



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

Nov 28, 2019

Development Application Submitted



Staff Review & Circulation



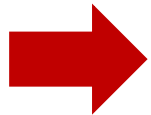
March 13, 2020

Public Notification Received



April 20, 2020

Initial Consideration



May 12, 2020

Public Hearing
Second & Third Readings



Final Reading



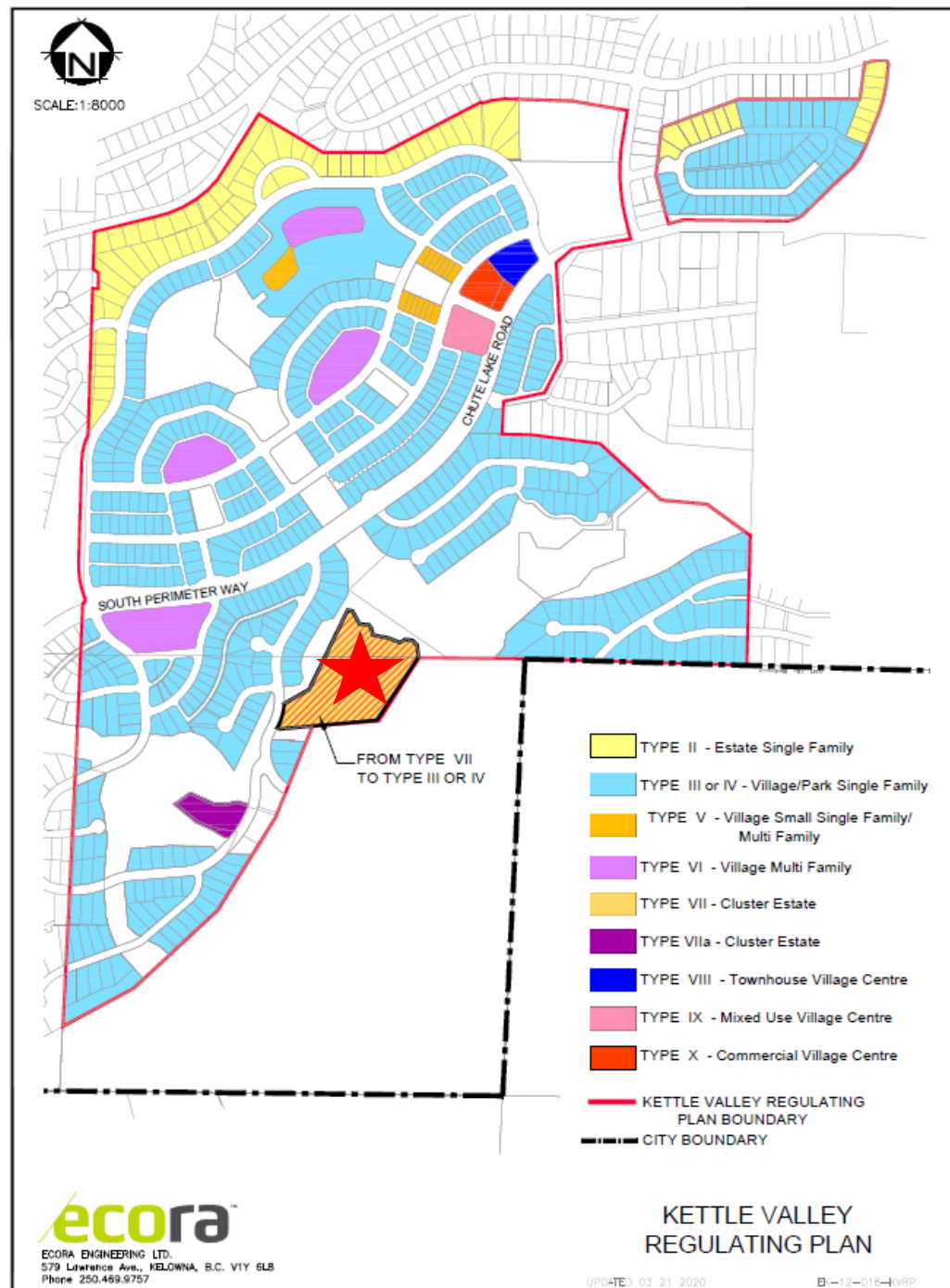
Subdivision/Building Permit

Council
Approvals

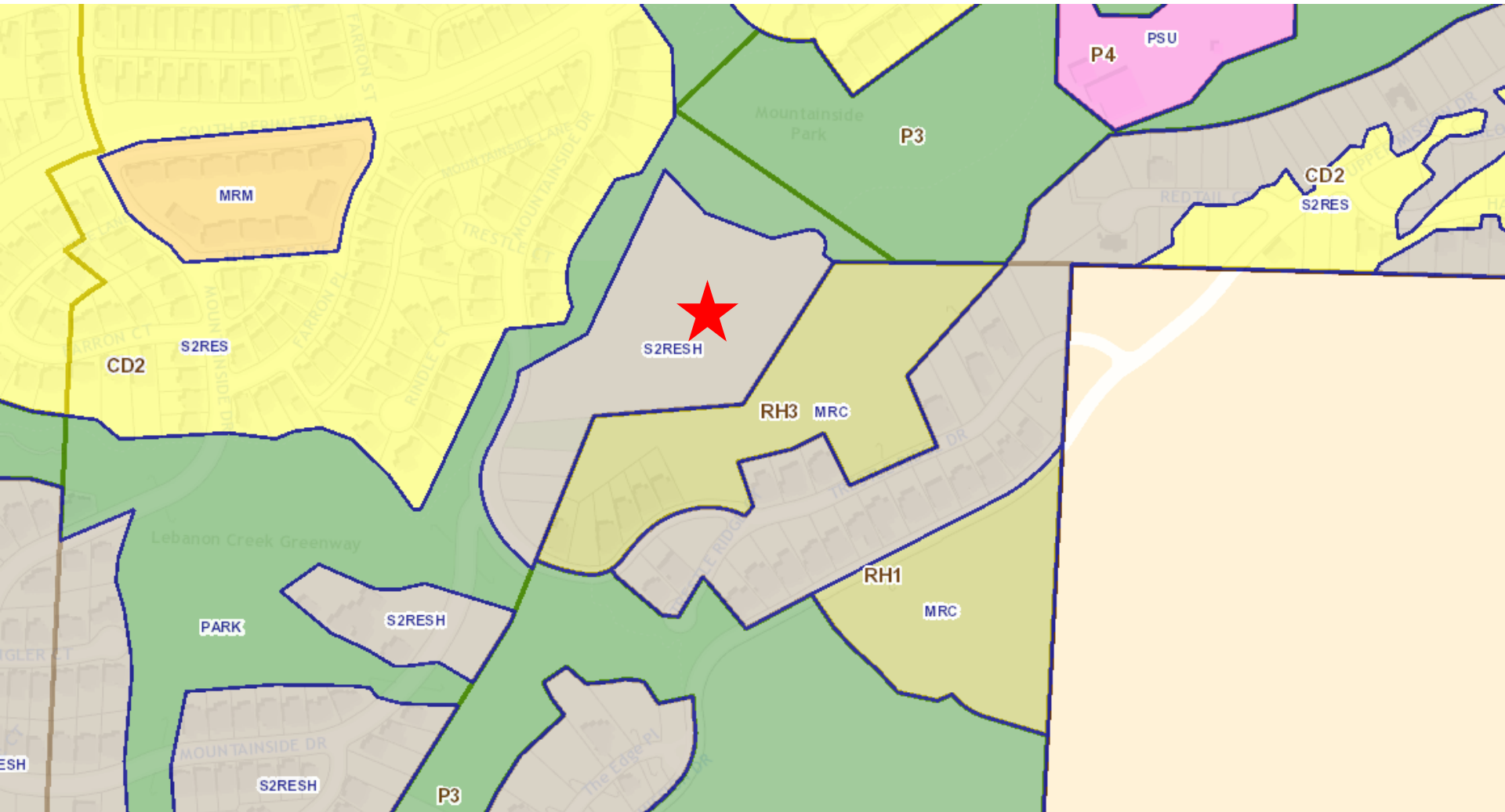
Context Map



Context Map

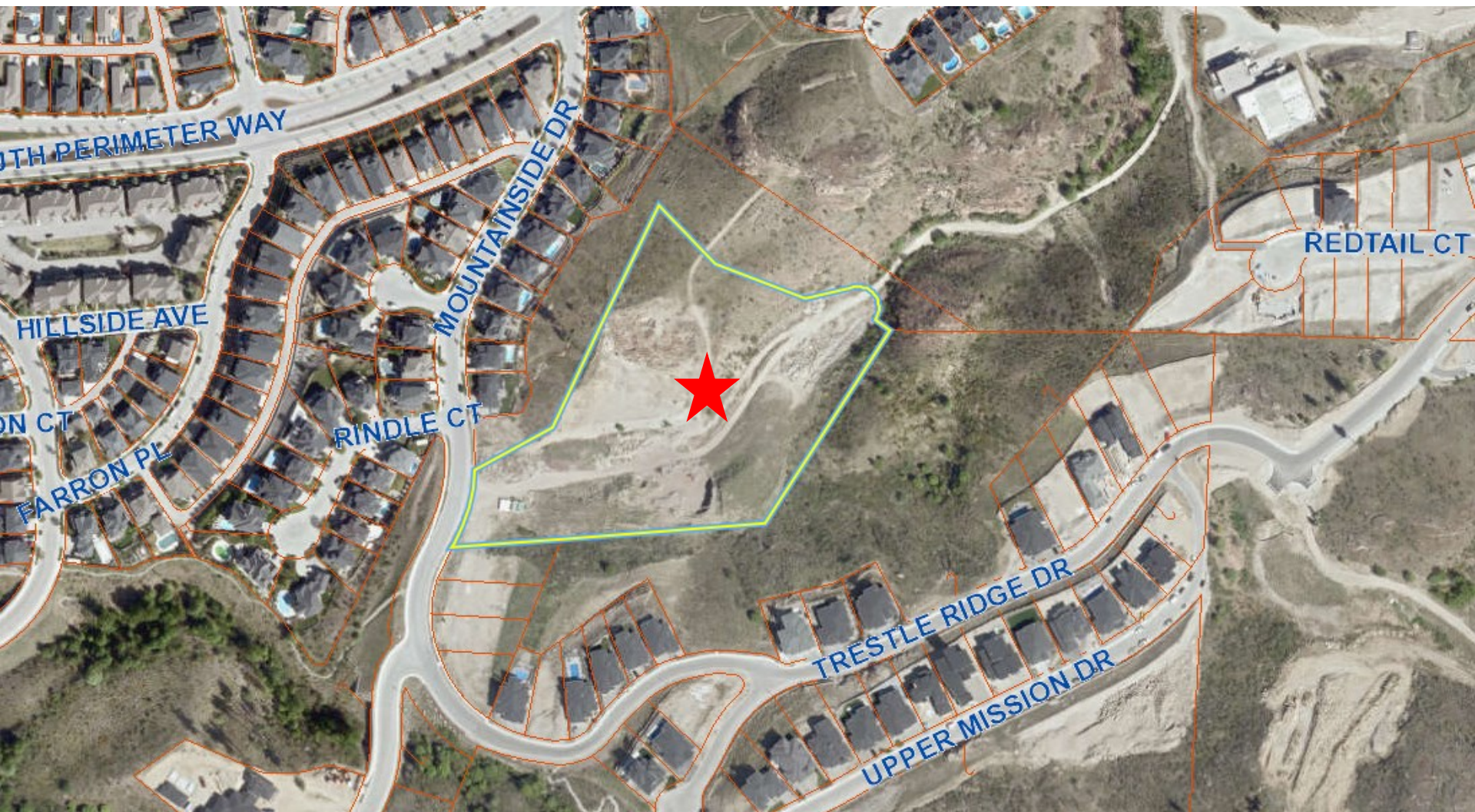


OCP Future Land Use / Zoning



City of Kelowna

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

Consolidated Zoning Bylaw No. 8000

	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

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

