TA19-0020
5533 Mountainside Drive

Text Amendment Application



Proposal

- To consider a Text Amendment application to the Kettle Valley CD-2 zone, for 5533 Mountainside Drive to go from the Kettle Valley CD-2 Type VII to the Kettle Valley CD-2 Type III and IV to accommodate a future subdivision.

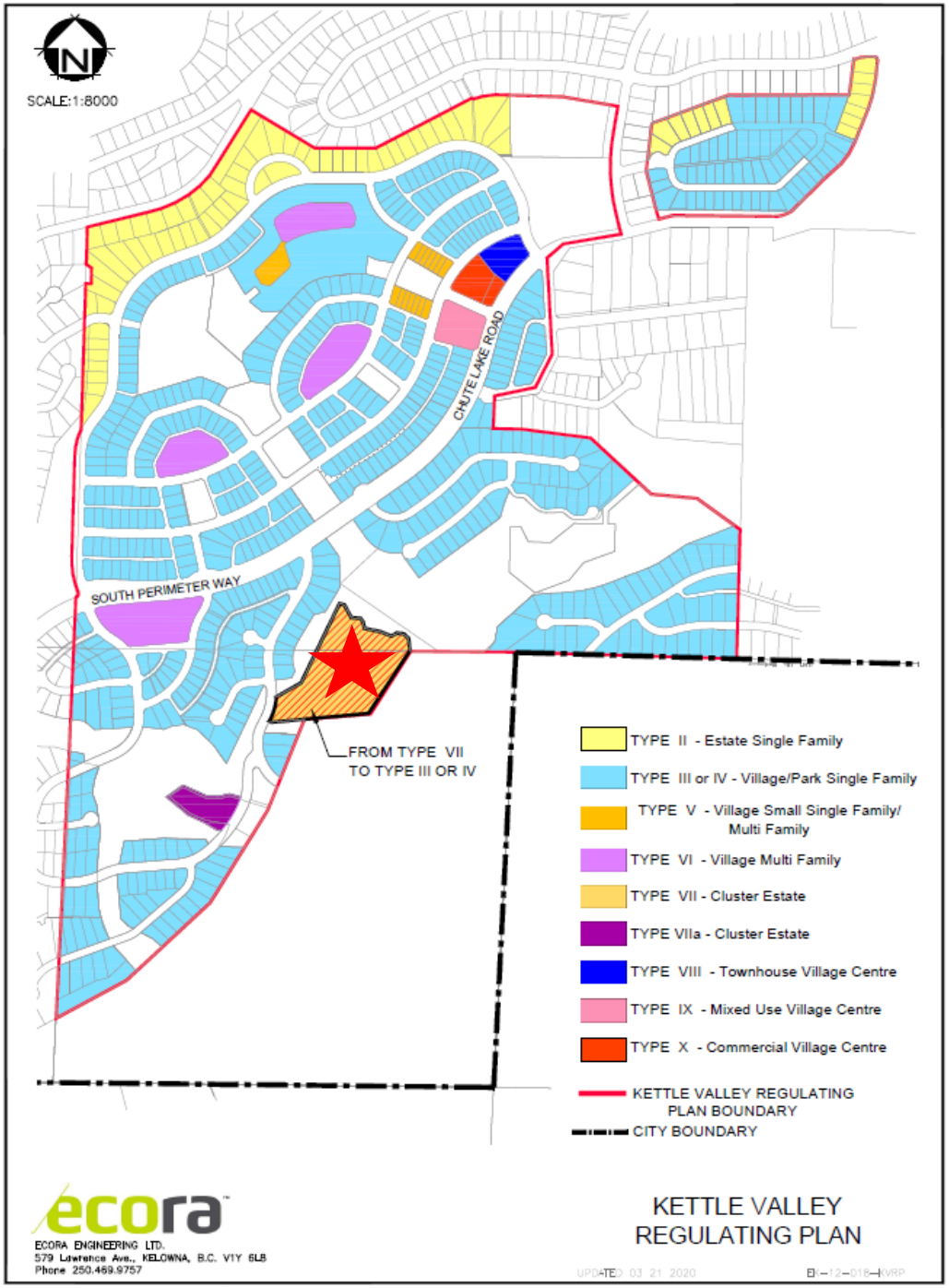
Development Process



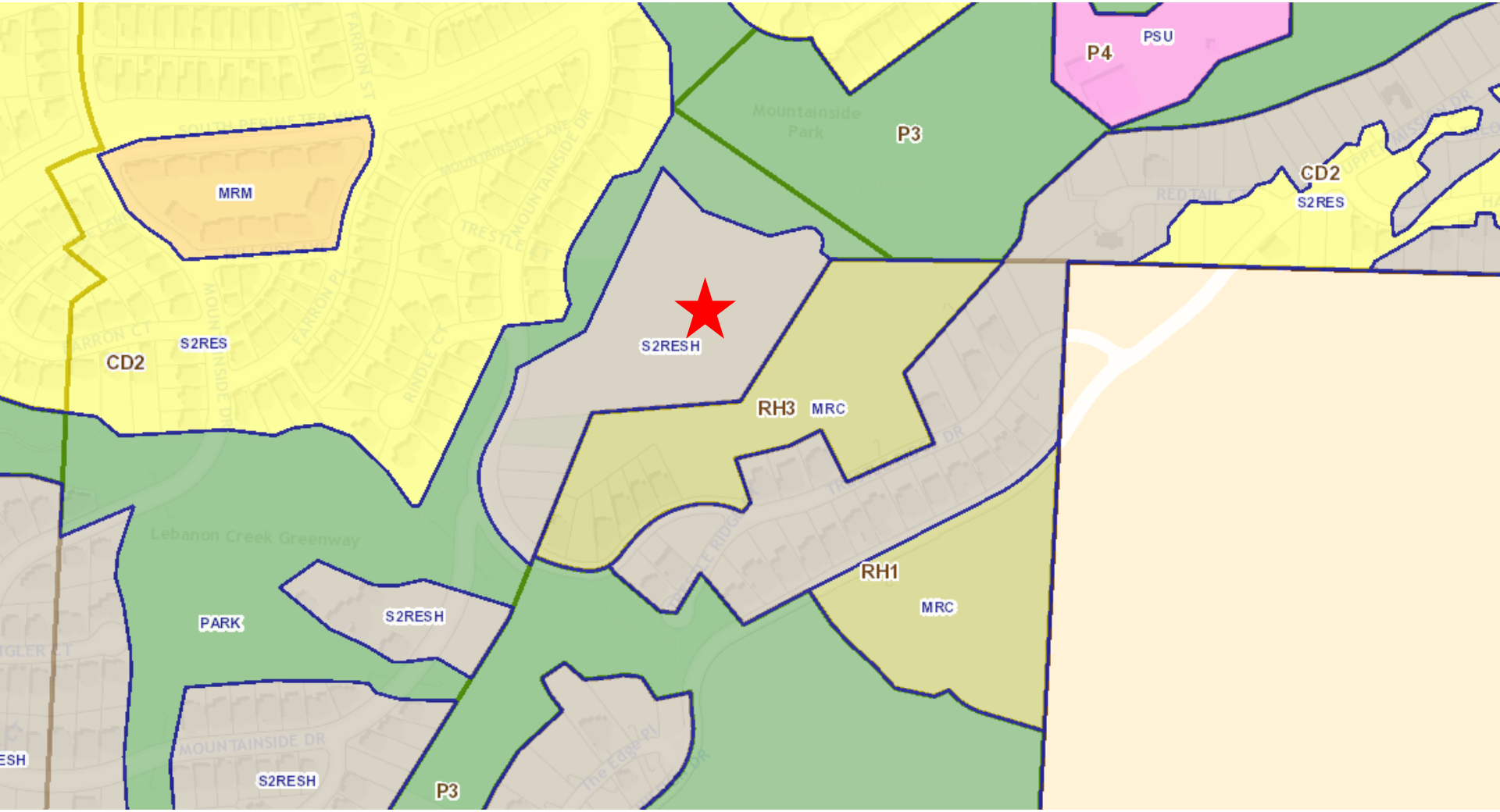
Context Map


TRUMPETER RD
SIGNET CR
SWAN DR
STELLAR DR
RAVEN DR
