

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, April 18, 2023
4:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend Zoning Bylaw No. 12375.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing and the Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Lovegrove.

3. Confirmation of Minutes

Tuesday Meeting - March 21, 2023

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4. Call to Order the Public Hearing

5. Individual Bylaw Submissions

- 5.1 START TIME 4:00 PM - Coronation Ave 979 983 - Z22-0075 (BL12484) - 979 Coronation GP Ltd. and Jamie Dennis Haynes 11 - 36**

To rezone the subject properties from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of a townhouse development.

6. Termination

7. Call to Order the Regular Meeting

8. Bylaws Considered at Public Hearing

- 8.1 START TIME 4:00 PM - Coronation Ave 979 983 - BL12484 (Z22-0075) - 979 Coronation GP Ltd. and Jamie Dennis Haynes 37 - 37**

To give Bylaw No. 12484 second and third reading in order to rezone the subject properties from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.

9. Termination

10. Call to Order the Public Hearing

11. Individual Bylaw Submissions

- 11.1 START TIME 4:00 PM - TA22-0014 (BL12497) - Amendments to Multiple Sections of Zoning Bylaw 1 of 3 - City of Kelowna 38 - 127**

To amend the Zoning Bylaw No. 12375 Part 1 of 3 as per the Zoning Bylaw Transition Plan

12. Termination

13. Call to Order the Regular Meeting

14. Bylaws Considered at Public Hearing

- 14.1 START TIME 4:00 PM - BL12497 (TA22-0014) - Amendments to Multiple Sections of Zoning Bylaw 1 of 3 - City of Kelowna 128 - 164**

To give Bylaw No. 12497 second and third reading in order to amend sections of the Zoning Bylaw.

15. Termination

16. Call to Order the Public Hearing

17. Individual Bylaw Submissions

- 17.1 **START TIME 4:00 PM - TA23-0001 (BL12500) - Amendments to Multiple Sections of Zoning Bylaw - 2 of 3 - City of Kelowna** 165 - 258
- To amend the Zoning Bylaw No. 12375 Part 2 of 3 as per the Zoning Bylaw Transition Plan.
18. **Termination**
19. **Call to Order the Regular Meeting**
20. **Bylaws Considered a Public Hearing**
- 20.1 **START TIME 4:00 PM - BL12500 (TA23-0001) - Amendments to Multiple Sections of Zoning Bylaw 2 of 3 - City of Kelowna** 259 - 292
- To give Bylaw No. 12500 second and third reading in order to amend sections of the Zoning Bylaw.
21. **Termination**
22. **Call to Order the Public Hearing**
23. **Individual Bylaw Submissions**
- 23.1 **START TIME 4:00 PM - TA23-0002 (BL12475) - Spelling and Grammar Changes - Zoning Bylaw No. 12375 - 3 of 3** 293 - 332
- To amend the Zoning Bylaw No. 12375 Part 3 of 3 as per the Zoning Bylaw Transition Plan.
24. **Termination**
25. **Call to order the Regular Meeting**
26. **Bylaws Considered at Public Hearing**
- 26.1 **START TIME 4:00 PM - BL12475 (TA23-0002) - Amendments to Multiple Sections of Zoning Bylaw 3 of 3 - City of Kelowna** 333 - 341
- To give Bylaw No. 12475 second and third reading to amend sections of the Zoning Bylaw.
27. **Liquor License Application Reports**
- Mayor to invite anyone in the public gallery who deems themselves affected by the liquor license application to come forward.

27.1 START TIME 4:30 PM - Gordon Dr 105-1111 - LL23-0003 - Lakeside Land Development Corp., Inc.No. BCo797739

342 - 361

To seek Council's support for a new lounge endorsement for a manufacturer with an occupancy of 50 persons.

28. Development Permit and Development Variance Permit Reports

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

28.1 START TIME 4:30 PM - Clifton Rd N 372 - DVP23-0022 - Ryan Fugger

362 - 376

To issue a Development Variance Permit to vary the required minimum side yard setback from 2.1 m permitted to 0.95 m proposed.

29. Reminders

30. Termination

31. Procedure on each Bylaw Submission

a) Brief description of the application by City Staff (Development Planning);

(b) The applicant has up to 15 minutes to make representations to Council regarding the project.

(c) The Chair will call for representation from the public participating in person and online as follows:

(i) Any person wishing to make representations during the Hearing will have the opportunity to do so.

(ii) Speakers have up to 5 minutes to share their remarks.

(d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.

(e) Once the public has had an opportunity to comment, the application is given up to 10 minutes to respond to any questions raised.

(f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. Online participants must be able to share their screen to display the item.



City of Kelowna Regular Council Meeting Minutes

Date:	Tuesday, March 21, 2023
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart*, Charlie Hodge*, Gord Lovegrove*, Luke Stack, Rick Webber and Loyal Wooldridge
Members participating Remotely	Councillor Mohini Singh
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan; Planner Specialist, Adam Cseke*, Planner II, Trisa Atwood*; Legislative Coordinator Confidential (FOI), Rebecca Van Huizen
Staff participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 4:00 p.m.

Mayor Dyas advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend Kelowna 2040- Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 12375, and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Hodge.

Councillor Lovegrove joined the meeting at 4:02 p.m.

3. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT the Minutes of the Public Hearing and Regular Meeting of February 14, 2023 be confirmed as circulated.

Carried

4. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 4:03 p.m.

5. Individual Bylaw Submissions

5.1 START TIME 4:00 PM - Gordon Dr 4998 – OCP22-0007 (BL12474) – 0954654 BC LTD

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one online or in the gallery indicated they wished to speak.

There were no further comments.

6. Termination

The Hearing was declared terminated at 4:07 p.m.

7. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 4:07 pm

8. Bylaws Considered at Public Hearing

8.1 START TIME 4:00 PM - Gordon Dr 4998 BL12474 (OCP22-0007) - 0954654 BC LTD

Moved By Councillor Cannan/Seconded By Councillor Wooldridge

THAT Bylaw No. 12474 be read a second and third time.

Carried

9. Termination

The meeting was declared terminated at 4:07 p.m.

10. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 4:08 p.m.

11. Individual Bylaw Submissions

11.1 START TIME 4:00 PM - Lochview Rd 380 - TA21-0014 (BL12487) - Michael Georg Anton Holzhey

Councillor DeHart declared a conflict of interest.as her employer rents rooms and is in direct conflict with the applicant and left the meeting at 4:08 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning, Applicant's Agent

- Displayed a PowerPoint Presentation.
- Reviewed reasons why the type of accommodation is appropriate for Kelowna.
- Reviewed the amenities the property would provide.
- Spoke to the park dedication.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery

Dr. F. Theriault, Lochview Rd

- Is the adjacent neighbour.
- Displayed a PowerPoint presentation.
- Referenced previously submitted correspondence and stated reasons for opposition.
- Went through objections.
- Outlined requests to reject the proposal and respect the privacy of the residential zone that the neighbours have chosen to live in.

Fred Barrett, Prince Edward Dr

- Adjacent property owner.
- The general manager has kept them informed as neighbours.
- No noticeable noise level increase.
- Do not see any issues with increasing the size.
- Supports the application.

Gordon Fitzpatrick, Cassiar Dr

- Supportive of the application.
- Great asset to help promote the Okanagan Valley as a tourist destination.

Peter Hughes, McKenzie Ct, Revelstoke

- Supportive of the application.
- Commented on the similarities between their chateau and the proposed application.
- It will be a huge asset to the community with a significant impact on the economy.

City Clerk advised Council of the correspondence received.

Birte Decloux, Applicant in Response:

- Spoke to filming on the location and the owners' commitment to not having another film production.
- Spoke to letters of support from local businesses.
- Responded to questions from Council.

Staff responded to questions from Council.

There were no further comments.

12. Termination

The Hearing was declared terminated at 4:55 p.m.

13. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 4:55 p.m.

14. Bylaws Considered at Public Hearing

14.1 START TIME 4:00 PM - Lochview Rd 380 - BL12487 (TA21-0014) - Michael Georg Anton Holzhey

Moved By Councillor Hodge/Seconded By Councillor Cannan

THAT Bylaw No. 12487 be read a second and third time.

Carried

15. Termination

The meeting was declared terminated at 4:56 p.m.
Councillor Dehart returned to the meeting at 4:56 p.m.
The meeting recessed at 4:56 p.m.
The meeting reconvened at 5:03 pm.

16. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 5:03 p.m.

17. Individual Bylaw Submissions

17.1 START TIME 4:45 PM - Multiple Properties - Z22-0056 (BL12483, 12490, 12491, 12492) - Various Owners

Staff:

- Displayed a PowerPoint Presentation summarizing the application.
- Spoke to the Zoning Bylaw Transition Plan.
- Identified the proposed changes.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one online or in the gallery came forward.

There were no further comments.

18. Termination

The Hearing was declared terminated at 5:10 pm.

19. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 5:10 p.m.

20. Bylaws Considered at Public Hearing

20.1 START TIME 4:45 PM - Multiple Properties - BL12483 (Z22-0056) - Various Owners

Moved By Councillor Cannan/Seconded By Councillor Wooldridge

THAT Bylaw No. 12483 be read a second and third time.

Carried

20.2 START TIME 4:45 PM - Multiple Properties - BL12490 (Z22-0056) - Various Owners

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Bylaw No. 12490 be read a second and third time.

Carried

20.3 START TIME 4:45 PM - Multiple Properties - BL12491 (Z22-0056) - Various Owners

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12491 be read a second and third time.

Carried

20.4 START TIME 4:45 PM - Multiple Properties - BL12492 (Z22-0056) - Various Owners

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12492 be read a second and third time.

Carried

21. Termination

The meeting was declared terminated at 5:11 pm

22. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 5:12 p.m.

23. Individual Bylaw Submissions

23.1 START TIME 4:45 PM - Multiple Properties - Z22-0081 (BL12493, 12494, 12495) - Various Owners

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed rezonings.
- Spoke to the Zoning Bylaw Transition Plan.
- Identified proposed changes.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one came forward.

There were no further comments.

24. Termination

The Hearing was declared terminated at 5:17 p.m.

25. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 5:17 p.m.

26. Bylaws Considered a Public Hearing

26.1 START TIME 4:45PM - Multiple Properties - BL12493 (Z22-0081) - Various Owners

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Bylaw No. 12493 be read a second and third time.

Carried

26.2 START TIME 4:45 PM - Multiple Properties - BL12494 (Z22-0081) - Various Owners

Moved By Councillor Cannan/Seconded By Councillor Wooldridge

THAT Bylaw No. 12494 be read a second and third time.

Carried

26.3 START TIME 4:45 PM - Multiple Properties - BL12495 (Z22-0081) - Various Owners

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12495 be read a second and third time.

Carried

27. Termination

The meeting was declared terminated at 5:18 p.m.

28. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 5:18 p.m.

29. Individual Bylaw Submissions

29.1 START TIME 4:45 PM - OCP Amendment regarding Temporary Use Permit Designation - OCP23-0003 (BL12496) - City of Kelowna

Staff:

- Spoke to the TUP.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one came forward.

There were no further comments.

Staff responded to questions from Council.

30. Termination

The Hearing was declared terminated at 5:20 p.m.

31. Call to order the Regular Meeting

Mayor Dyas called the meeting to order at 5:20 p.m.

32. Bylaws Considered at Public Hearing

32.1 START TIME 4:45 PM - OCP Amendment regarding Temporary Use Permit Designation - OCP23-0003 (BL12496) - City of Kelowna

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw No. 12496 be read a second and third time.

Carried

33. Temporary Use Permit

33.1 START TIME 5:15 PM - Willits Rd 500 and Springfield Rd 3330 - TUP22-0002 - City of Kelowna

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one came forward.

There were no further comments.

Staff:

- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council authorizes the issuance of Temporary Use Permit No. TUP22-0002 to allow for temporary staging, storage, and off-site operations at two properties: Lot A, Section 23, Township 26, Osoyoos Division, Yale District, Plan 17856, located at 500 Willits Rd, Kelowna, BC.; and Lot B, Section 23, Township 26, Osoyoos Division, Yale District, Plan EPP23792, located at 3330 Springfield Rd, Kelowna, BC for a 3 (three) year period commencing from Council approval subject to the following conditions:

- a. The dimensions and siting of the temporary use on the land be in general accordance with Schedule "A";

AND FURTHER THAT any application to extend the permit must be approved by Council prior to this permit expiring.

Carried

34. Development Permit and Development Variance Permit Reports

- 34.1 START TIME 5:15 PM - Tanager Ct 5428 - BL12449 (Z22-0052) - Diane and George Kamoschinski**

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Bylaw No. 12449 be adopted.

Carried

- 34.2 START TIME 5:15 PM - Tanager Ct 5428 - DVP22-0189 - George and Dianne Kamoschinski**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Diane Kaminski, Tanager Court Applicant

- Spoke to the variance requested.
- They have addressed the side balcony by screening it in.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one came forward.

Applicant responded to questions from Council.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0189 for Lot 13 Section 23 Township 28 SDYD PLAN 35953, located at 5428 Tanager Court, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 11.5: RU1- Large Lot Housing, Development Regulations

To vary the required maximum net floor area of a two (2) storey carriage house from 90.0 m² to 96.52 m².

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

34.3 START TIME 5:15 PM - Stonepointe Ct 1160 - DVP22-0216 - James Hiebert

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options, Applicant's Agent

- Displayed a PowerPoint Presentation.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one came forward.

There were no further comments.

Staff responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0216 for Strata Lot 32 Section 30 Township 26 ODYD Strata Plan KAS3162, located at 1160 Stonepointe Ct, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 11.5: RU1 – Large Lot Housing, Development Regulations

To vary the maximum principal building height from 10.0 m permitted to 13.56 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

Councillor Hodge declared a conflict of interest as he lives within the notification area and indicated he will not be participating in the last two items.

The meeting recessed at 5:41 p.m.

The meeting reconvened at 6:30 p.m.

Councillor Hodge reiterated his conflict with the next two items as he lives within the notification area and left the meeting at 6:30 p.m.

34.4 START TIME 6:30 PM - Gordon Dr 1603-1615 - BL12430 (Z22-0020) - PC Urban (1605 Gordon Drive) Holdings Corp. Inc. No. BC1316531

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Bylaw No 12430 be adopted

34-5 START TIME 6:30 PM - Gordon Dr 1603-1615 - DP22-0063 DVP22-0064 - PC Urban (1605 Gordon Drive) Holdings Corp. Inc. No. BC1316531

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Chris Karu, PC Urban, Applicant

- Displayed a PowerPoint Presentation.
- Reviewed the timeline of the development process of the subject property.
- Highlighted items on the site plan.
- Reviewed the variances being requested.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery

Eric Hall, Gordon Dr

- Made reference to previously circulated correspondence.
- Raised concerns with the lack of a public hearing for the rezoning.
- Concerned with the size of the building and reducing the setbacks.
- Spoke to the safety of Gordon Drive currently for cyclists.
- Concerned with the size of the building.
- Spoke to the need for a zone for drop off/pick up in front of the building.
- Supports the rental aspect but believes the building is a bit too big.

Indi Dihal, Hollywood Rd

- Spoke in favour of the childcare component of the application as there is a need for more childcare spots in the community.

The applicant did not wish to speak to the concerns raised.

Responded to questions from Council.

City Clerk outlined the process of the rezoning and DP/DVP for the application.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council authorizes the issuance of Development Permit No. DP22-0063 and Development Variance Permit DP22-0064 for Lot 1 DL 137 ODYD Plan 8837 Except Plan H16278, located at 1603-1615 Gordon Dr, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

- a. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the required maximum site coverage of all buildings from 75% required to 83.9% proposed;
- b. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the required maximum site coverage of all buildings, structures, and impermeable surfaces from 85% required to 86.4% proposed;
- c. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the minimum front yard setback (west) from 2.0 m required to 0.0 m proposed;
- d. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the minimum flanking side yard setback (north) from 2.0 m required to 0.0 m proposed;
- e. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the minimum building setback from front yard (west) from 3.0 m required to 1.1 m proposed;
- f. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the minimum side yard setback (south) from 3.0 m required to 0.2 m proposed;
- g. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the minimum rear yard setback (east) from 6.0 m required abutting an RU1 property to 3.0 m proposed;
- h. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the corner lot setback from a 4.5 m triangle to 0.0 m.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend

Carried

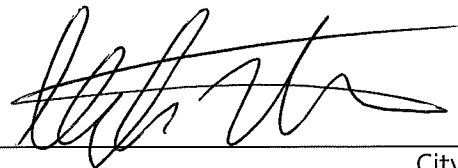
35. Reminders

There were no reminders.

36. Termination

The meeting was declared terminated at 7:10 p.m.

Mayor Dyas



City Clerk

/cm

REPORT TO COUNCIL



Date: February 27, 2023

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0075 **Owner:** 979 Coronation GP Ltd., Inc.
No. BC1375934 & Jamie Dennis Haynes

Address: 979 & 983 Coronation Ave **Applicant:** 979 Coronation LP Inc. – Jeff Waters

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: MF1 – Infill Housing

Proposed Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0075 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 46 District Lot 138 ODYD, Plan 1271 and Lot 47, District Lot 138, ODYD, Plan 1271, located at 979 & 983 Coronation Ave, Kelowna, BC, from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated February 27, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject properties.

2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of a townhouse development.

3.0 Development Planning

Staff support the proposal to rezone the subject properties to the MF2 – Townhouse Housing zone. The proposed rezoning will facilitate the development of a townhouse project which conforms with the Official Community Plan (OCP) Future Land Use Designation of C-NHD - Core Area Neighbourhood. OCP Policy encourages diverse housing forms, in particular, ground-oriented housing like townhomes, in the Core Area as a form of gentle densification.

One of the primary differences between the current MF1 – Infill Housing zone and the proposed MF2 – Townhouse Housing zone is the 3-storey permitted height. OCP Policy contemplates additional height and density near Active Transportation Corridors and within a transition zone from Transit Supportive Corridors. The subject properties are in close proximity to two Active Transportation Corridors and two Transit Supportive Corridors.

4.0 Proposal

4.1 Project Description

The proposed rezoning from MF1 – Infill Housing to MF2 – Townhouse Housing will facilitate the development of a 9-unit townhouse development on the subject properties. The two subject properties would be consolidated to construct 8 two-bedroom units and 1 bachelor unit. The two-bedroom units would be 3 storeys in height and the bachelor unit would be two storeys in height. Rooftop patios are proposed for each unit. Vehicle access to the site would be provided from the rear laneway.

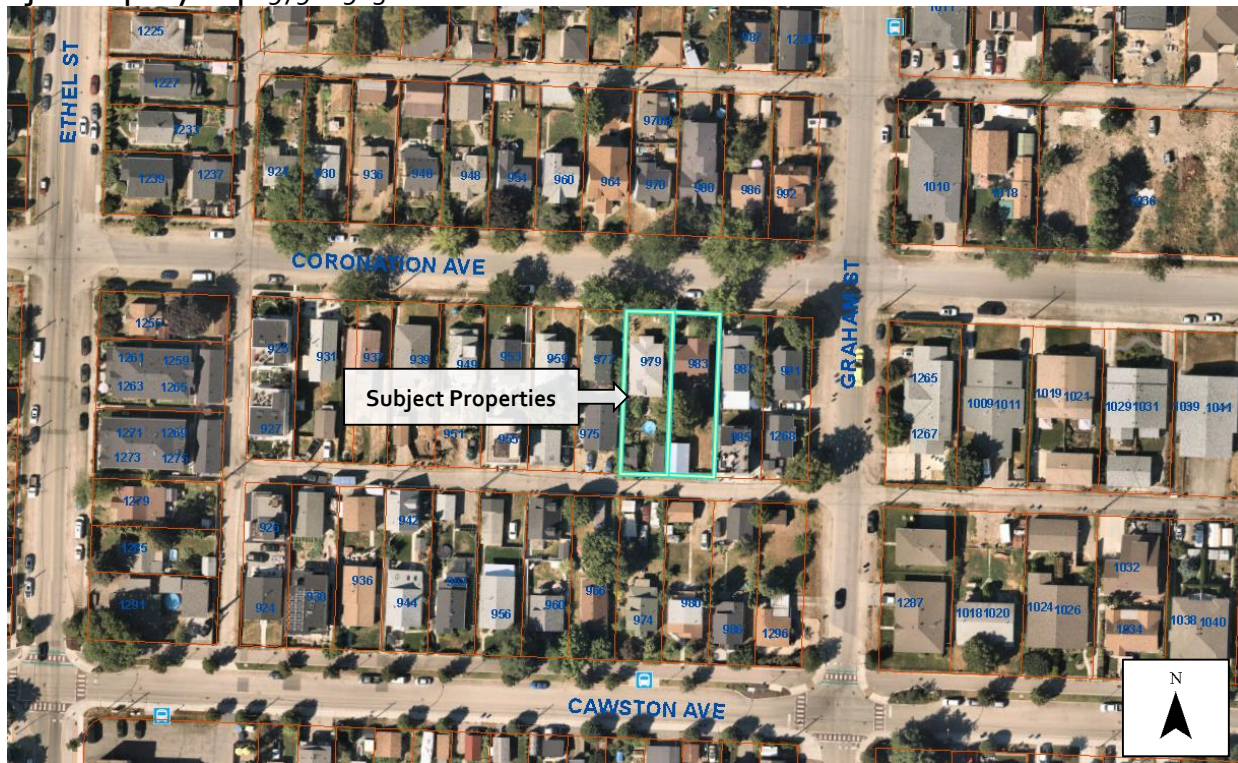
4.2 Site Context

The subject properties are located on Coronation Ave, between Ethel St and Graham St. There are Active Transportation Corridors on Ethel Street and Cawston Ave, which is one block south. Clement Ave and Gordon Dr, which are both within 250 m of the subject properties, are designated as Transit Supportive Corridors in the OCP. Cawston Ave also has transit stops. All surrounding properties are designated C-NHD – Core Area Neighbourhood and are zoned MF1 – Infill Housing and RU4 – Duplex Housing. The surrounding neighbourhood contains a mix of single detached housing, duplexes, secondary suites, carriage houses and fourplexes.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Single Detached Housing
East	MF1 – Infill Housing	Single Detached Housing
South	MF1 – Infill Housing	Single Detached Housing
West	MF1 – Infill Housing	Single Detached Housing Carriage House

Subject Property Map: 979 & 983 Coronation Ave



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context	
Policy 5.3.1 Ground Oriented Infill	<p>Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses, and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors.</p> <p><i>The development proposal is for ground-oriented residential uses in the form of townhouses. The proposed townhouses are 3 storeys in height, but are near two Active Transportation Corridors.</i></p>
Policy 5.3.2 Transition from Transit Supportive Corridors	<p>Provide a transition area allowing for 3-4 storeys in height serving as a transition from the medium density development along the Transit Supportive Corridors and lower density residential areas in the Core Area. Encourage ground-oriented residential such as stacked townhouses and bungalow courts with setbacks that respect adjacent lower density residential areas. Discourage commercial use in the transition zone.</p> <p><i>The subject properties are one block south of the Clement Ave Transit Supportive Corridor and one block west of the Gordon Drive Transit Supportive Corridor within the fringe of the transition area from these corridors.</i></p>
Policy 5.11.1 Diverse Housing Forms	<p>Encourage a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages.</p> <p><i>The proposed townhouses provide a new housing form in a neighbourhood that presently largely consists of older single detached housing and duplexes, and newer house-plexes.</i></p>

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment A

7.0 Application Chronology

Date of Application Accepted: November 29, 2022

Date Public Consultation Completed: January 20, 2023

Report prepared by: Mark Tanner, Planner II

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: January 25, 2023
File No.: Z22-0075
To: Planning and Development Officer (MT)
From: Development Engineering Manager (NC)
Subject: 979 & 983 Coronation Ave MF1 to MF2

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject properties from MF1 – Infill Housing to MF2 – Townhouse Housing to facilitate a 9-unit townhouse development. The Development Technician for this file is Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lots are located within the City of Kelowna water supply area and are each serviced with a 13-mm diameter water service. Only one service is permitted per legal lot. Removal of the existing services and replacement with one new, larger, metered service will be required. This work will be completed by the City in conjunction with a City led watermain upgrade.
- b. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The Developer will be responsible to provide the City with the water service size required as determined by their consultant. The difference in cost between a 19mm service and the size required to service this development, must be paid by the Developer. Please contact the development technician for this file for further information.
- c. The Bylaw requirement for minimum available fireflow to multifamily residential lots is 150 L/s. Existing 100mm watermain cannot provide minimum fire flows and upgrades to existing water distribution system must be made to achieve the necessary fire flows at the Applicant's cost. Please contact the development technician for this file for further information.

- d. A Water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The Developer or Building Contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at their cost

3. SANITARY SEWER SYSTEM

- a. Our records indicate that each of the subject lots are currently serviced with a 100-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.
- b. Only one service will be permitted. The applicant must contact the City to arrange for the removal and disconnection the existing services and the installation of one new service at the applicants cost, complete with an inspection chamber and Brooks box as per SS-S7 & SS-S9.

4. STORM DRAINAGE

- a. The property is located within an area identified by the City of Kelowna as possibly suited for groundwater recharge. Service connection to the City storm system, complete with onsite detention and flow control, is required for all multi-family land uses.
- b. The City will not permit infiltration to ground except for foundation drainage unless safe use of infiltration is confirmed with submission of a geotechnical report provided by a Professional Engineer competent in the field of hydro-geotechnical engineering. The Lot Grading Plan must show the design and location of this system as well as the the interaction between this system and any retaining walls on the property.
- c. Provide the following drawings:
- i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- d. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
- e. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 Detention Storage.
- f. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- g. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

- h. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- i. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS & SITE ACCESS

- a. Only utility upgrades must be completed at this time as the City wishes to defer the frontage upgrades on Coronation Ave and the Laneway to the rear of the subject lot. Therefore, a cash-in-lieu of immediate construction payment is required, and the City will initiate the work on its own construction schedule.
- b. Coronation Ave is classified in the 2040 OCP as a Core Area Local road and must be upgraded to an urban standard along the full frontage of the subject property. Required upgrades to include removal of deteriorated sidewalk and replacement with new 1.8m wide separated sidewalk, barrier curb and gutter, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. Please contact the development technician for this file for further information and to confirm cash-in-lieu amount to be paid.
- c. Laneway must be upgraded to an SS-R2 standard along the full frontage of this proposed development, drainage system, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$14,729.35** not including utility service cost.
- d. All driveway access to the subject lot must be from the laneway.

6. POWER AND TELECOMMUNICATION SERVICES

- a. This development will be responsible for burial of all overhead wires and removal of poles fronting the subject lots.
- b. All proposed distribution and service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- c. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).



7. **GEOTECHNICAL STUDY**

- a. At the time of Building Permit application the applicant is required to provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address items below:
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities, and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- b. Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

8. **DESIGN AND CONSTRUCTION**

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On

examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. SERVICING AGREEMENT FOR WORKS AND SERVICES

- a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant’s Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, “Security for Works and Services”, of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. CHARGES AND FEES

- a. Development Cost Charges (DCC’s) are payable.
- b. Fees per the “Development Application Fees Bylaw” include:
 - i. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii. Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c. Cash-in-Lieu of Construction Payments:

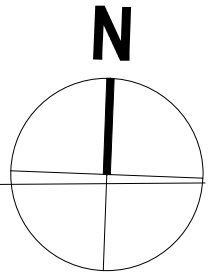
**Payment must be made with certified cheque or bank draft*

 - i. Coronation Ave Frontage Upgrades: TBD
 - ii. Laneway Frontage Upgrades: \$14,729.25
 - iii. Engineering and Inspection Fee 3.5% of cash-in-lieu + GST

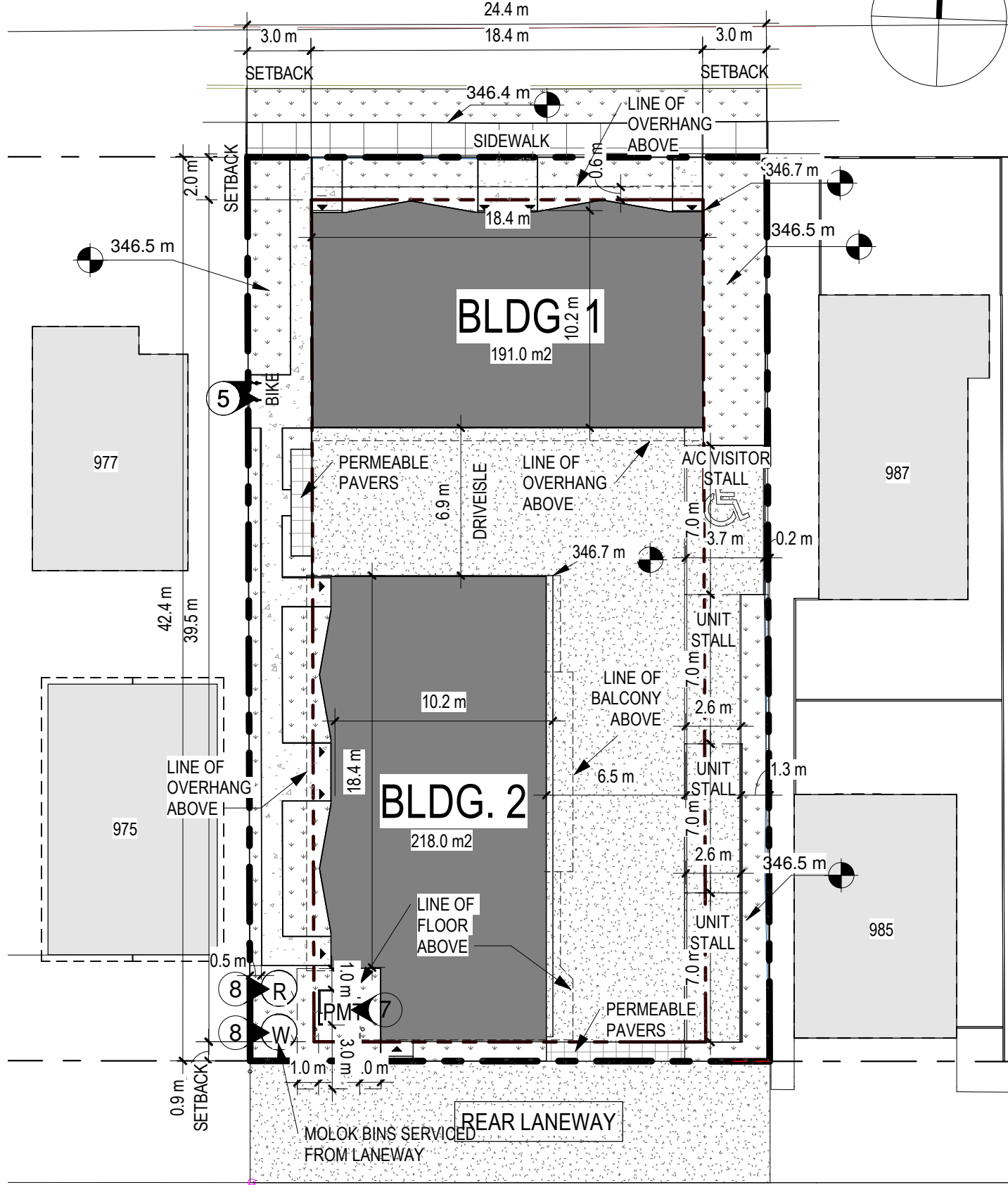
A Sangster on behalf of _____
 Nelson Chapman, P.Eng.
 Development Engineering Manager
 SK



Planner Initials MT



CORONATION AVE.



FILE: C:\Users\starew\Documents\22721 - CORONATION TOWNHOMES - MF2-SITE-CENTRAL-20_ahouston\VB3ZA.rvt

DATE: 2/2/2023 2:07:50 PM

DRAWN BY: Author - CHECKED BY: Checker



SITE PLAN - PROPOSED

DRAWING: D200

22721 CORONATION TOWNHOMES ISSUED FOR RZ/DP - PLANNING REQUEST 799 & 983 CORONATION AVENUE, KELOWNA, BC

PROJECT: 20 22721 SCALE: 1 : 250



City of
Kelowna

Z22-0075
979 & 983 Coronation Ave
Rezoning Application

Purpose

- ▶ To rezone the subject properties from the MF₁ – Infill Housing zone to the MF₂ – Townhouse Housing zone to facilitate the development of a townhouse development.

