

**949 Hewetson Ct, Kelowna
Rezoning RU1 to MF2 - 'Multi-Family Housing'**

February 14, 2023 Public Hearing



THE
HEIGHTS
AT UPPER MISSION

HISTORY OF SITE DEVELOPMENT (VERSION 1)

THE
HEIGHTS
AT UPPER MISSION



Aug 2020 Rezoning: RM3 “Low Density – Multiple Housing” PODS concept;

- 78 units of 2 br + 3 br, in six-plexes
- FAR of 1.3 , with higher site coverage
- 39 Surface Parking stalls + 135 Underground
- Planning Department revisions suggested

HISTORY OF SITE DEVELOPMENT (VERSION 2)

September 2021 revision submitted to Planning Department
64 units (reduced from 78) in 12 x 4-plex, and 1 x 6-plex units



 SITE PLAN
SCALE: 1"=40'-0"

THE
HEIGHTS
AT UPPER MISSION

**ADJACENT PROPERTY SOUTH OF KUIPERS PEAK (BUILDING FORM)
796 KUIPERS CRESCENT, KELOWNA, BC
THIRTEEN DUPLEXES, TWO TRIPLEXES (32 DWELLING UNITS)
(SMU) RM2H ZONING (PRE-2022 BYLAW REVISION)**



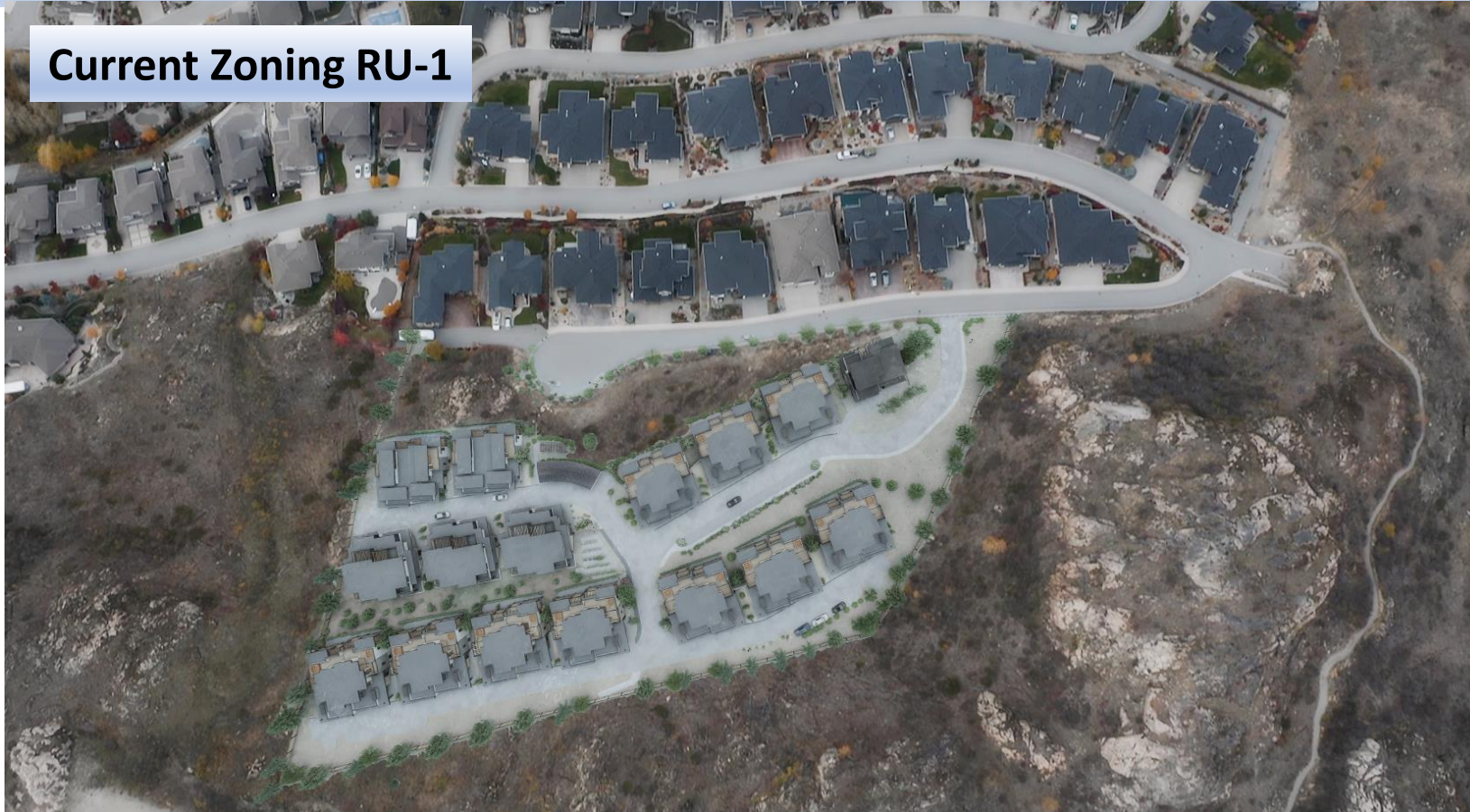
**ADJACENT PROPERTY SOUTH OF KUIPERS PEAK (BUILDING FORM)
796 KUIPERS CRESCENT, KELOWNA, BC
THIRTEEN DUPLEXES, TWO TRIPLEXES (32 DWELLING UNITS)
(SMU) RM2H ZONING**