PROVIDENCE AVE
MCCARREN AVE
AUDUBON CT
UPPER MISSION DR
LEE LANE
FARRON PL
MOUNTAINSIDE DR
The Edge PI

Context Map


SCALE:1:8000
CHUTE LAKE ROAD
SOUTH PERIMETER WAY
FROM TYPE VII
TO TYPE III OR IV
TYPE II - Estate Single Family
TYPE III or IV - Village/Park Single Family
TYPE V - Village Small Single Family/ Multi Family
TYPE VI - Village Multi Family
TYPE VII - Cluster Estate
TYPE VIIa - Cluster Estate
TYPE VIII - Townhouse Village Centre
TYPE IX - Mixed Use Village Centre
TYPE X - Commercial Village Centre
KETTLE VALLEY REGULATING PLAN BOUNDARY
CITY BOUNDARY
ecora
ECORA ENGINEERING LTD.
579 Lawrence Ave., KELOWNA, B.C. V1Y 6L8
Phone 250.469.9757
KETTLE VALLEY
REGULATING PLAN
UPDATED 03.21.2020

OCP Future Land Use / Zoning



Subject Property Map



Project Details

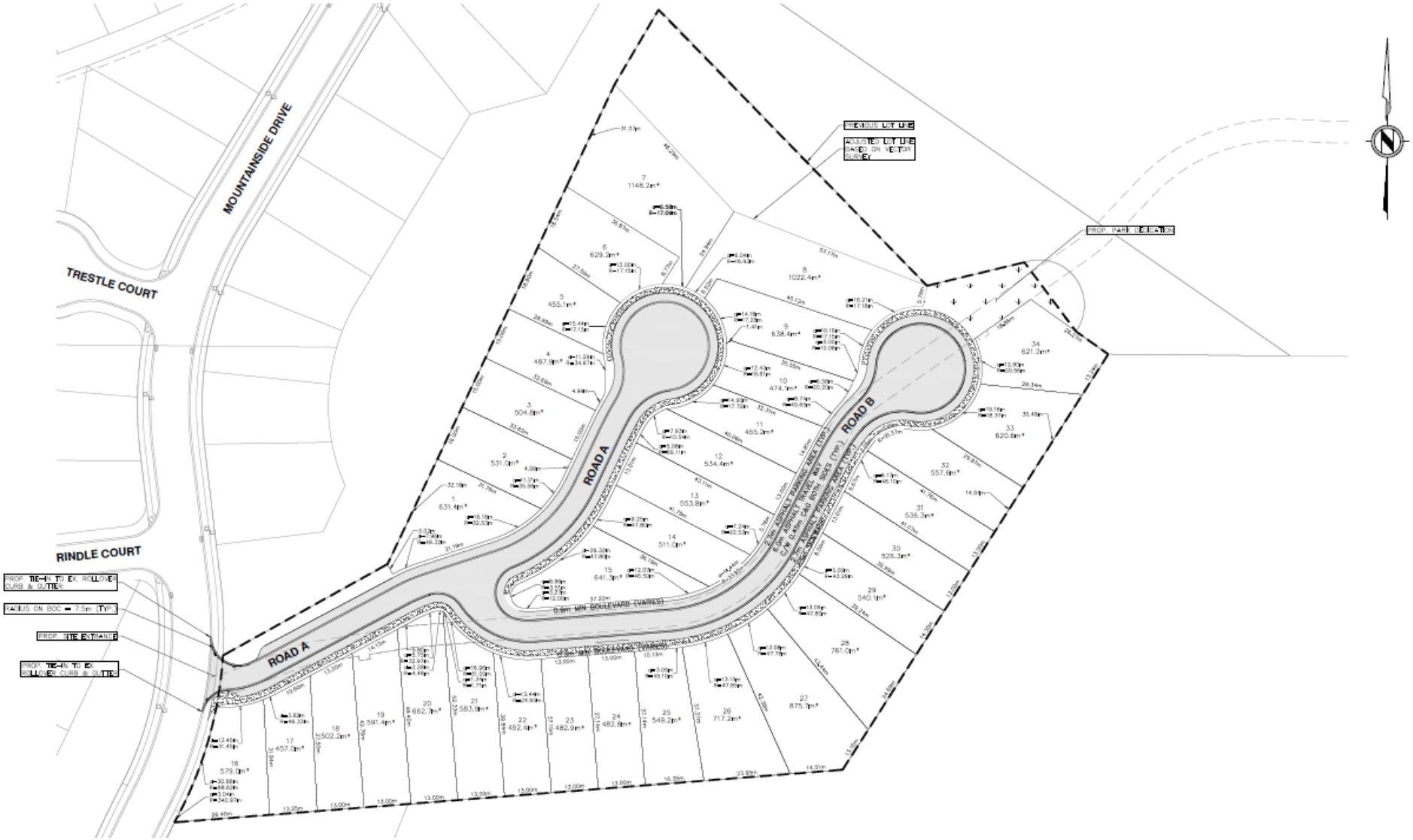
- Property is approx. 2.7 ha
- Proposed 34 lot subdivision for single family dwellings
- No variances identified

