

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: July 21, 2025
To: Council
From: City Manager
Address: 1720 Hidden Hills Drive
File No.: DP25-0094
Zone: RU5 – Multiple Suburban Housing

1.0 Recommendation

THAT Council authorizes the issuance of the Development Permit No. DP25-0094 for Lot 110 Sections 9 and 16 Township 23 Osoyoos Division Yale District Plan EPP138043, located at 1720 Hidden Hills Drive, 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 buildings 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 permits 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 a duplex strata development.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of 30 duplex units (15 buildings) along a strata road on a single parcel in Wilden. This duplex strata site is located within a new neighbourhood recently subdivided in Wilden deemed 'Hidden Hills'. The units resemble an 'Okanagan Modern' form characteristic of many homes within the Wilden neighbourhood, and make use of materials such as stone, wood, stucco, and colours that fit into the surrounding landscape. The proposed project generally aligns with the 2040 Official Community Plan (OCP) Form and Character Design Guidelines. Specifically, key guidelines that are met include the incorporation of high-quality building materials, robust landscaping, and streetscape design that integrates the development into the existing sensitive sloping terrain. Sufficient vehicle access and parking is provided on-site, and no variances are required to accommodate the proposed design.

The development proposes using a variety of materials, such as aluminium wood siding, wood accents, cultured stone, and stucco. These materials will be available in a range of colours, including white, various shades of brown, and grey. The landscape plan includes 317 trees that will be strategically distributed throughout the subject property. These trees will be placed along the strata road, intermixed within each unit, and integrated to transition seamlessly into the existing treed ecosystem surrounding the subject property.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is situated within the Wilden neighbourhood, located off Hidden Hills Drive. The property is near the north end of Union Road and Begbie Road to the south. The site is adjacent to other suburban residential properties and located within the Permanent Growth Boundary.

4.2 Background

The subject property was recently created through a subdivision application. As such, Natural Environment/Hazardous Condition Development Permits have been approved to determine the developable areas of the property. These approvals facilitated the identification of a developable area for the proposed duplex strata, and designated areas for parks, trails and preservation of the adjacent steep slopes.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	46,577m ²
Undevelopable Land (30% slope)	38,504m ²
Total Number of Units	30
4-bed	30

DEVELOPMENT REGULATIONS		
CRITERIA	RU ₅ ZONE	PROPOSAL
Total Maximum Density	9 dwelling units per 1,000m² (216)	30
Max. Site Coverage (buildings)	55%	24%
Max. Site Coverage (buildings, parking, driveways)	75%	40%
Max. Height	11m	8.08m
Base Height	11m	8.08m
Setbacks		
Min. Front Yard (North)	3m	39m
Min. Side Yard (East)	3m	11m
Min. Side Yard (West)	3m	24m
Min. Rear Yard (South)	6m	74m
Landscaping		
Min. Number of Trees	20 trees	317 trees
Min. Large Trees	10 trees	217 trees

PARKING REGULATIONS		
CRITERIA	RU ₅ ZONE	PROPOSAL
Total Required Vehicle Parking	245	250 stalls
Residential	240	240
Visitor	5	10
Ratio of Regular to Small Stalls	Min. 50% Regular	100% Regular

6.0 Application Chronology

Application Accepted: April 28, 2025

Report prepared by: Jamie Kouwenhoven, Environmental Coordinator
Reviewed by: Alex Kondor, Development 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 DP25-0094
 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.