CURRENT APPLICATION (July 2022)
(Revised in Consultation with Planning Department)

15 Semi-Detached Duplex units and 1 Single Family Dwelling (31 Units)
Rezoning Proposal to meet the Development Regulation for MF2 Zone (Multi-Dwelling)
With NO VARIANCES

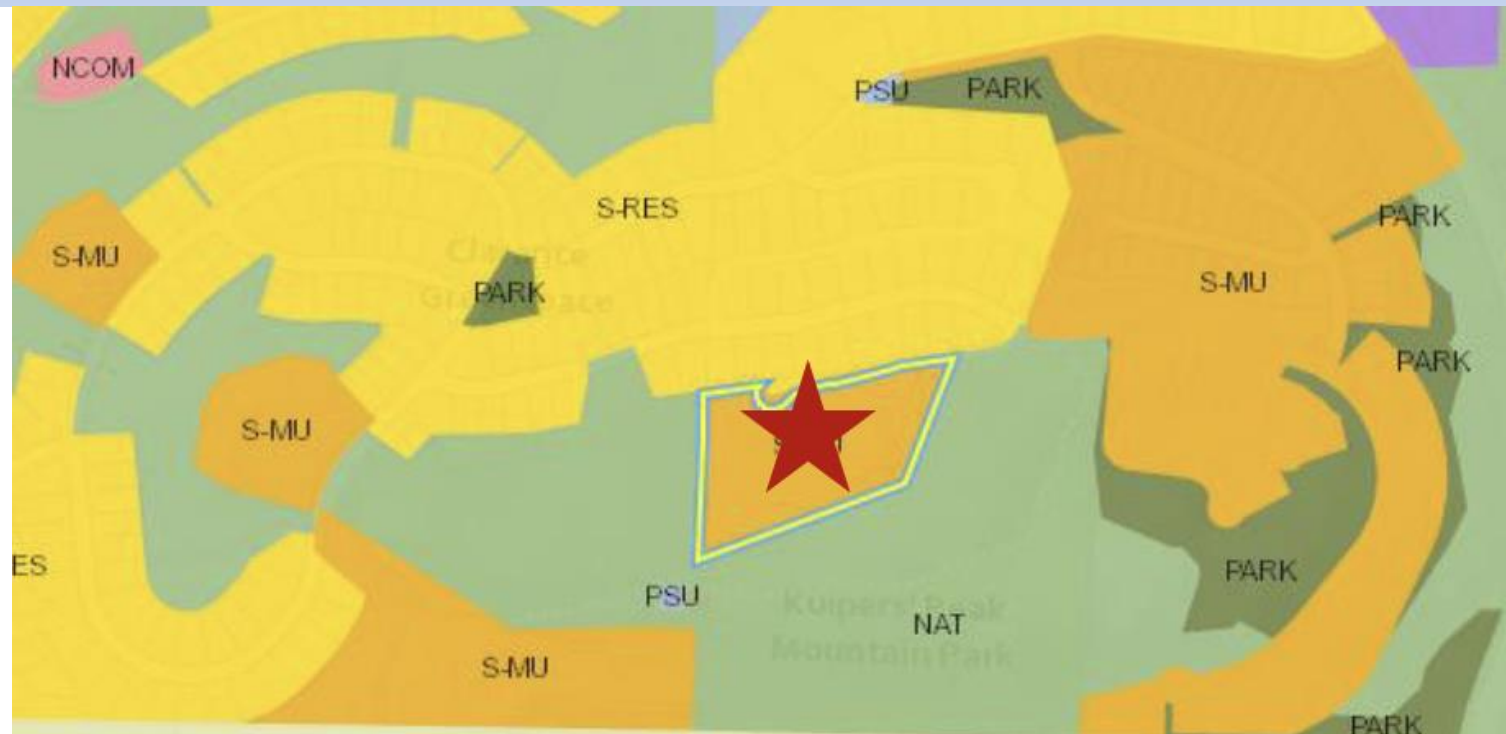
Current Zoning RU-1



THE
HEIGHTS
AT UPPER MISSION

OCP and Policy Context

- Future Land Use Designation is *S-MU* – *Suburban Multiple Unit* and is within the Permanent Growth Boundary.
- The proposed Zone MF2 is consistent with the Official Community Plan (OCP) objectives.
- The proposed design meets the minimum setbacks, parking and other Development Regulations as outlined in the Zoning Bylaw.



Designed to Blend into Site Topography and Natural Environment

The Applicant and Design Team are already working with Planning Department on details of the Natural Environment and Hazardous Area Development Permits



THE
HEIGHTS
AT UPPER MISSION

Meeting the Form and Character of Neighbourhood

- Tiered and set into landscape with Walk In and Walk Out Designs
- Similar Unit Footprint (across the street and beyond – Slide 4)
- Wider setbacks between buildings than in the Neighbourhood
- Okanagan-Contemporary style



THE
HEIGHTS
AT UPPER MISSION

Climate Initiative Design Considerations

- **Step 3 Code met or exceeded**
- **Solar Panel and EV Charging roughed in to every unit**
- **Rooftop Solar Panels available as option (owner upgrades package)**
- **Visitor Parking with 2 EV Charging Stations and Solar Panel rooftop**
- **Outdoor Bike Racks for Visitors**
- **Green and Sustainable Building Practices will be employed**

