



City of  
**Kelowna**

Z22-0042  
949 Hewetson Court  
Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the MF<sub>2</sub> – Townhouse Housing zone to facilitate a multi-family development.

# Development Process



Jul 5, 2022

Development Application Submitted



Staff Review & Circulation



Dec 14, 2022

Public Notification Received



Jan 9, 2023

Initial Consideration



Reading Consideration



Final Reading & DP



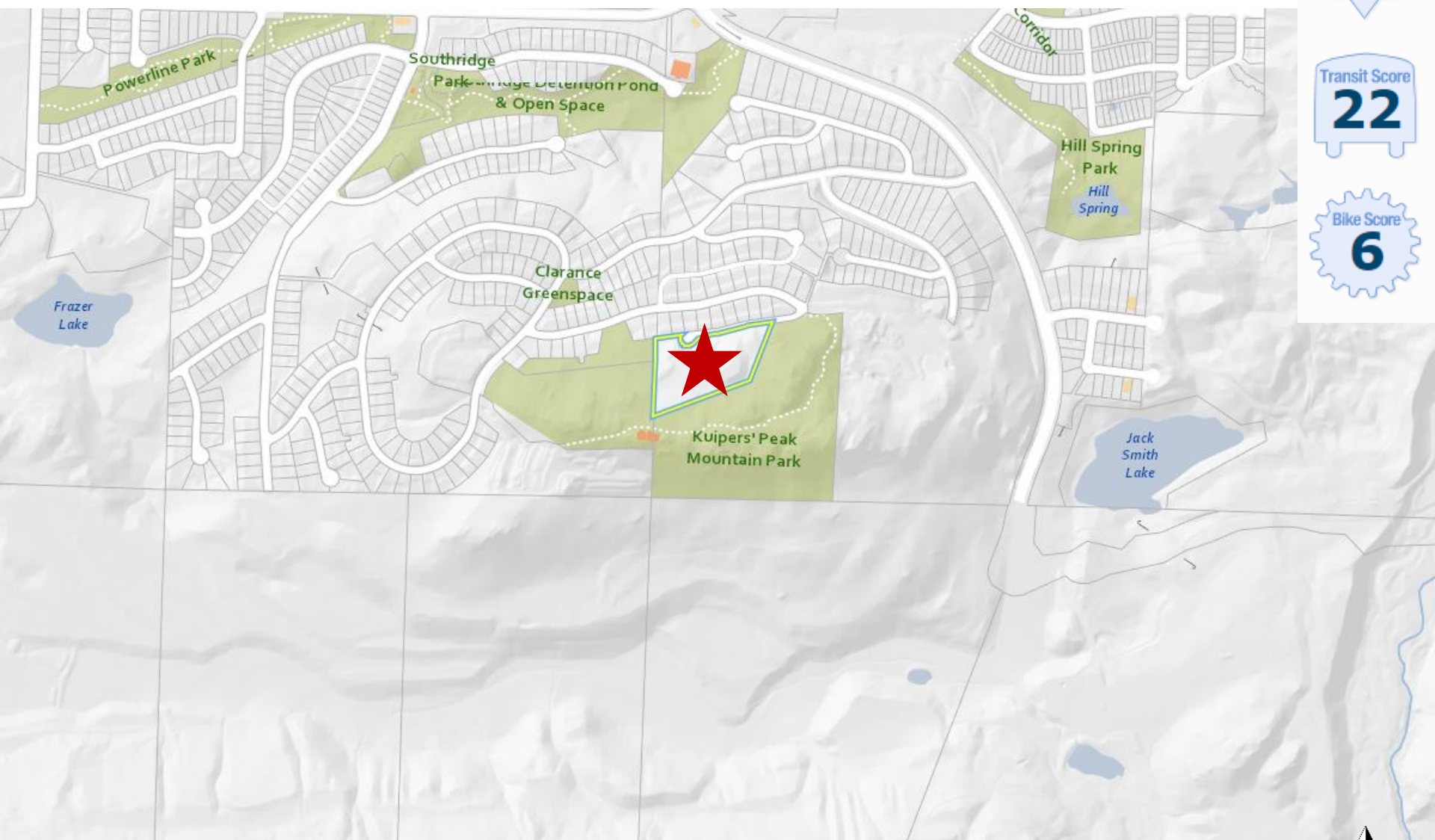
Building Permit



Council Approvals



# Context Map



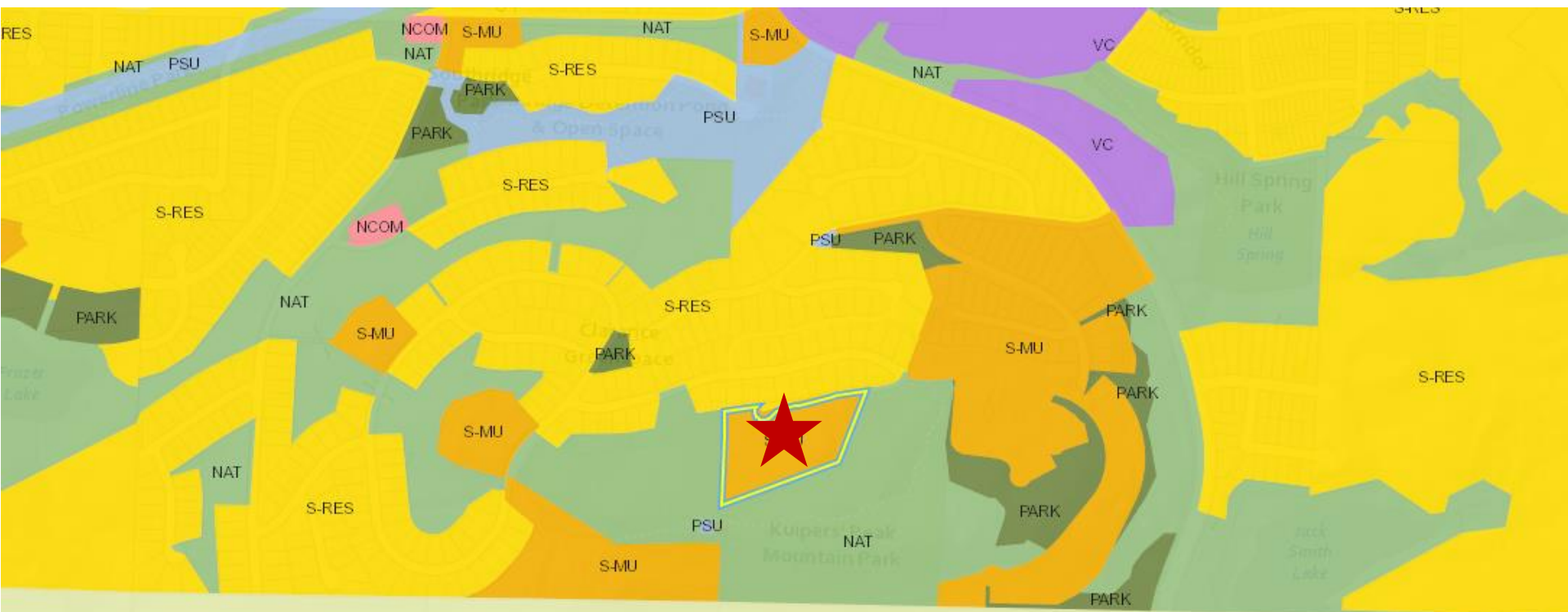
Walk Score  
**4**

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. MPE: 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 m<sup>2</sup>**

**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
<b>SITE COVERAGE BUILDINGS:</b>	<b>47,042 sf (4,879 m<sup>2</sup>)</b>				
<b>SITE COVERAGE BUILDINGS:</b>	<b>24%</b>				
<b>ROADS AND PARKING AREAS</b>	<b>31,547 sf (2,940 m<sup>2</sup>)</b>				