Development Process



Nov 29, 2022

Development Application Submitted



Staff Review & Circulation



Jan 20, 2023

Public Notification Received



Feb 27, 2023

Initial Consideration



Reading Consideration



Final Reading & DP/DVP

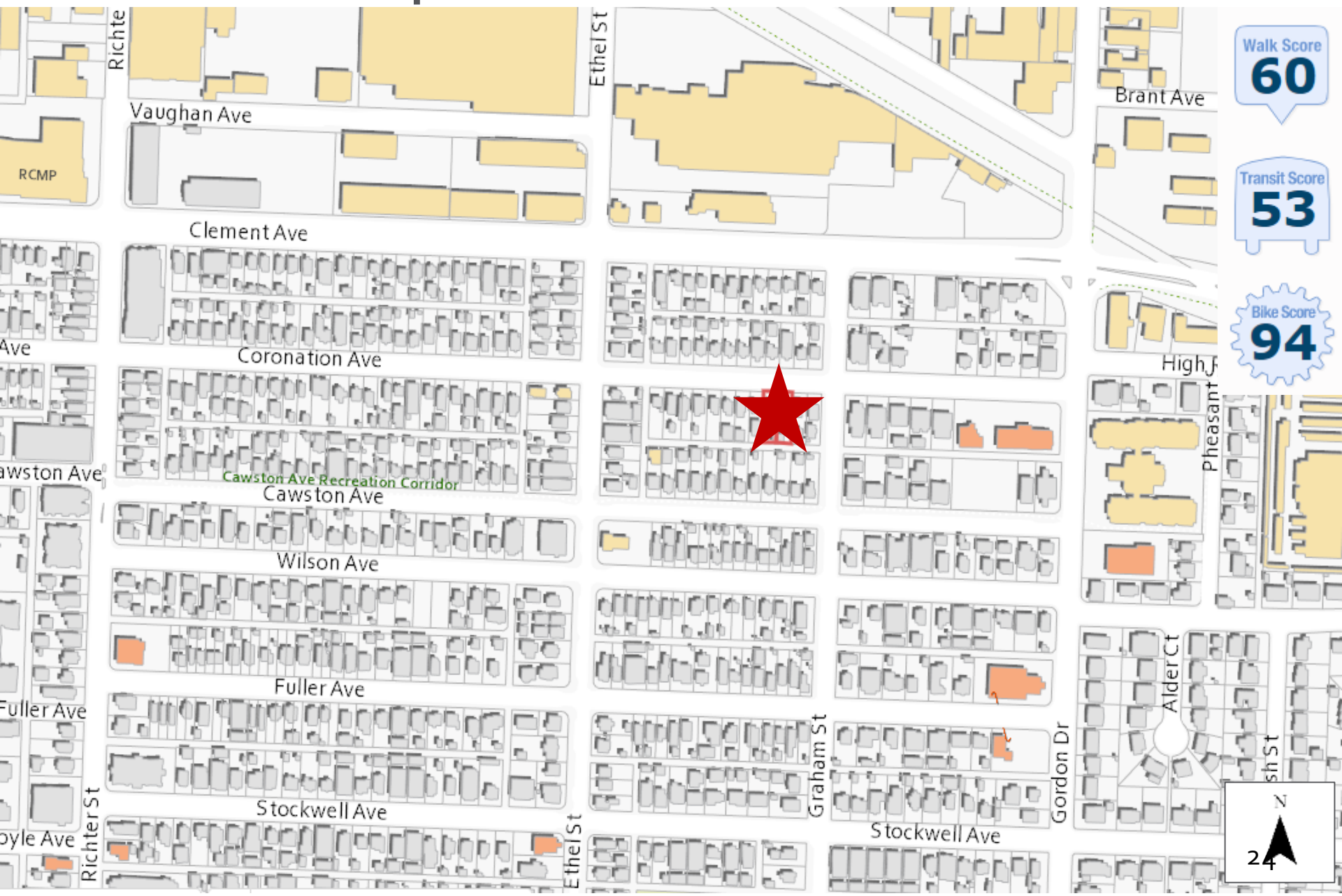


Building Permit

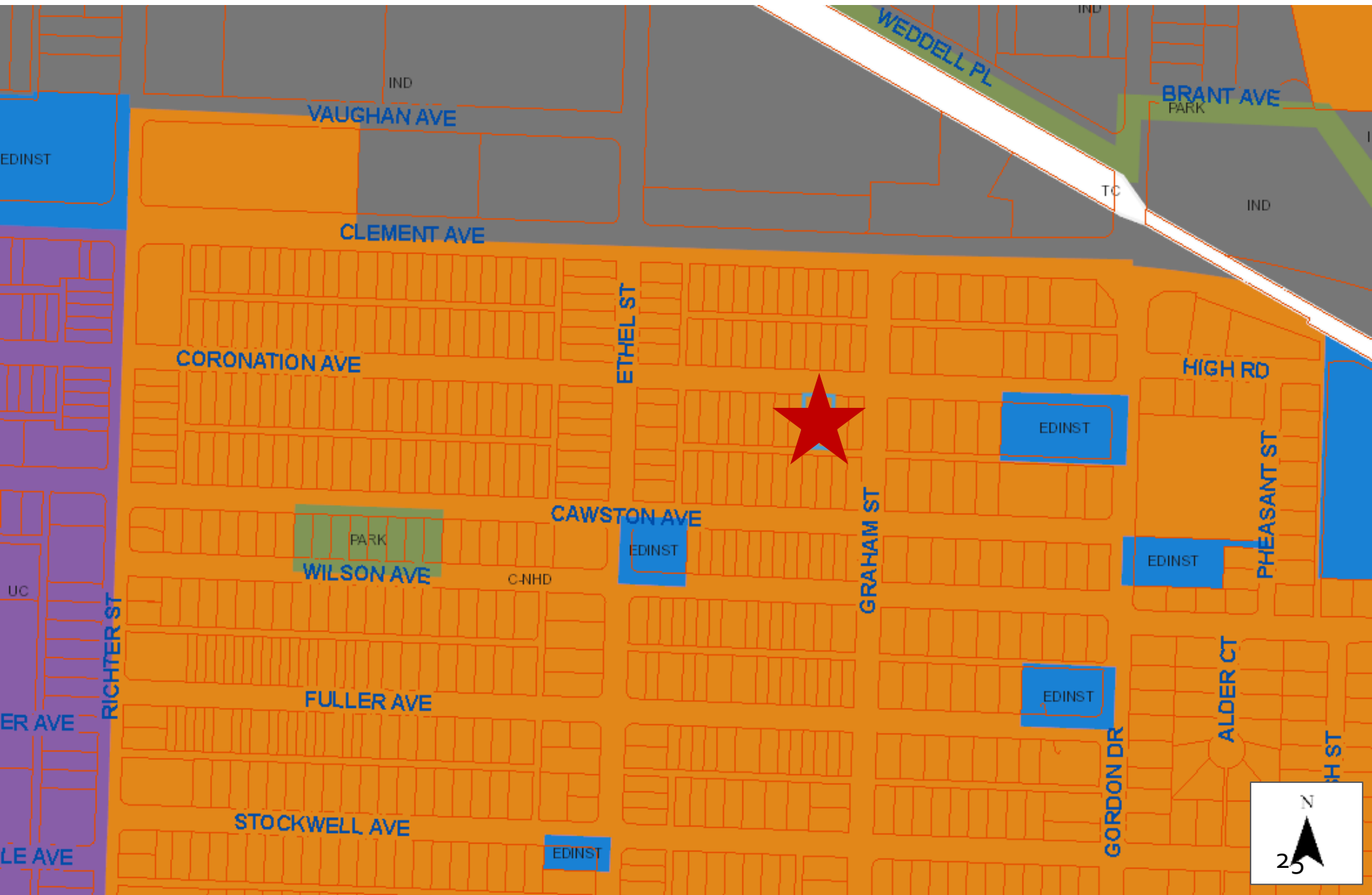


Council Approvals

Context Map



OCP Future Land Use



Subject Property Map

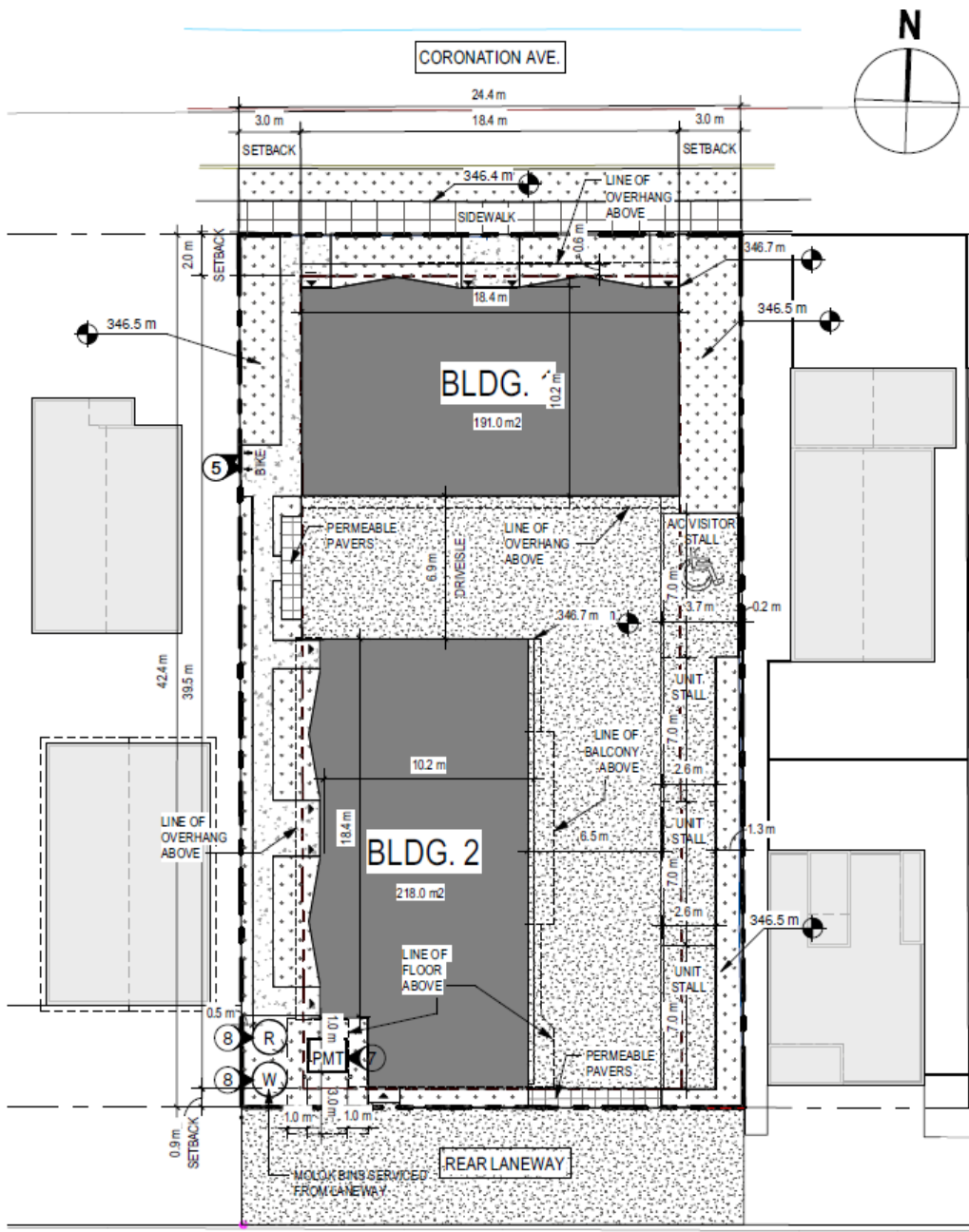


Project Details

- ▶ Townhouse Housing
 - ▶ 8 two-bedroom units
 - ▶ 1 bachelor unit
 - ▶ 3 storeys in height

- ▶ Access to individual garages provided from rear laneway

Draft Site Plan



OCP Objectives & Policies

- ▶ Policy 5.3.1 Ground Oriented Infill
 - ▶ Encourage gentle densification in the form of ground-oriented residential uses
- ▶ Policy 5.3.2 Transition from Transit Supportive Corridors
 - ▶ Provide a transition area allowing for 3-4 storeys in height serving as a transition from Transit Supportive Corridors to lower density residential areas
- ▶ Policy 5.11.1 Diverse Housing Forms
 - ▶ Encourage a diverse mix of low and medium density housing forms in the Core Area

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning:
 - ▶ Future Land Use Designation: Core Area Neighbourhood
 - ▶ OCP Policies:
 - ▶ Policy 5.3.1 Ground-Oriented Infill
 - ▶ Policy 5.3.2 Transition from Transit Supportive Corridors
 - ▶ Policy 5.11.1 Diverse Housing Forms



979-983 Coronation Ave

Public Hearing | April 18, 2023

Thank you

Our Neighbours

Mayor and Council

The City's Planning and
Development Departments

Why MF2 vs. Existing MF1?

NO INCREASE IN DENSITY REQUESTED (0.8 FAR)

The sole variance to MF1 is Height
(Asking for MF2 to have no variances)

Striking a balance of secured parking and livable units, while maximizing greenspace

Overall Improvements with MF2

2.5x distance of side yard setbacks

Provision of Common and Private Amenity Space
(not required in MF1)

- Private Front Yards
- Common Rooftop Gardens
- Private Rooftop Patios
- Private Balconies

18% more off-street parking

Height allows for reduced building & site coverage,
increasing greenspace

- Extra ~160 SM (~1726 SF) of greenspace provided

Alternatives

If unsuccessful, MF1 would force a reduced height. In order for the project to maintain feasibility and create a net improvement of unit count on the site, the following would occur

- **Reduced Greenspace**
 - Building & Site Coverage would be maximized
- **Reduced Setbacks**
 - Setbacks reduced to 1.2m from side yards
- **Reduced Off-Street Parking**
- **Eliminate Common Amenity Space**
- **Reduced Ground-Oriented Housing in the Downtown Community**
 - Larger units would be required to maintain allowable density
 - Reduced Attainability due to larger unit sizes
 - Reduced unit count in close proximity to active transit and public transit corridors



PLACEHOLDER

Presentation by Architect

Addressing Technical Compliance and Key Design Features

CITY OF KELOWNA
BYLAW NO. 12484
Z22-0075
979 & 983 Coronation Ave

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 46 District Lot 138 ODYD Plan 1271 and Lot 47 District Lot 138 ODYD Plan 1271, located on Coronation Ave, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of March, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 13, 2023
To: Council
From: City Manager
Department: Development Planning
Application: TA22-0014
Address: n/a
Subject: Text Amendment Application (1 of 3)
Owner: City of Kelowna
Applicant: City of Kelowna

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA22-0014 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule 'A' be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

The purpose of the text amendment (Part 1 of 3) application package is to follow up on the adoption of the new Zoning Bylaw No. 12375 with a series of amendments that include updates to: Section 5 - Definitions & Interpretations, Section 6 – General Development Regulations, Section 7 – Site Layout, Section 8 – Parking & Loading, Section 9 – Specific Use Regulations, Section 10 – Agriculture & Rural Residential Zones, Section 11 – Single and Two Dwelling Zones, Section 12 – Mobile Home and Camping Zones, and Section 14 – Core Area & Other Zones.

3.0 Development Planning - Background

Following the adoption of Zoning Bylaw No. 12375, a planned set of amendments was identified to bring forward to Council as outlined within the Bylaw Transition Plan. The Bylaw Transition Plan was outlined and approved by Council at initial consideration and subsequent readings of Zoning Bylaw No. 12375. The volume of amendments has been divided into five council reports:

Two Mapping Amendment Reports:

1. Rural and Single-Family zoned parcels; &
2. Multi-Family, Commercial, Industrial, and Institutional zoned parcels;

Three Text Amendment Reports:

1. First half of content updates within the Zoning Bylaw;
2. Second half of content updates within the Zoning Bylaw; &
3. Updates to the spelling and grammar.

During the Zoning Bylaw No. 12375 transition and implementation period, the development industry and staff began utilizing and applying the new Zoning Bylaw in detail. A series of recommended improvements to the new Zoning Bylaw were identified during this period. Staff have compiled and included these improvements in a series of proposed amendments that make up a comprehensive amendment package, which is presented in three separate reports for Council consideration. Part 1 of 3 and Part 2 of 3 both have content changes for Council to consider. Part 3 of 3 focuses on spelling and grammar improvements to the Zoning Bylaw.

4.0 Development Planning - Proposed Content Changes (Part 1 of 3)

In this report (Part 1 of 3), a number of recommended content changes are proposed to the Zoning Bylaw. For a detailed list of changes and the reasons for recommending these changes please see the attached Schedule 'A'. Table 3.1 below provides an executive summary of the changes. The executive summary is organized into twenty themes.

Table 3.1 Executive Summary of Schedule 'A' Recommended Content Changes		
No.	Area of Change	Additional Detail
1.	Definition of Bedroom	Clarified language of what is and isn't bedroom to ensure parking calculations (which are based on the number of bedrooms) are accurate.
2.	Definition of Education Services	Clarified dwelling units are permissible if administered by the Education Service under this definition.
3.	Definition of Net Floor Area	Clarify that all garage types are excluded from Net Floor Area calculation.
4.	Definition of Landscape Area	Clarify Landscape Areas apply to flanking side yards.
5.	Definition of Mobile Home	Clarify that any deformation frame (not just steel) would be permitted as a Mobile Home.
6.	Definition of Residential Security Operator Unit	Simplified the definition and clarified the Residential Security Operator Unit cannot occur within a Single Detached Housing form.
7.	Definition of Sleeping Unit	Clarify that Sleeping Units may or may not contain cooking facilities (either full or partial facilities). This is to allow cooking facilities within supportive housing apartment rooms to encourage independent living.
8.	Density Bonus applicability	<ul style="list-style-type: none"> • Clarify rental / affordable housing bonus does not include the additional height bonus.

Table 3.1 Executive Summary of Schedule 'A' Recommended Content Changes		
No.	Area of Change	Additional Detail
		<ul style="list-style-type: none"> • Set a threshold for minimum number of units to qualify for the affordable housing bonus.
9.	Table 7.2 Tree & Landscape Planting Requirements	Update headers to apply to specific zones instead of general areas.
10.	Parking Spaces for Disabled	Change language to Universal Accessible Spaces
11.	Multiple Parking Tables adjusted	<ul style="list-style-type: none"> • Deleted Table 8.3.6 Community, Recreational, and Cultural Table. • The commercial, industrial, and institutional tables were altered to align with the updated permitted and secondary land uses identified within each zone category. • MF1 minimum drive aisles reduced but minimum parking stall size increased when lot has no access to a lane. • Increased tandem requirement to require two regular stall size. • Increase the percentage where regular sized parking stalls are required versus small sized parking stalls.
12.	Minimum Loading Table adjusted	Updated the minimum loading table to align with updated zoning categories.
13.	Minimum Bicycle Table adjusted	<ul style="list-style-type: none"> • Added clarity of supportive housing units and student residences. • Added stacked townhouses to the townhouse category. • Adjusted the commercial and institutional types of development to align with new updated zoning categories.
14.	Section 9.11 Tall Building Regulations	Delete the maximum 4 storeys podium limit as 5 storeys is possible within the 16 metre maximum podium height limit. The 16-metre podium height limit remains.
15.	Added Section 9.12 Transportation Corridor	Add setbacks, fencing, & gates in fencing regulations for lots fronting the Rail Trail Corridor.

Table 3.1 Executive Summary of Schedule 'A' Recommended Content Changes		
No.	Area of Change	Additional Detail
16.	Amended Carriage House Regulations	<ul style="list-style-type: none"> • Added 0.3 metres to permitted height of two storey carriage houses to accommodate the change in half storey definition. Also added additional height for flat roof carriage houses. These height adjustments are recommended to follow standard floor to ceiling building code height requirements. • Eliminate unnecessary carriage house maximum building footprint regulation when carriage houses are regulated through maximum gross floor area. • Permit single storey carriage houses within the OCP's Suburban Residential (S-RES) future land use designations.
17.	Updates to Section 14.8 Core Area and Other Zones	Added sub-zone purposes.
18.	Updates to Child Care Centre, Major in Single Family zones	Switched from secondary use to principal use with the childcare sub-zones.
19.	Animal Clinics within the A1 zone	Kennels and overnight boarding of animals are currently permitted on agriculture land. Including animal clinics as a permitted use will allow animal day-care operations, many of which already exist on agriculture land.

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule 'A': Proposed Text Amendments Part 1 of 3 to Zoning Bylaw No. 12375

TA22-0014 Schedule A – Proposed Text Amendments Part 1 of 3

Content Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 5.3 General Definitions - B	BEDROOM means a room located within a dwelling unit where the primary function is for sleeping. It may include, but is not limited to, dens, lofts, studies, and libraries.	BEDROOM means a room located within a dwelling unit where the primary function is for sleeping. Regardless of the room’s name (including but not limited to) dens, flex rooms, lofts, studies, libraries, etc. if the room’s layout could be utilized primarily for sleeping then the room shall be considered a bedroom.	Change the example to clarify when rooms are to be considered a bedroom, especially to keep consistency with minimum parking regulations as those parking regulations are calculated based on the dwelling unit’s number of bedrooms.
2.	Section 5.3 General Definitions - E	EDUCATION SERVICES means development used for training, instruction, education, and/or certification in a specific trade, skill, or service. This includes schools, administration offices, gyms, maintenance/storage facilities, outdoor recreation, and related accessory buildings. This use includes but is not limited to commercial schools, private schools, public schools, community colleges, universities, technical schools, and vocational schools.	EDUCATION SERVICES means development used for training, instruction, education, and/or certification in a specific trade, skill, or service. This includes schools, administration offices, gyms, maintenance/storage facilities, outdoor recreation, and related accessory buildings. This use includes, but is not limited to, commercial schools, private schools, public schools, community colleges, universities, technical schools, and vocational schools. <u>Residential dwelling units are permitted within Education Services if the dwelling units are administered by the Education Service.</u>	Update definition to provide clarity.

No.	Section	Current Wording	Proposed Wording	Reason for Change
3.	Section 5.3 General Definitions - F	FLOOR AREA, NET means the sum of the horizontal areas of each floor of a building measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one owner), service to the building, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, common/public corridors, parkades, terraces, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.	FLOOR AREA, NET means the sum of the horizontal areas of each floor of a building measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one owner), service to the building, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, common/public corridors, parkades, terraces, common amenity spaces, and building mechanical systems. In the case of congregate housing, communal dining and kitchen facilities are excluded.	Update definition to provide clarity.
4.	Section 5.3 General Definitions - L	LANDSCAPE AREA means the area located within the required front yard setback areas, rear yard setback areas, and industrial side yard setback areas setback area up to a maximum of 3.0 metres.	LANDSCAPE AREA means the area <u>up to a maximum of 3.0 metres</u> located within the into a required: front yard setback areas, <u>flanking side yard setback area,</u> rear yard setback areas, and or industrial side yard setback areas setback area up to a maximum of 3.0 metres.	Update definition to provide clarity.
5.	Section 5.3 General Definitions - M	MOBILE HOME means a factory made residential structure designed and manufactured with a deformation resistant steel frame that is design to be supported on a non-frost protected foundation. Mobile home does NOT include: (a) factory made residential structures designed and	MOBILE HOME means a factory made residential structure designed and manufactured with a deformation resistant <u>steel</u> frame that is <u>designed</u> to be supported on a non-frost protected foundation. Mobile home does NOT include: (a) factory made residential	Update definition to provide clarity.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		manufactured to be supported on BC Building Code compliant frost protected foundations. (b) any structure designated as "Park Model" or "Recreational Vehicle" (RV).	structures designed and manufactured to be supported on BC Building Code compliant frost protected foundations. (b) any structure designated as "Park Model" or "Recreational Vehicle" (RV).	
6.	Section 5.3 General Definitions - R	RESIDENTIAL SECURITY/OPERATOR UNIT means a secondary building, a single detached housing, or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a zone	RESIDENTIAL SECURITY/OPERATOR UNIT means secondary building <u>or portion of a building used to provide a single on-site accommodation for: persons employed on the property, a site caretaker, an operator of a commercial establishment, or an on-duty security personnel.</u>	Update definition to provide clarity that this use is a single dwelling unit to be utilized in a specific manner in relation to commercial, industrial, or institutional developments.
7.	Section 5.3 General Definitions - S	SLEEPING UNIT means a habitable room not equipped with self-contained cooking facilities, providing accommodation for guests.	SLEEPING UNIT means a habitable room <u>that may or may not be</u> equipped with self-contained cooking facilities (i.e. a partial or full kitchen), <u>which provides</u> accommodation for guests.	Update definition to provide clarity.
8.	Section 6.8.3 Density Bonus	The Rental or Affordable Housing Bonus density is permitted in respect of a building permit authorizing construction of dwelling units if: (a) all of the dwelling units are zoned for the residential rental tenure and a minimum of 80% of the dwelling units authorized by the building permit that are not ground-oriented shall have balconies with a gross floor area of at least 5% of the dwelling unit's gross floor area; or	The Rental or Affordable Housing Bonus density is permitted in respect of a building permit authorizing construction of dwelling units if: (a) of the dwelling units are zoned for the residential rental tenure and a minimum of 80% of the dwelling units authorized by the building permit that are not ground-oriented shall have balconies with a gross floor area of at least 5% of the dwelling unit's gross floor area. <u>This does not include</u>	Update wording to provide clarity.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		(b) a payment is made into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance Table 6.8.b in respect of at least 2% of the total number of dwelling units authorized by the building permit authorizing the construction of the bonus density.	<u>any additional height associated with bonus FAR</u> ; or (b) a payment is made into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance <u>with</u> Table 6.8.b in respect to the total amount of affordable housing units authorized by the building permit authorizing the construction of the bonus density.	
9.	Table 7.2 – Tree & Landscaping Planting Requirements	See Chart A	See Chart B	Change of wording to align with policy.
10.	Section 8.1.4(c) General Provisions and Development Standards	shall clearly delineate individual parking spaces, loading spaces, spaces for the disabled, maneuvering aisles, entrances, and exits with pavement markings, signs, and/or other physical means;	shall clearly delineate individual parking spaces, loading spaces, spaces for the disabled <u>universal accessibility</u> , maneuvering aisles, entrances, and exits with pavement markings, signs, and/or other physical means;	Change of wording to align with policy.
11.	Section 8.2.1 Off-Street Parking Regulations	Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street vehicle parking (including parking for the disabled, and visitors) shall be provided onsite by the property owner in accordance with the requirements of this Bylaw.	Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street vehicle parking (including parking for <u>universal accessibility</u> the disabled , and visitors) shall be provided <u>on-site</u> by the property owner in accordance with the requirements of this Bylaw.	Change of wording to align with policy.

No.	Section	Current Wording	Proposed Wording	Reason for Change
12.	Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles	See Chart B1	See Chart B2	Update parking regulations for MF1 lots without lanes to increase the parking stall size and decrease the drive aisle
13.	Table 8.2.7.b Ratio of Parking Space Sizes	See Chart B3	See Chart B4	<ul style="list-style-type: none"> • Update parking regulations for MF1 lots without lanes to increase the parking stall size and decrease the drive aisle. • Adjust ratio when tandem parking permitted to ensure 2 vehicles can fit within a tandem stall. • Add new regulation stating all parking spaces must be regular size when the length of the parking space abuts a doorway.
14.	Section 8.2.9 Size and Ratio	<p>Where a parking space abuts an obstruction (including but not limited to columns, lot lines, curbs, walls, pipes, roof features, fences, and emergency exit painted areas) the parking space shall follow the following regulations:</p> <ul style="list-style-type: none"> (a) be an additional 0.2 metres wider where the parking space abuts an obstruction on one side; (b) be an additional 0.5 metres wider where the parking space abuts an obstruction on both sides; and <p>be an additional 0.8 metres wider where the parking space abuts a doorway</p>	<p>Where a parking space abuts an obstruction (including but not limited to columns, lot lines, curbs, walls, pipes, roof features, fences, and emergency exit painted areas) the parking space width shall follow the following regulations:</p> <ul style="list-style-type: none"> (a) be an additional 0.2 metres wider where the parking space abuts an obstruction on one side; (b) be an additional 0.5 metres wider where the parking space abuts an obstruction on both sides; and 	Add clarity to the regulation to ensure it applies to the intended parking stall width only.

No.	Section	Current Wording	Proposed Wording	Reason for Change
			be an additional 0.8 metres wider where the parking space abuts a doorway	
15.	Section 8.2.11 (b) Car-Share Incentives	Within the Core Area , University South Village Centre , and Glenmore Valley Village Centre , the total minimum...	Within the Core Area , Urban Centres, University South Village Centre , and Glenmore Valley Village Centre , the total minimum...	Update list to include Urban Centres to be consistent with the definition of Core Area within the OCP.
16.	8.2.17(a) Accessible Parking Standards	(a) if a visitor parking space is required, then at least one of those visitor parking spaces shall be configured as an accessible parking space;	(a) if a visitor parking space is required if <u>one or more visitor parking spaces are required</u> , then at least one of those visitor parking spaces shall be configured as an accessible parking space;	Change of wording to align with policy.
17.	Table 8.3.1 Residential Multi- Dwelling Parking	See Chart C1	See Chart C2	Change of wording to align with policy. Added footnote to clarify the parking exemption within the UC1 zone.
18.	Table 8.3.1a Other Residential Parking	See Chart C3	See Chart D	Reorganization of information and deletion of redundancies. Change of wording to align with policy.
19.	Table 8.3.2 Commercial	See Chart E	See Chart F	Reorganization of information and deletion of redundancies.

No.	Section	Current Wording	Proposed Wording	Reason for Change
20.	Table 8.3.3 Agriculture	Table 8.3.3 Agriculture m ² = square metres	Table 8.3.3 Agriculture <u>GFA = gross floor area</u> m ² = square metres	Added definition for clarity.
21.	Table 8.3.4 Industrial	See Chart G	See Chart H	Reorganization of information and addition of definition.
22.	Table 8.3.5 Institutional	See Chart I	See Chart J	Reorganization of information and addition of information.
23.	Table 8.3.6 Community, Recreational, and Cultural	See Chart K	See Chart L	Delete chart, information amalgamated into other section.
24.	Figure 8.3 – Parking Exception Area	See Chart L₁	Delete Figure and associated wording	Re-organized the parking exemption regulation into the tables in previous sections.
25.	Table 8.4 Minimum Loading Required	See Chart M	See Chart N	Reorganization of information and deletion of redundancies.

No.	Section	Current Wording	Proposed Wording	Reason for Change
26.	Table 8.5 Minimum Bicycle Parking Required	See Chart O	See Chart P	Reorganization of information and deletion of redundancies.
27.	Section 8.5.8 Bicycle Parking Incentives	Within the Core Area , University South and Glenmore Valley Village Centres , the total minimum...	Within the Core Area , Urban Centres, University South and Glenmore Valley Village Centres , the total minimum...	Update list to include Urban Centres to be consistent with the definition of Core Area within the OCP.
28.	FOOTNOTES Table 8.6.1 Required End-of- Trip Facilities	FOOTNOTES (Section 8.6.1.): ¹ End of trips shall include a "bicycle repair and wash station" including tools for bikes, a commercial grade pump, access to water, and way to raise a bike up to perform simple maintenance. A "bicycle repair and wash station" is required after 4 long term bike parking stalls are required.	FOOTNOTES (Section Table 8.6.1): ¹ End of trips End-of-trip facilities shall include a "bicycle repair and wash station" including tools for bikes, a commercial grade pump, access to water, and way to raise a bike up to perform simple maintenance. A "bicycle repair and wash station" is required after 4 long term bike parking stalls are required.	Update wording to correct spelling and grammar.
29.	Table 9.11 – Tall Building Regulations	See Chart U	See Chart V	Update to formatting for consistency and wording to provide clarity. Delete the maximum 4 storeys podium limit to be consistent with recently approved podiums. Keep the same 16 metre podium height limitation.

No.	Section	Current Wording	Proposed Wording	Reason for Change
30.	Section 9 – Specific Use Regulations		<p><u>9.12 Transportation Corridor</u></p> <p><u>9.12.1 Any flanking side yard, side yard, or rear yard abutting the Transportation Corridor (TC) future land use designation outlined in the Official Community Plan shall have a minimum 3 metre setback from that lot line. That setback area shall be landscaped in accordance with Section 7.</u></p> <p><u>9.12.2 Notwithstanding Section 7, any fencing within the landscape area required by Section 9.12.1 shall be a black chain link fence, or other materials approved by the Divisional Director of Planning and Development Services. The fence may be substituted for a continuous opaque barrier only where Section 7 permits continuous opaque barriers. If a fence or continuous opaque barrier is installed, then the fence or continuous opaque barrier must:</u></p> <ul style="list-style-type: none"> a) <u>contain at least one pedestrian access gate along the lot line abutting the Transportation Corridor (TC) future land use designation;</u> b) <u>have the pedestrian access gate be a minimum of 1.6 metres wide and</u> 	Addition of section to reflect policy.

No.	Section	Current Wording	Proposed Wording	Reason for Change
			<p><u>be lockable and controlled by the subject property owner.</u></p> <p><u>9.12.3 Notwithstanding Section 7.5, the maximum fence height within the landscape area required by Section 9.12.1 shall be 2.0 metres and must be setback at least 0.15 metres from the lot line abutting the Transportation Corridor (TC) future land use designation.</u></p> <p><u>9.12.4 Any lots zoned A1-Agriculture or P3 - Parks and Open Space are exempt from the requirements in Section 9.12.</u></p>	
31.	Section 10.3 Permitted Land Uses – Animal Clinics, Major and Animal Clinics, Minor	'-' Not Permitted	'P' Principal Use	ALC does not prohibit animal daycare and thus the recommendation is to align with current market demand for these uses within the A1 zone. In general, there is less land use conflicts with neighbours of A1 properties versus rural residential properties.
32.	Section 10.3 - Permitted Land Uses	Child Care Centre, Major: RR1, & RR2: S ^{.1}	Child Care Centre, Major: RR1, & RR2: P ^{.1}	Change of use category to align with policies to encourage child care facilities.

No.	Section	Current Wording	Proposed Wording	Reason for Change
33.	Section 9.2 – Home Based Business Regulations		<u>m² = square metres</u>	Added definition for clarity.
34.	Section 9.2 Home-Based Business Regulations For the Rural Column & the Employee Restriction Row	One person maximum other than the principal residents of the dwelling unit can be engaged in the home-based business onsite. ²	Two persons maximum other than the principal residents of the dwelling unit can be engaged in the home-based business onsite.	Created a separate column for Rural - Home Based Business (HBB) to maintain one person max for Major HBB and to align Rural – HBB wording with original regulations to provide consistent regulations over time.
35.	Section 9.6 – Agriculture, Urban Regulations	<ul style="list-style-type: none"> • Have no or materials related to the community garden stored outside on the lot. 	<ul style="list-style-type: none"> • Have no or materials related to the community garden stored outside on the lot. <u>No materials shall be stored outside of the lot.</u> 	Update wording to correct spelling and grammar.
36.	9.7.4 Site Specific Regulations	See Chart Q	See Chart R	Update to formatting for consistency and wording to provide clarity.
37.	9.9.9 Site Specific Regulations	See Chart S	See Chart T	Update to formatting for consistency. Added recently adopted Bylaw 8000 Text Amendments .

No.	Section	Current Wording	Proposed Wording	Reason for Change
38.	Section 10.3 Permitted Land Uses Footnote 10.3.9	When a home-based business, rural involves the cutting and wrapping of wild game or any meat, the lot must have a lot area greater than 3,300 m ² .	All home-based business, rural must have a minimum lot area as described in Section 9.2 Home -Based Businesses.	Delete redundant regulations.
39.	Section 10.6 - Development Regulations	See Chart W	See Chart X	Update to formatting for consistency.
40.	Section 10.6 - Development Regulations	Max. Height for Carriage Houses for A2, RR1, & RR2 zones is 5.4 m	Max. Height for Carriage Houses A2, RR1, & RR2 zones is <u>5.7 m</u>	Add 0.3 m (1 foot) to accommodate standard floor to ceiling height ratios for two storey structures.
41.	Section 10.6 - Development Regulations	n/a	Max. Height for Carriage Houses Row: Add footnote 10.6.6 to A2, RR1, & RR2 zones: .6 For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.	Add additional height for flat roof carriage houses to accommodate standard floor to ceiling height ratios in these structure types.
42.	Section 11.3 - Permitted Land Uses	Child Care Centre, Major: RU1, RU2, RU4, & RU5: S ^{·3}	Child Care Centre, Major: RU1, RU2, RU4, & RU5: P ^{·3}	Change of use category to align with policies to encourage child care facilities.
43.	Section 11.3 – Permitted Land Uses (Carriage House) Footnote 11.3.7	.7 For a lot located outside the Core Area , the lot must have a carriage house sub-zone 'c' on the property for a carriage house to be permitted. For a lot located within the Core Area , a carriage house is a permitted secondary use without the necessity of the	.7 Carriage houses are permitted as a secondary use without the necessity of the sub-zone if the lot is located within the Core Area Neighbourhood (C-NHD) or the Suburban Residential (S-RES) future land use designations as outlined within the	All carriage house rezonings in the Suburban Residential (S-RES) future land use designations have been supported by Council. To sensitively integrate

No.	Section	Current Wording	Proposed Wording	Reason for Change
		sub-zone. Carriage houses must be on a lot serviced with community sanitary sewer and community water , except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m ² .	OCP. Lots located outside those future land use designations must have a carriage house sub-zone 'c' on the property for a carriage house to be permitted. Further, carriage houses must be on a lot serviced with community sanitary sewer and community water , except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m ² .	carriage houses into these areas, a development regulations is proposed to limit these carriage houses to single storey whereas within the Core Area two storey carriage houses would be permitted.
44.	Section 11.3 – Permitted Land Uses (Carriage House, RU4)	S ^{2,7,9}	S ^{2,7,9}	Removal of footnote for clarity.
45.	Section 11.5 – Development Regulations	The Row for Max. Building Footprint for Single (1) Storey Carriage Houses And The Row for Max. Building Footprint for Two (2) Storey Carriage Houses	Delete both rows	Regulating footprint for carriage house is unnecessary with gross floor area maximums.
46.	Section 11.5 – Development Regulations	Max. Height for Carriage Houses for RU1, RU2, RU3, & RU4 zones is 5.4 m	Max. Height for Carriage Houses for RU1, RU2, RU3, & RU4 zones is <u>5.7 m</u>	Add 0.3 m (1 foot) to accommodate standard floor to ceiling height ratios for two storey structures.
47.	Section 11.5 – Development Regulations (new footnote)	n/a	Max. Height for Carriage Houses Row: Add footnote 11.5.8 to RU1, RU2, RU3, & RU4 zones: ⁹ Carriage houses are limited to a single storey when the lot is located within the Suburban Residential (S-RES) future land	All carriage house rezonings in the Suburban Residential (S-RES) future land use designations have been supported by Council. To sensitively integrate

No.	Section	Current Wording	Proposed Wording	Reason for Change
			use designations as outlined within the OCP .	carriage houses into these areas, a development regulations is proposed to limit these carriage houses to single storey whereas within the Core Area two storey carriage houses would be permitted.
48.	Section 11.5 – Development Regulations	n/a	Max. Height for Carriage Houses Row: Add footnote 11.5.8 to RU1, RU2, RU3, & RU4 zones: .8 For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.	Add additional height for flat roof carriage houses to accommodate standard floor to ceiling height ratios in these structures.
49.	Section 12.3 – Subdivision Regulations	See Chart Y	See Chart Z	Update to formatting for consistency.
50.	Section 12.4 – Development Regulations		Criteria	Addition of “Criteria” for left column header.