Landscape Architectural Design



THE
HEIGHTS
AT UPPER MISSION

Landscape Design - Tree/Shrub/Grasses Inventory

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'SCARSEN'	ROCKY MOUNTAIN MAPLE	19	3cm CAL.
PINUS PONDEROSA	PONDEROSA PINE	30	2.5m HT. MIN
POPULUS TREMULOIDES	TREMBLING ASPEN	40	5cm CAL.
PSEUDOTSUA MENZIESII	DOUGLAS FIR	30	2.5m HT. MIN
SHRUBS			
CORNUS SERICEA	RED OSIER DOGWOOD	28	#02 CONT. /2.0M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	50	#02 CONT. /1.5M O.C. SPACING
ROSA NUTKANA	NOOTKA ROSE	35	#02 CONT. /1.8M O.C. SPACING
SPIRAEA BETULIFOLIA	WHITE SPIREA	78	#02 CONT. /1.2M O.C. SPACING
VACCINIUM MEMBRANACEUM	BLACK HUCKLEBERRY	35	#02 CONT. /1.8M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM	COMMON YARROW	58	#01 CONT. /0.9M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	58	#01 CONT. /0.9M O.C. SPACING
BALSAMORHIZA SAGITATA	ARROWLEAF BALSAMROOT	85	#01 CONT. /0.75M O.C. SPACING
ERICAMERIA NAUSEOSA	RABBITBRUSH	33	#01 CONT. /1.2M O.C. SPACING
GAILLARDIA ARISTATA	COMMON BLANKETFLOWER	85	#01 CONT. /0.75M O.C. SPACING
GEUM TRIFLORUM	PRAIRIE SMOKE	85	#01 CONT. /0.75M O.C. SPACING
LUPINUS ARGENTEUS	SILVERY LUPINE	58	#01 CONT. /0.9M O.C. SPACING
PSEUDOROEDNERIA SPICATA	BLUE BUNCH WHEAT GRASS	33	#01 CONT. /1.2M O.C. SPACING

119 Trees;

Maple, Pine, Aspen and Fir

226 Shrubs;

Dogwood, Holly, Rose, Spirea, Huckleberry

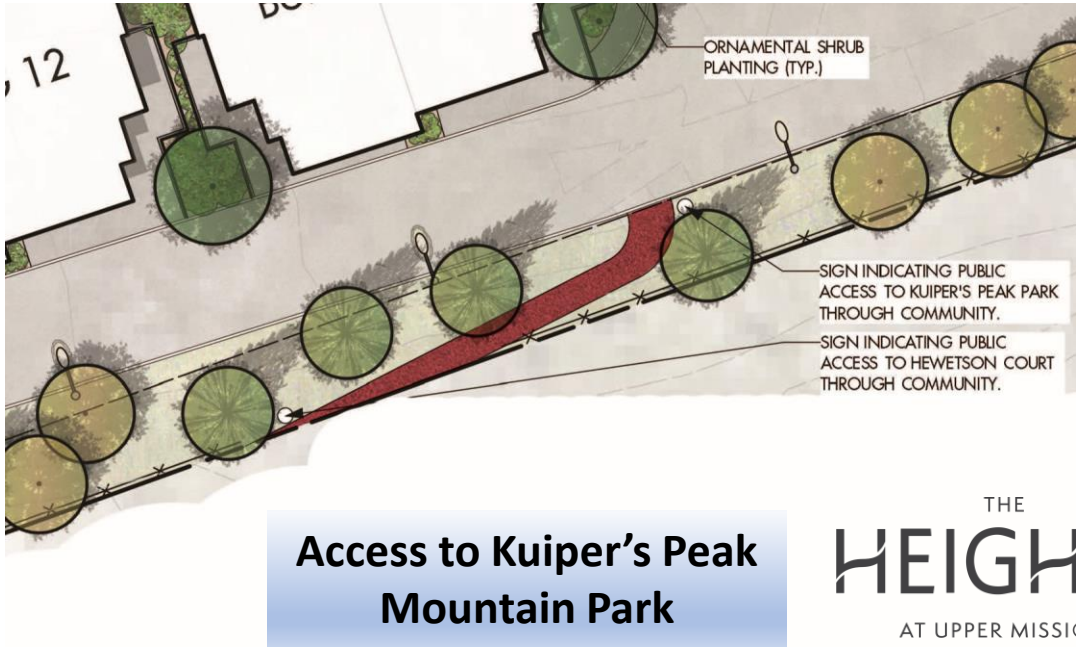
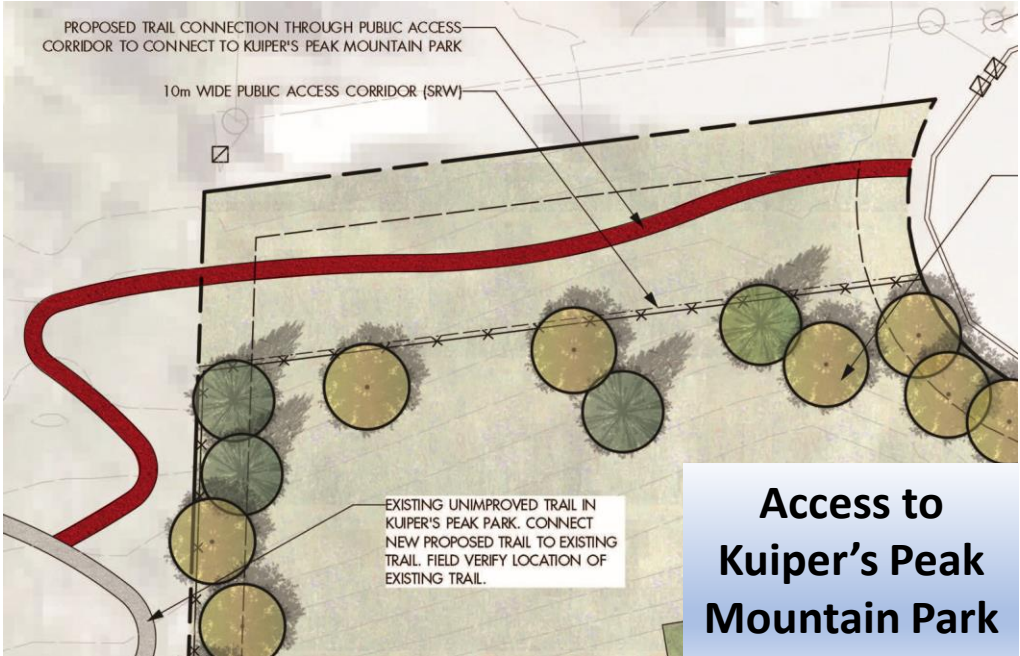
495 Perennials, Grasses and Groundcover

