



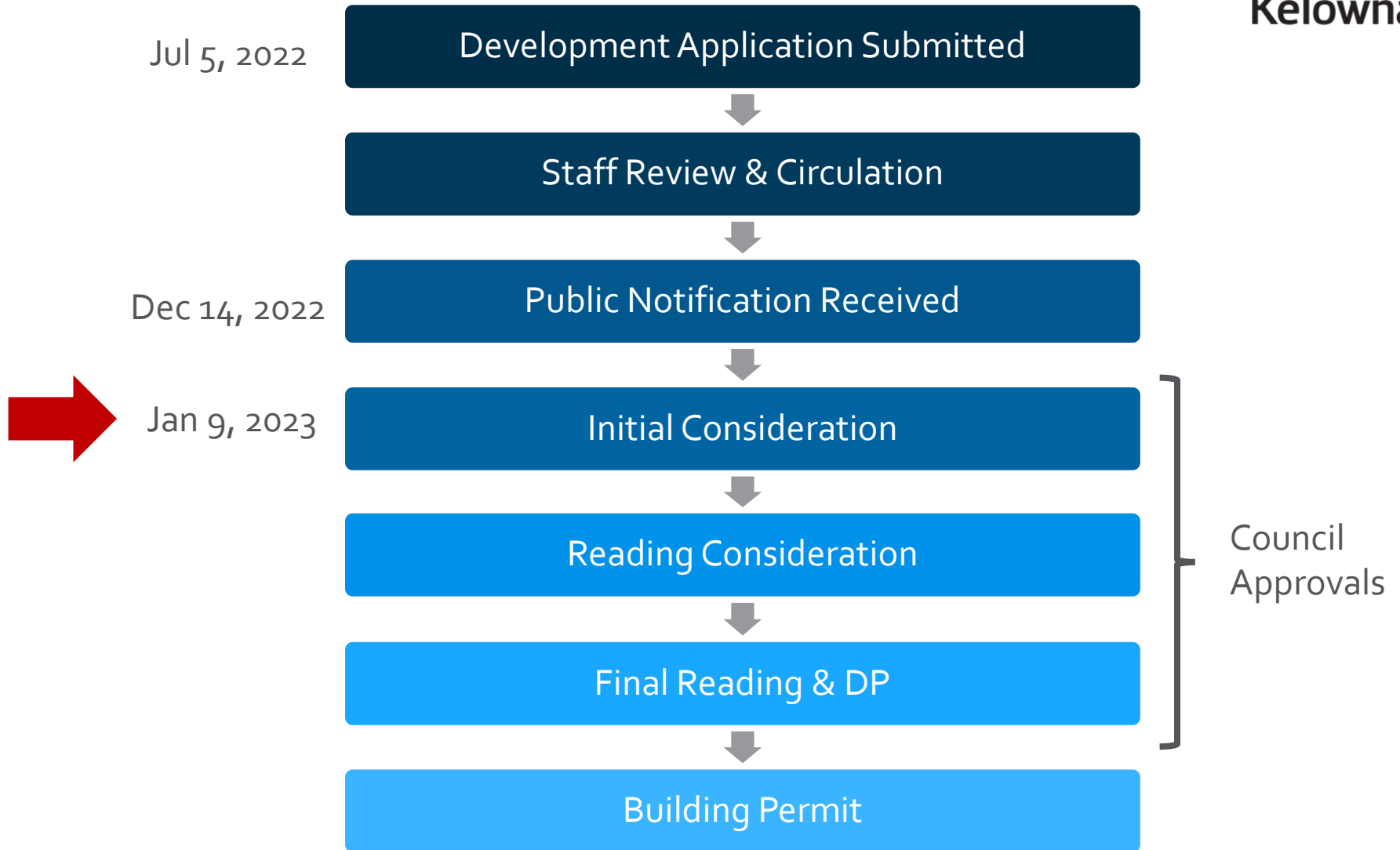
City of
Kelowna

Z22-0042
949 Hewetson Court
Rezoning Application

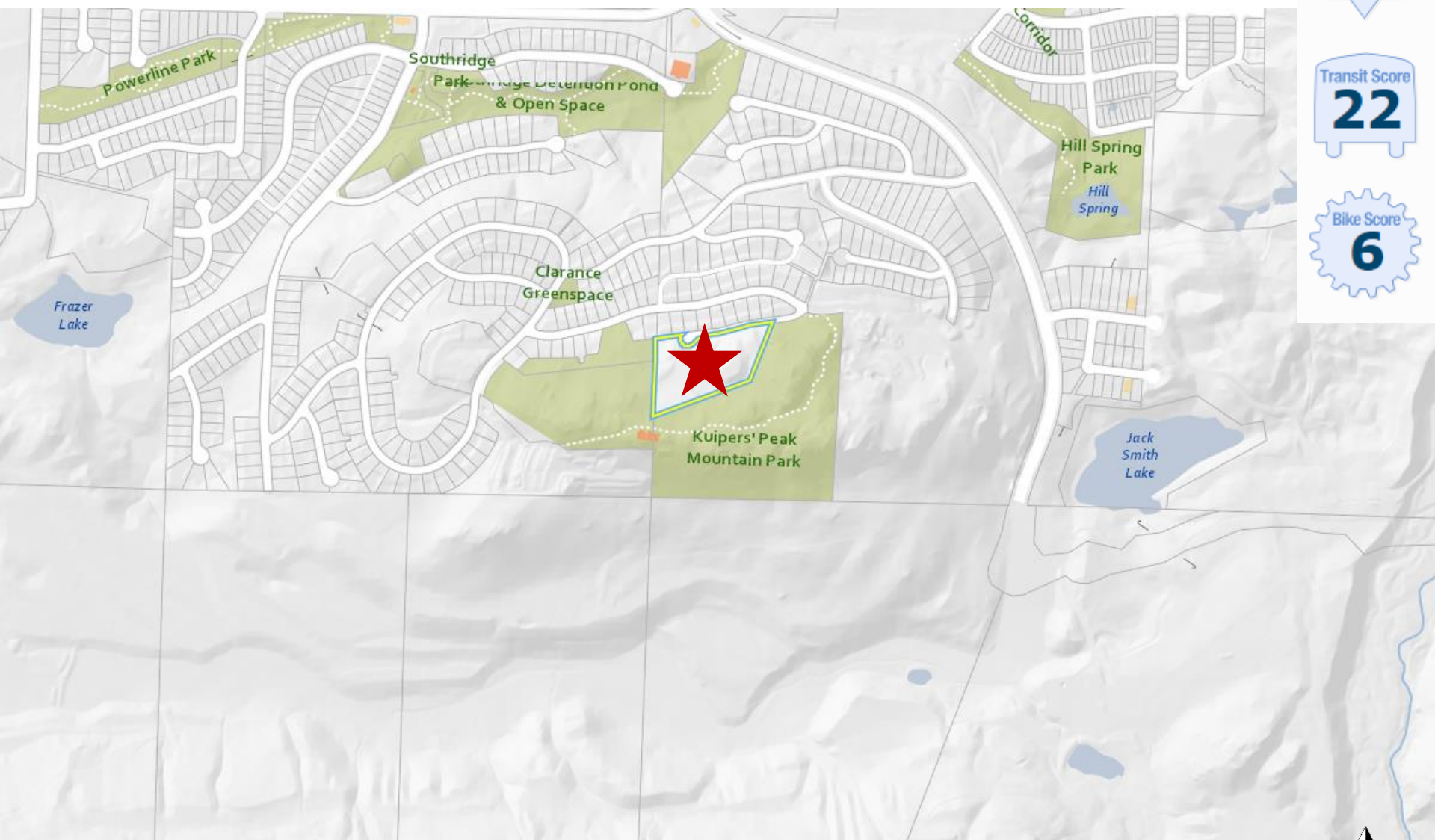
Purpose

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the MF₂ – Townhouse Housing zone to facilitate a multi-family development.