Chart A

Original – Table 7.2- Tree & Landscaping Planting Requirements

Table 7.2 – Tree & Landscaping Planting Requirements				
cm =centimetres / m = metres / m ² = square metres				
Criteria	Infill Housing and Townhouses	Apartments in Multi-Dwelling Zones	Urban Centre Zones & Institutional Zones	Commercial Zones & Industrial Zones
Minimum Tree amount. ^{.2}	One tree per 50 m ² of landscape area or 1 tree per 12 linear metres of landscape area (whichever is more) ^{.2}	One tree per 55 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}	One tree per 30 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}	One tree per 30 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}
Minimum Deciduous Tree Caliper ^{.1}	Large: 5 cm Medium: 4 cm Small: 3 cm			
Minimum Coniferous Tree Height	250 cm			
Minimum Ratio between Tree size ^{.3}	Large: Min 50% Medium: No min or max Small: Max 25%			
Minimum Growing	75% soil-based landscaping groundcover in landscape areas See Visual Example Figure 7.2.1			

Table 7.2 – Tree & Landscaping Planting Requirements				
cm =centimetres / m = metres / m ² = square metres				
Criteria	Infill Housing and Townhouses	Apartments in Multi-Dwelling Zones	Urban Centre Zones & Institutional Zones	Commercial Zones & Industrial Zones
Medium Area ^{.4}				
Minimum Growing Medium Volumes per Tree ^{.4}	<p>Large Single: 30 m³ - Large Multiple Connected by Trench or Cluster: 25 m³</p> <p>Medium Single: 20 m³ - Medium Multiple Connected by Trench or Cluster: 18 m³</p> <p>Small Single: 15 m³ - Small Multiple Connected by Trench or Cluster: 12 m³</p>			
<p>FOOTNOTES (Section 7.2):</p> <p>^{.1} All deciduous trees shall have a minimum clear stem height of 1.5 m.</p> <p>^{.2} The total area and linear metre calculation are used to determine a minimum number of trees that is to be planted within the landscape areas. The minimum number of trees on site shall be whichever calculation is greater (the area or the linear metre). The tree spacing shall follow the City of Kelowna’s Urban Tree Guide but there is no minimum or maximum regarding tree spacing. This provides landscape plan flexibility to allow grouping of trees where applicable.</p> <p>^{.3} Tree size will be defined in the City of Kelowna’s Urban Tree Guide, if only one tree is required, it must be a large tree or conifer. All columnar trees shall be considered a medium or small tree for purposes of minimum ratio between tree size.</p> <p>^{.4} Minimum growing medium may be shared through the landscape area (tree, turf, and shrub).</p>				

Chart B

Proposed - Table 7.2 – Tree & Landscaping Requirements

Table 7.2 – Tree & Landscaping Planting Requirements				
cm =centimetres / m = metres / m ² = square metres / m ³ = cubic metres				
Criteria	MF1 & MF2 Zones	MF3 zone, Core Area Zone, and Health District Zones	Urban Centre Zones , Village Centre Zone, & Institutional Zones	Commercial Zones , Industrial Zones , & Comprehensive Development Zones
Minimum Tree amount. ^{.2}	One tree per 50 m ² of landscape area or 1 tree per 12 linear metres of landscape area (whichever is more) ^{.2}	One tree per 55 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}	One tree per 30 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}	One tree per 30 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}
Minimum Deciduous Tree Caliper ^{.1}	Large: 5 cm Medium: 4 cm Small: 3 cm			
Minimum Coniferous Tree Height	250 cm			
Minimum Ratio Between Tree size ^{.3}	Large: Min 50% Medium: No min or max Small: Max 25%			
Minimum Growing	75% soil-based landscaping groundcover in landscape areas			

Table 7.2 – Tree & Landscaping Planting Requirements				
cm =centimetres / m = metres / m ² = square metres / m ³ = cubic metres				
Criteria	MF1 & MF2 Zones	MF3 zone, Core Area Zone, and Health District Zones	Urban Centre Zones , Village Centre Zone, & Institutional Zones	Commercial Zones , Industrial Zones , & Comprehensive Development Zones
Medium Area ^{.4}	see visual example Figure 7.2.1			
Minimum Growing Medium Volumes per Tree ^{.4}	<p>Large Single: 30 m³ - Large Multiple Connected by Trench or Cluster: 25 m³</p> <p>Medium Single: 20 m³ - Medium Multiple Connected by Trench or Cluster: 18 m³</p> <p>Small Single: 15 m³ - Small Multiple Connected by Trench or Cluster: 12 m³</p>			
<p>FOOTNOTES (Table 7.2):</p> <p>^{.1} All deciduous trees shall have a minimum clear stem height of 1.5 m.</p> <p>^{.2} The total area and linear metre calculation are used to determine a minimum number of trees that is to be planted within the landscape areas. The minimum number of trees on site shall be whichever calculation is greater (the area or the linear metre). The tree spacing shall follow the City of Kelowna’s Urban Tree Guide but there is no minimum or maximum regarding tree spacing. This provides landscape plan flexibility to allow grouping of trees where applicable.</p> <p>^{.3} Tree size will be defined in the City of Kelowna’s Urban Tree Guide, if only one tree is required, it must be a large tree or conifer. All columnar trees shall be considered a medium or small tree for purposes of minimum ratio between tree size.</p> <p>^{.4} Minimum growing medium may be shared through the landscape area (tree, turf, and shrub).</p>				

Chart B1

Original – Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles

Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles			
m = metres			
	Min. Length	Min. Width	Min. Height Clearance
Parking Spaces:			
Regular Size Vehicle parking space	6.0 m	2.5 m	2.0 m
Small Size Vehicle parking space	4.8 m	2.3 m	2.0 m
Accessible parking spaces	6.0 m	3.7 m	2.3 m
Van-Accessible parking spaces	6.0 m	4.8 m	2.3 m
Regular Size Parallel parking space	7.0 m	2.6 m	2.0 m
Small Size Parallel parking space	6.5 m	2.5 m	2.0 m
Drive Aisles:			
All two-way drive aisles serving 90 degrees parking (e.g., parking lot , parkade, garage)	n/a	6.5 m	2.0 m
All two-way surface drive aisles without adjacent parking	n/a	6.0 m	2.0 m
One way drive aisles (60 degree parking)	n/a	5.5 m	2.0 m
One way drive aisles (45 degree parking & parallel parking)	n/a	3.5 m	2.0 m

Chart B2

Proposed – Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles

Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles			
m = metres			
Parking Spaces:	Min. Length	Min. Width	Min. Height Clearance
Regular Size Vehicle parking space	6.0 m	2.5 m	2.0 m
Small Size Vehicle parking space	4.8 m	2.3 m	2.0 m
Accessible parking spaces	6.0 m	3.7 m	2.3 m
Van-Accessible parking spaces	6.0 m	4.8 m	2.3 m
Regular Size Parallel parking space	7.0 m	2.6 m	2.0 m
Small Size Parallel parking space	6.5 m	2.5 m	2.0 m
Drive Aisles:	Min. Length	Min. Width	Min. Height Clearance
All two-way drive aisles serving 90 degrees parking (e.g., parking lot , parkade, garage)	n/a	6.5 m	2.0 m
All two-way surface drive aisles without adjacent parking	n/a	6.0 m	2.0 m
All two-way surface drive aisles without access to adjacent parking , garages, and / or carports in MF1 zone	n/a	4.5 m	2.0 m
All two-way surface drive aisles with access to adjacent parking , garages, and / or carports in MF1 zone	n/a	6.0 m	2.0 m
One way drive aisles (60 degree parking)	n/a	5.5 m	2.0 m
One way drive aisles (45 degree parking & parallel parking)	n/a	3.5 m	2.0 m

Chart B3

Original – Table 8.2.7.b Ratio of Parking Space Sizes

Table 8.2.7.b Ratio of Parking Space Sizes		
Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces
Single Detached Dwelling, Duplex, or Semi-Detached	50%	50%
Carriage house or secondary suite	0%	100%
Short-term rental accommodations	0%	100%
Dwelling units in the MF1 zone	0%	100%
Townhouses, Stacked Townhouses, and Apartments	50% ^{.1, .2}	50%
Commercial	70%	30%
Industrial	70%	30%
Institutional	50%	50%
FOOTNOTES (Section 8.2.7): ^{.1} For the purpose of calculating the percentage of regular size vehicle parking spaces , “accessible parking spaces ” shall be included in the minimum number regular size vehicle parking spaces . ^{.2} All visitor parking stalls must be regular size vehicle parking spaces .		

Chart B4

Proposed – Table 8.2.7.b Ratio of Parking Space Sizes

Table 8.2.7.b Ratio of Parking Space Sizes		
Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces
Single Detached Dwelling, Duplex, or Semi-Detached	100% ^{.3}	0%
Carriage house or secondary suite	0%	100% ^{.3, .4}
Short-term rental accommodations	0%	100% ^{.3, .4}
Dwelling units in the MF1 zone with access to a lane	0%	100% ^{.3, .4}
Dwelling units in the MF1 zone without access to a lane	100% ^{.3}	0%
Townhouses, Stacked Townhouses, and Apartments	50% ^{.1, .2, .3, .4}	50% ^{.4}
Commercial	70% ^{.4}	30% ^{.4}
Industrial	70% ^{.4}	30% ^{.4}
Institutional	50% ^{.4}	50% ^{.4}
FOOTNOTES (Section 8.2.7): ^{.1} For the purpose of calculating the percentage of regular size vehicle parking spaces , “accessible parking spaces ” shall be included in the minimum number regular size vehicle parking spaces . ^{.2} All visitor parking spaces must be regular size vehicle parking spaces . ^{.3} All parking spaces that are configured in tandem must be regular size vehicle parking space . ^{.4} All parking spaces must be regular size vehicle parking space when the length of a parking space abuts a doorway.		

Chart C1

Original - Table 8.3.1 Residential Multi-Dwelling Parking

Table 8.3 – Required Off-Street Parking Requirements					
Table 8.3.1 Residential Multi-Dwelling Parking					
Land Use / Type of Development	Base Parking Requirement (Number of spaces)				Minimum Visitor Parking Requirement ^{.1, .2}
	Urban Centre and Health District Zones	MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a <u>Transit Supportive Corridor</u>	All other zones within the <u>Core Area</u>	All other zones outside the <u>Core Area</u> ^{.3}	
<u>Apartment Housing</u> <u>Townhouses</u> <u>Stacked Townhouses</u>	<u>Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.9 spaces ^{.4} & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.14 spaces ^{.1} & Max 0.2 spaces per dwelling unit</u>
<u>Residential Security Operator Unit</u>	<u>Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.0 space ^{.4} & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	

	Min 1.0 space & Max 1.5 spaces per 2 or more bedroom dwelling unit	Min 1.1 spaces ⁴ & Max 1.6 spaces per 2 bedroom dwelling unit	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit
		Min 1.4 spaces ⁴ & Max 2.0 spaces per 3 bedroom dwelling unit	Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit

FOOTNOTES ([Section 8.3.1](#)):

¹ Visitor [parking](#) is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor [parking](#) is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

² Regardless of the parking rate ([spaces](#) per [unit](#)). The minimum number of [dwelling units](#) when the first visitor [parking space](#) is required is five (5) [dwelling units](#). For example, a [lot](#) with four (4) [dwelling units](#) does not require a visitor [parking space](#).

³ Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1a Other Residential Parking.

⁴ For MF1 zoned lots, the first four dwelling units shall have a minimum of one (1) parking space per dwelling unit. The parking rate identified above applies to the fifth dwelling unit and any more dwelling units.

Chart C2

Proposed - Table 8.3.1 Residential Multi-Dwelling Parking

Table 8.3 – Required Off-Street Parking Requirements					
Table 8.3.1 Residential Multi-Dwelling Parking					
Land Use / Type of Development	Base Parking Requirement (Number of spaces)				Minimum Visitor Parking Requirement ^{.1, .2}
	Urban Centre Zones ^{.5}	MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a <u>Transit Supportive Corridor</u>	All other zones within the <u>Core Area</u>	All other zones outside the <u>Core Area</u> ^{.3}	
<u>Apartment Housing</u> <u>Townhouses</u> <u>Stacked Townhouses</u>	<u>Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.9 spaces ^{.4} & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.14 spaces ^{.1} & Max 0.2 spaces per dwelling unit</u>
<u>Residential Security Operator Unit</u>	<u>Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.0 space ^{.4} & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	

	Min 1.0 space & Max 1.5 spaces per 2 or more bedroom dwelling unit	Min 1.1 spaces ⁴ & Max 1.6 spaces per 2 bedroom dwelling unit	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit
		Min 1.4 spaces ⁴ & Max 2.0 spaces per 3 bedroom dwelling unit	Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit

FOOTNOTES (Section 8.3.1.):

- ¹ Visitor [parking](#) is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor [parking](#) is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ² Regardless of the parking rate ([spaces](#) per [unit](#)). The minimum number of [dwelling units](#) when the first visitor [parking space](#) is required is five (5) [dwelling units](#). For example, a [lot](#) with four (4) [dwelling units](#) does not require a visitor [parking space](#).
- ³ Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1a Other Residential Parking.
- ⁴ MF1 zoned [lots](#) with four [dwelling units](#) or less shall have a minimum of one (1) [parking space](#) per [dwelling unit](#). The parking rate identified above applies to MF1 [lots](#) with five [dwelling units](#) or more.
- ⁵ All [lots](#) in the areas identified as 3 storeys in [Map 4.1](#) within the OCP (UC1 Downtown) shall not be required to meet any vehicle [parking space](#) requirements if the height of the [buildings](#) on the [lot](#) are 4 [storeys](#) or less and 15.0 metres or less.



Chart C3

Original - Table 8.3.1a Other Residential Parking

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Bed and Breakfast Homes	1.0 space per sleeping unit	1.5 spaces per sleeping unit	n/a
Boarding or Lodging Houses	1.0 space ; plus 0.9 stalls per sleeping unit	1.5 space ; plus 2.0 spaces per sleeping unit	n/a
Carriage House Secondary Suites	1.0 space ²	2.0 spaces	n/a
Congregate Housing & Supportive Housing	0.35 spaces per sleeping unit ; Plus 0.5 spaces per non-resident on-duty employee or 3.0 spaces (whichever is greater)	n/a	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Group Home	1.0 space ; plus 0.35 stalls per sleeping unit	2.0 spaces ; plus 1.0 stall per sleeping unit	n/a
Home-Based Business, Major	1.0 space	2.0 spaces	n/a
Home-Based Business, Major for Health Services on	3.0 spaces per 100 m ² GFA ,	5.0 spaces per 100 m ² GFA	n/a

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
lots located on Royal Avenue or Christleton Avenue			
Home-Based Business, Minor	n/a	n/a	n/a
Home-Based Business, Rural	1.0 space	n/a	n/a
Mobile homes	2.0 spaces per dwelling unit	2.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD20 Zone	1.0 space per dwelling unit , except 0.15 spaces per student only residences	1.5 spaces per dwelling unit	Min 0.14 spaces per dwelling unit , except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit
Residential units within the CD22 zone	1.1 spaces per dwelling unit greater than 2 bedrooms 1.0 space per 2 bedroom dwelling unit	2.0 spaces per dwelling unit greater than 2 bedrooms 1.6 space per 2 bedroom dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
	0.9 spaces per 1 bedroom dwelling unit 0.75 spaces per bachelor dwelling unit	1.25 spaces per 1 bedroom dwelling unit 1.0 spaces per bachelor dwelling unit	
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential Security/Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit	n/a
Short – Term Rental Accommodation:			
<ul style="list-style-type: none"> Multi-Dwelling Zones and Core Area and Other Zones 	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	n/a
<ul style="list-style-type: none"> Agriculture & Rural Zones and Single & Two Dwelling Zones 	1.0 space per two sleeping units	n/a	

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Agriculture & Rural Zones and Single & Two Dwelling Zones	2.0 spaces per dwelling unit	n/a	0.0 spaces or Min 0.14 spaces & Max 0.2 spaces per dwelling unit ³

FOOTNOTES ([Section 8.3.1a.](#)):

¹ Visitor parking is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

² [Parking space](#) can be located in the driveway and in tandem with the single detached [dwelling](#) parking as long as two additional off-street [parking spaces](#) are provided for the [principal dwelling](#). Notwithstanding Section 8.1.4, parking for [secondary suites](#) or [carriage houses](#) can be surfaced with a dust-free material.

³ Within residential strata (non-MF1 zoned [developments](#)) with three (3) or more [dwelling units](#) the visitor parking requirement is 0.14 [spaces](#) per [dwelling unit](#).

Chart D

Proposed - Table 8.3.1a Other Residential Parking

Table 8.3.1.a Other Residential Parking			
GFA = gross floor area m ² = square metres			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Agriculture & Rural Zones and Single & Two Dwelling Zones	2.0 spaces per dwelling unit	n/a	0.0 spaces or Min 0.14 spaces & Max 0.2 spaces per dwelling unit ³
Bed and Breakfast Homes	1.0 space per sleeping unit	1.5 spaces per sleeping unit	n/a
Boarding or Lodging Houses	1.0 space ; plus 0.9 stalls per sleeping unit	1.5 space ; plus 2.0 spaces per sleeping unit	n/a
Carriage House	1.0 space ²	2.0 spaces	n/a
Child Care Centre, Major	1.0 Space per 11 children of capacity	n/a	n/a
Child Care Centre, Minor	1.0 space	n/a	n/a
Congregate Housing & Supportive Housing	0.35 spaces per sleeping unit ; Plus 0.5 spaces per non-resident on-duty employee or 3.0 spaces (whichever is greater)	n/a	Min 0.14 spaces & Max 0.2 spaces per dwelling unit

Table 8.3.1.a Other Residential Parking GFA = gross floor area m ² = square metres			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Group Home	1.0 space ; plus 0.35 stalls per sleeping unit	2.0 spaces ; plus 1.0 stall per sleeping unit	n/a
Home-Based Business, Major	1.0 space	2.0 spaces	n/a
Home-Based Business, Major for Health Services on lots located on Royal Avenue or Christleton Avenue	2.5 spaces per 100 m ² GFA ,	5.0 spaces per 100 m ² GFA	n/a
Home-Based Business, Minor	n/a	n/a	n/a
Home-Based Business, Rural	1.0 space	n/a	n/a
Mobile Homes	2.0 spaces per dwelling unit	2.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD20 Zone	1.0 space per dwelling unit , except 0.15 spaces per student only residences	1.5 spaces per dwelling unit	Min 0.14 spaces per dwelling unit , except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit

Table 8.3.1.a Other Residential Parking			
GFA = gross floor area m ² = square metres			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Residential units within the CD22 zone	1.1 spaces per dwelling unit greater than 2 bedrooms 1.0 space per 2 bedroom dwelling unit 0.9 spaces per 1 bedroom dwelling unit 0.75 spaces per bachelor dwelling unit	2.0 spaces per dwelling unit greater than 2 bedrooms 1.6 space per 2 bedroom dwelling unit 1.25 spaces per 1 bedroom dwelling unit 1.0 spaces per bachelor dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Secondary Suites	1.0 space ²	2.0 spaces	n/a
Short – Term Rental Accommodation: • Multi-Dwelling Zones and Core Area and Other Zones	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	n/a
Short – Term Rental Accommodation: • Agriculture & Rural Zones and Single &	1.0 space per two sleeping units	n/a	

Table 8.3.1.a Other Residential Parking GFA = gross floor area m ² = square metres			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Two Dwelling Zones			

FOOTNOTES (Table 8.3.1a):

¹ Visitor parking is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

² [Parking space](#) can be located in the driveway and in tandem with the single detached [dwelling](#) parking as long as two additional off-street [parking spaces](#) are provided for the [principal dwelling](#). Notwithstanding Section 8.1.4, parking for [secondary suites](#) or [carriage houses](#) can be surfaced with a dust-free material.

³ Within a residential strata with five or more [dwelling units](#) the visitor parking requirement is 0.14 [spaces](#) per [dwelling unit](#).

Chart E

Original – Table 8.3.2 Commercial

Table 8.3.2 Commercial m ² = square metres		
<u>Land Use</u> / Type of <u>Development</u>	Parking Requirement NOTE: <u>GFA</u> = <u>gross floor area</u>	
	Minimum	Maximum
<u>Boat Storage</u>	1.0 <u>space</u> per 10 <u>boat storage</u> spaces plus 2 <u>spaces</u> for employees	1.25 <u>spaces</u> per 10 <u>boat storage</u> spaces plus 2 <u>spaces</u> for employees
<u>Hotels / Motels</u>	0.8 <u>spaces</u> per <u>sleeping units</u> plus requirements of other <u>uses</u> in the UC1 zone; 1.0 <u>space</u> per <u>sleeping unit</u> plus requirements of other <u>uses</u> in all other zones	1.5 <u>spaces</u> per <u>sleeping units</u> , plus requirements of other <u>uses</u>
All <u>commercial uses</u> in the UC1 zone even if listed separately below ^{1, 2}	0.9 <u>spaces</u> per 100 m ² <u>GFA</u>	3.0 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the UC2, UC3, UC4, UC5, and VC1 zone even if listed separately below ^{1, 2}	1.3 <u>spaces</u> per 100 m ² <u>GFA</u> ³	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the <u>CD22 zone</u> even if listed separately below ^{1, 2}	1.0 <u>spaces</u> per 100 m ² <u>net floor area</u>	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the <u>CD26 zone</u> even if listed separately below ^{1, 2}	1.75 <u>parking spaces</u> per 100 m ² <u>GFA</u>	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>

Table 8.3.2 Commercial m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
Animal Clinics, Major and Minor Health Services (includes dental offices , surgeries, and similar uses)	3.0 spaces per 100 m ² GFA ,	5.0 spaces per 100 m ² GFA
Food Primary Establishment Liquor Primary Establishment	2.5 spaces per 100 m ² GFA or 5.0 spaces (whichever is greater)	4.5 spaces per 100 m ² GFA ,
Fleet Services	2.0 spaces per 100 m ² GFA ; or 1 spaces per vehicle in fleet plus 1 per employee on duty (whichever is greater)	2.5 spaces per 100 m ² GFA ; or 1.25 spaces per vehicle in fleet plus 1.25 spaces per employee on duty (whichever is greater)
Personal Services Establishment	2.5 spaces per 100 m ² GFA	4.5 spaces per 100 m ² GFA
Warehousing	0.5 spaces per 100 m ² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical	1.0 space per 100 m ² GFA ; Plus 3.0 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical

Table 8.3.2 Commercial m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
	support, or retail sale operations.	support, or retail sale operations.
Financial Services Offices	2.5 spaces per 100 m ² GFA	4.5 spaces per 100 m ² GFA
All other commercial uses not listed above and for commercial zones not list above: ¹		
• GFA less than 1,000 m ²	2.0 spaces per 100 m ² GFA	2.5 spaces per 100 m ² GFA
• GFA 1,000 m ² to 2,000 m ²	2.5 spaces per 100 m ² GFA	3.5 spaces per 100 m ² GFA
• GFA 2,000 m ² to 20,000 m ²	3.0 spaces per 100 m ² GFA	4.5 spaces per 100 m ² GFA
• GFA greater than 20,000 m ²	4.0 spaces per 100 m ² GFA	5.25 spaces per 100 m ² GFA
FOOTNOTES (Section 8.3.2): ¹ For shopping centres , calculate the area by adding all the tenant spaces together. ² This rule only applies to land use categories that are based on a number of parking spaces per GFA . ³ The minimum parking requirement may be affected by Figure 8.3 Parking Exception Areas .		

Chart F

Proposed - Table 8.3.2 Commercial

Table 8.3.2 Commercial		
GFA = gross floor area m ² = square metres		
<u>Land Use</u> / Type of <u>Development</u>	Parking Requirement NOTE: <u>GFA</u> = <u>gross floor area</u>	
	Minimum	Maximum
All <u>commercial uses</u> in the UC1 zone even if listed separately below ^{1, 3}	0.9 <u>spaces</u> per 100 m ² <u>GFA</u>	3.0 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the UC2, UC3, UC4, UC5, and VC1 zone even if listed separately below ¹	1.3 <u>spaces</u> per 100 m ² <u>GFA</u>	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the <u>CD22 zone</u> even if listed separately below ¹	1.0 <u>spaces</u> per 100 m ² <u>net floor area</u>	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the <u>CD26 zone</u> even if listed separately below ¹	1.75 <u>parking spaces</u> per 100 m ² <u>GFA</u>	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>
<u>Boat Storage</u>	1.0 <u>space</u> per 10 <u>boat storage</u> spaces plus 2 <u>spaces</u> for employees	1.25 <u>spaces</u> per 10 <u>boat storage</u> spaces plus 2 <u>spaces</u> for employees
<u>Child Care Centre, Major</u>	1.0 <u>space</u> per 11 children of capacity or 2.0 <u>spaces</u> per 100 m ² <u>GFA</u> (whichever is more)	n/a
<u>Child Care Centre, Minor</u>	1.0 <u>space</u>	n/a

Table 8.3.2 Commercial GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
Commercial Storage ; or Warehousing	0.5 spaces per 100 m ² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.	1.0 space per 100 m ² GFA ; Plus 3.0 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.
Fleet Services	1.0 space per 100 m ² GFA and 1.0 space per vehicle in fleet	n/a
Gas Bar	2.5 spaces per 100 m ² GFA	n/a
Hotels / Motels	0.8 spaces per sleeping units plus requirements of other uses in the UC1 zone; 1.0 space per sleeping unit plus requirements of other uses in all other zones	1.5 spaces per sleeping units , plus requirements of other uses
Residential Security / Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit

Table 8.3.2 Commercial GFA = gross floor area m ² = square metres		
<u>Land Use / Type of Development</u>	Parking Requirement NOTE: <u>GFA = gross floor area</u>	
	Minimum	Maximum
<u>Spectator Sports Establishments</u>	1 per 4 seats	n/a
<u>Temporary Shelter Services</u>	1.0 <u>space</u> per 10 beds	n/a
All other <u>commercial uses</u> not listed above within a: Residential zone, Commercial zone, Village Centre zone, Core Area zone, Urban Centre zone, a Health District zone, or a Comprehensive Development zone with <u>commercial uses</u> (unless the CD zone specifies a parking rate): ^{1,2}	<ul style="list-style-type: none"> • 2.0 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> less than 1,000 m² • 2.5 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> between 1,000 m² & 2,000 m² • 3.0 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> between 2,000 m² & 20,000 m² • 4.0 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> greater than 20,000 m² 	<ul style="list-style-type: none"> • 2.5 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> less than 1,000 m² • 3.5 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> between 1,000 m² & 2,000 m² • 4.5 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> between 2,000 m² & 20,000 m² • 5.25 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> greater than 20,000 m²
FOOTNOTES (Section 8.3.2.): ¹ For <u>shopping centres</u> , calculate the area by adding all the tenant spaces together. ² <u>Food Primary Establishment</u> and <u>Liquor Primary Establishment</u> must have a minimum of 3 parking spaces.		

Table 8.3.2 Commercial GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
³ All lots in the areas identified as 3 storeys in Map 4.1 within the OCP (UC1 Downtown) shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are 4 storeys or less as well as 15.0 metres or less.		



Chart G

Original - Table 8.3.4 Industrial

Table 8.3.4 Industrial m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Bulk Fuel Depot	2.0 spaces	n/a
General Industrial Uses	<p>1.0 space per 100 m² GFA (includes mezzanine area);</p> <p>Plus</p> <p>2.5 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.</p>	<p>2.5 spaces per 100 m² GFA (includes mezzanine area);</p> <p>Plus</p> <p>3.0 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.</p>

<p>Warehousing</p>	<p>0.5 spaces per 100 m² GFA (minimum 2 spaces);</p> <p>Plus</p> <p>2.5 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.</p>	<p>1.0 space per 100 m² GFA;</p> <p>Plus</p> <p>3.0 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.</p>
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Chart H

Proposed - Table 8.3.4 Industrial

Table 8.3.4 Industrial GFA = gross floor area m ² = square metres		
<u>Land Use</u> / Type of <u>Development</u>	Parking Requirement	
	Minimum	Maximum
<p><u>Animal Clinics, Major</u> and <u>Minor</u>; or <u>Auctioneering Establishments</u>; or <u>Cultural and Recreation Services</u>; or <u>Food Primary Establishment</u>; or <u>Gas Bar</u>; or <u>Liquor Primary Establishment</u>; or <u>Participant Recreation Services</u>, <u>Indoor</u>; or <u>Recycling Drop-Offs</u>; or <u>Retail Cannabis Sales</u>;</p>	<p>2.5 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> less than 2,000 m² 3.0 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> between 2,000 m² & 20,000 m² 4.0 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> greater than 20,000 m²</p>	<p>3.5 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> less than 2,000 m² 4.5 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> between 2,000 m² & 20,000 m² 5.25 <u>spaces</u> per 100 m² <u>GFA</u> for uses with <u>GFA</u> greater than 20,000 m²</p>
<p><u>Alcohol Production Facilities</u>; or <u>Automotive & Equipment</u>; or <u>Automotive & Equipment</u>, <u>Industrial</u>; or <u>Cannabis Production Facilities</u>; or <u>Emergency and Protective Services</u>; or <u>General Industrial Uses</u>; or <u>Recycling Depots</u>; or <u>Wrecking Yards</u></p>	<p>1.0 <u>space</u> per 100 m² <u>GFA</u> (includes <u>mezzanine</u> area); Plus 2.5 <u>spaces</u> per 100 m² <u>GFA</u> for all floor area devoted to <u>accessory</u> activities such as any indoor display, <u>office</u>, administrative or technical support, or <u>retail</u> sale operations.</p>	<p>2.5 <u>spaces</u> per 100 m² <u>GFA</u> (includes <u>mezzanine</u> area); Plus 3.0 <u>spaces</u> per 100 m² <u>GFA</u> for all floor area devoted to <u>accessory</u> activities such as any indoor display, <u>office</u>, administrative or technical support, or <u>retail</u> sale operations.</p>

Boat Storage	1.0 space per 10 boat storage spaces . Minimum of 2 spaces	1.5 spaces per 10 boat storage spaces
Bulk Fuel Depot	2.0 spaces	n/a
Child Care Centre, Major	1.0 space per 11 children of capacity or 2.5 spaces per 100 m ² GFA (whichever is greater)	n/a
Commercial Storage; or Recycling Plants ; or Utility Services, Infrastructure ; or Warehousing	0.5 spaces per 100 m ² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office , administrative or technical support, or retail sale operations.	1.0 space per 100 m ² GFA ; Plus 3.0 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office , administrative or technical support, or retail sale operations.
Fleet Services	1.0 spaces per 100 m ² GFA and 1 space per vehicle in fleet	n/a
Residential Security/Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit

Chart I

Original - Table 8.3.5 Institutional

Table 8.3.5 Institutional		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Cemetery	0.5 space per 100 m ² GFA	n/a
Detention and Correction Services	1.0 space per 2 inmates (capacity)	n/a
Emergency and Protective Services	4.0 spaces per 100 m ² GFA	n/a
Hospitals	1.0 space per 100 m ² GFA	n/a
Education Services	1.3 spaces per 100 m ² GFA	n/a
Temporary shelter services	1.0 space per 3 beds	n/a

Chart J

Proposed - Table 8.3.5 Institutional

Table 8.3.5 Institutional GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Child Care Centre, Major	1.0 space per 11 children of capacity or 2.0 spaces per 100 m ² GFA (whichever is greater)	n/a
Cemetery	0.5 space per 100 m ² GFA	n/a
Cultural and Recreation Services ; or Exhibition and Convention Facilities ; or Food Primary Establishment ; or Health Services ; or Liquor Primary Establishment ; or Recycling Drop-Offs ; or Retail	2.5 spaces per 100 m ² GFA for uses with GFA less than 2,000 m ² 3.0 spaces per 100 m ² GFA for uses with GFA between 2,000 m ² & 20,000 m ² 4.0 spaces per 100 m ² GFA for uses with GFA greater than 20,000 m ²	3.5 spaces per 100 m ² GFA for uses with GFA less than 2,000 m ² 4.5 spaces per 100 m ² GFA for uses with GFA between 2,000 m ² & 20,000 m ² 5.25 spaces per 100 m ² GFA for uses with GFA greater than 20,000 m ²
Detention and Correction Services	1.0 space per 2 inmates (capacity)	n/a
Education Services	1.3 spaces per 100 m ² GFA	n/a
Emergency and Protective Services	4.0 spaces per 100 m ² GFA	n/a
Hospitals	1.0 space per 100 m ² GFA	n/a
Participant Recreation Services, Indoor	2.0 spaces per 100 m ² GFA ; or	n/a

Table 8.3.5 Institutional GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
	2.0 spaces per alley for bowling alleys; or 4.0 spaces per curling sheet for curling rinks; or 3.0 spaces per court for racquet clubs; or 25.0 spaces per 100 m ² of pool water surface for public swimming pools (whichever is greater)	
Participant Recreation Services, Outdoor	2.0 spaces per 100 m ² GFA ; and 6.0 spaces per hole for golf courses; and 1.0 space per tee for a golf driving range	n/a
Religious Assemblies	1 space per 5 seats or 6 spaces per 100 m ² of GFA (whichever is greater)	n/a
Residential Security/Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit
Spectator Sports Establishments	1 space per 4 seats	n/a
Temporary Shelter Services	1.0 space per 10 beds	n/a

Chart K

Original Table 8.3.6

Table 8.3.6 Community, Recreational, and Cultural m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Bowling Alley	2.0 spaces per alley	n/a
Campsite	1 per camping space	n/a
Child Care Centre, Major (Includes preschool)	1.0 space per 11 children (capacity)	n/a
Child Care Centre, Minor	1.0 space plus 1.0 more space if the child care centre contains employees from offsite	
Cultural and Recreation Services Exhibition and Convention Facilities:		
(a) GFA less than 1,000 m ²	2.0 spaces per 100 m ² GFA	n/a
(b) GFA 1,000 m ² to 2,000 m ²	2.5 spaces per 100 m ² GFA	n/a
(b) GFA 2,000 m ² to 20,000 m ²	3.0 spaces per 100 m ² GFA	n/a
(c) GFA greater than 20,000 m ²	4.0 spaces per 100 m ² GFA	n/a
Cultural Facility (e.g., Museum, Art Gallery)	2.5 spaces per 100 m ² GFA	n/a

Table 8.3.6 Community, Recreational, and Cultural m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Curling Rink	4.0 spaces per curling sheet	n/a
Golf Course	6.0 spaces per hole; plus, the parking required for other secondary uses	n/a
Golf Driving Range	2.0 spaces per tee	n/a
Library	2.5 spaces per 100 m ² GFA	n/a
Participant Recreation Services, Outdoor (except golf courses) Participant Recreation Services, Indoor (except curling rinks, swimming pools, and racquet clubs)	1.0 space per 100 m ² GFA , plus 1.0 space per 3 users (capacity)	n/a
Racquet Clubs	3 spaces per court	n/a
Recycling Drop-Offs	1 per recycling container, (minimum of 2 spaces)	n/a
Religious Assemblies	1 per 5 seats or 10 per 100 m ² of GFA (whichever is greater)	n/a
Spectator Entertainment Establishments	1 per 4 seats	n/a
Spectator Sports Establishments	1 per 4 seats	n/a

Table 8.3.6 Community, Recreational, and Cultural m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Swimming Pool (Public)	25.0 per 100 m ² of pool water surface	n/a

Chart L

Proposed table to be deleted.

Table 8.3.6 - Community, Recreational, and Cultural

Chart L1

Original - Figure 8.3 – Parking Exceptions Area

Figure 8.3 – Parking Exceptions Area



1. Notwithstanding Table 8.3.2 Commercial Parking Requirements, the minimum parking requirement for all UC1 zoned lots in Area 1 & 2 shown in Figure 8.3 shall be 0.9 stalls per 100 metre² of Gross Floor Area (GFA). This rule only applies to land use categories that are based on a number of parking spaces per GFA.
2. All lots in Area 2 shown in Figure 8.3 shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are:
 - 15.0 metres or less and 4 storeys or less.

Chart M

Original - Table 8.4 – Minimum Loading Required

Table 8.4 – Minimum Loading Required m ² = square metres	
Type of Development (Use)	Required Loading Spaces
Child Care Centre, Major	For 1 – 25 children 0 loading spaces
	For 26 or more children 1 loading spaces
Commercial Uses and Industrial Uses	1 per 1,900 m ² GFA
Cultural and Recreation Services and Institutional Uses (except Education Services listed below)	1 per 2,800 m ² GFA
Food Primary Establishment	1 per 2,800 m ² GFA
Hotels/Motels	1 per 2,800 m ² GFA
Liquor Primary Establishment	1 per 2,800 m ² GFA
Education Services	1.5 car loading spaces per 100 students, minimum 5; plus 3 bus loading spaces

Chart N

Proposed - Table 8.4 – Minimum Loading Required

Table 8.4 – Minimum Loading Required GFA = gross floor area m ² = square metres	
Type of Development (Use)	Required Loading Spaces
Child Care Centre, Major	For 1 – 25 children 0 loading spaces For 26 or more children 1 loading spaces
Commercial Uses	1 per 1,900 m ² GFA
Hotels/Motels	1 per 2,800 m ² GFA
Industrial Uses	1 per 1,900 m ² GFA
Institutional Uses	1 per 2,800 m ² GFA

Chart O

Original Table 8.5 – Minimum Bicycle Parking Required

Table 8.5 – Minimum Bicycle Parking Required			
m ² = square metres			
Type of Development	Bicycle Parking Spaces ^{.4}		
	Required Long-term	Bonus Long-term	Required Short-term
Apartment Housing (Includes Supportive Housing & Student Residences)	0.75 per bachelor, 1-bedroom, or 2-bedroom dwelling units 1.0 per 3-bedroom or more dwelling units	1.25 per bachelor or 1-bedroom dwelling unit 1.5 per 2-bedroom dwelling units 2.0 per 3-bedroom or more dwelling units	6.0 per entrance
Congregate Housing	1.0 per 20 dwelling units plus 1.0 per 10 employees	n/a	6.0 per entrance
Townhouses	No requirement ^{.5}	n/a ^{.1}	4.0 or 1 per 5 units (whichever is greater) ^{.2}
Commercial Uses, Health Services, Education Services, Cultural and Recreation Services, & Child Care Centre, Major:			
• GFA less than 1,000 m ²	0.2 per 100 m ² of GFA	0.4 per 100 m ² of GFA	2.0 per entrance
• GFA 1,000 m ² to 2,000 m ²	0.2 per 100 m ² of GFA	0.4 per 100 m ² of GFA	2.0 per entrance

Table 8.5 – Minimum Bicycle Parking Required

m² = square metres

• GFA 2,000 m ² to 20,000 m ²	0.2 per 100 m ² of GFA	0.4 per 100 m ² of GFA	4.0 per entrance
• GFA greater than 20,000 m ²	0.4 per 100 m ² of GFA	0.8 per 100 m ² of GFA	6.0 per entrance
Institutional Zones, except Education Services (See above)	n/a	n/a	6.0 per entrance
Hotels / Motels	1.0 per 20 sleeping units	n/a	6.0 per entrance
Industrial Uses	0.05 per 100 m ² of GFA ^{.3}	0.1 per 100 m ² of GFA	No requirement

FOOTNOTES (Section 8.5):

- ^{.1} Townhouses without an attached private garage with direct entry from the garage to the dwelling unit can utilize the bonus bicycle parking provisions within apartment housing.
- ^{.2} Regulation only applies to lots with five (5) or more dwelling units.
- ^{.3} Industrial uses (for the purpose of bicycle parking calculations): means any principal or secondary use that is exclusively within an industrial zone. For example, if a principal or secondary use is within a commercial and an industrial zone then that use shall be calculated with the commercial bicycle parking rate (e.g. a food primary or liquor primary establishment located in an industrial area would use the commercial bicycle parking rate).
- ^{.4} All area numbers are based on gross floor area (GFA).
- ^{.5} The bike parking exclusion for townhouses only applies to dwelling units which each have a private garage, otherwise, the apartment housing category must be used to calculate the long term-bicycle parking requirement.