<b>TOTAL SITE COVERAGE:</b>	<b>78,889 sf (7,311 m<sup>2</sup>)</b>				
<b>SITE COVERAGE:</b>	<b>40%</b>				

**BUILDING AREAS**

	FINISHED	UNFINISHED	TOTAL
WALK-OUT UNITS	2,424 sf (659 m <sup>2</sup> )	20 X	48,480 sf (13,380 m <sup>2</sup> )
WALK-OUT UNITS (RANCHERS)	2,460 sf (632 m <sup>2</sup> )	4 X	9,800 sf (2,528 m <sup>2</sup> )
WALK-UP UNITS	2,775 sf (652 m <sup>2</sup> )	6 X	16,650 sf (4,032 m <sup>2</sup> )
SINGLE FAMILY	3,356 sf (645 m <sup>2</sup> )	1 X	3,356 sf (645 m <sup>2</sup> )
<b>TOTAL</b>			<b>78,286 sf (20,846 m<sup>2</sup>)</b>

**TOTAL GROSS FLOOR AREA (G.F.A.)** FINISHED + UNFINISHED = **8,191 m<sup>2</sup> / 88,881 sf**

**AMENITY AREAS**

COMMUNITY GARDEN	1,140 sf (106m <sup>2</sup> )	
LOOKOUT AREA	346 sf (32m <sup>2</sup> )	
<b>TOTAL AMENITY AREA</b>	<b>1,486 sf (137m<sup>2</sup>)</b>	<b>REQUIRED = 134m<sup>2</sup></b>

### 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.