access is provided from the Statutory Right of Way (SRW) along the rear of the property, and not directly off the fronting street
- The design avoids blank walls along side and rear, and screens the parkade
- A range of high-quality materials and designs that features several colours of fiber cement paneling, metal flashing and wood brackets

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
  - ▶ Aligns with OCP Design Guidelines for Low & Mid Rise Residential Development
  - ▶ Provides density in the McKinley Beach – Village Centre (Area I)
  - ▶ No variances required