Chart P

Proposed Table 8.5 – Minimum Bicycle Parking Spaces Required

Table 8.5 – Minimum Bicycle Parking Spaces Required			
GFA = gross floor area m ² = square metres			
Type of Development	Bicycle Parking Spaces		
	Required Long-term	Bonus Long-term	Required Short-term
Apartment Housing	<ul style="list-style-type: none"> • 0.75 bike spaces per bachelor unit • 0.75 bike spaces per one bedroom unit • 0.75 bike spaces per two bedroom unit • 1.0 bike space per three bedroom or more unit • 0.75 bike spaces per supportive housing unit • 1.0 bike space per student residence unit 	<ul style="list-style-type: none"> • 1.25 bike spaces per bachelor unit • 1.25 bike spaces per one bedroom unit • 1.5 bike spaces per two bedroom unit • 2.0 bike spaces per three bedroom or more unit • 1.5 bike spaces per supportive housing unit • n/a for student residence unit 	6.0 bike spaces per entrance
Congregate Housing	1.0 bike space per 20 dwelling units plus 1.0 bike space per 10 employees	n/a	6.0 bike spaces per entrance

Table 8.5 – Minimum Bicycle Parking Spaces Required

GFA = gross floor area
m² = square metres

<p>Townhouses & Stacked Townhouses</p>	<p>No requirement ^{.4}</p>	<p>n/a ^{.1}</p>	<p>4.0 bike spaces or 1.0 bike spaces per 5 <u>dwelling units</u> (whichever is greater) ^{.2}</p>
<p>Hotels / Motels</p>	<p>1.0 bike space per 20 <u>sleeping units</u></p>	<p>n/a</p>	<p>6.0 bike spaces per entrance</p>
<p>Institutional Zones & <u>Child Care Centre, Major &</u> All Commercial Uses in any: Multi-Family Zone, Commercial Zone, Health District Zone, Core Area Zone, Village Centre Zone, Urban Centre Zone, or any Comprehensive Development Zone with Commercial Uses.</p>	<p>For <u>GFA</u> less than or equal to 20,000 m² then 0.2 bike spaces per 100 m² of <u>GFA</u> For <u>GFA</u> greater than 20,000 m² then 0.4 bike spaces per 100 m² of <u>GFA</u></p>	<p>For <u>GFA</u> less than or equal to 20,000 m² then 0.4 bike spaces per 100 m² of <u>GFA</u> For <u>GFA</u> greater than 20,000 m² then 0.8 bike spaces per 100 m² of <u>GFA</u></p>	<p>For <u>GFA</u> less than 2,000 m² then 2.0 bike spaces per entrance For <u>GFA</u> 2,000 m² to 20,000 m² then 4.0 bike spaces per entrance For <u>GFA</u> greater than 20,000 m² then 6.0 bike</p>

Table 8.5 – Minimum Bicycle Parking Spaces Required

GFA = gross floor area
m² = square metres

			spaces per entrance
Industrial Zones	0.05 bike spaces per 100 m ² of GFA ^{.3}	0.1 bike spaces per 100 m ² of GFA ^{.3}	No requirement ^{.3}

FOOTNOTES (Table 8.5):

- ^{.1} Townhouses & Stacked Townhouses without an attached private garage with direct entry from the garage to the dwelling unit can utilize the bonus bicycle parking provisions within apartment housing.
- ^{.2} Regulation only applies to lots with five (5) or more dwelling units.
- ^{.3} Any industrial zoned lot fronting onto Richter Street, Clement Avenue, Baillie Avenue, or Vaughan Avenue that has floor area used for a food primary establishment, a liquor primary establishment, and / or any floor area used for tasting, serving, or consumption of alcohol shall follow the commercial bicycle parking rate for that floor area.
- ^{.4} The bike parking exclusion for townhouses only applies to dwelling units which each have a private garage, otherwise, the apartment housing category must be used to calculate the long term-bicycle parking requirement.

Chart Q

Original - Site Specific Regulations

	Legal Description	Civic Address	Regulation
1.	<p>Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154</p> <p>Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154</p>	<p>4085 Shanks Road</p> <p>4133 Shanks Road</p>	<p>For the purposes of temporary farm worker housing, these parcels shall be considered one farm unit, and the following regulations shall apply to this farm unit only.</p> <p>Notwithstanding the other section 9.7 regulations:</p> <ul style="list-style-type: none"> • TFWH footprint size, the TFWH footprint may not exceed 0.70 ha for structures to accommodate a maximum of 140 temporary farm workers. • Temporary farmworker allocation, structures to accommodate a maximum of 140 temporary farm workers shall be permitted on this farm unit in this city sector as identified on Map 9.7.
2.	<p>Lot A, Section 12, Township 26, ODYD, Plan EPP71625</p>	<p>2975 Gallagher Road</p>	<p>The following regulations shall apply to this farm unit only.</p> <p>Notwithstanding the other section 9.7 regulations:</p> <ul style="list-style-type: none"> • TFWH footprint size, the TFWH footprint may not exceed 0.95 ha for structures to accommodate a maximum of 130 temporary farm workers.

Chart R

Proposed - Table 9.7.4 – Site Specific Regulations

Table 9.7.4 – Site Specific Regulations ha = hectares			
	Legal Description	Civic Address	Regulation
1.	Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154 Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154	4085 Shanks Road 4133 Shanks Road	For the purposes of temporary farm worker housing , these parcels shall be considered one farm unit , and the following regulations shall apply to this farm unit only. Notwithstanding the other section 9.7 regulations : <ul style="list-style-type: none"> • TFWH footprint size; the TFWH footprint may not exceed 0.70 ha for structures to accommodate a maximum of 140 temporary farm workers. • Temporary farm worker allocation; structures to accommodate a maximum of 140 temporary farm workers shall be permitted on this farm unit in the '#2 Highway 97 city sector' as identified on Map 9.7.
2.	Lot A, Section 12, Township 26, ODYD, Plan EPP71625	2975 Gallagher Road	The following regulations shall apply to this farm unit only. Notwithstanding the other section 9.7 regulations : <ul style="list-style-type: none"> • TFWH footprint size; the TFWH footprint may not exceed 0.95 ha for structures to accommodate a maximum of 130 temporary farm workers.

Chart S

Original Site Specific Regulations

	Legal Description	Civic Address	Regulation
1.	Lot B, District lot 139, ODYD, Plan 5934	1636-1652 Pandosy St.	To allow for a retail cannabis sales establishment within 500 metres of the approved retail cannabis sales establishment located at 547-559 Bernard Avenue.

Chart T

Proposed - Table 9.9.9 – Site Specific Regulations

Table 9.9.9 – Site Specific Regulations			
	Legal Description	Civic Address	Regulation
1.	Lot B, District Lot 139, ODYD, Plan 5934	1636-1652 Pandosy St.	To allow for a retail cannabis sales establishment within 500 metres of the approved retail cannabis sales establishment located at 547-559 Bernard Avenue.
2.	All Land Shown on Strata Plan K12	520 – 526 Bernard Avenue	To allow for a retail cannabis sales establishment within 500 metres of other approved retail cannabis sales establishments located at 547-549 Bernard Avenue and 1636-1652 Pandosy Street and within 150 metres of Kasugai Gardens.
3.	Lot 2, District Lot 139, ODYD, Plan 4153	266 Bernard Avenue	To allow for a retail cannabis sales establishment within 500 metres of other approved retail cannabis sales establishments located at 547-549 Bernard Avenue and 1636-1652 Pandosy Street and within 150 metres of City Park and within 150 metres of Stuart Park.

Chart U

Original - Table 9.11 – Tall Building Regulations

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (GFA = Gross Floor Area)
Minimum amount of transparent glazing on first floor frontage façade	75% for commercial frontage n/a for residential frontage
Minimum depth of any commercial unit fronting a street	6 m
Minimum setback for each corner lot applied only to the first storey	There shall be a triangular setback 4.5 m long abutting along the lot lines that meet at each corner of an intersection. Within the volumetric 4.5 m triangular setback there shall be no buildings or structural columns are permitted. See Visual Example.
Podium height (maximum)	16 m and 4 storeys
Podium rooftop	The rooftop of the podium shall not be used for parking and there shall be no parking spaces within the parkade that do not have an overhead roof for weather protection.
Minimum Building separation measured from exterior face of the building	30 m

Table 9.11 – Tall Building Regulations

m = metres / m² = square metres

Criteria	Regulation (GFA = Gross Floor Area)
For structures taller than 40.0 m or 13 storeys (whichever is lesser) in height, the floor plate ^{.1} above 16.0 m or 4 storeys (whichever is lesser) cannot exceed:	a) 750 m ² GFA for residential use b) 850 m ² GFA for hotel use c) 930 m ² GFA for office and/or commercial uses
Tower stepback above podium, including balconies, on the front building facade and flanking building facade (minimum)	3 m
Barrier free accessibility	Every building shall have front entrance at finished grade on the front and/or flanking street. The main residential entrance and exit shall and all commercial spaces shall provide barrier free accessibility to the nearest sidewalk.
FOOTNOTES (Section 9.11.): ^{.1} The floorplate is the gross floor area per floor of interior space and excludes all exterior spaces such as decks , patios , balconies , etc.)	

Chart V

Proposed - Table 9.11 – Tall Building Regulations

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (GFA = Gross Floor Area)
Minimum amount of transparent glazing on first floor frontage façade	75% for commercial frontage n/a for residential frontage
Minimum depth of any commercial unit fronting a street	6 m
Minimum setback for each corner lot applied only to the first storey	There shall be a triangular setback 4.5 m long abutting along the lot lines that meet at each corner of an intersection. Within the volumetric 4.5 m triangular setback there shall be no buildings or structural columns are permitted. See visual example figure 9.11.1.
Podium height (maximum)	16 m
Podium rooftop	The rooftop of the podium shall not be used for parking and there shall be no parking spaces within the parkade that do not have an overhead roof for weather protection.
Minimum building separation measured from exterior face of the building	30 m
For structures taller than 40.0 m or 13 storeys (whichever is lesser) in height, the floor plate ¹ above 16.0 m cannot exceed:	a) 750 m ² GFA for residential use b) 850 m ² GFA for hotel use

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (GFA = Gross Floor Area)
	c) 930 m ² GFA for office and/or commercial uses
Tower stepback above podium, including balconies, on the front building facade and flanking building façade (minimum)	3 m
Barrier free accessibility	Every building shall have front entrance at finished grade on the front and/or flanking street. The main residential entrance and exit and all commercial spaces shall provide barrier free accessibility to the nearest sidewalk.
FOOTNOTES (Table 9.11): ¹ The floorplate is the gross floor area per floor of interior space and excludes all exterior spaces such as decks , patios , balconies , etc.)	

Chart W

Original - Section 10.6 - Development Regulations

Section 10.6 - Development Regulations m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
↓ Regulations that apply to all Buildings , Structures , and Uses ↓			
Max. Site Coverage of all Buildings	20% .4 except 30% when lot is less than 8,000 m ²	20% .4 except 30% when lot is less than 8,000 m ²	30%
Max. Site Coverage of all Buildings , Structures , and Impermeable Surfaces	35% .4	40% .4 except 50% when lot is less than 8,000 m ²	60%
Max. Height for Agricultural Structures	16.0 m	16.0 m	n/a
Min. Setbacks & Max. Gross Floor Area for any Agriculture Facility , Building , or Structure	All Setbacks for any agriculture facility, building , or structure shall follow the minimum setbacks and maximum gross floor area listed in Section 10.5 (except from the ALR interface). Animal clinics shall follow the minimum setbacks (except from the ALR interface) and maximum height as stated for kennels listed in in Section 10.5 .		
↓ Regulations that apply to all Principal Dwellings , Non-Agricultural Principal Use Buildings , and Non-Agricultural Principal Use Structures ↓			

Section 10.6 - Development Regulations				
m = metres / m ² = square metres				
Criteria		Zones		
		A2	RR1	RR2
Max. Height		10.0 m	10.0 m	10.0
Max. Height for Buildings with Walkout Basements ^{.4}	Front or Flanking Yard	8.6 m	8.6 m	8.6 m
	Rear Building Elevation	12.5 m ^{.3}	12.5 m ^{.3}	12.5 m ^{.3}
Max. Gross Floor Area of a Third (3 rd) Storey relative to the Second (2 nd) Storey (this does not apply to Dwellings with Walkout Basements)		70% See Example Diagram	70% See Example Diagram	70% See Example Diagram
Min. Front Yard Setback		6.0 m	6.0 m	6.0 m
Min. Front Yard or Flanking Yard Setback for any Attached Garage or Carport		6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback		4.5 m	4.5 m	4.5 m

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
Min. Side Yard Setback	3.0 m	3.0 m	2.1 m ^{.1}
Min. Rear Yard setback	10.0 m	9.0 m	7.5 m or 4.5 m on wide lots ^{.1}
↓ Regulations that apply to Carriage Houses , Accessory Buildings or Structures , and Secondary Suites ↓			
Max. Height for Carriage Houses	5.4 m	5.4 m	5.4 m
Max. Height for Accessory Buildings or Structures	4.8 m	4.8 m	4.8 m
Min. Front Yard Setback	12.0 m	12.0 m	12.0 m
Min. Front Yard Setback for Double Fronting Lots	6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback	6.0 m	6.0 m	6.0 m
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m
Min. Rear Yard setback	3.0 m	3.0 m	1.5 m ^{.2}
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	100 m ²

Section 10.6 - Development Regulations m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	90 m ²
Max. Building Footprint for Single (1) Storey Carriage Houses	100 m ²	100 m ²	100 m ²
Max. Building Footprint for Two (2) Storey Carriage Houses	90 m ²	90 m ²	90 m ²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See Example Diagram	70% of the carriage house footprint area See Example Diagram	70% of the carriage house footprint area See Example Diagram
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²
Max. Building Footprint for Accessory Buildings or Structures	n/a	90 m ²	90 m ²

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
<p>FOOTNOTES (Section 10.6.):</p> <p>¹ Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m.</p> <p>² When the rear yard is abutting a lane, the minimum rear yard setback is 0.9 m.</p> <p>³ The height for the lowest floor or walkout basements at the rear elevation cannot exceed 3.6 m measured from finished grade to the top of the finished floor above the slab.</p> <p>⁴ For greenhouses and plant nurseries designed with a closed wastewater and storm water management systems then the site coverage may be increased to 75%.</p> <p>⁵ Setback shall be measured from edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m.</p>			

Chart X

Proposed - Section 10.6 - Development Regulations

Section 10.6 - Development Regulations m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
↓ Regulations that apply to all Buildings , Structures , and Uses ↓			
Max. Site Coverage of all Buildings	20% .4 except 30% when lot is less than 8,000 m ²	20% .4 except 30% when lot is less than 8,000 m ²	30%
Max. Site Coverage of all Buildings , Structures , and Impermeable Surfaces	35% .4	40% .4 except 50% when lot is less than 8,000 m ²	60%
Max. Height for Agricultural Structures	16.0 m	16.0 m	n/a
Min. Setbacks & Max. Gross Floor Area for any Agriculture Facility , Building , or Structure	All Setbacks for any agriculture facility, building , or structure shall follow the minimum setbacks and maximum gross floor area listed in Section 10.5 (except from the ALR interface). Animal clinics shall follow the minimum setbacks (except from the ALR interface) and maximum height as stated for kennels listed in Section 10.5 .		
↓ Regulations that apply to all Principal Dwellings , Non-Agricultural Principal Use Buildings , and Non-Agricultural Principal Use Structures ↓			

Section 10.6 - Development Regulations				
m = metres / m ² = square metres				
Criteria		Zones		
		A2	RR1	RR2
Max. Height		10.0 m	10.0 m	10.0 m
Max. Height for Buildings with Walkout Basements ^{.4}	Front or Flanking Yard	8.6 m	8.6 m	8.6 m
	Rear Building Elevation	12.5 m ^{.3}	12.5 m ^{.3}	12.5 m ^{.3}
Max. Gross Floor Area of a Third (3 rd) Storey relative to the Second (2 nd) Storey (this does not apply to Dwellings with Walkout Basements)		70% see example diagram Figure 5.11	70% see example diagram Figure 5.11	70% see example diagram Figure 5.11
Min. Front Yard Setback		6.0 m	6.0 m	6.0 m
Min. Front Yard or Flanking Yard Setback for any Attached Garage or Carport		6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback		4.5 m	4.5 m	4.5 m

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
Min. Side Yard Setback	3.0 m	3.0 m	2.1 m ^{.1}
Min. Rear Yard setback	10.0 m	9.0 m	7.5 m or 4.5 m on wide lots ^{.1}
↓ Regulations that apply to Carriage Houses , Accessory Buildings or Structures , and Secondary Suites ↓			
Max. Height for Carriage Houses	5.4 m	5.4 m	5.4 m
Max. Height for Accessory Buildings or Structures	4.8 m	4.8 m	4.8 m
Min. Front Yard Setback	12.0 m	12.0 m	12.0 m
Min. Front Yard Setback for Double Fronting Lots	6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback	6.0 m	6.0 m	6.0 m
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m
Min. Rear Yard setback	3.0 m	3.0 m	1.5 m ^{.2}
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	100 m ²

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	90 m ²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area see example diagram Figure 5.9	70% of the carriage house footprint area see example diagram Figure 5.9	70% of the carriage house footprint area see example diagram Figure 5.9
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²
Max. Building Footprint for Accessory Buildings or Structures	n/a	90 m ²	90 m ²

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
<p>FOOTNOTES (Section 10.6):</p> <p>¹ Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m.</p> <p>² When the rear yard is abutting a lane, the minimum rear yard setback is 0.9 m.</p> <p>³ The height for the lowest floor or walkout basements at the rear elevation cannot exceed 3.6 m measured from finished grade to the top of the finished floor above the slab.</p> <p>⁴ For greenhouses and plant nurseries designed with closed wastewater and storm water management system then the site coverage may be increased to 75%.</p> <p>⁵ Setback shall be measured from the edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m.</p>			

Chart Y


Original - Section 12.3 – Subdivision Regulations

Section 12.3 – Subdivision Regulations m = metres / m ² = square metres	
	Zones
	MH1
<u>Min.</u> Site Width	n/a
<u>Min.</u> Site Depth	n/a
<u>Min.</u> Site Area	20,000 m ²

Chart Z

Proposed - Section 12.3 – Subdivision Regulations

Section 12.3 – Subdivision Regulations m ² = square metres	
Criteria	Zones
	MH1
<u>Min.</u> Site Area	20,000 m ²



City of Kelowna
TA22-0014
Text Amendment Bylaw –
To Zoning Bylaw #12375 Part 1 of 3
March 13, 2023

Purpose

- ▶ The purpose of the text amendment application package (Part 1 of 3) is to follow up on the adoption of the new Zoning Bylaw No. 12375 with a series of amendments that include updates to: Section 5 - Definitions & Interpretations, Section 6 – General Development Regulations, Section 7 – Site Layout, Section 8 – Parking & Loading, Section 9 – Specific Use Regulations, Section 10 – Agriculture & Rural Residential Zones, Section 11 – Single and Two Dwelling Zones, Section 12 – Mobile Home and Camping Zones, and Section 14 – Core Area & Other Zones.

Council Reports

▶ Three Text Amendment Reports:

1. First half of content updates within the Zoning Bylaw;
2. Second half of content updates within the Zoning Bylaw; &
3. Updates to the spelling and grammar.

Table 3.1 Executive Summary of Schedule 'A' Recommended Content Changes

No.	Area of Change	Additional Detail
1.	Definition of Bedroom	Clarified language of what is and isn't bedroom to ensure parking calculations (which are based on the number of bedrooms) are accurate.
2.	Definition of Education Services	Clarified dwelling units are permissible if administered by the Education Service under this definition.
3.	Definition of Net Floor Area	Clarify that all garage types are excluded from Net Floor Area calculation.
4.	Definition of Landscape Area	Clarify Landscape Areas apply to flanking side yards.
5.	Definition of Mobile Home	Clarify that any deformation frame (not just steel) would be permitted as a Mobile Home.
6.	Definition of Residential Security Operator Unit	Simplified the definition and clarified the Residential Security Operator Unit cannot occur within a Single Detached Housing form.
7.	Definition of Sleeping Unit	Clarify that Sleeping Units may or may not contain cooking facilities (either full or partial facilities). This is to allow cooking facilities within supportive housing apartment rooms to encourage independent living.
8.	Density Bonus applicability	<ul style="list-style-type: none"> • Clarify rental / affordable housing bonus does not include the additional height bonus. • Set a threshold for minimum number of units to qualify for the affordable housing bonus.

Table 3.1 Executive Summary of Schedule 'A Recommended Content Changes

No.	Area of Change	Additional Detail
9.	Table 7.2 Tree & Landscape Planting Requirements	Update headers to apply to specific zones instead of general areas.
10.	Parking Spaces for Disabled	Change language to Universal Accessible Spaces
11.	Multiple Parking Tables adjusted	<ul style="list-style-type: none"> • Deleted Table 8.3.6 Community, Recreational, and Cultural Table. • The commercial, industrial, and institutional tables were altered to align with the updated permitted and secondary land uses identified within each zone category. • MF1 minimum drive aisles reduced but minimum parking stall size increased when lot has no access to a lane. • Increased tandem requirement to require two regular stall size. • Increase the percentage where regular sized parking stalls are required versus small sized parking stalls.
12.	Minimum Loading Table adjusted	Updated the minimum loading table to align with updated zoning categories.

Table 3.1 Executive Summary of Schedule 'A' Recommended Content Changes

No.	Area of Change	Additional Detail
13.	Minimum Bicycle Table adjusted	<ul style="list-style-type: none"> • Added clarity of supportive housing units and student residences. • Added stacked townhouses to the townhouse category. • Adjusted the commercial and institutional types of development to align with new updated zoning categories.
14.	Section 9.11 Tall Building Regulations	Delete the maximum 4 storeys podium limit as 5 storeys is possible within the 16 metre maximum podium height limit. The 16-metre podium height limit remains.
15.	Added Section 9.12 Transportation Corridor	Add setbacks, fencing, & gates in fencing regulations for lots fronting the Rail Trail Corridor.

Table 3.1 Executive Summary of Schedule 'A' Recommended Content Changes

No.	Area of Change	Additional Detail
16.	Amended Carriage House Regulations	<ul style="list-style-type: none"> • Added 0.3 metres to permitted height of two storey carriage houses to accommodate the change in half storey definition. Also added additional height for flat roof carriage houses. These height adjustments are recommended to follow standard floor to ceiling building code height requirements. • Eliminate unnecessary carriage house maximum building footprint regulation when carriage houses are regulated through maximum gross floor area. • Permit single storey carriage houses within the OCP's Suburban Residential (S-RES) future land use designations.
17.	Updates to Section 14.8 Core Area and Other Zones	Added sub-zone purposes.
18.	Updates to Child Care Centre, Major in Single Family zones	Switched from secondary use to principal use with the childcare sub-zones.
19.	Animal Clinics within the A1 zone	Kennels and overnight boarding of animals are currently permitted on agriculture land. Including animal clinics as a permitted use will allow animal day-care operations, many of which already exist on agriculture land.

Staff Recommendation

- ▶ Staff recommend bylaw be forward to Public Hearing for TA22-0014

CITY OF KELOWNA
BYLAW NO. 12497
TA22-0014 – Amendment to Multiple Sections
of Zoning Bylaw No. 12375

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, "B" BEDROOM** be amended as follows:

Deleting the following after "is for sleeping.":

"It may include, but is not limited to, dens, lofts, studies, and libraries.";

And replace with:

"Regardless of the room's name (including but not limited to) dens, flex rooms, lofts, studies, libraries, etc. if the room's layout could be utilized primarily for sleeping then the room shall be considered a bedroom.";

2. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, "E" EDUCATION SERVICES** be amended by adding the following:

"Residential dwelling units are permitted within Education Services if the dwelling units are administered by the Education Service.";

3. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, "F" FLOOR AREA, NET** be amended by deleting "attached" before "garages, carports, breezeways.";

4. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, "L" LANDSCAPE AREA** be amended as follows:

Deleting the following:

"means the area located within the required front yard setback areas, rear yard setback areas, and industrial side yard setback areas setback area up to a maximum of 3.0 metres.";

And replace with:

"means the area up to a maximum of 3.0 metres located into a required: front yard setback area, flanking side yard setback area, rear yard setback areas, or industrial side yard setback area.";

5. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, “M” MOBILE HOME** be amended by deleting “steel frame that is design” after “resistant” and replace with “frame that is designed”;

6. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, “R” RESIDENTIAL SECURITY/OPERATOR UNIT** be amended as follows:

Deleting the following:

“means a secondary building, a single detached housing, or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a zone.”;

And replace with:

“means secondary building or portion of a building used to provide a single on-site accommodation for: persons employed on the property, a site caretaker, an operator of a commercial establishment, or an on-duty security personnel.”;

7. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, “S” SLEEPING UNIT** be amended as follows:

Deleting the following:

“means a habitable room not equipped with self-contained cooking facilities, providing accommodation for guests.”;

And replace with:

“means a habitable room that may or may not be equipped with self-contained cooking facilities (i.e. a partial or full kitchen), which provides accommodation for guests.”;

8. AND THAT **Section 6 – General Development Regulations, 6.8.3 Density Bonus** be amended as follows:

Deleting the following:

“ (a) all of the dwelling units are zoned for the residential rental tenure and a minimum of 80% of the dwelling units authorized by the building permit that are not ground-oriented shall have balconies with a gross floor area of at least 5% of the dwelling unit’s gross floor area; or

(b) a payment is made into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance Table 6.8.b in respect of at least 2% of the total number of dwelling units authorized by the building permit authorizing the construction of the bonus density.”;

And replace with:

“(a) all the dwelling units are zoned for the residential rental tenure and a minimum of 80% of the dwelling units authorized by the building permit that are not ground-oriented shall have balconies with a gross floor area of at least 5% of the dwelling unit’s gross floor area This does not include any additional height associated with bonus FAR; or

(b) a payment is made into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance with Table 6.8.b in respect to the total amount of affordable housing units authorized by the building permit authorizing the construction of the bonus density.”;

9. AND THAT **Section 7 – Site Layout, Table 7.2 Tree & Landscaping Planting Requirements, Criteria** be amended by deleting “Infill Housing and Townhouses” and replace with “MF1 & MF2 Zones”;
10. AND THAT **Section 7 – Site Layout, Table 7.2 Tree & Landscaping Planting Requirements, Criteria** be amended by deleting “Apartments in Multi-Dwelling Zones” and replace with “MF3 zone, Core Area Zone, and Health District Zones”;
11. AND THAT **Section 7 – Site Layout, Table 7.2 Tree & Landscaping Planting Requirements, Criteria** be amended by adding, “Village Centre Zone,” after “Urban Centre Zones”;
12. AND THAT **Section 7 – Site Layout, Table 7.2 Tree & Landscaping Planting Requirements, Criteria** be amended by deleting “Commercial Zones & Industrial Zones” and replace with “Commercial Zones, Industrial Zones, & Comprehensive Development Zones”;
13. AND THAT **Section 8 – Parking and Loading, 8.1.4(c) General Provisions and Development Standards** be amended by deleting “the disabled” after “spaces for” and replace with “universal accessibility”;
14. AND THAT **Section 8 – Parking and Loading, 8.2.1 Off-Street Parking Regulations** be amended by deleting “the disabled” after “including parking for” and replace with “universal accessibility”;
15. AND THAT **Section 8 – Parking and Loading, Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles** be deleted in its entirety and replaced with Table 8.2.7.a as outlined in **Schedule A** attached to and forming part of this bylaw;

16. AND THAT **Section 8 – Parking and Loading, Table 8.2.7.b Ratio of Parking Space Sizes** be deleted in its entirety and replaced with Table 8.2.7.b outlined in **Schedule B** as attached to and forming part of this bylaw;
17. AND THAT **Section 8 – Parking and Loading, 8.2.9 Size and Ratio** be amended by adding “width” after “the parking space”;
18. AND THAT **Section 8 – Parking and Loading, 8.2.11 (b) Number of Spaces** be amended by adding “Urban Centres,” after “Within the Core Area,”;
19. AND THAT **Section 8 – Parking and Loading, 8.2.17(a) Accessible Parking Standards** be amended by deleting “a visitor parking space is required, then” and replace with “one or more visitor parking spaces are required, then”;
20. AND THAT **Section 8 – Parking and Loading, Table 8.3.1 Residential Multi-Dwelling Parking** be deleted in its entirety and replaced with Table 8.3.1 outlined in **Schedule C** as attached to and forming part of this bylaw;
21. AND THAT **Section 8 – Parking and Loading, Table 8.3.1a Other Residential Parking** be deleted in its entirety and replaced with Table 8.3.1a outlined in **Schedule D** as attached to and forming part of this bylaw;
22. AND THAT **Section 8 – Parking and Loading, Table 8.3.2 Commercial** be deleted in its entirety and replaced with Table 8.3.2 outlined in **Schedule E** as attached to and forming part of this bylaw;
23. AND THAT **Section 8 – Parking and Loading, Table 8.3.3 Agriculture** be amended by adding “GFA = gross floor area” under “Table 8.3.3 Agriculture”;
24. AND THAT **Section 8 – Parking and Loading, Table 8.3.4 Industrial** be deleted in its entirety and replaced with Table 8.3.4 outlined in **Schedule F** as attached to and forming part of this bylaw;
25. AND THAT **Section 8 – Parking and Loading, Table 8.3.5 Institutional** be deleted in its entirety and replaced with Table 8.3.5 outlined in **Schedule G** as attached to and forming part of this bylaw;
26. AND THAT **Section 8 – Parking and Loading, Table 8.3.6 Community, Recreational, and Cultural** be deleted in its entirety;
27. AND THAT **Section 8 – Parking and Loading, Figure 8.3 Parking Exception Areas** be deleted in its entirety;

28. AND THAT **Section 8 – Parking and Loading, Table 8.4 Minimum Loading Required** be deleted in its entirety and replaced with Table 8.4 outlined in **Schedule H** as attached to and forming part of this bylaw;
29. AND THAT **Section 8 – Parking and Loading, Table 8.5 Minimum Bicycle Parking Spaces Required** be deleted in its entirety and replaced with Table 8.5 outlined in **Schedule I** as attached to and forming part of this bylaw;
30. AND THAT **Section 8 – Parking and Loading, 8.5.8 Off-Street Bicycle Parking** be amended by adding “Urban Centres,” after “Within the Core Area,”;
31. AND THAT **Section 8 – Parking and Loading, Table 8.6.1 Required End-of-Trip Facilities, FOOTNOTES** be amended by deleting “Section” and replace with “Table”;
32. AND THAT **Section 8 – Parking and Loading, Table 8.6.1 Required End-of-Trip Facilities, FOOTNOTES** be amended by deleting “End of trips” and replace with “End-of-trip facilities”;
33. AND THAT **Section 9 – Specific Use Regulations, 9.1 Applications** be amended by adding in its appropriate location the following:

“9.12 Transportation Corridor

9.12.1 Any flanking side yard, side yard, or rear yard abutting the Transportation Corridor (TC) future land use designation outlined in the Official Community Plan shall have a minimum 3 metre setback from that lot line. That setback area shall be landscaped in accordance with Section 7.

9.12.2 Notwithstanding Section 7, any fencing within the landscape area required by Section 9.12.1 shall be a black chain link fence, or other materials approved by the Divisional Director of Planning and Development Services. The fence may be substituted for a continuous opaque barrier only where Section 7 permits continuous opaque barriers. If a fence or continuous opaque barrier is installed, then the fence or continuous opaque barrier must:

- a) contain at least one pedestrian access gate along the lot line abutting the Transportation Corridor (TC) future land use designation;
- b) have the pedestrian access gate be a minimum of 1.6 metres wide and be lockable and controlled by the subject property owner.

9.12.3 Notwithstanding Section 7.5, the maximum fence height within the landscape area required by Section 9.12.1 shall be 2.0 metres and must be setback at least 0.15 metres from the lot line abutting the Transportation Corridor (TC) future land use designation.