Developer Concessions Permanent Public Park Access

SROWs for Permanent Public Access to Kuipers Peak Mountain Park through site.

- The proposal will include three pedestrian accesses to Kuiper’s Mountain Park, including Statutory-Right-Of-Ways and sidewalk to allow Public Access.

South and North Trail Connector to Kuipers Mountain Park



THE
HEIGHTS
AT UPPER MISSION

Permanent Public Park Access

Sidewalk SROW Access to Kuipers Peak Mountain Park



- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.I.N.A. STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

THE
HEIGHTS

Project Amenities



Project Amenities

Solar Panel covered Visitor Parking w/ EV Charging
Viewpoint and Bicycle Lock ups



Planning Department Consultation Summary

- **Over 3 Years in consultation with Planning Department, 2019 - 2023**
- **Bylaw Revised August 2022**
- **Multiple design updates to meet changing requirements**
- **Statutory ROW Park Access established in consultation with Parks Department**
- **Design updates to conform to 2022 Bylaw update;**
 - **Updated Architectural, Landscape, Geotechnical, and Environmental Reports late 2022.**
- **Environmental Development Permit underway**

Neighbourhood Consultation Process

- Project Information Package Delivered in person and/or copy left at door
- Reviewed and Addressed *Neighbourhood Letters and Concerns*
- Major Site Density Revisions with *Reduction from 78 Units to 31 Units*
- Secured and Improved access to Kuipers Peak Mountain Park with SROW's
- Commitment to *Restrict* Hewetson Ct Construction Site Crew Parking
- Property Road Access at head of street Precludes additional Traffic on Hewetson Ct, and has no Frontage Parking
- Blasting common in area development, best practices will be employed
- Radon common in all of Kelowna, newest standards to be applied to construction

Note: *All houses across Hewetson from Project face North and no views are affected by the Development*

Project Consultants

Architectural Design



Civil Engineering Design



Landscape Architectural Design: Geotechnical/Environmental Studies



THE
HEIGHTS
AT UPPER MISSION