Development Process



Context Map



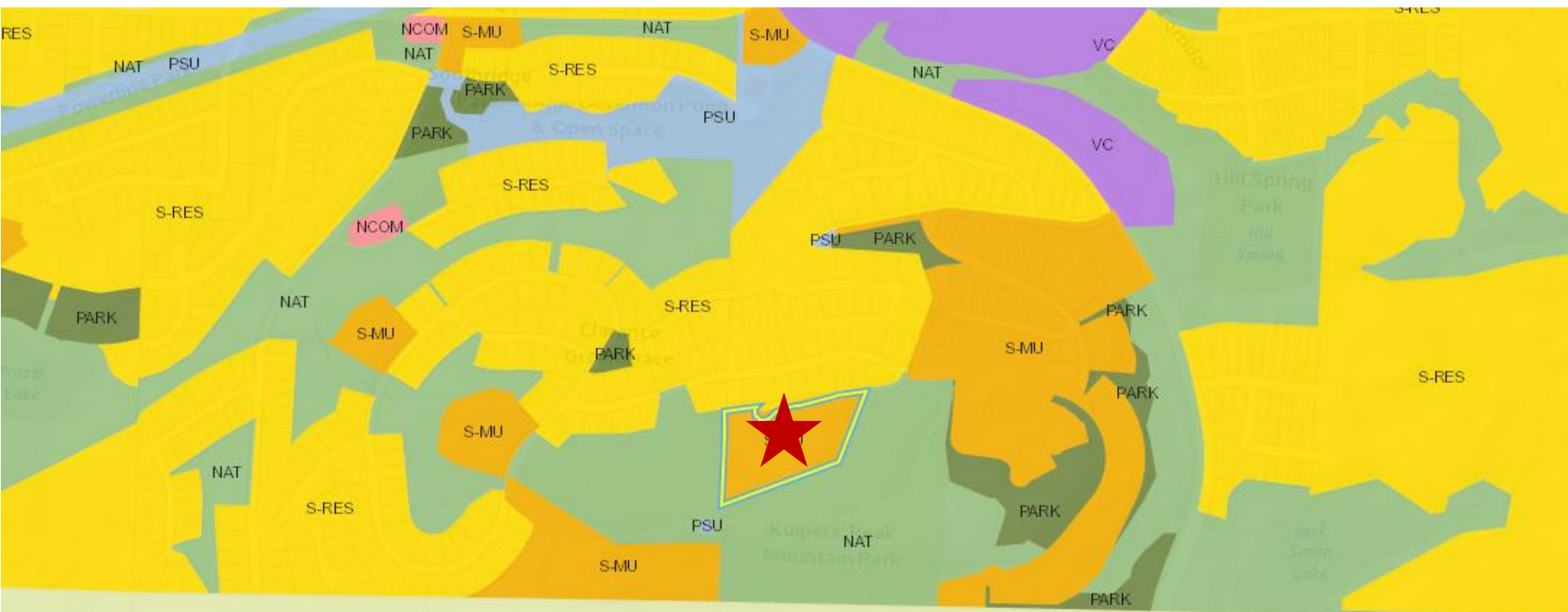
Walk Score
4

Transit Score
22

Bike Score
6



OCP Future Land Use



Subject Property Map



Project Details

- ▶ The Rezoning to the MF2 zone is to facilitate the construction of 31 new residential units.
 - ▶ Semi-Detached and Single Dwelling Housing.
- ▶ The property will be accessed by a new drive aisle from Hewetson Court.
- ▶ The proposal will include two pedestrian accesses to Kuiper's Mountain Park, including a Statutory-Right-Of-Way to allow public access.
- ▶ No Variances have been identified.

Draft Site Plan



KUIPER'S PEAK PARK

- NOTES:**
1. MFE: 1000XX DENOTES BUILDING MAIN FLOOR ELEVATION.
 2. SEE CIVIL DRAWINGS FOR DETAILED PROPOSED GRADING PLAN, RETAINING AND GEODETIC DATUM.
 3. SEE LANDSCAPE DRAWINGS FOR TREES AND PLANTING LAYOUT, SPECIES, IRRIGATION AND MORE.
 4. GARbage AND RECYCLING ENCLOSURE IS NOT SHOWN AS DOOR COLLECTION IS PROPOSED.

SITE AREA: 18,280 m²

SITE COVERAGE CALCULATION

WALK-OUT UNITS	20	X	1,503 sf	=	30,060 sf
WALK-OUT UNITS (RANCHERS)	4	X	1,503 sf	=	6,012 sf
WALK-UP UNITS	6	X	1,521 sf	=	9,126 sf
SINGLE FAMILY	1	X	1,844 sf	=	1,844 sf
SITE COVERAGE BUILDINGS:	47,042 sf (4,879 m²)				
SITE COVERAGE BUILDINGS:	24%				
ROADS AND PARKING AREAS	31,547 sf (2,940 m²)				
TOTAL SITE COVERAGE:	78,889 sf (7,311 m²)				
SITE COVERAGE:	40%				

BUILDING AREAS

	FINISHED	UNFINISHED	TOTAL
WALK-OUT UNITS	2,424 sf (659 m ²)	20 X 48,480 sf	13,300 sf (1,300 m ²)
WALK-OUT UNITS (RANCHERS)	2,480 sf (632 m ²)	4 X 9,800 sf	2,528 sf (2528 m ²)
WALK-UP UNITS	2,775 sf (652 m ²)	6 X 16,650 sf	10,050 sf (10,050 m ²)
SINGLE FAMILY	3,356 sf (645 m ²)	1 X 3,356 sf	645 sf (645 m ²)
TOTAL			78,288 sf (20,846 m²)

TOTAL GROSS FLOOR AREA (G.F.A.) FINISHED + UNFINISHED = 8,191 m² / 88,881 sf

AMENITY AREAS

COMMUNITY GARDEN	1,140 sf (106m ²)	
LOOKOUT AREA	346 sf (55m ²)	
TOTAL AMENITY AREA	1,486 sf (181m²)	REQUIRED = 1341m²

SITE PLAN LEGEND

PROPERTY LINE	SETBACK LINE	ROAD
FENCE	RETAINING WALL (MAX. 3m HEIGHT)	HARD SURFACE PARKING/ DRIVEWAYS/ WALKWAYS
WALK-OUT UNIT	WALK-UP UNIT	PATH TO CITY TRAILS
WALK-OUT UNIT (RANCHER)	SINGLE FAMILY HOUSE	DECK (LANDSCAPE PAD UNDER ALL DECKS. SEE LANDSCAPE DWG2)
		PUBLIC AMENITY AREA

1 SITE PLAN
A1.01
1" = 30'-0"

Draft Rendering



OCP Objectives & Policies

- ▶ Policy 7.1.1. Area Structure Plan consistency.
 - ▶ The proposal meets the Neighbourhood 3 ASP, which anticipates 15-20 dwellings per hectare.
 - ▶ The application proposes 16.9 units per hectare.
- ▶ Policy 7.2.1. Ground-Oriented Housing.
 - ▶ The proposal provides ground-oriented housing.

Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning as it is consistent with:
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the OCP Future Land Use: Suburban Multiple Unit and the Neighbourhood 3 ASP objectives/policies.
 - ▶ Development Permit to follow.