9.12.4 Any lots zoned A1-Agriculture or P3 -Parks and Open Space are exempt from the requirements in Section 9.12.”;

34. AND THAT **Section 9 – Specific Use Regulations, 9.2 Home Based Business Regulations** be amended by adding “m² = square metres” under “Section 9.2 – Home Based Business Regulations”;

35. AND THAT **Section 9 – Specific Use Regulations, 9.2 Home Based Business Regulations, Employee Restriction** be amended by adding the following under Rural:

“ Two persons maximum other than the principal residents of the dwelling unit can be engaged in the home-based business onsite.”;

36. AND THAT **Section 9 – Specific Use Regulations, Section 9.6 Agriculture, Urban Regulations, Community Garden Regulation** be amended as follows:

Deleting the following that reads:

“Have no or materials related to the community garden stored outside on the lot”

And replace with:

“No materials shall be stored outside of the lot”

37. AND THAT **Section 9 – Specific Use Regulations, Table 9.7.4 Site Specific Regulations** be amended by deleting the table in its entirety and replace it with Table 9.7.4 outlined in **Schedule J** as attached to and forming part of this bylaw;

38. AND THAT **Section 9 – Specific Use Regulations, Table 9.9.9 Site Specific Regulations** be amended by deleting the table in its entirety and replace it with Table 9.9.9 outlined in **Schedule K** as attached to and forming part of this bylaw;

39. AND THAT **Section 9 – Specific Use Regulations, Table 9.11 Tall Building Regulations** be amended by deleting the table in its entirety and replace it with Table 9.11 outlined in **Schedule L** as attached to and forming part of this bylaw;

40. AND THAT **Section 10 – Agriculture & Rural Residential Zones, A1: 10.3 Permitted Land Uses, Animal Clinics, Major** be amended by deleting “-” and replace with “P”;

41. AND THAT **Section 10 – Agriculture & Rural Residential Zones, A1: 10.3 Permitted Land Uses, Animal Clinics, Minor** be amended by deleting “-” and replace with “P”;

42. AND THAT **Section 10 – Agriculture & Rural Residential Zones, RR1: 10.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
43. AND THAT **Section 10 – Agriculture & Rural Residential Zones, RR2: 10.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
44. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Table 10.3 – Permitted Land Uses, FOOTNOTES 10.3.9** be amended as follows:

Deleting the following that reads:

"When a home-based business, rural involves the cutting and wrapping of wild game or any meat, the lot must have a lot area greater than 3,300 m²";

And replace with:

"All home-based business, rural must have a minimum lot area as described in Section 9.2 Home-based business.";

45. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.6 Development Regulations** be deleted in its entirety and replaced with Section 10.6 outlined in **Schedule M** as attached to and forming part of this bylaw;
46. AND THAT **Section 11 – Single and Two Dwelling Zones, RU1: 11.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
47. AND THAT **Section 11 – Single and Two Dwelling Zones, RU2: 11.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
48. AND THAT **Section 11 – Single and Two Dwelling Zones, RU4: 11.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
49. AND THAT **Section 11 – Single and Two Dwelling Zones, RU5: 11.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
50. AND THAT **Section 11 – Single and Two Dwelling Zones, 11.3 – Permitted Land Uses, FOOTNOTES 11.3.7** be amended as follows:

Deleting the following that reads:

" For a lot located outside the Core Area, the lot must have a carriage house sub-zone 'c' on the property for a carriage house to be permitted. For a lot located within the Core Area, a carriage

house is a permitted secondary use without the necessity of the sub-zone. Carriage houses must be on a lot serviced with community sanitary sewer and community water, except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m².”;

And replace with:

“ Carriage houses are permitted as a secondary use without the necessity of the sub-zone if the lot is located within the Core Area Neighbourhood (C-NHD) or the Suburban Residential (S-RES) future land use designations as outlined within the OCP. Lots located outside those future land use designations must have a carriage house sub-zone ‘c’ on the property for a carriage house to be permitted. Further, carriage houses must be on a lot serviced with community sanitary sewer and community water, except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m².”;

51. AND THAT **Section 11 – Single and Two Dwelling Zones, RU4: 11.3 Permitted Land Uses, Carriage House** be amended by deleting “7”
52. AND THAT **Section 11 – Single and Two Dwelling Zones, 11.5 Development Regulations** be deleted in its entirety and replace with Section 11.5 outlined in **Schedule N** as attached to and forming part of this bylaw;
53. AND FURTHER THAT **Section 12 – Mobile Home and Camping Zones, 12.3 Subdivision Regulations** be deleted in its entirety and replace with Section 12.3 outlined in **Schedule O** as attached to and forming part of this bylaw;
54. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of March, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE A

Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles m = metres			
Parking Spaces:	Min. Length	Min. Width	Min. Height Clearance
Regular Size Vehicle parking space	6.0 m	2.5 m	2.0 m
Small Size Vehicle parking space	4.8 m	2.3 m	2.0 m
Accessible parking spaces	6.0 m	3.7 m	2.3 m
Van-Accessible parking spaces	6.0 m	4.8 m	2.3 m
Regular Size Parallel parking space	7.0 m	2.6 m	2.0 m
Small Size Parallel parking space	6.5 m	2.5 m	2.0 m
Drive Aisles:	Min. Length	Min. Width	Min. Height Clearance
All two-way drive aisles serving 90 degrees parking (e.g., parking lot , parkade, garage)	n/a	6.5 m	2.0 m
All two-way surface drive aisles without adjacent parking	n/a	6.0 m	2.0 m
All two-way surface drive aisles without access to adjacent parking , garages, and / or carports in MF1 zone	n/a	4.5 m	2.0 m
All two-way surface drive aisles with access to adjacent parking , garages, and / or carports in MF1 zone	n/a	6.0 m	2.0 m
One way drive aisles (60 degree parking)	n/a	5.5 m	2.0 m
One way drive aisles (45 degree parking & parallel parking)	n/a	3.5 m	2.0 m

SCHEDULE B

Table 8.2.7.b Ratio of Parking Space Sizes		
Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces
Single Detached Dwelling, Duplex, or Semi-Detached	100% ^{.3}	0%
Carriage house or secondary suite	0%	100% ^{.3, .4}
Short-term rental accommodations	0%	100% ^{.3, .4}
Dwelling units in the MF1 zone with access to a lane	0%	100% ^{.3, .4}
Dwelling units in the MF1 zone without access to a lane	100% ^{.3}	0%
Townhouses, Stacked Townhouses, and Apartments	50% ^{.1, .2, .3, .4}	50% ^{.4}
Commercial	70% ^{.4}	30% ^{.4}
Industrial	70% ^{.4}	30% ^{.4}
Institutional	50% ^{.4}	50% ^{.4}
<p>FOOTNOTES (Section 8.2.7):</p> <p>^{.1} For the purpose of calculating the percentage of regular size vehicle parking spaces, “accessible parking spaces” shall be included in the minimum number regular size vehicle parking spaces.</p> <p>^{.2} All visitor parking spaces must be regular size vehicle parking spaces.</p> <p>^{.3} All parking spaces that are configured in tandem must be regular size vehicle parking space.</p> <p>^{.4} All parking spaces must be regular size vehicle parking space when the length of a parking space abuts a doorway.</p>		

SCHEDULE C

Table 8.3.1 Residential Multi-Dwelling Parking					
<u>Land Use / Type of Development</u>	Base Parking Requirement (Number of spaces)				Minimum Visitor Parking Requirement <small><u>.1, .2</u></small>
	Urban Centre Zones <small><u>.5</u></small>	MF1 Zone <small><u>.4</u></small> , Village Centre Zones, and Zones fronting a <u>Transit Supportive Corridor</u>	All other zones within the <u>Core Area</u>	All other zones outside the <u>Core Area</u> <small><u>.3</u></small>	
<u>Apartment Housing</u> <u>Townhouses</u> <u>Stacked Townhouses</u>	<u>Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.9 spaces <small><u>.4</u></small> & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.14 spaces <small><u>.1</u></small> & Max 0.2 spaces per dwelling unit</u>
<u>Residential Security Operator Unit</u>	<u>Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.0 space <small><u>.4</u></small> & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	
	<u>Min 1.0 space & Max 1.5 spaces per 2 or more bedroom dwelling unit</u>	<u>Min 1.1 spaces <small><u>.4</u></small> & Max 1.6 spaces per 2 bedroom dwelling unit</u>	<u>Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit</u>	<u>Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit</u>	
		<u>Min 1.4 spaces <small><u>.4</u></small> & Max 2.0 spaces per 3 bedroom dwelling unit</u>	<u>Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit</u>	<u>Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit</u>	
FOOTNOTES (Section 8.3.1.):					

- ^{.1} Visitor [parking](#) is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor [parking](#) is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ^{.2} Regardless of the parking rate ([spaces](#) per [unit](#)). The minimum number of [dwelling units](#) when the first visitor [parking space](#) is required is five (5) [dwelling units](#). For example, a [lot](#) with four (4) [dwelling units](#) does not require a visitor [parking space](#).
- ^{.3} Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1a Other Residential Parking.
- ^{.4} MF1 zoned [lots](#) with four [dwelling units](#) or less shall have a minimum of one (1) [parking space](#) per [dwelling unit](#). The parking rate identified above applies to MF1 [lots](#) with five [dwelling units](#) or more.
- ^{.5} All [lots](#) in the areas identified as 3 storeys in [Map 4.1](#) within the [OCP](#) (UC1 Downtown) shall not be required to meet any vehicle [parking space](#) requirements if the height of the [buildings](#) on the [lot](#) are 4 [storeys](#) or less and 15.0 metres or less.



SCHEDULE D

Table 8.3.1.a Other Residential Parking			
GFA = gross floor area m ² = square metres			
<u>Land Use / Type of Development</u>	Base Parking Requirement		Visitor Parking Requirement ^{.1}
	Minimum	Maximum	
<u>Agriculture & Rural Zones and Single & Two Dwelling Zones</u>	2.0 <u>spaces</u> per <u>sleeping unit</u>	n/a	0.0 <u>spaces</u> or <u>Min</u> 0.14 <u>spaces</u> & <u>Max</u> 0.2 <u>spaces</u> per <u>dwelling unit</u> ^{.3}
<u>Bed and Breakfast Homes</u>	1.0 <u>space</u> per <u>sleeping unit</u>	1.5 <u>spaces</u> per <u>sleeping unit</u>	n/a
<u>Boarding or Lodging Houses</u>	1.0 <u>space</u> ; plus 0.9 stalls per <u>sleeping unit</u>	1.5 <u>space</u> ; plus 2.0 <u>spaces</u> per <u>sleeping unit</u>	n/a
<u>Carriage House</u>	1.0 <u>space</u> ^{.2}	2.0 <u>spaces</u>	n/a
Child Care Centre, Major	1.0 Space per 11 children of capacity	n/a	n/a
<u>Child Care Centre, Minor</u>	1.0 <u>space</u>	n/a	n/a
<u>Congregate Housing & Supportive Housing</u>	0.35 <u>spaces</u> per <u>sleeping unit</u> ; Plus 0.5 <u>spaces</u> per non-resident on-duty employee or 3.0 <u>spaces</u> (whichever is greater)	n/a	<u>Min</u> 0.14 <u>spaces</u> & <u>Max</u> 0.2 <u>spaces</u> per <u>dwelling unit</u>
<u>Group Home</u>	1.0 <u>space</u> ; plus 0.35 stalls per <u>sleeping unit</u>	2.0 <u>spaces</u> ; plus 1.0 stall per <u>sleeping unit</u>	n/a
<u>Home-Based Business, Major</u>	1.0 <u>space</u>	2.0 <u>spaces</u>	n/a
<u>Home-Based Business, Major</u> for <u>Health Services</u> on <u>lots</u> located on Royal Avenue or Christleton Avenue	2.5 <u>spaces</u> per 100 m ² <u>GFA</u>	5.0 <u>spaces</u> per 100 m ² <u>GFA</u>	n/a

Table 8.3.1.a Other Residential Parking

GFA = gross floor area
m² = square metres

Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Home-Based Business, Minor	n/a	n/a	n/a
Home-Based Business, Rural	1.0 space	n/a	n/a
Mobile Homes	2.0 spaces per dwelling unit	2.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD20 Zone	1.0 space per dwelling unit , except 0.15 spaces per student only residences	1.5 spaces per dwelling unit	Min 0.14 spaces per dwelling unit , except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit
Residential units within the CD22 zone	1.1 spaces per dwelling unit greater than 2 bedrooms 1.0 space per 2 bedroom dwelling unit 0.9 spaces per 1 bedroom dwelling unit 0.75 spaces per bachelor dwelling unit	2.0 spaces per dwelling unit greater than 2 bedrooms 1.6 space per 2 bedroom dwelling unit 1.25 spaces per 1 bedroom dwelling unit 1.0 spaces per bachelor dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Secondary Suites	1.0 space ²	2.0 spaces	n/a
Short – Term Rental Accommodation: <ul style="list-style-type: none"> Multi-Dwelling Zones and Core Area and Other Zones 	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	n/a
Short – Term Rental Accommodation: <ul style="list-style-type: none"> Agriculture & Rural Zones 	1.0 space per two sleeping units	n/a	

Table 8.3.1.a Other Residential Parking

GFA = gross floor area
m² = square metres

Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
and Single & Two Dwelling Zones			

FOOTNOTES ([Table 8.3.1a](#)):

¹ Visitor parking is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

² [Parking space](#) can be located in the driveway and in tandem with the single detached [dwelling](#) parking as long as two additional off-street [parking spaces](#) are provided for the [principal dwelling](#). Notwithstanding Section 8.1.4, parking for [secondary suites](#) or [carriage houses](#) can be surfaced with a dust-free material.

³ Within a residential strata with five or more [dwelling units](#) the visitor parking requirement is 0.14 [spaces](#) per [dwelling unit](#).

SCHEDULE E

Table 8.3.2 Commercial GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
All commercial uses in the UC1 zone even if listed separately below ¹ , ³	0.9 spaces per 100 m ² GFA	3.0 spaces per 100 m ² GFA
All commercial uses in the UC2, UC3, UC4, UC5, and VC1 zone even if listed separately below ¹	1.3 spaces per 100 m ² GFA	4.5 spaces per 100 m ² GFA
All commercial uses in the CD22 zone even if listed separately below ¹	1.0 spaces per 100 m ² net floor area	4.5 spaces per 100 m ² GFA
All commercial uses in the CD26 zone even if listed separately below ¹	1.75 parking spaces per 100 m ² GFA	4.5 spaces per 100 m ² GFA
Boat Storage	1.0 space per 10 boat storage spaces plus 2 spaces for employees	1.25 spaces per 10 boat storage spaces plus 2 spaces for employees
Child Care Centre, Major	1.0 space per 11 children of capacity or 2.0 spaces per 100 m ² GFA (whichever is more)	n/a
Child Care Centre, Minor	1.0 space	n/a
Commercial Storage ; or Warehousing	0.5 spaces per 100 m ² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.	1.0 space per 100 m ² GFA ; Plus 3.0 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.

Table 8.3.2 Commercial GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
Fleet Services	1.0 space per 100 m ² GFA and 1.0 space per vehicle in fleet	n/a
Gas Bar	2.5 spaces per 100 m ² GFA	n/a
Hotels / Motels	0.8 spaces per sleeping units plus requirements of other uses in the UC1 zone; 1.0 space per sleeping unit plus requirements of other uses in all other zones	1.5 spaces per sleeping units , plus requirements of other uses
Residential Security / Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit
Spectator Sports Establishments	1 per 4 seats	n/a
Temporary Shelter Services	1.0 space per 10 beds	n/a
All other commercial uses not listed above within a: Residential zone, Commercial zone, Village Centre zone, Core Area zone, Urban Centre zone, a Health District zone, or a Comprehensive Development zone with commercial uses (unless the CD zone specifies a parking rate): ^{1,2}	<ul style="list-style-type: none"> • 2.0 spaces per 100 m² GFA for uses with GFA less than 1,000 m² • 2.5 spaces per 100 m² GFA for uses with GFA between 1,000 m² & 2,000 m² • 3.0 spaces per 100 m² GFA for uses with GFA between 2,000 m² & 20,000 m² • 4.0 spaces per 100 m² GFA for uses with GFA greater than 20,000 m² 	<ul style="list-style-type: none"> • 2.5 spaces per 100 m² GFA for uses with GFA less than 1,000 m² • 3.5 spaces per 100 m² GFA for uses with GFA between 1,000 m² & 2,000 m² • 4.5 spaces per 100 m² GFA for uses with GFA between 2,000 m² & 20,000 m² • 5.25 spaces per 100 m² GFA for uses with GFA greater than 20,000 m²
FOOTNOTES (Table 8.3.2.): ¹ For shopping centres , calculate the area by adding all the tenant spaces together. ² Food Primary Establishment and Liquor Primary Establishment must have a minimum of 3 parking spaces.		

Table 8.3.2 Commercial

GFA = gross floor area
m² = square metres

Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
<p>^{.3} All lots in the areas identified as 3 storeys in Map 4.1 within the OCP (UC1 Downtown) shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are 4 storeys or less as well as 15.0 metres or less.</p>		



SCHEDULE F

Table 8.3.4 Industrial GFA = gross floor area m ² = square metres		
<u>Land Use / Type of Development</u>	Parking Requirement	
	Minimum	Maximum
<u>Animal Clinics, Major and Minor</u> ; or <u>Auctioneering Establishments</u> ; or <u>Cultural and Recreation Services</u> ; or <u>Food Primary Establishment</u> ; or <u>Gas Bar</u> ; or <u>Liquor Primary Establishment</u> ; or <u>Participant Recreation Services, Indoor</u> ; or <u>Recycling Drop-Offs</u> ; or <u>Retail Cannabis Sales</u> ;	2.5 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> less than 2,000 m ² 3.0 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> between 2,000 m ² & 20,000 m ² 4.0 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> greater than 20,000 m ²	3.5 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> less than 2,000 m ² 4.5 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> between 2,000 m ² & 20,000 m ² 5.25 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> greater than 20,000 m ²
<u>Alcohol Production Facilities</u> ; or <u>Automotive & Equipment</u> ; or <u>Automotive & Equipment, Industrial</u> ; or <u>Cannabis Production Facilities</u> ; or <u>Emergency and Protective Services</u> ; or <u>General Industrial Uses</u> ; or <u>Recycling Depots</u> ; or <u>Wrecking Yards</u>	1.0 <u>space</u> per 100 m ² <u>GFA</u> (includes <u>mezzanine</u> area); Plus 2.5 <u>spaces</u> per 100 m ² <u>GFA</u> for all floor area devoted to <u>accessory</u> activities such as any indoor display, <u>office</u> , administrative or technical support, or <u>retail</u> sale operations.	2.5 <u>spaces</u> per 100 m ² <u>GFA</u> (includes <u>mezzanine</u> area); Plus 3.0 <u>spaces</u> per 100 m ² <u>GFA</u> for all floor area devoted to <u>accessory</u> activities such as any indoor display, <u>office</u> , administrative or technical support, or <u>retail</u> sale operations.
<u>Boat Storage</u>	1.0 <u>space</u> per 10 <u>boat storage</u> spaces. Minimum of 2 <u>spaces</u>	1.5 <u>spaces</u> per 10 <u>boat storage</u> spaces
<u>Bulk Fuel Depot</u>	2.0 <u>spaces</u>	n/a
Child Care Centre, Major	1.0 <u>space</u> per 11 children of capacity or 2.5 <u>spaces</u> per 100 m ² <u>GFA</u> (whichever is greater)	n/a

<p>Commercial Storage; or Recycling Plants; or Utility Services, Infrastructure; or Warehousing</p>	<p>0.5 spaces per 100 m² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.</p>	<p>1.0 space per 100 m² GFA; Plus 3.0 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.</p>
<p>Fleet Services</p>	<p>1.0 spaces per 100 m² GFA and 1 space per vehicle in fleet</p>	<p>n/a</p>
<p>Residential Security/Operator Unit</p>	<p>1.0 space per dwelling unit</p>	<p>2.0 spaces per dwelling unit</p>

SCHEDULE G

Table 8.3.5 Institutional GFA = gross floor area m ² = square metres		
<u>Land Use / Type of Development</u>	Parking Requirement	
	Minimum	Maximum
Child Care Centre, Major	1.0 <u>space</u> per 11 children of capacity or 2.0 <u>spaces</u> per 100 m ² <u>GFA</u> (whichever is greater)	n/a
<u>Cemetery</u>	0.5 <u>space</u> per 100 m ² <u>GFA</u>	n/a
<u>Cultural and Recreation Services</u> ; or <u>Exhibition and Convention Facilities</u> ; or <u>Food Primary Establishment</u> ; or <u>Health Services</u> ; or <u>Liquor Primary Establishment</u> ; or <u>Recycling Drop-Offs</u> ; or <u>Retail</u>	2.5 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> less than 2,000 m ² 3.0 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> between 2,000 m ² & 20,000 m ² 4.0 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> greater than 20,000 m ²	3.5 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> less than 2,000 m ² 4.5 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> between 2,000 m ² & 20,000 m ² 5.25 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> greater than 20,000 m ²
<u>Detention and Correction Services</u>	1.0 <u>space</u> per 2 inmates (capacity)	n/a
<u>Education Services</u>	1.3 <u>spaces</u> per 100 m ² <u>GFA</u>	n/a
<u>Emergency and Protective Services</u>	4.0 <u>spaces</u> per 100 m ² <u>GFA</u>	n/a
<u>Hospitals</u>	1.0 <u>space</u> per 100 m ² <u>GFA</u>	n/a
<u>Participant Recreation Services, Indoor</u>	2.0 <u>spaces</u> per 100 m ² <u>GFA</u> ; or 2.0 <u>spaces</u> per alley for bowling alleys; or 4.0 <u>spaces</u> per curling sheet for curling rinks; or 3.0 <u>spaces</u> per court for racquet clubs; or 25.0 <u>spaces</u> per 100 m ² of pool water surface for public swimming pools (whichever is greater)	n/a
<u>Participant Recreation Services, Outdoor</u>	2.0 <u>spaces</u> per 100 m ² <u>GFA</u> ; and	n/a

Table 8.3.5 Institutional

GFA = gross floor area
 m² = square metres

Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
	6.0 spaces per hole for golf courses; and 1.0 space per tee for a golf driving range	
Religious Assemblies	1 space per 5 seats or 6 spaces per 100 m ² of GFA (whichever is greater)	n/a
Residential Security/Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit
Spectator Sports Establishments	1 space per 4 seats	n/a
Temporary Shelter Services	1.0 space per 10 beds	n/a

SCHEDULE H

Table 8.4 – Minimum Loading Required GFA = gross floor area m ² = square metres	
Type of Development (Use)	Required Loading Spaces
Child Care Centre, Major	For 1 – 25 children 0 loading spaces For 26 or more children 1 loading spaces
Commercial Uses	1 per 1,900 m ² GFA
Hotels/Motels	1 per 2,800 m ² GFA
Industrial Uses	1 per 1,900 m ² GFA
Institutional Uses	1 per 2,800 m ² GFA

SCHEDULE I

Table 8.5 – Minimum Bicycle Parking Spaces Required			
GFA = gross floor area m ² = square metres			
Type of Development	Bicycle Parking Spaces		
	Required Long-term	Bonus Long-term	Required Short-term
Apartment Housing	<ul style="list-style-type: none"> • 0.75 bike spaces per bachelor unit • 0.75 bike spaces per one bedroom unit • 0.75 bike spaces per two bedroom unit • 1.0 bike space per three bedroom or more unit • 0.75 bike spaces per supportive housing unit • 1.0 bike space per student residence unit 	<ul style="list-style-type: none"> • 1.25 bike spaces per bachelor unit • 1.25 bike spaces per one bedroom unit • 1.5 bike spaces per two bedroom unit • 2.0 bike spaces per three bedroom or more unit • 1.5 bike spaces per supportive housing unit • n/a for student residence unit 	6.0 bike spaces per entrance
Congregate Housing	1.0 bike space per 20 dwelling units plus 1.0 bike space per 10 employees	n/a	6.0 bike spaces per entrance
Townhouses & Stacked Townhouses	No requirement ^{.4}	n/a ^{.1}	4.0 bike spaces or 1.0 bike spaces per 5 dwelling units (whichever is greater) ^{.2}
Hotels / Motels	1.0 bike space per 20 sleeping units	n/a	6.0 bike spaces per entrance

Table 8.5 – Minimum Bicycle Parking Spaces Required

GFA = gross floor area
m² = square metres

<p>Institutional Zones & Child Care Centre, Major & All Commercial Uses in any: Multi-Family Zone, Commercial Zone, Health District Zone, Core Area Zone, Village Centre Zone, Urban Centre Zone, or any Comprehensive Development Zone with Commercial Uses.</p>	<p>For GFA less than or equal to 20,000 m² then 0.2 bike spaces per 100 m² of GFA</p> <p>For GFA greater than 20,000 m² then 0.4 bike spaces per 100 m² of GFA</p>	<p>For GFA less than or equal to 20,000 m² then 0.4 bike spaces per 100 m² of GFA</p> <p>For GFA greater than 20,000 m² then 0.8 bike spaces per 100 m² of GFA</p>	<p>For GFA less than 2,000 m² then 2.0 bike spaces per entrance</p> <p>For GFA 2,000 m² to 20,000 m² then 4.0 bike spaces per entrance</p> <p>For GFA greater than 20,000 m² then 6.0 bike spaces per entrance</p>
<p>Industrial Zones</p>	<p>0.05 bike spaces per 100 m² of GFA ^{.3}</p>	<p>0.1 bike spaces per 100 m² of GFA ^{.3}</p>	<p>No requirement ^{.3}</p>

FOOTNOTES (Table 8.5):

- ^{.1} **Townhouses** & Stacked Townhouses without an attached private garage with direct entry from the garage to the **dwelling unit** can utilize the bonus bicycle parking provisions within **apartment housing**.
- ^{.2} Regulation only applies to **lots** with five (5) or more **dwelling units**.
- ^{.3} Any industrial zoned lot fronting onto Richter Street, Clement Avenue, Baillie Avenue, or Vaughan Avenue that has floor area used for a food primary establishment, a liquor primary establishment, and / or any floor area used for tasting, serving, or consumption of alcohol shall follow the commercial bicycle parking rate for that floor area.
- ^{.4} The bike parking exclusion for **townhouses** only applies to **dwelling units** which each have a private garage, otherwise, the **apartment housing** category must be used to calculate the **long term-bicycle parking** requirement.

SCHEDULE J

Table 9.7.4 – Site Specific Regulations ha = hectares			
	Legal Description	Civic Address	Regulation
1.	Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154 Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154	4085 Shanks Road 4133 Shanks Road	For the purposes of temporary farm worker housing , these parcels shall be considered one farm unit , and the following regulations shall apply to this farm unit only. Notwithstanding the other section 9.7 regulations : <ul style="list-style-type: none"> • TFWH footprint size; the TFWH footprint may not exceed 0.70 ha for structures to accommodate a maximum of 140 temporary farm workers. • Temporary farm worker allocation; structures to accommodate a maximum of 140 temporary farm workers shall be permitted on this farm unit in the '#2 Highway 97 city sector' as identified on Map 9.7.
2.	Lot A, Section 12, Township 26, ODYD, Plan EPP71625	2975 Gallagher Road	The following regulations shall apply to this farm unit only. Notwithstanding the other section 9.7 regulations : <ul style="list-style-type: none"> • TFWH footprint size; the TFWH footprint may not exceed 0.95 ha for structures to accommodate a maximum of 130 temporary farm workers.

SCHEDULE K

Table 9.9.9 – Site Specific Regulations			
	Legal Description	Civic Address	Regulation
1.	Lot B, District Lot 139, ODYD, Plan 5934	1636-1652 Padosy St.	To allow for a retail cannabis sales establishment within 500 metres of the approved retail cannabis sales establishment located at 547-559 Bernard Avenue.
2.	All Land Shown on Strata Plan K12	520 – 526 Bernard Avenue	To allow for a retail cannabis sales establishment within 500 metres of other approved retail cannabis sales establishments located at 547-549 Bernard Avenue and 1636-1652 Padosy Street and within 150 metres of Kasugai Gardens.
3.	Lot 2, District Lot 139, ODYD, Plan 4153	266 Bernard Avenue	To allow for a retail cannabis sales establishment within 500 metres of other approved retail cannabis sales establishments located at 547-549 Bernard Avenue and 1636-1652 Padosy Street and within 150 metres of City Park and within 150 metres of Stuart Park.

SCHEDULE L

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (GFA = Gross Floor Area)
Minimum amount of transparent glazing on first floor frontage façade	75% for commercial frontage n/a for residential frontage
Minimum depth of any commercial unit fronting a street	6 m
Minimum setback for each corner lot applied only to the first storey	There shall be a triangular setback 4.5 m long abutting along the lot lines that meet at each corner of an intersection. Within the volumetric 4.5 m triangular setback there shall be no buildings or structural columns are permitted. See visual example figure 9.11.1.
Podium height (maximum)	16 m
Podium rooftop	The rooftop of the podium shall not be used for parking and there shall be no parking spaces within the parkade that do not have an overhead roof for weather protection.
Minimum building separation measured from exterior face of the building	30 m
For structures taller than 40.0 m or 13 storeys (whichever is lesser) in height, the floor plate ¹ above 16.0 m cannot exceed:	a) 750 m ² GFA for residential use b) 850 m ² GFA for hotel use c) 930 m ² GFA for office and/or commercial uses
Tower stepback above podium, including balconies, on the front building facade and flanking building façade (minimum)	3 m
Barrier free accessibility	Every building shall have front entrance at finished grade on the front and/or flanking street. The main residential entrance and exit and all commercial spaces shall provide barrier free accessibility to the nearest sidewalk.

Table 9.11 – Tall Building Regulations

m = metres / m² = square metres

Criteria	Regulation (GFA = Gross Floor Area)
<p>FOOTNOTES (Table 9.11):</p> <p>¹ The floorplate is the gross floor area per floor of interior space and excludes all exterior spaces such as decks, patios, balconies, etc.)</p>	

SCHEDULE M

Section 10.6 - Development Regulations m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
↓ Regulations that apply to all Buildings , Structures , and Uses ↓			
Max. Site Coverage of all Buildings	20% ^{.4} except 30% when lot is less than 8,000 m ²	20% ^{.4} except 30% when lot is less than 8,000 m ²	30%
Max. Site Coverage of all Buildings , Structures , and Impermeable Surfaces	35% ^{.4}	40% ^{.4} except 50% when lot is less than 8,000 m ²	60%
Max. Height for Agricultural Structures	16.0 m	16.0 m	n/a
Min. Setbacks & Max. Gross Floor Area for any Agriculture Facility , Building , or Structure	All Setbacks for any agriculture facility, building , or structure shall follow the minimum setbacks and maximum gross floor area listed in Section 10.5 (except from the ALR interface). Animal clinics shall follow the minimum setbacks (except from the ALR interface) and maximum height as stated for kennels listed in Section 10.5 .		
↓ Regulations that apply to all Principal Dwellings , Non-Agricultural Principal Use Buildings , and Non-Agricultural Principal Use Structures ↓			
Max. Height	10.0 m	10.0 m	10.0 <u>m</u>
Max. Height for Buildings with Walkout Basements ^{.4}	Front or Flanking Yard	8.6 m	8.6 m
	Rear Building Elevation	12.5 m ^{.3}	12.5 m ^{.3}

Section 10.6 - Development Regulations

m = metres / m² = square metres

Criteria	Zones		
	A2	RR1	RR2
Max. Gross Floor Area of a Third (3 rd) Storey relative to the Second (2 nd) Storey (this does not apply to Dwellings with Walkout Basements)	70% See example diagram Figure 5.11	70% See example diagram Figure 5.11	70% See example diagram Figure 5.11
Min. Front Yard Setback	6.0 m	6.0 m	6.0 m
Min. Front Yard or Flanking Yard Setback for any Attached Garage or Carport	6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback	4.5 m	4.5 m	4.5 m
Min. Side Yard Setback	3.0 m	3.0 m	2.1 m ^{.1}
Min. Rear Yard setback	10.0 m	9.0 m	7.5 m or 4.5 m on wide lots ^{.1}
↓ Regulations that apply to Carriage Houses , Accessory Buildings or Structures , and Secondary Suites ↓			
Max. Height for Carriage Houses	5.7 m ^{.6}	5.7 m ^{.6}	5.7 m ^{.6}
Max. Height for Accessory Buildings or Structures	4.8 m	4.8 m	4.8 m
Min. Front Yard Setback	12.0 m	12.0 m	12.0 m
Min. Front Yard Setback for Double Fronting Lots	6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback	6.0 m	6.0 m	6.0 m
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m
Min. Rear Yard setback	3.0 m	3.0 m	1.5 m ^{.2}

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	100 m ²
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	90 m ²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See example diagram Figure 5.9	70% of the carriage house footprint area See example diagram Figure 5.9	70% of the carriage house footprint area See example diagram Figure 5.9
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²
Max. Building Footprint for Accessory Buildings or Structures	n/a	90 m ²	90 m ²

FOOTNOTES ([Section 10.6](#)):

- ¹ Where the [lot width](#) exceeds the [lot depth](#), the minimum [rear yard](#) is 4.5 m provided that one [side yard](#) shall have a minimum width of 4.5 m.
- ² When the [rear yard](#) is abutting a [lane](#), the minimum [rear yard](#) setback is 0.9 m.
- ³ The [height](#) for the lowest floor or [walkout basements](#) at the rear elevation cannot exceed 3.6 m measured from [finished grade](#) to the top of the finished floor above the slab.
- ⁴ For [greenhouses and plant nurseries](#) designed with closed wastewater and storm water management system then the [site coverage](#) may be increased to 75%.
- ⁵ Setback shall be measured from the edge of sidewalk closest to [lot line](#). In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the [lot line](#) is 3.0 m.
- ⁶ For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.

SCHEDULE N

Section 11.5 – Development Regulations						
m = metres / m ² = square metres						
		Zones				
		RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	RU4 ^{.1}	RU5 ^{.1}
↓ Regulations that apply to all Buildings, Structures, and Uses ↓						
Max. Site Coverage of all Buildings		40%	40%	40%	40%	40%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces		70%	70%	70%	70%	70% ^{.6}
Lane Regulations		If a lot is fronting onto a lane then vehicular access is only permitted from the lane .				
↓ Regulations that apply to Principal Dwellings, Principal Use Buildings, and Principal Use Structures ↓						
Max. Height		10.0 m	10.0 m	10.0 m	10.0 m	10.0 m
Max. Height for Buildings with Walkout Basements	Facing Front or Flanking Yard	8.6 m	8.6 m	8.6 m	8.6 m	8.6 m
	Rear Building Elevation	12.5 m	12.5 m	12.5 m	12.5 m	12.5 m
Max. Gross Floor Area of a Third (3rd) Storey relative to the Second (2nd) Storey (this does not apply to Dwellings with Walkout Basements)		70% See Example Diagram	70% See Example Diagram	70% See Example Diagram	70% See Example Diagram	70% See Example Diagram
Min. Front Yard and Flanking Yard Setback		4.5 m ^{.7}	4.5 m ^{.7}	3.0 m	4.5 m ^{.7}	4.5 m ^{.5}
Min. Front Yard and Flanking Yard Setback for any attached garage or carport		6.0 m ^{.2}	6.0 m ^{.2}	n/a	6.0 m ^{.2}	6.0 m ^{.5}
Min. Side Yard Setback		2.1 m	1.5 m	1.2 m	2.1 m ^{.3}	3.0 m ^{.3, .5}

Section 11.5 – Development Regulations

m = metres / m² = square metres

	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	RU4 ^{.1}	RU5 ^{.1}
Min. Rear Yard Setback	7.5 m	6.0 m	6.0 m	7.5 m	6.0 m ^{.5}
Min. Rear Yard Setback on Wide Lots	4.5 m	4.5 m	4.5 m	4.5 m	n/a
Min. Setback between Principal Buildings	n/a	n/a	n/a	2.5 m	2.5 m
↓ Regulations that apply to Carriage Houses, Accessory Buildings / Structures and Secondary Suites ↓					
Max. Height for Carriage Houses	5.7 m ^{.8, .9}	5.7 m ^{.8, .9}	5.7 m ^{.8, .9}	5.7 m ^{.8, .9}	n/a
Max. Height for Accessory Buildings / Structures	4.8 m	4.8 m	4.8 m	4.8 m	4.8 m
Min. Front Yard Setback	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m ^{.5}
Min. Front Yard Setback for Double Fronting Lots	6.0 m ^{.2}	6.0 m ^{.2}	n/a	6.0 m ^{.2}	n/a
Min. Flanking Yard Setback	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m ^{.5}
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m ^{.5}
Min. Rear Yard Setback	1.5 m ^{.4}	1.5 m ^{.4}	1.5 m ^{.4}	1.5 m ^{.4}	1.5 m ^{.5}
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	n/a	100 m ²	n/a
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	n/a	90 m ²	n/a
Max. Building Footprint for Accessory Buildings / Structures	90 m ²	90 m ²	90 m ²	90 m ²	90 m ²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See Example Diagram	70% of the carriage house footprint area See Example Diagram	n/a	70% of the carriage house footprint area See Example Diagram	n/a
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²	90 m ²	90 m ²

Section 11.5 – Development Regulations

m = metres / m² = square metres

	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	RU4 ^{.1}	RU5 ^{.1}
Lit pathway requirement for Carriage Houses and Secondary Suites	A lighted pathway is required from the entrance of the carriage house and/or the secondary suite to the on-site parking space(s) and to the fronting street .				
<p>FOOTNOTES (Section 11.5):</p> <p>^{.1} Site coverage, height, and setback regulations also apply to bareland strata lots.</p> <p>^{.2} Setback shall be measured from edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m.</p> <p>^{.3} Side yard setbacks are not required for semi-detached on a lot line that has a party wall.</p> <p>^{.4} When the rear yard is abutting a lane, the minimum rear yard setback is 0.9 m.</p> <p>^{.5} The front, flanking, side, rear yard setback shall apply to the exterior lot lines of the site and not to the interior separations between single detached housing units and / or accessory structures within a building strata.</p> <p>^{.6} Private roadways that access more than two dwelling units excluded from the calculation of maximum site coverage of all buildings, structures, and impermeable surfaces.</p> <p>^{.7} The front yard and flanking yard setbacks can be reduced to 3.0 m for lots within the Suburban Residential S-RES future land use designation identified in the OCP.</p> <p>^{.8} For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.</p> <p>^{.9} Carriage houses are limited to a single storey when the lot is located within the Suburban Residential (S-RES) future land use designations as outlined within the OCP.</p>					

SCHEDULE O

Section 12.3 – Subdivision Regulations	
m = metres / m ² = square metres	
Criteria	Zones
	MH1
Min. Site Area	20,000 m ²

REPORT TO COUNCIL



Date: March 20, 2023
To: Council
From: City Manager
Department: Development Planning
Application: TA23-0001
Address: n/a
Subject: Text Amendment Application (2 of 3)
Owner: City of Kelowna
Applicant: City of Kelowna

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA23-0001 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule 'A' be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw No. 12500 be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

The purpose of the text amendment (Part 2 of 3) application package is to follow up on the adoption of the new Zoning Bylaw No. 12375 with a series of amendments that include updates to: Section 1 – General Administration, Section 5 - Definitions & Interpretations, Section 6 – General Development Regulations, Section 13 Multi-Dwelling Zones, Section 14 – Core Area & Other Zones, and Section 15 – Comprehensive Development Zones.

3.0 Development Planning

Following the adoption of Zoning Bylaw No. 12375, a planned set of amendments was identified to bring forward to Council as outlined within the Bylaw Transition Plan. The Bylaw Transition Plan was outlined and approved by Council at initial consideration and subsequent readings of Zoning Bylaw No. 12375. The volume of amendments has been divided into five council reports:

Two Mapping Amendment Reports:

1. Rural and Single-Family zoned parcels; &
2. Multi-Family, Commercial, Industrial, and Institutional zoned parcels;

Three Text Amendment Reports:

1. First half of content updates within the Zoning Bylaw;
2. Second half of content updates within the Zoning Bylaw; &
3. Updates to the spelling and grammar.

During the Zoning Bylaw No. 12375 transition and implementation period, the development industry and staff began utilizing and applying the new Zoning Bylaw in detail. A series of recommended improvements to the new Zoning Bylaw were identified during this period. Staff have compiled and included these improvements in a series of proposed amendments that make up a comprehensive amendment package, which is presented in three separate reports for Council consideration. Part 1 of 3 and Part 2 of 3 both have content changes for Council to consider. Part 3 of 3 focuses on spelling and grammar improvements to the Zoning Bylaw.