Project Details

City of Kelowna

	Type II	Type III or IV	Type V	Type VI	Type VIIa
Map Colour Code					
Lot Type	Estate Single Family	Village Park Single Family	Village Single, Multi-Family	Village Multi-Family	Cluster Estate, Estate
Dwelling Style	Single Family	Single Family, Hillside Single Family	Row Houses, Narrow Single Family	Row Houses	Single Family, Semi-detached, Multi-Family Housing (Up to 4 Units)
Minimum Lot area	700 m2	455 m2	245 m2 Per Dwelling Unit	5000 m2	Parcel: 5000 m2 Bareland Strata Lot: 225 m2
Minimum Parcel Width	20 m	13 m	9.4 m	100 m	9 m
Average Parcel Depth	35 m	35 m	35 m	25 m	NA
Maximum Lot Coverage	35%	40%	50%	45%	Parcel: 35% Bareland Strata Lot: 60%
Net Density (Units Per Hectare)	NA	NA	NA	35	20
Vehicle Access	Street	Street, Lane	Lane	Lane	Street
Maximum Building Height	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Primary Dwelling Front Yard Setback	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Accessory Building Front Yard Setback	6 m	Access From Street: 6 m Access From Lane: 12 m	12 m	12 m	12 m
Setback From Property Line Flanking Street	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Principl Dwelling Rear Setback	7.5 m	6 m	6 m	6 m	Cluster Estate: 6 m Estate: 7.5 m
Accessory Building Rear Yard Setback	Access From Street: 7.5 m Access From Lane: 1.5 m	Access From Street: 7.5 m Access From Lane: 1.5 m	1.5 m	1.5 m	Cluster Estate: NA Estate: 7.5 m

Site Plan



City of **Kelowna**

Development Policy

- Kelowna Official Community Plan (OCP)
- *Objective 5.2 Develop Sustainably*
  - *Policy .3 Complete Suburbs.* Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities…
  - *Policy .5 Integrated Land Use.* Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

