



City of
Kelowna

Z23-0064 949 Hewetson Court

Rezoning Application

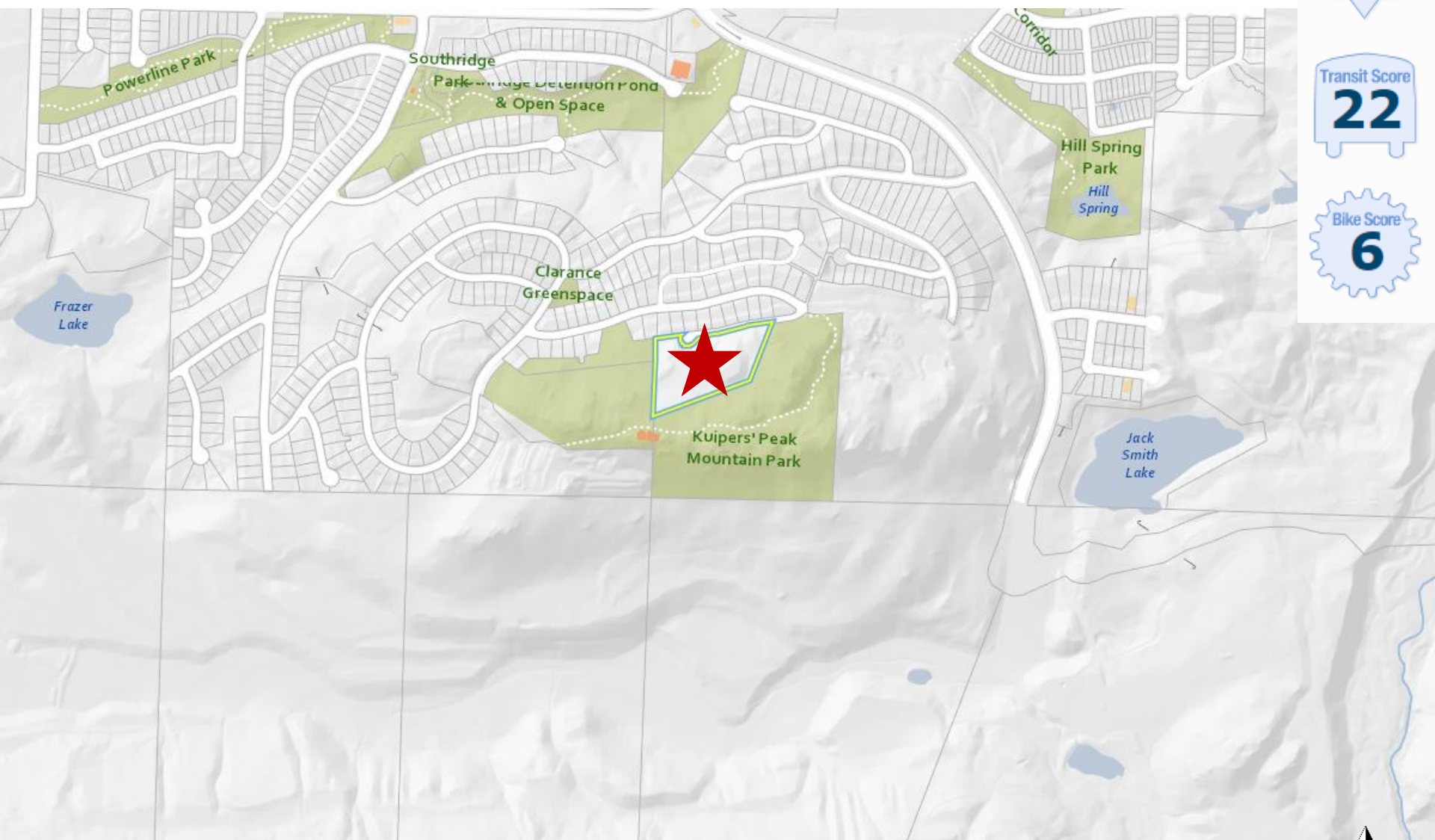
Purpose

- ▶ 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



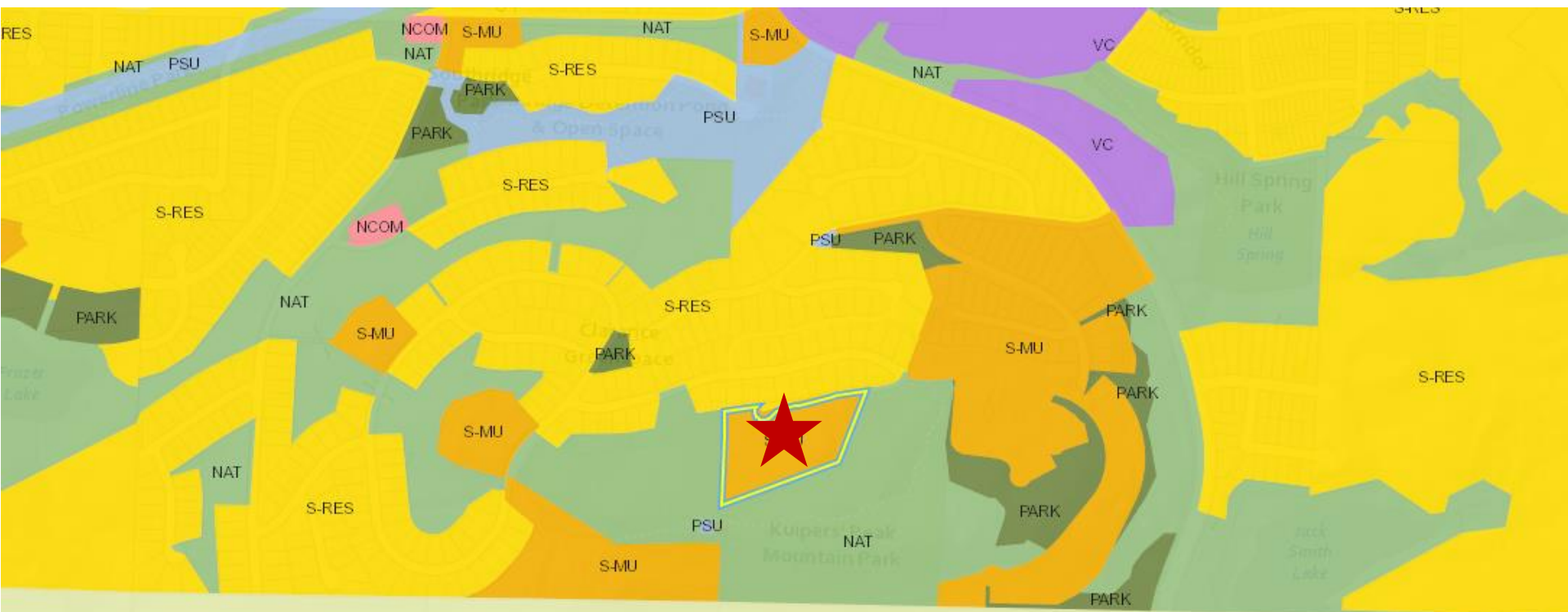
Walk Score
4

Transit Score
22

Bike Score
6



OCP Future Land Use



R-AGR

Subject Property Map



Background & Project Details

- ▶ January 2023 application for 31 units in similar configuration
- ▶ The Rezoning to the MF2 zone is to facilitate the construction of 28 new residential units.
 - ▶ Semi-Detached and Single Dwelling Housing.
- ▶ The proposal will include two pedestrian accesses to Kuiper's Mountain Park, including a Statutory-Right-Of-Way to allow public access.

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 15.3 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.