4.0 Development Planning - Proposed Content Changes (Part 2 of 3)

In this report (Part 2 of 3), a number of recommended content changes are proposed to the Zoning Bylaw. For a detailed list of changes and the reasons for recommending these changes please see the attached Schedule 'A'. Table 3.1 below provides an executive summary of the changes. The executive summary is organized into thirteen themes.

Table 3.2 Executive Summary of Schedule 'A' Recommended Content Changes		
No.	Area of Change	Additional Detail
1.	Section 1.7 Land Dedication and Section 5 Density (Floor Area Ratio) Definition.	Land dedication definition and density (Floor Area Ratio) definition altered to adjust for multiple different development scenarios. Development regulations are proposed to be based on pre-dedicated lots while ensuring unbuildable areas are not included into density calculations. Unbuildable areas are defined to include riparian areas, water courses, and slopes 30% & steeper. Pre-dedication is important for development regulations such as setbacks so that bus stops, road widenings, and other road dedications are not disincentivized due to onsite development regulations.
2.	Secondary Suites in MF1 zone	Change secondary suite regulations in MF1 zone to allow them in single detached housing with a maximum of one secondary suite per lot.
3.	MF1 Density adjustment	MF1 density eliminate units per hectare to be consistent with multi-family density calculations and remove minimum density when lots fronting onto a Transit Supportive Corridor.
4.	Garage site coverage change in MF1 zone	Recommend excluding garages from building site coverage but keeping garages with impermeable

Table 3.2 Executive Summary of Schedule 'A' Recommended Content Changes		
No.	Area of Change	Additional Detail
		site coverage to encourage larger garages that fit a regular vehicles and garbage / recycling bins.
5.	Change Setback Definition of Ground-Oriented Housing	Change ground-oriented setback regulations in MF2 and MF3 zones to clarify and provide consistent setback amounts across various zones. Added clarifying language on what portion of the building that the setback reduction for ground-oriented residential applies to.
6.	Add Definition of Ground-Oriented Commercial	Added definition of ground-oriented commercial in order to state the setback regulation for ground floor commercial units more clearly.
7.	Change Projections into Yards Regulation	Added clarifying sentence that the rear yard projection of 2.5 metres only applies to single family dwellings and not multi-family or other major developments.
8.	Health uses changes and updates to Multi-Family Sections and Core Area & Other Zones Section	Deleted HD2 zone and incorporated health uses within the existing multi-family zones following the Official Community Plan's Health District future land use designation.
9.	Principal and Secondary Uses in Institutional Zones	Fixed missing institutional uses like Child Care, Major principal use in the P2 zone, Food Primary Establishment secondary use in the P2 zone, and Emergency & Protective Services principal use in the P4 zone.
10.	Setback adjustment CA1 zone setbacks	Front & Flanking Side Yard setbacks for CA1 zone increased from 3.0 metres to 4.5 metres to align with the MF3 zone.
11.	Section 14.15 Site-Specific Regulation adjustments	Update the Site-Specific Regulation for Section 14.15 to align with recent Bylaw 8000 adoptions as well as coordinate the grandfathered short-term rental regulations for specific lots.
12.	Amend CD18 zone	<ul style="list-style-type: none"> • Allow short-term rental regulations as principal permitted use in Area 1 of CD18 as originally permitted under Bylaw 8000 and adjust CD18 short-term rental regulations to accommodate. • Add Stacked Townhouses as a permitted use to have consistent development regulations for all multi-family developments. • Delete maximum dwelling unit size for multi-family dwelling units to have consistent development regulations for all multi-family developments.

Table 3.2 Executive Summary of Schedule 'A' Recommended Content Changes		
No.	Area of Change	Additional Detail
		<ul style="list-style-type: none"> • Add Minimum Common and Private Amenity Space requirement to have consistent development regulations for all multi-family developments. • Add Home-Based Business Minor as a secondary use.
13.	Private and Common Amenity Space requirements	<ul style="list-style-type: none"> • Fixed a discrepancy between private and common amenity spaces rates between different urban development contexts. The new bylaw increased the rate of urban centre private and common amenity space requirements to match the rate outside urban centres. This amendment proposes to restore the different rates for private and common amenity space requirement for urban centre versus multi-family developments outside urban centres. In tight urban centre contexts with zero lot setback and tower designs there is less capacity (generally) to provide the space relative to mid-rise buildings. • Adjust the amenity space requirement for townhouse developments. Small scaled townhouse is to be treated similar to infill housing without a requirement. Medium scaled townhouses (11 to 20 units) shall have a slightly lower rate for amenity space requirement similar to urban centre developments while large townhouse developments (greater than 20 units) are to have the standard amenity space requirement.
14.	Minimum Townhouse Widths	Add a minimum townhouse width when not within walking distance to a Transit Supportive Corridor to ensure the best design practices are implemented for townhouse developments.

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule 'A': Proposed Text Amendments Part 2 of 3 to Zoning Bylaw No. 12375

TA23-0001 Schedule A – Proposed Text Amendments Part 2 of 3

Content Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 1.7 Land Dedications and Setbacks	Further developments upon any lot that is reduced in size as a result of a dedication or purchase for public use by the City, provincial or federal government, an improvement or irrigation district, the Board of Education, or a public utility shall use the new lot lines for all development regulations unless otherwise approved by a Development Variance Permit or Board of Variance order.	Where a lot is reduced in size as a result of a taking for public use by the City , Provincial or Federal Government, an Improvement or Irrigation District, the Board of Education, or a Public Utility by dedication, expropriation, or purchase, the buildings and structures thereon are deemed to conform with the provisions of this Bylaw. For the purpose of further developments, the lot shall be considered to exist as it did prior to the taking but only if the taking is for road dedication, providing such taking: <ul style="list-style-type: none"> a) does not exceed 20% of the original lot area; b) does not reduce a minimum front, flanking, side, or rear yard below 2.0 metres unless this Bylaw does not require such yard; or c) otherwise approved by a Development Variance Permit or Board of Variance order. 	To allow density to be calculated on the pre-dedicated lot but only for road dedications and to allow for reduced setbacks when road takings are necessary.
2.	Section 5.3 General Definitions - G	n/a	GROUND-ORIENTED, COMMERCIAL means any commercial unit that has: <ul style="list-style-type: none"> (a) an entrance / exit door to the exterior of the <u>building</u>, entered directly from a fronting publicly accessible <u>street</u>, walkway, or <u>open</u> 	Add a definition of ground-oriented commercial to ensure appropriate setbacks and minimum floor elevations are planned into commercial and mixed use developments.

No.	Section	Current Wording	Proposed Wording	Reason for Change
			<p>space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented commercial units can also have a second access and egress via a shared lobby or common corridor;</p> <p>(b) Should be designed to be as universal accessible as possible from the fronting publicly accessible street, walkway, or open space. The maximum floor elevation of the commercial unit above or below the fronting publicly accessible street, walkway, or open space is 1.0 metre in order to be considered ground-oriented; &</p> <p>(c) any setback reduction granted to ground-oriented commercial units only applies to those units and not to other commercial units or to any other floor area, except, the setback reduction can be applied to the main lobby of a building.</p>	
3.	Section 5.3 General Definitions - G	<p>GROUND-ORIENTED HOUSING means residential dwelling units of one or more storeys in height, each of which has its:</p> <p>(a) own private outdoor space attached to the dwelling unit (typically situated at ground level).</p> <p>(b) primary entrance (i.e., front door) on the exterior of the building, entered directly from a fronting publicly accessible</p>	<p>GROUND-ORIENTED, RESIDENTIAL means residential dwelling units of one or more storeys in height, each of which has its:</p> <p>(a) own private outdoor space attached to the dwelling unit (typically situated at ground level);</p> <p>(b) an entrance / exit door to the exterior of the building, entered directly from a fronting publicly accessible street,</p>	Update language to clarify meaning of primary entrance for ground oriented housing and to clarify where the setback reductions apply to.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		<p>street, walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented housing can also have a second access and egress via a shared lobby and /or common corridor.</p> <p>(c) any setback reduction granted to ground-oriented housing can be applied to the main lobby of a building.</p>	<p>walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented residential units can also have a second access and egress via a shared lobby or common corridor; &</p> <p>(c) any setback reduction granted to ground-oriented residential units only applies to those dwelling units and not to other dwelling units or to any other floor area, except, the setback reduction can be applied to the main lobby of a building.</p>	
4.	Section 5.3 General Definitions - F	FLOOR AREA RATIO means the numerical value of the net floor area on all levels of all buildings and structures on a lot, divided by the area of the lot.	FLOOR AREA RATIO means the numerical value of the net floor area on all levels of all buildings and structures on a lot , divided by the area of the lot minus excluded areas. The excluded areas of the lot are either within: a Riparian Management Area , a water course area defined by the Natural Environment Development Permit Area (identified within the City of Kelowna's OCP), or within any slope 30% or steeper.	To exclude areas of the lot that are unbuildable as for multi-family developments the base density (FAR) was anticipated to be applied to areas of lots that are buildable to balance development regulations onsite.
5.	Section 6.2.2 Projections into Yards	Unenclosed or enclosed steps, eaves, awnings, decks, canopies, balconies, and porches shall not project more than 0.6 metres into a required yard except they may project up to 2.5 metres into a required rear yard.	Unenclosed or enclosed steps, eaves, awnings, decks, canopies, balconies, and porches shall not project more than 0.6 metres into a required setback area. Except, unenclosed or enclosed steps, eaves, awnings, decks, canopies, balconies, and porches may project up to 2.5 metres into a required rear yard for all Agricultural	Update projections language to conform with upper floor setbacks regulations in Multi-Dwelling zones, Urban Centre zones, and other zones.

No.	Section	Current Wording	Proposed Wording	Reason for Change
			zones, Rural Residential zones, and Single & Two Dwelling Zones.	
6.	Table 6.8.b Affordable Housing Bonus	n/a	<p>FOOTNOTES (Section 6.8.b):</p> <p>¹ To qualify for the Affordable Housing Bonus a development must contain a minimum of 50 dwelling units. An affordable housing unit is defined by 2% of the total number of dwelling units. For example, a 60-unit development would need to provide \$120,000 to qualify for the bonus ($\\$100,000 \times 60 \times 0.02$).</p>	Add footnote for clarity of affordable housing unit definition.
7.	Section 6.10 Dormers	<p>All dormers must follow the following:</p> <p>a) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from a vertical wall under a sloping roof (see Figure 6.10(a) for illustrated example).</p> <p>b) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example).</p> <p>c) the dormer's face wall must be setback horizontally a minimum of 0.60 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example).</p> <p>d) the dormer's maximum width is 50% of the width of the roof on which the dormer is located (see</p>	<p>6.10.1 All dormers must follow <u>have</u> the following:</p> <p>a) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from a vertical wall under a sloping roof (see Figure 6.10(a) for illustrated example).</p> <p>b) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example).</p> <p>c) the dormer's face wall must be setback horizontally a minimum of 0.60 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example).</p>	Update to numbering for consistency and change of wording for clarity.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		Figure 6.10(b) for illustrated example)	d) the dormer's maximum width is 50% of the width of the roof on which the dormer is located (see Figure 6.10(b) for illustrated example)	
8.	Section 13.3 - Permitted Land Uses	See Chart Z1	See Chart Z2	Updated suite regulations within MF1 zone to reflect original intention and added Health Uses within MF3 zone within the appropriate Future Land Use Designation.
9.	Section 13.5- Development Regulations	See Chart Z3	See Chart Z4	<ul style="list-style-type: none"> • The purpose of excluding garages from building site coverage in the MF1 zone is to allow slightly larger garages to accommodate garbage and recycling within those structures. • Introduce minimum width for townhouses outside the 5 minute walking distance to transit supportive corridors to ensure enough space for 2-car parking garages, living space, and reasonable ground floor interaction with access roads. • To create 3 different Min. Common and Private Amenity Space rates specifically for townhouse developments. Small

No.	Section	Current Wording	Proposed Wording	Reason for Change
				<p>townhouse developments are function more like infill developments with limited capacity for common amenity space. Larger townhouse development should have a higher common amenity space requirement than medium scaled townhouse developments.</p> <ul style="list-style-type: none"> • To align with bylaw drafting policy to not replicate regulations in multiple bylaws. • Change to align with setback and height policies. Added separate rows for ground-oriented setbacks for increased clarity of regulations.
10.	Section 13.6 – Density and Height Development Regulations	See Chart AA	See Chart BB	Reorganization of information and deletion of redundancies. Update wording to provide clarity.
11.	Section 13.7 – Site Specific Regulations – 4 th Row 3 rd Column (Regulation)	This property is permitted to have Apartment housing limited to 3 storeys.	This property is permitted to have 3 storey apartment building on top of a two storey townhouse .	To clarify the permitted height of site based on previous approved development proposals.

No.	Section	Current Wording	Proposed Wording	Reason for Change
12.	Section 14.1 Core Area and Other Zones Categories	See existing text	Delete: HD2 – Residential and Health Support Services	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
13.	Section 14.6 Health District Zone Purposes	See Chart BB1	See Chart BB2	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
14.	Section 14.8 – Core Area and Other Sub-Zones Categories	See Chart CC	See Chart DD	Added sub-zone purposes for added clarity of the usage of certain zones.
15.	Section 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones	Child Care Centre, Major under the P2 zone the existing text is: "-" (not permitted)	Child Care Centre, Major under the P2 zone the proposed text is: "P" (Principal Use)	To reflect the existing Child Care Centre, Major land uses within this zone.
16.	Section 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones	Food Primary Establishment under the P2 zone the existing text is: "-" (not permitted)	Food Primary Establishment under the P2 zone the proposed text is: "S" (Secondary Use)	To reflect the existing food primary land uses within schools and other institutional settings.
17.	Section 14.9 – Permitted Principal and Secondary Land	Emergency and Protective Services under the P4 zone the existing text is: "-" (not permitted)	Emergency and Protective Services under the P4 zone the proposed text is: "P" (Principal Use)	Most of the firehalls are zoned P4 and should have Emergency and Protective Services as a principal use.

No.	Section	Current Wording	Proposed Wording	Reason for Change
	Uses in Core Area and Other Zones			
18.	Section 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones	See Existing Table	Delete HD2 Column	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
19.	Section 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones	See Existing Table	Delete Single Detached Housing	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
20.	Section 14.10 – Subdivision Regulations	See Existing Table	Delete HD2 Row	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
21.	Section 14.11 – Commercial and Urban Centre Zone Development Regulations	See Chart CC1	See Chart CC2	Change to align with setback and height policies. Added separate rows for ground-oriented setbacks for increased clarity of regulations. Fixed a discrepancy between private and common amenity spaces rates between different

No.	Section	Current Wording	Proposed Wording	Reason for Change
				<p>urban development contexts. The new bylaw increased the rate of urban centre private and common amenity space requirements to match the rate outside urban centres. This amendment proposes to restore the different rates for private and common amenity space requirement for urban centre versus multi-family developments outside urban centres. In tight urban centre contexts with zero lot setback and tower designs there is less capacity (generally) to provide the space relative to mid-rise buildings.</p>
22.	Section 14.13 – Health District Development Regulations	See Chart DD1	See Chart DD2	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
23.	Section 14.14 – Density and Height	See Chart EE	See Chart FF	Updates to punctuation, addition of labels, and delete HD2 row.
24.	Section 14.15 - Site Specific Regulations	See Chart GG	See Chart HH	Principal and secondary uses updated to reflect updated commercial and industrial terminology. Properties adopted site specific

No.	Section	Current Wording	Proposed Wording	Reason for Change
				regulations in the Bylaw Transition Period were added to this list. Short-term rental updates clarified which properties have grandfathered short-term rental regulations.
25.	Map 14.15.2 – HD1 Height Map		Delete Map	Remove map to align with policy.
26.	Map 14.15a – 810 Clement Ave (Area A) & 815 Vaughan Ave Area (B)		Delete Map	Remove map to align with policy.
27.	Map 14.15.3: Properties with Site Specific Short-Term Rental Accommodation regulations		Delete Map	Remove map and re-organize into the Site Specific Table.
28.	Section 15.3.5 & Section 15.7.5 Min. Common and Private Amenity Space	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1- bedroom dwelling unit 25 m ² per dwelling unit with more than 1- bedroom	6.0 m ² per bachelor dwelling unit 10.0 m ² per 1- bedroom dwelling unit 15 m ² per dwelling unit with more than 1- bedroom	Updated amenity space amount to align with the original Zoning Bylaw requirement for amenity space within an urban centre and reflects a more holistic amenity requirement.

No.	Section	Current Wording	Proposed Wording	Reason for Change
29.	Section 15.3.5 CD17 Development Regulations Footnote .3	.3 Common and private amenity space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot . The amount of common and private amenity space dedicated to child care spaces cannot be more than 50% of the total space required.	.3 4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.	Updated amenity space requirement to be consistent across the bylaw.
30.	Section 15.4.3 – CD18 Permitted Land Uses	Recycled Materials Drop-Off Centre	Recycled Materials Drop-Off Centre Recycling Drop-Offs	Update wording to provide clarity.
31.	Section 15.4.3 – CD18 Permitted Land Uses (Home Based Business, Minor)	For Area I Village Centre: "-" Not Permitted For Area II Winery and Resort Accommodation: "-" Not Permitted	For Area I Village Centre: "S" Secondary Use For Area II Winery and Resort Accommodation: "S" Secondary Use	All dwelling units should have home based business, minor as a permitted secondary use within the City.
32.	Section 15.4.3 – CD18 Permitted Land Uses (Short-Term Rental Accommodations, AREA I Village Centre)	S	S <u>P</u>	Update designation to align with policy.

No.	Section	Current Wording	Proposed Wording	Reason for Change
33.	Section 15.4.3 – CD18 Permitted Land Uses	Add Stacked Townhouses as a permitted land use in Area I, Area II, Area III, & Area IV.	Add Stacked Townhouses as a permitted land use in Area I, Area II, Area III, & Area IV.	To be consistent within the bylaw to allow stacked townhouses wherever townhouses are permitted.
34.	FOOTNOTES (Section 15.4.3.)	<p>FOOTNOTES (Section 15.4.3.)</p> <p>¹ The maximum capacity for liquor primary establishments is 100 persons.</p> <p>² The retail use shall be limited to 235 m2 gross floor area.</p> <p>³ This use includes any marine equipment rentals.</p> <p>⁴ The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan. This zone has been organized into (4) four distinctive areas as illustrated on Map A. Each area will have its own principal and secondary uses as per this table.</p> <p>⁵ Resort accommodations which allow for short-term stays is made up of two types: Type A: Attached apartment housing, hotel, motel units or townhouses units (units in buildings exceeding 4 units with common amenities) – maximum area of 150 m2 per unit net floor area. Type B: Single detached housing with or without secondary suites, semi-detached housing, townhouses with four dwelling units or less, with amenities that may be in separate buildings. The maximum gross floor area is 350 m2 per unit (excluding garages). The main floor footprint (excluding garage) may</p>	<p>FOOTNOTES (Section 15.4.3-)</p> <p>¹ The maximum capacity for liquor primary establishments is 100 persons.</p> <p>² The retail use shall be limited to 235 m2 gross floor area.</p> <p>³ This use includes any marine equipment rentals.</p> <p>⁴ The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan. This zone has been organized into (4) four distinctive areas as illustrated on Map A. Each area will have its own principal and secondary uses as per this table.</p> <p>⁵ Deleted</p> <p>⁶ The maximum gross floor area of all office and professional service uses is 5,000 m2 within the CD18 zone. The maximum office and professional service uses in any one building is 2,000 m2 gross floor area. The maximum size of any individual office or professional service tenancy shall not exceed 500 m2 gross floor area.</p> <p>⁷ The maximum area for any one individual retail tenancy in Area I is 5,500 m2 . The maximum area for any one individual retail tenancy in Areas II, III, IV is 400 m2 .</p>	Update to footnotes to align with policy. Changes to formatting for consistency.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		<p>not exceed 175 m2 per dwelling unit (excluding garages). Type B dwelling units must be served by a common on-site or off-site reservation centre(s).</p> <p>⁶ The maximum gross floor area of all office and professional service uses is 5,000 m2 within the CD18 zone. The maximum office and professional service uses in any one building is 2,000 m2 gross floor area. The maximum size of any individual office or professional service tenancy shall not exceed 500 m2 gross floor area.</p> <p>⁷ The maximum area for any one individual retail tenancy in Area I is 5,500 m2 . The maximum area for any one individual retail tenancy in Areas II, III, IV is 400 m2 .</p>		
35.	Section 15.4.5 – CD18 Development Regulations	Change column header from “Uses” to “Criteria”	Change column header from “Uses” to “Criteria”	To have consistent formatting across the Zoning Bylaw.
36.	Section 15.4.5 – CD18 Development Regulations		<p><u>Max. Net floor Area for Secondary Suites</u></p> <p><u>AREA I 90m²</u></p> <p><u>AREA II 90m²</u></p> <p><u>AREA III 90m²</u></p> <p><u>AREA IV 90m²</u></p>	Addition of category to align with current policy.
37.	Section 15.4.5 – CD18 Development Regulations		<p>Add Criteria: Min. Common and Private Amenity Space for any Apartment Housing, Stacked Townhouses, or Townhouses</p> <p>7.5 m² per bachelor dwelling unit</p> <p>15.0 m² per 1-bedroom dwelling unit</p> <p>25 m² per dwelling unit with more than 1-bedroom ^{.6}</p>	To be consistent across the bylaw that common and private amenity should be required in multi-family developments.

No.	Section	Current Wording	Proposed Wording	Reason for Change
38.	Section 15.4.5 – CD18 Development Regulations	Signage for Area III shall be regulated as if it were a Public and Institutional zone as identified within the Sign Bylaw 11530.	Signage for Area III <u>and Area IV</u> shall be regulated as if it were a Public and Institutional zone as identified within the Sign Bylaw 11530.”	Update wording to provide clarity.
39.	Section 15.5.3 – CD20 Permitted Land Uses	<u>Recycled Materials Drop-Off Centre</u>	Recycled Materials Drop-Off Centre <u>Recycling Drop-Offs</u>	Update wording to provide clarity.
40.	Section 15.7.3 – CD26 Permitted Land Uses	<u>Recycled Materials Drop-Off Centre</u>	Recycled Materials Drop-Off Centre <u>Recycling Drop-Offs</u>	Update wording to provide clarity.
41.	Section 15.7.5 – CD26 Development Regulations Min. Amenities, Within Amenity Area D (b)	(b) in addition to the accessible open space identified in 1.11(h), one publicly accessible open space that is flanked on at least one side by an internal drive aisle or public street for a distance no less than 20 m and has an area of 1,250 m2.	(b) in addition to the accessible open space identified in 1.11(h) , one publicly accessible open space that is flanked on at least one side by an internal drive aisle or public street for a distance no less than 20 m and has an area of 1,250 m2.	Change to align with policy

Chart Z1

Original – Section 13.3 Permitted Land Uses

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
Accessory Buildings or Structures	<u>S</u>	<u>S</u>	<u>S</u>
Agriculture, Urban	<u>S</u>	<u>S</u>	<u>S</u>
Apartment Housing	-	-	<u>P</u>
Child Care Centre, Major	<u>S</u>	<u>S</u>	<u>S</u>
Child Care Centre, Minor	<u>S</u>	<u>S</u>	<u>S</u>
Cultural and Recreation Services	-	-	<u>S</u> .2
Duplex Housing	<u>P</u>	<u>P</u>	-
Food Primary Establishment	-	-	<u>S</u> .2
Group Home	<u>P</u> .1	<u>P</u> .1	-
Home-Based Business, Major	<u>S</u> .5	<u>S</u> .6	<u>S</u> .6
Home-Based Business, Minor	<u>S</u>	<u>S</u>	<u>S</u>
Health Services	-	-	<u>S</u> .2
Professional Services	-	-	<u>S</u> .2

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
Participant Recreation Services, Indoor	-	-	<u>S</u>
Personal Service Establishments	-	-	<u>S</u> ^{.2}
Retail	-	-	<u>S</u> ^{.2}
Secondary Suite	<u>S</u> ^{.3}	-	-
Semi-Detached Housing	<u>P</u>	<u>P</u>	-
Short-Term Rental Accommodations	<u>S</u>	<u>S</u>	<u>S</u>
Single Detached Housing	<u>P</u>	<u>P</u>	-
Stacked Townhouses	-	<u>P</u>	<u>P</u> ^{.4}
Townhouses	<u>P</u>	<u>P</u>	<u>P</u> ^{.4}
<p>FOOTNOTES (Section 13.3.):</p> <p>^{.1} Group homes are only permitted within a single detached housing, semi-detached housing, or a duplex housing form.</p> <p>^{.2} These land uses are only permitted on transit supportive corridors and these land uses are not permitted above the first storey.</p> <p>^{.3} No new Secondary suites are permitted. Existing Secondary suites that existed prior to December 4th 2017 are permitted to remain.</p>			

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
<p>⁴ Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.</p> <p>⁵ Home-based business, major is only permitted when the lot has two (2) or less principal dwelling units.</p> <p>⁶ Home-based business, major is only permitted within ground-oriented dwelling units fronting transit supportive corridors, ground-oriented dwelling units within urban centres, or ground-oriented dwelling units within village centres.</p>			

Chart Z2

Proposed – Section 13.3 Permitted Land Uses

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
Accessory Buildings or Structures	<u>S</u>	<u>S</u>	<u>S</u>
Agriculture, Urban	<u>S</u>	<u>S</u>	<u>S</u>
Apartment Housing	-	-	<u>P</u>
Child Care Centre, Major	<u>S</u>	<u>S</u>	<u>S</u> .7
Child Care Centre, Minor	<u>S</u>	<u>S</u>	<u>S</u> .7
Cultural and Recreation Services	-	-	<u>S</u> .2
Duplex Housing	<u>P</u>	<u>P</u>	-
Emergency and Protective Services	-	-	<u>P</u> .8
Food Primary Establishment	-	-	<u>S</u> .2
Group Home	<u>P</u> .1	<u>P</u> .1	- .8
Home-Based Business, Major	<u>S</u> .5	<u>S</u> .6	<u>S</u> .6
Home-Based Business, Minor	<u>S</u>	<u>S</u>	<u>S</u>
Health Services	-	-	<u>S</u> .2

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
Professional Services	-	-	<u>S</u> ^{.2}
Participant Recreation Services, Indoor	-	-	<u>S</u>
Personal Service Establishments	-	-	<u>S</u> ^{.2}
Retail	-	-	<u>S</u> ^{.2}
Secondary Suite	<u>S</u> ^{.3}	-	- ^{.3}
Semi-Detached Housing	<u>P</u>	<u>P</u>	-
Short-Term Rental Accommodations	<u>S</u>	<u>S</u>	<u>S</u>
Single Detached Housing	<u>P</u>	<u>P</u>	- ^{.3}
Stacked Townhouses	-	<u>P</u>	<u>P</u> ^{.4}
Townhouses	<u>P</u>	<u>P</u>	<u>P</u> ^{.4}

FOOTNOTES (Section 13.3.):

^{.1} [Group homes](#) are only permitted within a [single detached housing](#), [semi-detached housing](#), or a [duplex housing](#) form.

^{.2} These [land uses](#) are only permitted on [transit supportive corridors](#) and these [land uses](#) are not permitted above the first [storey](#). Except, [Health Services](#) is permitted as a [principal use](#) without any

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
<p>floor area or storey restriction when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.</p> <p>³ Secondary suites are only permitted within single detached housing and a maximum of one secondary suite is permitted per lot. Single detached housing are permitted as a principal use and secondary suites are permitted as secondary use only when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.</p> <p>⁴ Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.</p> <p>⁵ Home-based business, major is only permitted when the lot has two (2) or less principal dwelling units.</p> <p>⁶ Home-based business, major is only permitted within ground-oriented dwelling units fronting transit supportive corridors, ground-oriented dwelling units within urban centres, or ground-oriented dwelling units within village centres.</p> <p>⁷ Child care centre, major and child care centre, minor is permitted as a principal use when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.</p> <p>⁸ Emergency and protective services and group homes are permitted as a principal use only when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.</p>			

Chart Z3

Original – Section 13.5 – Development Regulations

Section 13.5 – Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Max. Height Max. Density	Section 13.6 – Density and Height Development Regulations		
Max. Site Coverage of all Buildings	55%	55%	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	75%	80%	85%
Min. Front Yard & Flanking Side Yard setback for Ground-Oriented units	4.0 m	3.0 m ^{.3}	3.0 m ^{.3}
Min. Front Yard & Flanking Side Yard setback for all Buildings including Accessory Buildings / Structures	4.0 m ^{.5}	3.0 m ^{.5}	4.5 m ^{.5}

Section 13.5 – Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m ^{.6}
Min. Side Yard Setback	1.2 m ^{.1, .2}	3.0 m except 1.2 m from a lane ^{.2}	3.0 m ^{.7}
Min. Rear Yard Setback	3.0 m except 0.9 m from a rear lane	4.5 m except 0.9 m from a rear lane	4.5 m except 3.0 m from a rear lane ^{.4}
Min. Rear Yard Setback for Accessory Buildings / Structures	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane ^{.7}
Min. Separation between Detached Principal Buildings	2.0 m	3.0 m	n/a
Min. Common and Private Amenity Space	n/a	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom ^{.8, .9}	
Max. Building Frontage	A continuous building frontage shall not exceed 100 m in length.		

Section 13.5 – Development Regulations m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Vehicular Access	Where a lot has access to a lane , vehicular access is only permitted from the lane . If a lot does not have access to a lane then access will come from the street according to the City of Kelowna’s Subdivision and Servicing Bylaw 7900 .		
<p>FOOTNOTES (Section 13.5):</p> <p>¹ For lots 17.0 m or wider, the minimum side yard setback is increased to 2.1 m.</p> <p>² Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement</p> <p>³ The minimum setback can be reduced from 3.0 m to 2.0 m for ground-oriented units if both of these criteria are met:</p> <ul style="list-style-type: none"> a) The maximum first floor height above the adjacent curb level for ground-oriented residential units are 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See example diagram. b) The minimum net floor area for ground-oriented residential units on the first floor is 11m². See example diagram. <p>⁴ For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m.</p> <p>⁵ The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).</p> <p>⁶ Minimum building setbacks apply only to buildings 5 storeys and taller. The setback can occur on any floor above the second storey.</p>			

Section 13.5 – Development Regulations m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
<p>^{.7} If the property is abutting a Rural – Agricultural and Resource, Rural – Residential, or Suburban – Residential future land use designation as defined in the Official Community Plan then a 1.5 m additional setback needs to be added to the minimums.</p> <p>^{.8} Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.</p> <p>^{.9} 4.0 m² per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.</p>			

Chart Z4

Proposed – Section 13.5 – Development Regulations

Section 13.5 – Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Max. Height Max. Density	Section 13.6 – Density and Height Development Regulations		
Max. Site Coverage of all Buildings	55% ^{.10}	55%	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	75% ^{.10}	80%	85%
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented including Accessory Buildings / Structures	4.0 m ^{.5}	3.0 m ^{.5}	4.5 m ^{.5}
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Residential	4.0 m ^{.5}	3.0 m ^{.3, .5}	3.0 m ^{.3, .5}

Section 13.5 – Development Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial		n/a	n/a	2.0 m
Min. Building Stepback from Front Yard and Flanking Side Yard		n/a	n/a	3.0 m ^{.6}
Min. Side Yard Setback		1.2 m ^{.1, .2}	3.0 m except 1.2 m from a lane ^{.2}	3.0 m ^{.7}
Min. Rear Yard Setback		3.0 m except 0.9 m from a rear lane	4.5 m except 0.9 m from a rear lane	4.5 m except 3.0 m from a rear lane ^{.4}
Min. Rear Yard Setback for Accessory Buildings / Structures		1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane ^{.7}
Min. Separation between Detached Principal Buildings		2.0 m	3.0 m	n/a
Min. Dwelling Unit Width		n/a	7.5 m ^{.11}	n/a
Min. Common	For Developments	n/a	n/a	

Section 13.5 – Development Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
and Private Amenity Space	with 1 to 10 Dwelling Units			
	For Developments with 11 to 20 Dwelling Units		6.0 m ² per bachelor dwelling unit 10.0 m ² per 1-bedroom dwelling unit 15 m ² per dwelling unit with more than 1-bedroom .8, .9	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit
	For Developments with greater than 20 Dwelling Units		7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom .8, .9	25 m ² per dwelling unit with more than 1-bedroom .8, .9

Section 13.5 – Development Regulations m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Max. Building Frontage	A continuous building frontage shall not exceed 100 m in length.		
<p>FOOTNOTES (Section 13.5):</p> <p>¹ For lots 17.0 m or wider, the minimum side yard setback is increased to 2.1 m.</p> <p>² Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement</p> <p>³ The minimum setback for ground-oriented residential units can be reduced to 2.0 metres if both criteria are met:</p> <p style="padding-left: 40px;">c) The maximum height of the first storey floor above the adjacent curb level for ground-oriented residential units are 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space, or applicable lot line. See example diagram Figure 5.12.</p> <p style="padding-left: 40px;">d) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See example diagram Figure 5.13.</p> <p>⁴ For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m.</p> <p>⁵ The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).</p> <p>⁶ Minimum building setbacks apply only to buildings 5 storeys and taller. The stepback can occur on any floor above the second storey.</p>			

Section 13.5 – Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
<p>^{.7} If the property is abutting a Rural – Agricultural and Resource, Rural – Residential, or Suburban – Residential future land use designation as defined in the Official Community Plan then a 1.5 m additional setback needs to be added to the minimums.</p> <p>^{.8} Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.</p> <p>^{.9} 4.0 m² per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.</p> <p>^{.10} In the MF1 zone, the garage footprint area shall not be considered building site coverage but does count towards the overall impermeable surface maximum site coverage.</p> <p>^{.11} There is no requirement for minimum dwelling unit width for lots that are within 400 metres of a Transit Supportive Corridor.</p>			

Chart AA

Original - Section 13.6 –Density and Height Development Regulations

Section 13.6 –Density and Height Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Min. Density for Lots fronting onto a Transit Supportive Corridor	For lots with a lane = 4.75 units per 1,000 m ² and a Min. 1,050 m ² lot area ^{.5} For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ^{.5}		
Max. Base Density	0.8 FAR with lane 0.6 FAR without lane and max 9.9 dwelling units per 1,000 m ² of lot area	1.0 FAR See Underground Parking Base FAR Adjustments ^{.7}	For 4 storeys and below Max FAR = 1.3 ^{.2} For 5 storeys and above Max FAR = 1.8 ^{.2} See Underground Parking Base FAR Adjustments ^{.7}
Max. Bonus Density (Floor Area Ratio increase)	n/a	An additional 0.15 FAR ^{.3}	An additional 0.25 FAR ^{.3}
Max. Bonus Density for Rental Projects	n/a	An additional 0.3 FAR ^{.3}	An additional 0.3 FAR ^{.3}
Max. Base Height	8.0 m & 2 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys

Section 13.6 –Density and Height Development Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
				Or 22.0 m / 6 storeys ^{.1}
Max. Base Height for Buildings with Walkout Basements	Front Building Elevation	n/a	10.0 m & 3 storeys	n/a
	Rear Building Elevation	n/a	12.6 m & 3 storeys	n/a
Max. Bonus Height		n/a	n/a	22.0 m & 6 storeys ^{.3} Or 44.0 m & 12 storeys ^{.4}
<p>FOOTNOTES (Section 13.6.):</p> <p>^{.1} The base height is 18.0 m & 4 storeys except the maximum height may be increased to 22.0 m / 6 storeys if:</p> <ul style="list-style-type: none"> • The subject property is fronting onto a Transit Supportive Corridor; or • The subject property does not abut a RU1, RU2, RU3, RU4, or RU5 zoned lot. <p>^{.2} The base FARs are derived from the base height regulation. Therefore, the base FARs remain constant even if an owner successfully applies for a Development Variance Permit to the base heights.</p>				

Section 13.6 –Density and Height Development Regulations

m = metres / m² = square metres

	Zones		
	MF1	MF2	MF3

- ³ These bonuses only apply to [lots](#) within the [Core Area](#) or within a [village centre](#). The bonus density and bonus height provisions occur if the provisions of [Section 6.8 Density Bonus](#) are secured.
- ⁴ The increase in [height](#) to 44.0 m and 12 [storeys](#) only applies in situations where:
 - (a) [lots](#) are fronting a Provincial Highway; and
 - (b) [lots](#) are within 400 m of transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and
 - (c) the abutting [lots](#) cannot be zoned [A1](#), [A2](#), [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#); and
 - (d) [lots](#) are within the Core Area Neighbourhood Future Land Use Designations as outlined in the [OCP](#).
 - (e) The bonus density and bonus height provisions occur if the provisions of [Section 6.8 Density Bonus](#) are secured.
- ⁵ For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m² of commercial [GFA](#).
- ⁶ For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m² of commercial [GFA](#).
- ⁷ If eighty percent (80%) of the parking provided on-site is located underground (below [finished grade](#)) then the base [FAR](#) is increased by 0.25 [FAR](#).