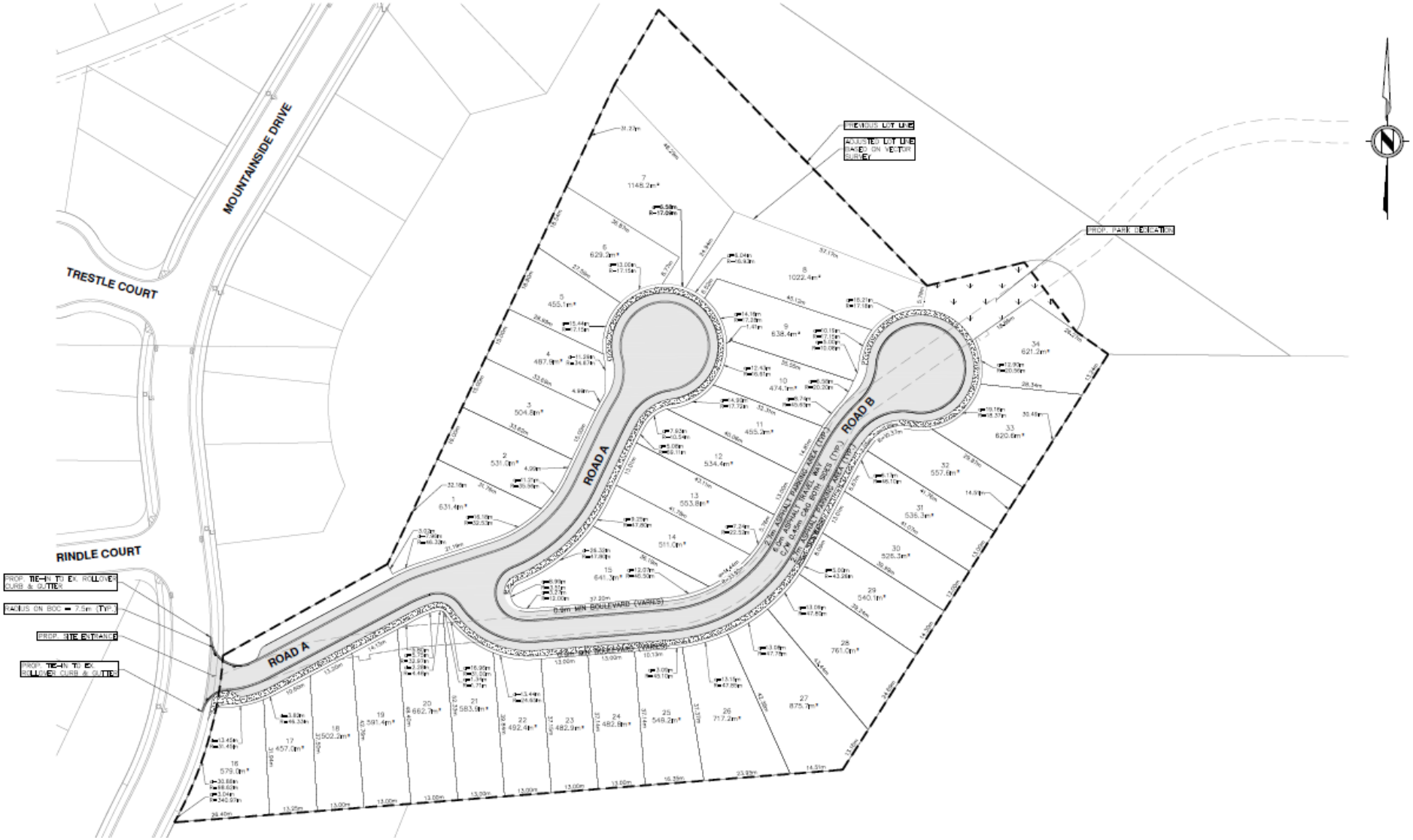
Staff Recommendation

- Development Planning Staff recommend **support** for the proposed text amendment application
  - Consistent with the Future Land Use designation
  - Meets the intent of the Kettle Valley Comprehensive Zone
  - Meets infill growth policies within the Permanent Growth Boundary



Conclusion of Staff Remarks

Site Plan



City of **Kelowna**