Chart BB

Proposed- Section 13.6 –Density and Height Development Regulations

Section 13.6 –Density and Height Development Regulations			
m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area			
	Zones		
	MF1	MF2	MF3
Min. Density & Min. Lot Area for Lots fronting onto a Transit Supportive Corridor	n/a	For lots with a lane = 4.75 units per 1,000 m ² and a Min. 1,050 m ² lot area ⁵ For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ⁵	
Max. Base Density	0.8 FAR with lane 0.6 FAR without lane	1.0 FAR See Underground Parking Base FAR Adjustments ⁶	For 4 storeys and below Max FAR = 1.3 ² For 5 storeys and above Max FAR = 1.8 ² See Underground Parking Base FAR Adjustments ⁶
Max. Bonus Density for Public Amenity & Streetscape Bonus	n/a	An additional 0.15 FAR ³	An additional 0.25 FAR ³
Max. Bonus Density for Rental or Affordable Housing Bonus	n/a	An additional 0.3 FAR ³	An additional 0.3 FAR ³

Section 13.6 – Density and Height Development Regulations				
m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area				
		Zones		
		MF1	MF2	MF3
Max. Base Height		8.0 m & 2 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys Or 22.0 m & 6 storeys ^{.1}
Max. Base Height for Buildings with Walkout Basements	Front Building Elevation	n/a	10.0 m & 3 storeys	n/a
	Rear Building Elevation	n/a	12.6 m & 3 storeys	n/a
Max. Bonus Height		n/a	n/a	22.0 m & 6 storeys ^{.3} Or 44.0 m & 12 storeys ^{.4}
FOOTNOTES (Section 13.6): ^{.1} The base height is 18.0 m & 4 storeys except the maximum height may be increased to 22.0 m & 6 storeys if: <ul style="list-style-type: none"> • The subject property is fronting onto a transit supportive corridor; or • The subject property does not abut a RU1, RU2, RU3, RU4, or RU5 zoned lot. 				

Section 13.6 –Density and Height Development Regulations

m = metres / m² = square metres / FAR = floor area ratio / GFA = gross floor area

	Zones		
	MF1	MF2	MF3

- ²The base [FARs](#) are derived from the base height regulation. Therefore, the base [FARs](#) remain constant even if an owner successfully applies for a Development Variance Permit to the base heights.
- ³These bonuses only apply to [lots](#) within the [core area](#) or within a [village centre](#). The bonus density and bonus height provisions occur if the provisions of [Section 6.8 Density Bonus](#) are secured.
- ⁴The increase in [height](#) to 44.0 m and 12 [storeys](#) only applies in situations where:
 - (a) [lots](#) are fronting a Provincial Highway; and
 - (b) [lots](#) are within 400 m of transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and
 - (c) the abutting [lots](#) cannot be zoned [A1](#), [A2](#), [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#); and
 - (d) [lots](#) are within the Core Area Neighbourhood Future Land Use Designations as outlined in the [OCP](#).
 - (e) The bonus density and bonus height provisions occur if the provisions of [Section 6.8 Density Bonus](#) are secured.
- ⁵For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m² of commercial [GFA](#).
- ⁶If eighty percent (80%) of the parking provided on-site is located underground (below [finished grade](#)) then the base [FAR](#) is increased by 0.25 [FAR](#).

Chart BB1

Original - Section 14.6 – Health District Zones Purposes

Section 14.6 – Health District Zone Purposes	
Zones	Purpose
HD1 – Kelowna General Hospital	To provide a zone for the comprehensive development of buildings that provide health services associated with the Kelowna General Hospital, Interior Health Authority, and the University of British Columbia Clinical Academic Campus. This zone will provide for a range of institutional uses, as well as a limited amount of hospital-related supportive commercial uses.
HD2 – Residential and Health Support Services	The purpose is to provide a zone for the conversion and new development of buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, and UBC Medical Programs including staff, clients, patients and their families. This zone will provide for a range of institutional, medical-related commercial and complimentary residential uses within the Official Community Plan Health District future land use designation.

Chart BB2

Proposed - Section 14.6 – Health District Zones Purposes

Section 14.6 – Health District Zone Purposes	
Zones	Purpose
HD1 – Kelowna General Hospital	To provide a zone for the comprehensive development of buildings that provide health services associated with the Kelowna General Hospital, Interior Health Authority, and the University of British Columbia Clinical Academic Campus. This zone will provide for a range of institutional uses, as well as a limited amount of hospital-related supportive commercial uses.

Chart CC

Original - Section 14.8 – Core Area and Other Sub-Zones Categories

Section 14.8 – Core Area and Other Sub-Zones Categories	
Category	Zones
Commercial, Core Area, and Village Centres	<p>C1 – Local & Neighbourhood Commercial</p> <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales <p>C2 – Vehicle Oriented Commercial</p> <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales • dt – Drive Through <p>CA1 – Core Area Mixed Use</p> <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • dt – Drive Through <p>VC1 – Village Centre</p> <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through
Urban Centre	<p>UC1 – Downtown Urban Centre</p> <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • gg – Gaming and Gambling • a – Arena • fg – Fueling and Gas Stations • dt – Drive Through <p>UC2 – Capri-Landmark Urban Centre</p> <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • gg – Gaming and Gambling • fg – Fueling and Gas Stations

Section 14.8 – Core Area and Other Sub-Zones Categories	
Category	Zones
	<ul style="list-style-type: none"> • dt – Drive Through UC3 – Midtown Urban Centre <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through UC4 – Rutland Urban Centre <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through UC5 – Pandosy Urban Centre <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through
Industrial	I1 – Business Industrial <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales I2 – General Industrial <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales I3 – Heavy Industrial I4 – Natural Resource Extraction
Institutional	P1 – Major Institutional P2 – Education and Minor Institutional P3 – Parks and Open Space P4 – Utilities P5 – Municipal District Park
Health District	HD1 – Kelowna General Hospital HD2 – Residential and Health Support Services

Section 14.8 – Core Area and Other Sub-Zones Categories	
Category	Zones
	<ul style="list-style-type: none"> r – Rental Only
Water	W1 – Recreational Water Use W2 – Intensive Water Use

Chart DD

Proposed - Section 14.8 – Core Area and Other Sub-Zones Categories

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
Commercial, Core Area, and Village Centres	C1 – Local & Neighbourhood Commercial	
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	C2 – Vehicle Oriented Commercial	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	CA1 – Core Area Mixed Use	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	VC1 – Village Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCS – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
Urban Centre	UC1 – Downtown Urban Centre	
	<ul style="list-style-type: none"> a – Arena 	The purpose is to provide a sub-zone that creates custom density and height regulations for lots surrounding the arena.
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> gg – Gaming and Gambling 	The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCS – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC2 – Capri-Landmark Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> gg – Gaming and Gambling 	The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots.

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC3 – Midtown Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC4 – Rutland Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC5 – Padosy Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
Industrial	I1 – Business Industrial	
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	I2 – General Industrial	
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	I3 – Heavy Industrial	n/a
	I4 – Natural Resource Extraction	n/a
Institutional	P1 – Major Institutional	n/a
	P2 – Education and Minor Institutional	n/a
	P3 – Parks and Open Space	n/a
	P4 – Utilities	n/a
	P5 – Municipal District Park	n/a
Health District	HD1 – Kelowna General Hospital	n/a
Water	W1 – Recreational Water Use	n/a
	W2 – Intensive Water Use	n/a

Chart CC1

Original – Section 14.11 – Commercial and Urban Centre Zone Development Regulations

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Site Coverage of all Buildings	50%	65%	75%	75%	100%	100% or 85% .13	100% or 85% .13	100% or 85% .13	100% or 85% .13
Max. Site Coverage of all Buildings , Structures , and Impermeable Surfaces	70%	85%	85%	85%	100%	100% or 90% .9	100% or 90% .9	100% or 90% .9	100% or 90% .9
Max. Density and Max. Height	See Section 14.14 for Density and Height Regulations								
Min. Front Yard and Flanking Side Yard Setback	2.0 m .12	2.0 m .12	4.5 m .1, .12	3.0 m .1, .12	0.0 m .2 , .12	3.0 m .1 .2, .12	3.0 m .1 .2, .12	3.0 m .1 .2, .12	3.0 m .1 .2, .12
Min. Building Stepback from Front	n/a	n/a	3.0 m .14	3.0 m .14	n/a	n/a	n/a	n/a	n/a

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Yard and Flanking Side Yard									
Min. Side Yard Setback	3.0 m	0.0 m .3	3.0 m	3.0 m .6, .8	0.0 m ^{.2} .3	0.0 m ^{.2} .3	3.0 m ^{.2} .3	0.0 m ^{.2} .3	0.0 m ^{.2} .3
Min. Rear Yard Setback	3.0 m .4	0.0 m .4	4.5 m .5, .7	4.5 m .7, .8	0.0 m ^{.2}	0.0 m ^{.2} .4	3.0 m ^{.2} .4	0.0 m ^{.2} .4	0.0 m ^{.2} .4
Min. Common and Private Amenity Space			7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom ^{.11}						
Min. Accessory Buildings / Structures Setbacks	An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when abutting a urban residential or rural residential zone .								
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys .								
Corner Lots	For any building greater than 18.0 m or 4.5 storeys and located on a corner lot , there shall be a triangular setback 4.5 m in length along the lot lines that meet at each								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
	corner of an intersection. This setback will only be required at the first storey . See Visual Example of Corner Lot Setbacks .								
Urban Plazas	Any site within an urban centre larger than 1 acre with a building length larger than 100 m shall provide an urban plaza at grade.								
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations .								
Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type	<p>The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps: 4.2 Downtown, 4.4 Capri-Landmark, 4.6 Pandosy, 4.8 Rutland, & 4.10 Midtown). Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a:</p> <ul style="list-style-type: none"> • High Streets or Retail Streets shall provide ground-floor commercial principal uses, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential principal uses is permitted above the ground-floor. • Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above. • Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses. • Residential Streets shall contain one hundred percent (100%) of the floor area as residential principal uses. 								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).								
<p>FOOTNOTES (Section 14.11):</p> <p>^{.1} The minimum setback can be reduced from 3.0 m to 2.0 m for ground-oriented residential units if both of these criteria are met:</p> <ul style="list-style-type: none"> a) The maximum height of the first storey floor above adjacent curb level for ground-oriented residential units is 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Example Diagram. b) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See Example Diagram. <p>^{.2} Any portion of a building above 16.0 m in height must be setback a minimum of 3.0 m from any lot line abutting a street and 4.0 m from any lot line abutting another property.</p> <p>^{.3} Except it is 3.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.</p> <p>^{.4} Except it is 6.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.</p> <p>^{.5} Except the rear setback is: 3.0 m when abutting a rear lane, 6.0 m when abutting a single & two dwelling zone or rural residential zone, and it is 6.0 m for hotels or motels.</p> <p>^{.6} The minimum side yard is 4.0 m when abutting a single & two dwelling zone or rural residential zone.</p>									

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
.7	For portions of a parkade with lane access which do not project more than 2.3 m above finished grade , the rear yard setback for the parkade is 1.5 m. The site rear yard for carport structures is 1.5 m.								
.8	Any building over 6 storeys in height, the portions of the building over 6 storeys must be setback a minimum of 10 m from any lot line abutting any single & two dwelling zone or rural residential zone . Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous building frontage shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the building exceeds 37 m.								
.9	The maximum site coverage of all buildings, structures , and impermeable surfaces is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.4 , 4.6 , 4.8 , 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%.								
.10	The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible street , walkway, open space or applicable lot line . See Visual Example of Max Floor Height for Ground-Oriented Housing .								
.11	4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.								
.12	The setback for a garage, a carport , or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<p>.13 The maximum site coverage is dependent on the street type as defined in the City of Kelowna’s Official Community Plan (e.g., Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 85%.</p> <p>.14 Minimum building setbacks apply only to buildings five (5) storeys and taller. The setback can occur on any floor above the second storey.</p>									

Chart CC2

Proposed – Section 14.11 – Commercial and Urban Centre Zone Development Regulations

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Site Coverage of all Buildings	50%	65%	75%	75%	100%	100% or 85% .13	100% or 85% .13	100% or 85% .13	100% or 85% .13

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Site Coverage of all Buildings , Structures , and Impermeable Surfaces	70%	85%	85%	85%	100%	100% or 90% .9	100% or 90% .9	100% or 90% .9	100% or 90% .9
Max. Density and Max. Height	See Section 14.14 for Density and Height Regulations								
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented	2.0 m .12	2.0 m .12	4.5 m .12	3.0 m .12	0.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12
Min. Front Yard and Flanking Side Yard Setback	2.0 m .12	2.0 m .12	3.0 m .1, .12	3.0 m .1, .12	0.0 m .12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
for Ground-Oriented, Residential									
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial	2.0 m .12	2.0 m .12	2.0 m .12	2.0 m .12	0.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m .14	3.0 m .14	n/a	n/a	n/a	n/a	n/a
Min. Side Yard Setback	3.0 m	0.0 m .3	3.0 m	3.0 m .6, .8	0.0 m ^{.2} ,.3	0.0 m ^{.2} ,.3	3.0 m ^{.2} ,.3	0.0 m ^{.2} ,.3	0.0 m ^{.2} ,.3
Min. Rear Yard Setback	3.0 m .4	0.0 m .4	4.5 m .5, .7	4.5 m .7, .8	0.0 m ^{.2}	0.0 m ^{.2} ,.4	3.0 m ^{.2} ,.4	0.0 m ^{.2} ,.4	0.0 m ^{.2} ,.4
Min. Common and	7.5 m ² per bachelor dwelling unit				6.0 m ² per bachelor dwelling unit				

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Private Amenity Space	15.0 m ² per 1-bedroom dwelling unit				10.0 m ² per 1-bedroom dwelling unit				
	25 m ² per dwelling unit with more than 1-bedroom ^{.11}				15 m ² per dwelling unit with more than 1-bedroom ^{.11}				
Min. Accessory Buildings / Structures Setbacks	An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when abutting a urban residential or rural residential zone .								
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys .								
Corner Lots	For any building greater than 18.0 m or 4.5 storeys and located on a corner lot , there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey . See Visual Example of Corner Lot Setbacks .								
Urban Plazas	Any site within an urban centre larger than 1 acre with a building length larger than 100 m shall provide an urban plaza at grade.								
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations .								
Min. and Max. Commercial	The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps: 4.2 Downtown , 4.4 Capri-Landmark , 4.6 Pandosy , 4.8 Rutland , & 4.10 Midtown).								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
or Residential Floor Area based on Fronting Street Type	<p>Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a:</p> <ul style="list-style-type: none"> • High Streets or Retail Streets shall provide ground-floor commercial principal uses, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential principal uses is permitted above the ground-floor. • Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above. • Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses. • Residential Streets shall contain one hundred percent (100%) of the floor area as residential principal uses. 								
Max. Parkade Exposure	<p>On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).</p>								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<p>FOOTNOTES (Section 14.11):</p> <p>^{.1} The minimum setback for ground-oriented, residential units can be reduced to 2.0 metres if both criteria are met:</p> <p style="margin-left: 40px;">c) The maximum height of the first storey floor above adjacent curb level for ground-oriented residential units is 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Example Diagram Figure 5.12.</p> <p style="margin-left: 40px;">d) The minimum net floor area for ground-oriented, residential units on the first floor is 11 m². See Example Diagram Figure 5.13.</p> <p>^{.2} Any portion of a building above 16.0 m in height must be setback a minimum of 3.0 m from any lot line abutting a street and 4.0 m from any lot line abutting another property. The minimum setback can be reduced from 3.0 m to 0.0 m for any portion of a building below 16.0 m in height if the ground floor setback is maintained (measured from back-of-curb or edge of road pavement in situations without curb to building face) of at least a 6.0 m in the UC2, UC3, & UC4 zones and 4.5 m in the UC5 zone.</p> <p>^{.3} Except it is 3.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.</p> <p>^{.4} Except it is 6.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.</p> <p>^{.5} Except the rear setback is: 3.0 m when abutting a rear lane, 6.0 m when abutting a single & two dwelling zone or rural residential zone, and it is 6.0 m for hotels or motels.</p> <p>^{.6} The minimum side yard is 4.0 m when abutting a single & two dwelling zone or rural residential zone.</p>									

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<p>^{.7} For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m. The site rear yard for carport structures is 1.5 m.</p> <p>^{.8} Any building over 6 storeys in height, the portions of the building over 6 storeys must be setback a minimum of 10 m from any lot line abutting any single & two dwelling zone or rural residential zone. Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous building frontage shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the building exceeds 37 m.</p> <p>^{.9} The maximum site coverage of all buildings, structures, and impermeable surfaces is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%.</p> <p>^{.10} The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Visual Example of Max Floor Height for Residential Ground-Oriented Housing.</p> <p>^{.11} 4.0 m² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.</p> <p>^{.12} The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).</p>									

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<p>.13 The maximum site coverage is dependent on the street type as defined in the City of Kelowna’s Official Community Plan (e.g., Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 85%.</p> <p>.14 Minimum building setbacks apply only to buildings five (5) storeys and taller. The setback can occur on any floor above the second storey.</p>									

Chart DD1

Original - Section 14.13 Health District Development Regulations

Section 14.13 – Health District Development Regulations		
m = metres / m ² = square metres		
Criteria	Zones	
	HD1	HD2
Max. Site Coverage of all Buildings	100%	65%
Max. Site Coverage of all Buildings , Structures , & Impermeable Surfaces (%)	n/a	80%
Max. Density & Max. Height	See Section 14.14 for Density and Height Regulations	
Road Specific Min. Setbacks	6.0 m from Pandosy Street 6.0 m from Royal Ave for buildings up to 10.0 m in height 9.0 m from Royal Ave for buildings greater than 10.0 m 9.0 m from Abbott Street 4.5 m on southern Christleton Laneway	n/a

Section 14.13 – Health District Development Regulations		
m = metres / m ² = square metres		
Criteria	Zones	
	HD1	HD2
Min. Front Yard & Flanking Side Yard Setback	n/a	4.5 m for Single Detached Housing & 4.5 m for Apartment Housing / Health Services / Commercial ¹
Min. Side Yard Setback	n/a	1.1 m for Single Detached Housing & 3.0 m for 1 st & 2 nd floors of Apartment Housing / Health Services / Commercial & 6.0 m for 3 rd floor and above of Apartment Housing / Health Services / Commercial
Min. Rear Yard Setback	n/a	6.0 m for Single Detached Housing & 6.0 m for Apartment Housing / Health Services / Commercial except 3.0 m when abutting a lane

Section 14.13 – Health District Development Regulations		
m = metres / m ² = square metres		
Criteria	Zones	
	HD1	HD2
Min. Common and Private Amenity Space	n/a	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom ^{.2}
<p>FOOTNOTES (Section 14.13.):</p> <p>^{.1} The minimum front yard & flanking side yard setback can be reduced only for the first two levels of commercial, health services, and/or ground-oriented residential units including lobbies (excluding mechanical, storage space, or parkade walls) to 2.0 m.</p> <p>^{.2} 4.0 m² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to childcare centres as long as the childcare spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to childcare spaces cannot be more than 50% of the total space required.</p>		

Chart DD2

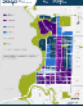

Proposed - Section 14.13 Health District Development Regulations


Section 14.13 – Health District Development Regulations	
m = metres / m ² = square metres	
Criteria	Zones
	HD1
Max. Site Coverage of all Buildings	100%
Max. Site Coverage of all Buildings , Structures , & Impermeable Surfaces (%)	n/a
Max. Density & Max. Height	See Section 14.14 for Density and Height Regulations
Min. Front Yard & Flanking Side Yard Setback	Road Specific ^{.1}
Min. Side Yard Setback	Road Specific ^{.1}
Min. Rear Yard Setback	Road Specific ^{.1}
FOOTNOTES (Section 14.13): ^{.1} The minimum setbacks are from specific streets: 6.0 m from Pandosy Street, 6.0 m from Royal Avenue for buildings up to 10.0 m in height , 9.0 m from Royal Avenue for buildings greater than 10.0 m, 9.0 m from Abbott Street, and 4.5 m on Christleton Laneway.	



Chart EE

Original - Section 14.14 – Density and Height

Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density <u>FAR</u> ^{.1, .7}	<u>Max.</u> Public Amenity & Streetscape Bonus <u>FAR</u>	<u>Max.</u> Rental or Affordable Housing Bonus <u>FAR</u>	<u>Max.</u> Base <u>Height</u> ^{.1, .7}	<u>Max.</u> <u>Height</u> with Bonus <u>FAR</u>
C1	0.75 <u>FAR</u>	n/a	n/a	3 <u>storeys</u> & 12.0 m	No additional <u>height</u>
C2	0.9 <u>FAR</u> , except 1.0 for <u>Hotels</u>	An additional 0.25 <u>FAR</u> ^{.3}	An additional 0.3 <u>FAR</u> for rental only projects or affordable housing ^{.3}	3 <u>storeys</u> & 12.0 m	Only <u>Hotels</u> qualify for an 3 additional <u>storeys</u> & 12 m ^{.3}
CA1	<p><u>Min.</u> Density for <u>lots</u> fronting a <u>Transit Supportive Corridor</u> and with a <u>lane</u> = 4.75 units per 1,000 m² and a <u>Min.</u> 1,050 m² lot area ^{.5, .9}</p> <p><u>Min.</u> Density for <u>lots</u> fronting a <u>Transit Supportive Corridor</u> and without a <u>lane</u> = 3.1 units per 1,000 m² and a <u>Min.</u> 1,600 m² lot area ^{.5, .9}</p> <p><u>Max.</u> Base <u>FAR</u> = 1.6 <u>FAR</u> except 1.8 <u>FAR</u> when <u>lot</u> is fronting a <u>Transit Supportive Corridor</u> ^{.9}</p> <p>See Underground Parking Base <u>FAR</u> Adjustments ^{.12}</p>	An additional 0.25 <u>FAR</u> ^{.3}	An additional 0.3 <u>FAR</u> for rental only projects or affordable housing ^{.3}	<p>3 <u>storeys</u> & 12.0 m for <u>lots</u> less than 1,050 m²</p> <p>4 <u>storeys</u> & 18.0 m for <u>lots</u> 1,050 m² or greater</p> <p>6 <u>storeys</u> & 22 m for any lot size fronting a <u>Transit Supportive Corridor</u> ^{.4}</p>	<p>3 additional <u>storeys</u> & 12 m ^{.2, .3}</p> <p>or</p> <p>6 additional <u>storeys</u> & 22 ^{.3, .6}</p>
VC1	<p>Cook Truswell Village Centre = 1.5 <u>FAR</u> ^{.9}</p> <p>Lakeshore Village Centre = 1.5 <u>FAR</u> except 1.75 <u>FAR</u> when lot is fronting a <u>Transit Supportive Corridor</u> ^{.9}</p> <p>Glenmore Village Centre = 1.8 <u>FAR</u> ^{.9}</p>	An additional 0.25 <u>FAR</u> ^{.3}	An additional 0.3 <u>FAR</u> for rental only projects or affordable housing ^{.3}	<p>Cook Truswell Village Centre = 6 <u>storeys</u> & 22 m</p> <p>Lakeshore Village Centre = 4 <u>storeys</u> & 18 m except 6 <u>storeys</u> & 22 m</p> <p>when lot is fronting a <u>Transit Supportive Corridor</u></p>	No additional <u>height</u>

Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1,7}	<u>Max.</u> Height with Bonus FAR
	<p>Guisachan Village Centre = 1.5 FAR, except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>University Village Centre = 1.5 FAR ^{.9}</p> <p>Black Mountain Village Centre = 1.8 FAR ^{.9}</p> <p>The Ponds Village Centre = 1.5 FAR ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>			<p>Glenmore Village Centre = 6 storeys & 22 m</p> <p>Guisachan Village Centre = 4 storeys & 18 metres except 6 storeys & 22 m when lot is fronting a Transit Supportive Corridor</p> <p>University Village Centre = 4 storeys & 18 m</p> <p>Black Mountain Village Centre = 6 storeys & 22 m</p> <p>The Ponds Village Centre = 4 storeys & 18 m</p>	
	<p>The areas are identified in Map 4.1 within the OCP (UC1 Downtown) </p>				
UC1 (Downtown)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For UC1a – Arena properties = 5.0 FAR ^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 20 storeys = 5.9 FAR ^{.9}</p> <p>For areas identified as 26 storeys and up = 7.2 FAR ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For UC1a – Arena properties = no bonus ^{.3}</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 6 storeys = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 20 storeys = 0.75 additional FAR ^{.3}</p> <p>For areas identified as 26 storeys = 1.5 additional FAR ^{.3}</p> <p>See additional rental sub-zone bonus</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For UC1a – Arena properties = 12 storeys & 44 m</p> <p>For areas identified as 3 storeys = 3 storeys & 12 m</p> <p>For areas identified as 6 storeys = 6 storeys & 22 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44 m</p> <p>For areas identified as 20 storeys = 20 storeys & 73 m</p> <p>For areas identified as 26 storeys and up = 26 storeys & 95 m</p>	<p>For areas identified as PARK = No additional height</p> <p>For UC1a – Arena properties = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12 m ^{.3}</p> <p>For areas identified as 20 storeys = 5 additional storeys & 19 m ^{.3}</p> <p>For areas identified as 26 storeys = 14 additional storeys & 52 m ^{.3}</p>
	<p>The areas are identified in Map 4.3 within the OCP (UC2 (Capri / Landmark)) </p>				

Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1,7}	<u>Max.</u> Height with Bonus FAR
UC2 (Capri / Landmark)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 4 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 18 storeys = 4.9 FAR ^{.9}</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 4 storeys = no bonus ^{.3}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 18 storeys = 0.7 additional FAR ^{.3}</p> <p>For areas identified as 26 storeys = no bonus ^{.3}</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For areas identified as 3 storeys = 3 storeys & 12 m</p> <p>For areas identified as 4 storeys = 4 storeys & 18 m</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 6 storeys & 22 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44 m</p> <p>For areas identified as 18 storeys = 18 storeys & 66 m</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p>	<p>For areas identified as PARK = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 4 storeys = No additional height</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12 m ^{.3}</p> <p>For areas identified as 18 storeys = 4 additional storeys & 16 m ^{.3}</p> <p>For areas identified as 26 storeys = No bonus ^{.3}</p>
	<p>The areas are identified in Map 4.9 within the OCP (UC3 Midtown)</p> 				
UC3 (Midtown)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 18 storeys = 4.9 FAR ^{.9}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For areas identified as 6 storeys = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 18 storeys = 0.5 additional FAR ^{.3}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels ^{.11}</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10, .11}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For areas identified as 6 storeys = 6 storeys & 22 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44 m</p> <p>For areas identified as 18 storeys = 18 storeys & 66 m</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels</p>	<p>For areas identified as PARK = No additional height</p> <p>For Areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12 m ^{.3}</p> <p>For areas identified as 18 storeys = 4 additional storeys & 16 m ^{.3}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels ^{.11}</p>

Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density <u>FAR</u> ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus <u>FAR</u>	<u>Max.</u> Rental or Affordable Housing Bonus <u>FAR</u>	<u>Max.</u> Base <u>Height</u> ^{.1,7}	<u>Max.</u> <u>Height</u> with Bonus <u>FAR</u>
UC4 (Rutland)	The areas are identified in Map 4.7 within the OCP (UC4 Rutland) 				
	For areas identified as PARK = 0.5 <u>FAR</u> ^{.9} For areas identified as 4 <u>storeys</u> = 1.6 <u>FAR</u> ^{.9} For areas identified as 6 <u>storeys</u> = 1.8 <u>FAR</u> ^{.9} For areas identified as 12 <u>storeys</u> = 3.3 <u>FAR</u> ^{.9} See Underground Parking Base <u>FAR</u> Adjustments ^{.12}	For areas identified as PARK = no bonus ^{.3} For areas identified as 4 <u>storeys</u> = 0.5 additional <u>FAR</u> ^{.3} For areas identified as 6 <u>storeys</u> = 0.5 additional <u>FAR</u> ^{.3} For areas identified as 12 <u>storeys</u> = 0.5 additional <u>FAR</u> ^{.3}	An additional 0.3 <u>FAR</u> for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 <u>storeys</u> and taller the <u>FAR</u> bonus rate is 0.05 <u>FAR</u> per <u>storey</u> ^{.10}	For areas identified as PARK = 2 <u>storeys</u> For areas identified as 4 <u>storeys</u> = 4 <u>storeys</u> & 18 m For areas identified as 6 <u>storeys</u> = 6 <u>storeys</u> & 22 m For areas identified as 12 <u>storeys</u> = 12 <u>storeys</u> & 44 m	For areas identified as PARK = No additional <u>height</u> For areas identified as 4 <u>storeys</u> = 2 additional <u>storeys</u> & 8 m ^{.3} For areas identified as 6 <u>storeys</u> = 3 additional <u>storeys</u> & 12 m ^{.3} For areas identified as 12 <u>storeys</u> = 3 additional <u>storeys</u> & 12 m ^{.3}
UC5 (Pandosy)	The areas are identified in Map 4.5 within the OCP (UC5 Pandosy) 				
	For areas identified as PARK = 0.5 <u>FAR</u> ^{.9} For areas identified as 3 <u>storeys</u> = 1.5 <u>FAR</u> ^{.9} For areas identified as 4 <u>storeys</u> = 1.6 <u>FAR</u> ^{.9} For areas identified as 6 <u>storeys</u> = 1.8 <u>FAR</u> ^{.9} For areas identified as 8 <u>storeys</u> = 2.35 <u>FAR</u> ^{.9} For areas identified as 14 <u>storeys</u> = 3.9 <u>FAR</u> ^{.9} See Underground Parking Base <u>FAR</u> Adjustments ^{.12}	For areas identified as PARK = no bonus ^{.3} For areas identified as 3 <u>storeys</u> = no bonus ^{.3} For areas identified as 4 <u>storeys</u> = 0.1 additional <u>FAR</u> ^{.3} For areas identified as 6 <u>storeys</u> = 0.25 additional <u>FAR</u> ^{.3} For areas identified as 8 <u>storeys</u> = 0.3 additional <u>FAR</u> ^{.3} For areas identified as 14 <u>storeys</u> = 0.5 additional <u>FAR</u> ^{.3}	An additional 0.3 <u>FAR</u> for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 <u>storeys</u> and taller the <u>FAR</u> bonus rate is 0.05 <u>FAR</u> per <u>storey</u> ^{.10}	For areas identified as PARK = 2 <u>storeys</u> For areas identified as 3 <u>storeys</u> = 3 <u>storeys</u> & 12 m For areas identified as 4 <u>storeys</u> = 4 <u>storeys</u> & 18 m For areas identified as 6 <u>storeys</u> = 6 <u>storeys</u> & 22 m For areas identified as 8 <u>storeys</u> = 8 <u>storeys</u> & 31 m For areas identified as 14 <u>storeys</u> = 14 <u>storeys</u> & 52 m	For areas identified as PARK = No additional <u>height</u> For areas identified as 3 <u>storeys</u> = No additional <u>height</u> For areas identified as 4 <u>storeys</u> = No additional <u>height</u> For areas identified as 6 <u>storeys</u> = 2 additional <u>storeys</u> & 8 m ^{.3} For areas identified as 8 <u>storeys</u> = 3 additional <u>storeys</u> & 12 m ^{.3} For areas identified as 14 <u>storeys</u> = No additional <u>height</u>
I1	1.2 <u>FAR</u>	n/a	n/a	3 <u>storeys</u> & 16.0 m	No additional <u>height</u>
I2	1.5 <u>FAR</u> ^{.8}	n/a	n/a	16.0 m ^{.7}	No additional <u>height</u>

Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{1,7}	<u>Max.</u> Height with Bonus FAR
I3	0.75 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
I4	0.4 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
P1	2.0 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
P2	1.0 FAR	n/a	n/a	3 storeys & 13.5 m	No additional height
P3	0.1 FAR	n/a	n/a	10.0 m	No additional height
P4	n/a	n/a	n/a	10.0 m, except 23.0 m for accessory structures	No additional height
P5	0.5 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
HD1	2.2 FAR	n/a	n/a	See Map 14.15.2 – HD1 height for max building heights	No additional height
HD2	1.4 FAR	An additional 0.25 FAR ³	An additional 0.3 FAR for rental only projects or affordable housing ³	2 storeys & 10.0 m storey for single detached housing 5 storeys & 16.5 m for apartment housing & health services	1 additional storey & 4 m ³
W1	n/a	n/a	n/a	n/a	No additional height
W2	n/a	n/a	n/a	10.0 m / 2 storeys	No additional height

FOOTNOTES (Section 14.14.):

¹ When referencing maximum base [FAR](#) and maximum [height](#) regulations the “areas” referenced are the building [height](#) maps outline within the [City](#) of Kelowna’s [Official Community Plan](#).

² The maximum [height](#) of 3 additional [storeys](#) & 12 metres only applies in situations where:

- a) [Lots](#) are located fronting a collector or arterial road; &
- b) [Lots](#) are within 400 m of transit stop; &
- c) The [abutting](#) lots are not zoned [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#).

³ The Public Amenity & Streetscape bonus density and additional height may apply if payment is made as per [Section 6.8.2 Density Bonus](#). The Rental or Affordable Housing bonus density and additional height may apply if secured as described in [Section 6.8.3 Density Bonus](#).

⁴ The maximum [height](#) for [hotels](#) is permitted to be 12 [storeys](#) & 39 m only in situations where:

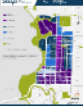

- a) [lots](#) are fronting a Provincial Highway; and
- b) the [abutting](#) [lots](#) are not zoned [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#); and


Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1.7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1.7}	<u>Max.</u> Height with Bonus FAR
<p>c) lots are within the Regional Commercial Corridor Future Land Use Designations as outlined in the OCP.</p> <p>^{.5} For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at 1 unit per 125 m² of commercial GFA.</p> <p>^{.6} The maximum height of 6 additional storeys & 22 m only applies in situations where:</p> <ul style="list-style-type: none"> a) Lots are located fronting a Transit Supportive Corridor & b) Lots are within 400 m of transit stop; & c) Lots are within 500 m of an Urban Centre; & d) Lots must be fronting one of these roads: Clement Avenue, Gordon Drive, a Provincial Highway, Spall Road, Enterprise Way, or Springfield Drive. <p>^{.7} Except the maximum base FAR and height may be different on an individual lot basis as identified in Section 14.15 Site Specific Regulations.</p> <p>^{.8} The maximum FAR is increased to 3.0 for lots fronting onto one of these streets: Bay Avenue, Brent Avenue, Clement Avenue, Crowley Avenue, Ellis Street, Ethel Street, Gaston Avenue, Gordon Drive, Guy Street, Laurel Avenue, Recreation Avenue, St. Paul Street, Trench Place, Vaughan Avenue, or Weddell Place.</p> <p>^{.9} The base FARs are derived from the base height regulation. Therefore, the base FARs remain constant even if an owner successfully applies for a Development Variance Permit or Board of Variance order to the base heights.</p> <p>^{.10} For example: a 12 storey rental project would have a 0.6 FAR bonus and a 26 storey rental project would 1.3 FAR bonus.</p> <p>^{.11} These parcels identified in Map 14.15.1 do not qualify for any density or height bonusing except the rental bonusing provisions.</p> <p>^{.12} If eighty percent (80%) of the parking provided on-site is located underground (below finished grade) then the base FAR is increased by 0.25 FAR.</p>					



Chart FF

Proposed - Section 14.14 – Density and Height

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{.1, .7}	Max. Height with Bonus FAR
C1	0.75 FAR	n/a	n/a	3 storeys & 12.0 m	No additional height
C2	0.9 FAR , except 1.0 for Hotels	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	3 storeys & 12.0 m	Only Hotels qualify for an additional 3 storeys & 12.0 m ^{.3}
CA1	<p>Min. Density for lots fronting a Transit Supportive Corridor and with a lane = 4.75 units per 1,000 m² and a Min. 1,050 m² lot area ^{.5, .9}</p> <p>Min. Density for lots fronting a Transit Supportive Corridor and without a lane = 3.1 units per 1,000 m² and a Min. 1,600 m² lot area ^{.5, .9}</p> <p>Max. Base FAR = 1.6 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	<p>3 storeys & 12.0 m for lots less than 1,050 m²</p> <p>4 storeys & 18.0 m for lots 1,050 m² or greater</p> <p>6 storeys & 22.0 m for any lot size fronting a Transit Supportive Corridor ^{.4}</p>	<p>3 additional storeys & 12.0 m ^{.2, .3}</p> <p>or</p> <p>6 additional storeys & 22.0 m ^{.3, .6}</p>
VC1	<p>Cook Truswell Village Centre = 1.5 FAR ^{.9}</p> <p>Lakeshore Village Centre = 1.5 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>Glenmore Village Centre = 1.8 FAR ^{.9}</p>	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	<p>Cook Truswell Village Centre = 6 storeys & 22.0 m</p> <p>Lakeshore Village Centre = 4 storeys & 18.0 m except 6 storeys & 22.0 m when lot is fronting a Transit Supportive Corridor</p> <p>Glenmore Village Centre = 6 storeys & 22.0 m</p>	No additional height

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1,7}	<u>Max.</u> Height with Bonus FAR
	<p>Guisachan Village Centre = 1.5 FAR, except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>University Village Centre = 1.5 FAR ^{.9}</p> <p>Black Mountain Village Centre = 1.8 FAR ^{.9}</p> <p>The Ponds Village Centre = 1.5 FAR ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>			<p>Guisachan Village Centre = 4 storeys & 18.0 metres except 6 storeys & 22.0 m when lot is fronting a Transit Supportive Corridor</p> <p>University Village Centre = 4 storeys & 18.0 m</p> <p>Black Mountain Village Centre = 6 storeys & 22.0 m</p> <p>The Ponds Village Centre = 4 storeys & 18.0 m</p>	
	<p>The areas are identified in Map 4.1 within the OCP (UC1 Downtown) </p>				
UC1 (Downtown)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For UC1a – Arena properties = 5.0 FAR ^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 20 storeys = 5.9 FAR ^{.9}</p> <p>For areas identified as 26 storeys and up = 7.2 FAR ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For UC1a – Arena properties = no bonus ^{.3}</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 6 storeys = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 20 storeys = 0.75 additional FAR ^{.3}</p> <p>For areas identified as 26 storeys = 1.5 additional FAR ^{.3}</p> <p>See additional rental sub-zone bonus</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For UC1a – Arena properties = 12 storeys & 44.0 m</p> <p>For areas identified as 3 storeys = 3 storeys & 12.0 m</p> <p>For areas identified as 6 storeys = 6 storeys & 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44.0 m</p> <p>For areas identified as 20 storeys = 20 storeys & 73.0 m</p> <p>For areas identified as 26 storeys and up = 26 storeys & 95.0 m</p>	<p>For areas identified as PARK = No additional height</p> <p>For UC1a – Arena properties = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}</p> <p>For areas identified as 20 storeys = 5 additional storeys & 19.0 m ^{.3}</p> <p>For areas identified as 26 storeys = 14 additional storeys & 52.0 m ^{.3}</p>
	<p>The areas are identified in Map 4.3 within the OCP (UC2 (Capri / Landmark)) </p>				

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1,7}	<u>Max.</u> Height with Bonus FAR
UC2 (Capri / Landmark)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 4 storeys = 1.6 FAR ^{.9}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 18 storeys = 4.9 FAR ^{.9}</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 4 storeys = no bonus ^{.3}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 18 storeys = 0.7 additional FAR ^{.3}</p> <p>For areas identified as 26 storeys = no bonus ^{.3}</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For areas identified as 3 storeys = 3 storeys & 12.0 m</p> <p>For areas identified as 4 storeys = 4 storeys & 18.0 m</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 6 storeys & 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44.0 m</p> <p>For areas identified as 18 storeys = 18 storeys & 66.0 m</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p>	<p>For areas identified as PARK = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 4 storeys = No additional height</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}</p> <p>For areas identified as 18 storeys = 4 additional storeys & 16.0 m ^{.3}</p> <p>For areas identified as 26 storeys = No bonus ^{.3}</p>
	<p>The areas are identified in Map 4.9 within the OCP (UC3 Midtown)</p> 				
UC3 (Midtown)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 18 storeys = 4.9 FAR ^{.9}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For areas identified as 6 storeys = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 18 storeys = 0.5 additional FAR ^{.3}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels ^{.11}</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10, .11}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For areas identified as 6 storeys = 6 storeys & 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44.0 m</p> <p>For areas identified as 18 storeys = 18 storeys & 66.0 m</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels</p>	<p>For areas identified as PARK = No additional height</p> <p>For Areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}</p> <p>For areas identified as 18 storeys = 4 additional storeys & 16.0 m ^{.3}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels ^{.11}</p>

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1,7}	<u>Max.</u> Height with Bonus FAR
UC4 (Rutland)	The areas are identified in Map 4.7 within the OCP (UC4 Rutland) 				
	For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 4 storeys = 1.6 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9} For areas identified as 12 storeys = 3.3 FAR ^{.9} See Underground Parking Base FAR Adjustments ^{.12}	For areas identified as PARK = no bonus ^{.3} For areas identified as 4 storeys = 0.5 additional FAR ^{.3} For areas identified as 6 storeys = 0.5 additional FAR ^{.3} For areas identified as 12 storeys = 0.5 additional FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}	For areas identified as PARK = 2 storeys For areas identified as 4 storeys = 4 storeys & 18.0 m For areas identified as 6 storeys = 6 storeys & 22.0 m For areas identified as 12 storeys = 12 storeys & 44.0 m	For areas identified as PARK = No additional height For areas identified as 4 storeys = 2 additional storeys & 8.0 m ^{.3} For areas identified as 6 storeys = 3 additional storeys & 12.0 m ^{.3} For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}
UC5 (Pandosy)	The areas are identified in Map 4.5 within the OCP (UC5 Pandosy) 				
	For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 3 storeys = 1.5 FAR ^{.9} For areas identified as 4 storeys = 1.6 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9} For areas identified as 8 storeys = 2.35 FAR ^{.9} For areas identified as 14 storeys = 3.9 FAR ^{.9} See Underground Parking Base FAR Adjustments ^{.12}	For areas identified as PARK = no bonus ^{.3} For areas identified as 3 storeys = no bonus ^{.3} For areas identified as 4 storeys = 0.1 additional FAR ^{.3} For areas identified as 6 storeys = 0.25 additional FAR ^{.3} For areas identified as 8 storeys = 0.3 additional FAR ^{.3} For areas identified as 14 storeys = 0.5 additional FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}	For areas identified as PARK = 2 storeys For areas identified as 3 storeys = 3 storeys & 12.0 m For areas identified as 4 storeys = 4 storeys & 18.0 m For areas identified as 6 storeys = 6 storeys & 22.0 m For areas identified as 8 storeys = 8 storeys & 31.0 m For areas identified as 14 storeys = 14 storeys & 52.0 m	For areas identified as PARK = No additional height For areas identified as 3 storeys = No additional height For areas identified as 4 storeys = No additional height For areas identified as 6 storeys = 2 additional storeys & 8.0 m ^{.3} For areas identified as 8 storeys = 3 additional storeys & 12.0 m ^{.3} For areas identified as 14 storeys = No additional height
I1	1.2 FAR	n/a	n/a	3 storeys & 16.0 m	No additional height
I2	1.5 FAR ^{.8}	n/a	n/a	16.0 m ^{.7}	No additional height

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{1,7}	<u>Max.</u> Height with Bonus FAR
I3	0.75 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
I4	0.4 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
P1	2.0 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
P2	1.0 FAR	n/a	n/a	3 storeys & 13.5 m	No additional height
P3	0.1 FAR	n/a	n/a	10.0 m	No additional height
P4	n/a	n/a	n/a	10.0 m, except 23.0 m for accessory structures	No additional height
P5	0.5 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
HD1	2.2 FAR	n/a	n/a	36.5 m	No additional height
W1	n/a	n/a	n/a	n/a	No additional height
W2	n/a	n/a	n/a	10.0 m / 2 storeys	No additional height

FOOTNOTES (Section 14.14):

¹ When referencing maximum base [FAR](#) and maximum [height](#) regulations the “areas” referenced are the building [height](#) maps outlined within the [City](#) of Kelowna’s [Official Community Plan](#).

² The maximum [height](#) of 3 additional [storeys](#) & 12.0 metres only applies in situations where:

- a) [Lots](#) are located fronting a collector or arterial road; &
- b) [Lots](#) are within 400 m of transit stop; &
- c) The [abutting](#) lots are not zoned [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#).

³ The Public Amenity & Streetscape bonus density may apply if payment is made as per [Section 6.8.2 Density Bonus](#). The Rental or Affordable Housing bonus density may apply if secured as described in [Section 6.8.3 Density Bonus](#).

⁴ The maximum [height](#) for [hotels](#) is permitted to be 12 [storeys](#) & 39.0 m only in situations where:

- a) [lots](#) are fronting a Provincial Highway; and
- b) the [abutting lots](#) are not zoned [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#); and
- c) [lots](#) are within the Regional Commercial Corridor Future Land Use Designations as outlined in the [OCP](#).

⁵ For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at 1 unit per 125 m² of commercial [GFA](#).

⁶ The maximum [height](#) of 6 additional [storeys](#) & 22.0 m only applies in situations where:

- a) [Lots](#) are located fronting a [Transit Supportive Corridor](#) &
- b) [Lots](#) are within 400 m of transit stop; &
- c) [Lots](#) are within 500 m of an Urban Centre; &

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density <u>FAR</u> ^{.1.7}	<u>Max.</u> Public Amenity & Streetscape Bonus <u>FAR</u>	<u>Max.</u> Rental or Affordable Housing Bonus <u>FAR</u>	<u>Max.</u> Base <u>Height</u> ^{.1.7}	<u>Max.</u> <u>Height</u> with Bonus <u>FAR</u>
<p>d) <u>Lots</u> must be fronting one of these roads: Clement Avenue, Gordon Drive, a Provincial Highway, Spall Road, Enterprise Way, or Springfield Drive.</p> <p>^{.7} Except the maximum base <u>FAR</u> and <u>height</u> may be different on an individual <u>lot</u> basis as identified in Section 14.15 Site Specific Regulations.</p> <p>^{.8} The maximum FAR is increased to 3.0 for <u>lots</u> fronting onto one of these streets: Bay Avenue, Brent Avenue, Clement Avenue, Crowley Avenue, Ellis Street, Ethel Street, Gaston Avenue, Gordon Drive, Guy Street, Laurel Avenue, Recreation Avenue, St. Paul Street, Trench Place, Vaughan Avenue, or Weddell Place.</p> <p>^{.9} The base <u>FARs</u> are derived from the base <u>height</u> regulation. Therefore, the base <u>FARs</u> remain constant even if an owner successfully applies for a Development Variance Permit or Board of Variance order to the base <u>heights</u>.</p> <p>^{.10} For example: a 12 <u>storey</u> rental project would have a 0.6 <u>FAR</u> bonus and a 26 <u>storey</u> rental project would have a 1.3 <u>FAR</u> bonus.</p> <p>^{.11} These parcels identified in Map 14.15.1 do not qualify for any density or <u>height</u> bonusing except the rental bonusing provisions.</p> <p>^{.12} If eighty percent (80%) of the parking provided on-site is located underground (below <u>finished grade</u>) then the base <u>FAR</u> is increased by 0.25 <u>FAR</u>.</p>					

Chart GG

Original - Section 14.15 - Site Specific Regulations

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Retail • Liquor Primary Establishment (no floor area restriction) • Cultural and Recreation Services as permitted Principal Uses in addition to those land uses permitted in Section 14.9. • Maximum building height of 18 metres.
2.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area A)	810 Clement Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices; • Retail • Personal Service Establishment • Education Services as permitted Secondary Uses within Area 'A' shown in Map 14.15a in addition to those land uses permitted in Section 14.9
3.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area B)	815 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Health Services

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
			<ul style="list-style-type: none"> • Personal Service Establishment • Retail • Liquor Primary Establishment • Education Services as permitted Principal Uses within Area 'B' shown in Map 14.15a in addition to those land uses permitted in Section 14.9 .
4.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	To permit retail as a permitted principal use addition to those land uses permitted in Section 14.9 .
5.	Lot A, Section 1 & 12, Township 25, Plan EPP92691	3838 Capozzi Rd	The maximum permitted height is 15 storeys and 50 metres.
6.	Lot 1, District Lot 134, Plan EPP 41204	3773-3795 Lakeshore Rd	The maximum permitted height is 18 storeys and 60 metres.
7.	Lot A, Section 30, Township 26, ODYD, Plan 18927	907 Ethel Street	To permit: <ul style="list-style-type: none"> • Apartment Housing • Offices as a permitted principal Use in addition to those land uses permitted in Section 14.9
8.	Lot A, Section 1, Township 25, ODYD, Plan EPP92691	3838 Capozzi Road	To permit:

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
		(Aqua Project)	<ul style="list-style-type: none"> short-term rental accommodation as a principal Use in addition to those land uses permitted in Section 14.9
9.	Multiple Legal Descriptions	Lots shown on Map 14.15.3 (with the current civic addresses as: 1075-1160 Sunset Drive).	<p>To permit:</p> <ul style="list-style-type: none"> short-term rental accommodation as a principal Use in addition to those land uses permitted in Section 14.9. Except, the short-term rental accommodation must maintain at least 6 months a year of long-term residential use. For example, the 6 months long term residency could be owner occupied or monthly rentals.

Section 14.15 - Site Specific Regulations - Midtown			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
10.	Lot 1, District Lot 127, Land District 41, Plan KAP31861	2061 Harvey Ave	See Map 14.15.1 to visual identify affected parcels. The maximum FAR is 1.5
	Lot A, District Lot 127, Land District 41, Plan KAP55164	2071 Harvey Ave	
	Lot 1, District Lot 127, Plan 31862	2091 Harvey Ave	

Section 14.15 - Site Specific Regulations - Midtown			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
	Lot A, District Lot 127, Plan KAP48113	1840-1920 Cooper Rd	The maximum permitted height is 4 storeys and 15 metres, except for Apartment Housing and Hotels the maximum permitted height is 12 storeys and 37 metres.
	Lot B, District Lot 127, Land District 41, Plan KAP29104	1890 Cooper Rd	
	Lot 2, District Lot 127, Plan KAP30502	1950 Cooper Rd	
	Lot 3, District Lot 127, Land District 41, Plan KAP30502	1980 - 1990 Cooper Rd	

Chart HH

Proposed - Section 14.15 - Site Specific Regulations

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Retail • Liquor Primary Establishment (no floor area restriction) • Cultural and Recreation Services as permitted Principal Uses in addition to those land uses permitted in Section 14.9. • Maximum building height of 18.0 m.
2.	Lot B Section 30 Township 26 ODYD Plan EPP83554	810 Clement Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Retail • Personal Service Establishment • Education Services as permitted Secondary Uses in addition to those land uses permitted in Section 14.9
3.	Lot B Section 30 Township 26 ODYD Plan EPP83554	815 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Health Services • Personal Service Establishment • Retail

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
			<ul style="list-style-type: none"> • Liquor Primary Establishment • Education Services as permitted Principal Uses in addition to those land uses permitted in Section 14.9 .
4.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	To permit retail as a permitted principal use in addition to those land uses permitted in Section 14.9 .
5.	Lot A, Section 1 & 12, Township 25, ODYD, Plan EPP92691	3838 Capozzi Rd (Aqua Project)	To permit: <ul style="list-style-type: none"> • A maximum permitted height of 15 storeys and 50.0 m. • short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9.
6.	Lot 1, District Lot 134, Plan EPP 41204	3773-3795 Lakeshore Rd	The maximum permitted height is 18 storeys and 60.0 m.
7.	Lot A, Section 30, Township 26, ODYD, Plan 18927	907 Ethel Street	To permit: <ul style="list-style-type: none"> • Apartment Housing • Offices • Child Care Centre, Major as a permitted principal uses in addition to those land uses permitted in Section 14.9

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
8.	Lot CP (Strata Unit 101-652) Plan KAS2503	1088 Sunset Dr	To permit short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9 . Except, the short-term rental accommodation must maintain at least 6 months a year of long-term residential use. For example, the 6 months long term residency could be owner occupied or monthly rentals.
	Lot CP (Strata Unit 101-2003) Plan KAS2849	1128 Sunset Dr	
	Lot CP (Strata Unit PH1, PH2, PH3, PH4, & 101-2604) Plan KAS3589	1075 Sunset Dr	
	Lot CP (Strata Unit 101-420) Plan KAS3589	1083 Sunset Dr	
	Lot CP (Strata Unit 101-418) Plan KAS3589	1089 Sunset Dr	
	Lot CP (Strata Unit 101-415) Plan KAS3589	1093 Sunset Dr	
	Lot CP (Strata Unit 121-441) Plan KAS3589	1099 Sunset Dr	

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
	Lot CP Plan KAS3589	1123, 1129, 1133, & 1139 Sunset Dr	
9.	Strata Plan of Lot 1, District Lot 134, ODYD, Plan KAP77419	648-654 Cook Rd	To permit short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9 .
10.	Lot A Section 26 Township 26 ODYD Plan EPP117920	155-179 Rutland Rd N	To permit a maximum floor area ratio of 2.35 and a maximum height of 8 storeys and 32.0 m.
11.	Lot A District Lot 9 ODYD Plan 39328	945 Guy Street	To permit a residential sales centre as a principal use in addition to those land uses permitted in Section 14.9 .
12.	Lot 1, District Lot 127, Land District 41, Plan KAP31861	2061 Harvey Ave	See Map 14.15.1 to visual identify affected parcels. The maximum FAR is 1.5 The maximum permitted height is 4 storeys and 15.0 m, except for Apartment Housing and Hotels the maximum permitted height is 12 storeys and 37.0 m.
	Lot A, District Lot 127, Land District 41, Plan KAP55164	2071 Harvey Ave	
	Lot 1, District Lot 127, Plan 31862	2091 Harvey Ave	
	Lot A, District Lot 127, Plan KAP48113	1840-1920 Cooper Rd	

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
	Lot B, District Lot 127, Land District 41, Plan KAP29104	1890 Cooper Rd	
	Lot 2, District Lot 127, Plan KAP30502	1950 Cooper Rd	
	Lot 3, District Lot 127, Land District 41, Plan KAP30502	1980 - 1990 Cooper Rd	



City of Kelowna

TA23-0001

**Text Amendment Bylaw –
To Zoning Bylaw #12375 Part 2 of 3
March 20, 2023**

Purpose

- ▶ The purpose of the text amendment application package (Part 2 of 3) is to follow up on the adoption of the new Zoning Bylaw No. 12375 with a series of amendments that include updates to: Section 1 – General Administration, Section 5 - Definitions & Interpretations, Section 6 – General Development Regulations, Section 13 Multi-Dwelling Zones, Section 14 – Core Area & Other Zones, and Section 15 – Comprehensive Development Zones.

Council Reports

▶ Three Text Amendment Reports:

1. First half of content updates within the Zoning Bylaw;
2. Second half of content updates within the Zoning Bylaw; &
3. Updates to the spelling and grammar.

Table 3.2 Executive Summary of Schedule 'A' Recommended Content Changes

No.	Area of Change	Additional Detail
1.	Section 1.7 Land Dedication and Section 5 Density (Floor Area Ratio) Definition.	Land dedication definition and density (Floor Area Ratio) definition altered to adjust for multiple different development scenarios. Development regulations are proposed to be based on pre-dedicated lots while ensuring unbuildable areas are not included into density calculations. Unbuildable areas are defined to include riparian areas, water courses, and slopes 30% & steeper. Pre-dedication is important for development regulations such as setbacks so that bus stops, road widenings, and other road dedications are not disincentivized due to onsite development regulations.
2.	Secondary Suites in MF1 zone	Change secondary suite regulations in MF1 zone to allow them in single detached housing with a maximum of one secondary suite per lot.
3.	MF1 Density adjustment	MF1 density eliminate units per hectare to be consistent with multi-family density calculations and remove minimum density when lots fronting onto a Transit Supportive Corridor.

Table 3.2 Executive Summary of Schedule 'A' Recommended Content Changes

No.	Area of Change	Additional Detail
4.	Garage site coverage change in MF1 zone	Recommend excluding garages from building site coverage but keeping garages with impermeable site coverage to encourage larger garages that fit a regular vehicles and garbage / recycling bins.
5.	Change Setback Definition of Ground-Oriented Housing	Change ground-oriented setback regulations in MF2 and MF3 zones to clarify and provide consistent setback amounts across various zones. Added clarifying language on what portion of the building that the setback reduction for ground-oriented residential applies to.
6.	Add Definition of Ground-Oriented Commercial	Added definition of ground-oriented commercial in order to state the setback regulation for ground floor commercial units more clearly.
7.	Change Projections into Yards Regulation	Added clarifying sentence that the rear yard projection of 2.5 metres only applies to single family dwellings and not multi-family or other major developments.

Table 3.2 Executive Summary of Schedule 'A' Recommended Content Changes

No.	Area of Change	Additional Detail
8.	Health uses changes and updates to Multi-Family Sections and Core Area & Other Zones Section	Deleted HD2 zone and incorporated health uses within the existing multi-family zones following the Official Community Plan's Health District future land use designation.
9.	Principal and Secondary Uses in Institutional Zones	Fixed missing institutional uses like Child Care, Major principal use in the P2 zone, Food Primary Establishment secondary use in the P2 zone, and Emergency & Protective Services principal use in the P4 zone.
10.	Setback adjustment CA1 zone setbacks	Front & Flanking Side Yard setbacks for CA1 zone increased from 3.0 metres to 4.5 metres to align with the MF3 zone.
11.	Section 14.15 Site-Specific Regulation adjustments	Update the Site-Specific Regulation for Section 14.15 to align with recent Bylaw 8000 adoptions as well as coordinate the grandfathered short-term rental regulations for specific lots.

Table 3.2 Executive Summary of Schedule 'A' Recommended Content Changes

No.	Area of Change	Additional Detail
12.	Amend CD18 zone	<ul style="list-style-type: none"> • Allow short-term rental regulations as principal permitted use in Area 1 of CD18 as originally permitted under Bylaw 8000 and adjust CD18 short-term rental regulations to accommodate. • Add Stacked Townhouses as a permitted use to have consistent development regulations for all multi-family developments. • Delete maximum dwelling unit size for multi-family dwelling units to have consistent development regulations for all multi-family developments. • Add Minimum Common and Private Amenity Space requirement to have consistent development regulations for all multi-family developments. • Add Home-Based Business Minor as a secondary use.

Table 3.2 Executive Summary of Schedule 'A' Recommended Content Changes

No.	Area of Change	Additional Detail
13.	Private and Common Amenity Space requirements	<ul style="list-style-type: none"> • Fixed a discrepancy between private and common amenity spaces rates between different urban development contexts. The new bylaw increased the rate of urban centre private and common amenity space requirements to match the rate outside urban centres. This amendment proposes to restore the different rates for private and common amenity space requirement for urban centre versus multi-family developments outside urban centres. In tight urban centre contexts with zero lot setback and tower designs there is less capacity (generally) to provide the space relative to mid-rise buildings. • Adjust the amenity space requirement for townhouse developments. Small scaled townhouse is to be treated similar to infill housing without a requirement. Medium scaled townhouses (11 to 20 units) shall have a slightly lower rate for amenity space requirement similar to urban centre developments while large townhouse developments (greater than 20 units) are to have the standard amenity space requirement.
14.	Minimum Townhouse Widths	<p>Add a minimum townhouse width when not within walking distance to a Transit Supportive Corridor to ensure the best design practices are implemented for townhouse developments.</p>

Staff Recommendation

- ▶ Staff recommend bylaw be forward to Public Hearing for TA23-0001

CITY OF KELOWNA
BYLAW NO. 12500
TA23-0001 – Amendment to Multiple Sections
of Zoning Bylaw No. 12375

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT **Section 1 – General Administration, 1.7.1 Land Dedications and Setbacks** be amended as follows:

Deleting the following:

"Further developments upon any lot that is reduced in size as a result of a dedication or purchase for public use by the City, provincial or federal government, an improvement or irrigation district, the Board of Education, or a public utility shall use the new lot lines for all development regulations unless otherwise approved by a Development Variance Permit or Board of Variance order.";

And replacing it with:

"Where a **lot** is reduced in size as a result of a taking for public **use** by the **City**, Provincial or Federal Government, an Improvement or Irrigation District, the Board of Education, or a Public Utility by dedication, expropriation, or purchase, the **buildings** and **structures** thereon are deemed to conform with the provisions of this Bylaw. For the purpose of further developments, the **lot** shall be considered to exist as it did prior to the taking but only if the taking is for road dedication, providing such taking:

- a) does not exceed 20% of the original lot area;
- b) does not reduce a minimum front, flanking, side, or **rear yard** below 2.0 metres unless this Bylaw does not require such **yard**; or
- c) otherwise approved by a Development Variance Permit or Board of Variance order.";

2. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, "G"** be amended by adding in its appropriate location the following:

"GROUND-ORIENTED, COMMERCIAL means any commercial unit that has:

- (a) an entrance / exit door to the exterior of the building, entered directly from a fronting publicly accessible street, walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented commercial units can also have a second access and egress via a shared lobby or common corridor;
- (b) Should be designed to be as universal accessible as possible from the fronting publicly accessible street, walkway, or open space. The maximum floor elevation of the commercial unit above or below the fronting publicly accessible street, walkway, or open space is 1.0 metre in order to be considered groundoriented; &

(c) any setback reduction granted to ground-oriented commercial units only applies to those units and not to other commercial units or to any other floor area, except, the setback reduction can be applied to the main lobby of a building.”;

3. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, “G” GROUND-ORIENTED HOUSING** be amended as follows:

Deleting the following:

“**GROUND-ORIENTED HOUSING** means residential dwelling units of one or more storeys in height, each of which has its:

- (a) own private outdoor space attached to the dwelling unit (typically situated at ground level).
- (b) primary entrance (i.e., front door) on the exterior of the building, entered directly from a fronting publicly accessible street, walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented housing can also have a second access and egress via a shared lobby and /or common corridor.
- (c) any setback reduction granted to ground-oriented housing can be applied to the main lobby of a building.”;

And replacing it with:

“**GROUND-ORIENTED, RESIDENTIAL** means residential dwelling units of one or more storeys in height, each of which has its:

- (a) own private outdoor space attached to the dwelling unit (typically situated at ground level);
- (b) an entrance / exit door to the exterior of the building, entered directly from a fronting publicly accessible street walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented residential units can also have a second access and egress via a shared lobby or common corridor; &
- (c) any setback reduction granted to ground-oriented residential units only applies to those dwelling units and not to other dwelling units or to any other floor area, except, the setback reduction can be applied to the main lobby of a building.”;

4. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, “F” FLOOR AREA RATIO** be amended by deleting “.” and replacing it with the following:

“minus excluded areas. The excluded areas of the lot are either within: a Riparian Management Area, a water course area defined by the Natural Environment Development Permit Area (identified within the City of Kelowna’s OCP), or within any slope 30% or steeper.”;

5. AND THAT **Section 6 – General Development Regulations, 6.2.2 Projections Into Yards** be amended as follows:

By deleting the following:

“yard except they may project up to 2.5 metres into a required rear yard.”;

And replacing it with:

"setback area. Except, unenclosed or enclosed steps, eaves, awnings, decks, canopies, balconies, and porches may project up to 2.5 metres into a required rear yard for all Agricultural zones, Rural Residential zones, and Single & Two Dwelling Zones.";

6. AND THAT **Section 6 – General Development Regulations, Table 6.8.b Affordable Housing Bonus** be amended by adding in its appropriate location the following:

"FOOTNOTES (Section 6.8.b):

¹ To qualify for the Affordable Housing Bonus a development must contain a minimum of 50 dwelling units. An affordable housing unit is defined by 2% of the total number of dwelling units. For example, a 60-unit development would need to provide \$120,000 to qualify for the bonus ($\$100,000 \times 60 \times 0.02$).";

7. AND THAT **Section 6 – General Development Regulations, 6.10 Dormers** be amended by adding "6.10.1" before "All dormers must";
8. AND THAT **Section 6 – General Development Regulations, 6.10 Dormers** be amended by deleting "follow" after "All dormers must" and replacing it with "have";
9. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses** be deleted in its entirety and replaced with Section 13.3 outlined in **Schedule A** as attached to and forming part of this bylaw;
10. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.5 – Development Regulations** be deleted in its entirety and replaced with Section 13.5 outlined in **Schedule B** as attached to and forming part of this bylaw;
11. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.6 – Density and Height Development Regulations** be deleted in its entirety and replaced with Section 13.6 outlined in **Schedule C** as attached to and forming part of this bylaw;
12. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.7 – Site-Specific Regulations, 4.777 Denali Drive** be amended as follows:

By deleting the following:

"Apartment housing limited to 3 storeys.";

And replacing it with:

"3 storey apartment building on top of a two storey townhouse.";

13. AND THAT **Section 14 – Core Area & Other Zones, 14.1 Core Area & Other Zone Categories** be amended by deleting “HD2 – Residential and Health Support Services”;
14. AND THAT **Section 14 – Core Area & Other Zones, Section 14.6 – Health District Zone Purposes** be deleted in its entirety and replaced with Section 14.6 outlined in **Schedule D** as attached to and forming part of this bylaw;
15. AND THAT **Section 14 – Core Area & Other Zones, Section 14.8 – Core Area and Other Sub-Zones Categories** be deleted in its entirety and replaced with Section 14.8 outlined in **Schedule E** as attached to and forming part of this bylaw;
16. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses, Child Care Centre, Major** be amended by deleting “-” under “P2” and replacing it with “P”;
17. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses, Food Primary Establishment** be amended by deleting “-” under “P2” and replacing it with “S”;
18. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses, Emergency and Protective Services** be amended by deleting “-” under “P4” and replacing it with “P”;
19. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses** be amended by deleting the “HD2” column in its entirety;
20. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses** be amended by deleting the “Single Detached Housing” row in its entirety;
21. AND THAT **Section 14 – Core Area & Other Zones, Section 14.10 – Subdivision Regulations** be amended by deleting the “HD2” row in its entirety;
22. AND THAT **Section 14 – Core Area & Other Zones, Section 14.11 – Commercial and Urban Centre Zone Development Regulations** be deleted in its entirety and replaced with Section 14.11 outlined in **Schedule F** as attached to and forming part of this bylaw;
23. AND THAT **Section 14 – Core Area & Other Zones, Section 14.13 – Health District Development Regulations** be deleted in its entirety and replaced with Section 14.13 outlined in **Schedule G** as attached to and forming part of this bylaw;
24. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height** be deleted in its entirety and replaced with Section 14.14 outlined in **Schedule H** as attached to and forming part of this bylaw;

25. AND THAT **Section 14 – Core Area & Other Zones, Section 14.15 – Site-Specific Regulations** be deleted in its entirety and replaced with Section 14.15 outlined in **Schedule I** as attached to and forming part of this bylaw;
26. AND THAT **Section 14 – Core Area & Other Zones, Map 14.15.2 – HD1 Height Map** be deleted in its entirety;
27. AND THAT **Section 14 – Core Area & Other Zones, Map 14.15a – 810 Clement Ave (Area A) & 815 Vaughan Ave (Area B)** be deleted in its entirety;
28. AND THAT **Section 14 – Core Area & Other Zones, Map 14.15.3 – Properties with Site Specific Short-Term Rental Accommodation regulations** be deleted in its entirety;
29. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.3.5 – CD17 Development Regulations, Min. Common and Private Amenity Space** be amended as follows:

By deleting the following:

“7.5 m² per bachelor dwelling unit
5.0 m² per 1-bedroom dwelling unit
25 m² per dwelling unit with more than 1-bedroom”;

And replacing it with:

“6.0 m² per bachelor dwelling unit
10.0 m² per 1-bedroom dwelling unit
15 m² per dwelling unit with more than 1-bedroom”;

30. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.5 – CD26 Capri Centre Development Regulations, Min. Common and Private Amenity Space** be amended as follows:

By deleting the following:

“7.5 m² per bachelor dwelling unit
5.0 m² per 1-bedroom dwelling unit
25 m² per dwelling unit with more than 1-bedroom”;

And replacing it with:

“6.0 m² per bachelor dwelling unit
10.0 m² per 1-bedroom dwelling unit
15 m² per dwelling unit with more than 1-bedroom”;

31. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.3.5 – CD17 Development Regulations, Min. Common and Private Amenity Space** be amended as follows:

By deleting the following:

“³ Common and private amenity space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of common and private amenity space dedicated to child care spaces cannot be more than 50% of the total space required.”;

And replacing it with:

“³ 4.0 m² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.”;

32. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended by deleting “Recycled Materials Drop-Off Centre” and replacing it with “Recycling Drop-Offs”;
33. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses, Home Based Business, Minor** be amended by deleting “-” under “AREA I Village Centre” and relacing it with “S”;
34. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses, Home Based Business, Minor** be amended by deleting “-” under “AREA II Winery” and relacing it with “S”;
35. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses, Short-Term Rental Accommodations** be amended by deleting “S” under “AREA I Village Centre” and relacing it with “P”;
36. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended by inserting a row for “Stacked Townhouses” under the “Single Detached Housing” row and adding “P” to the “Stacked Townhouses” row under “AREA I Village Centre”, under “AREA II Winery and Resort Accommodation”, under “AREA III Hillside Resort Accommodation”, and under “AREA IV Waterfront Resort Accommodations”;

37. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended by deleting the “.” After “FOOTNOTES (Section 15.4.3”;
38. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended as follows:

Deleting the following:

“⁵ Resort accommodations which allow for short-term stays is made up of two types: Type A: Attached apartment housing, hotel, motel units or townhouses units (units in buildings exceeding 4 units with common amenities) – maximum area of 150 m² per unit net floor area. Type B: Single detached housing with or without secondary suites, semi-detached housing, townhouses with four dwelling units or less, with amenities that may be in separate buildings. The maximum gross floor area is 350 m² per unit (excluding garages). The main floor footprint (excluding garage) may not exceed 175 m² per dwelling unit (excluding garages). Type B dwelling units must be served by a common on-site or offsite reservation centre(s).”;

39. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended by deleting all “⁵” footnotes;
40. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.5 – CD18 Development Regulations** be amended by deleting “Uses” above “Max. Density¹” and replacing it with “Criteria”;
41. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.5 – CD18 Development Regulations** be amended by inserting a row for “Max. Net Floor Area for Secondary Suites” under the “Min. Setback between Principal Buildings” row and adding “90m²” to the “Max. Net Floor Area for Secondary Suites” row under “AREA I Village Centre”, under “AREA II Winery and Resort Accommodation”, under “AREA III Hillside Resort Accommodation”, and under “AREA IV Waterfront Resort Accommodations”;
42. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.5 – CD18 Development Regulations** be amended by inserting a row for “Min. Common and Private Amenity Space for any Apartment Housing, Stacked Townhouses, or Townhouses” under the “Min. Setback from the CD Zone boundary” row and adding the following to the “Min. Common and Private Amenity Space for any Apartment Housing, Stacked Townhouses, or Townhouses” row under “AREA I Village Centre”, “AREA II Winery and Resort Accommodation”, “AREA III Hillside Resort Accommodation”, and “AREA IV Waterfront Resort Accommodations”:
- 7.5 m² per bachelor dwelling unit
 15.0 m² per 1-bedroom dwelling unit
 25 m² per dwelling unit with more than 1- bedroom^{.6}”;

43. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.5 – CD18 Development Regulations** be amended by adding “and Area IV” after “Signage for Area III”;
44. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.5.3 – CD20 Permitted Land Uses** be amended by deleting “Recycled Materials Drop-Off Centre” and replacing it with “Recycling Drop-Offs”;
45. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.3 – CD26 Permitted Land Uses** be amended by deleting “Recycled Materials Drop-Off Centre” and replacing it with “Recycling Drop-Offs”;
46. AND FURTHER THAT **Section 15 – Comprehensive Development Zones, Section 15.7.5 – CD26 Development Regulations** be amended by deleting “to the accessible open space identified in 1.11 (h)” after “(b) in addition”;
47. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 3rd day of April, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE A

Section 13.3 - Permitted Land Uses			
<u>Uses</u>	Zones (<u>'P'</u> Principal Use, <u>'S'</u> Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
<u>Accessory Buildings or Structures</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Agriculture, Urban</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Apartment Housing</u>	-	-	<u>P</u>
<u>Child Care Centre, Major</u>	<u>S</u>	<u>S</u>	<u>S</u> ^{.7}
<u>Child Care Centre, Minor</u>	<u>S</u>	<u>S</u>	<u>S</u> ^{.7}
<u>Cultural and Recreation Services</u>	-	-	<u>S</u> ^{.2}
<u>Duplex Housing</u>	<u>P</u>	<u>P</u>	-
<u>Emergency and Protective Services</u>	-	-	<u>P</u> ^{.8}
<u>Food Primary Establishment</u>	-	-	<u>S</u> ^{.2}
<u>Group Home</u>	<u>P</u> ^{.1}	<u>P</u> ^{.1}	- ^{.8}
<u>Health Services</u>	-	-	<u>S</u> ^{.2}
<u>Home-Based Business, Major</u>	<u>S</u> ^{.5}	<u>S</u> ^{.6}	<u>S</u> ^{.6}
<u>Home-Based Business, Minor</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Professional Services</u>	-	-	<u>S</u> ^{.2}
<u>Participant Recreation Services, Indoor</u>	-	-	<u>S</u>
<u>Personal Service Establishments</u>	-	-	<u>S</u> ^{.2}
<u>Retail</u>	-	-	<u>S</u> ^{.2}
<u>Secondary Suite</u>	<u>S</u> ^{.3}	-	- ^{.3}
<u>Semi-Detached Housing</u>	<u>P</u>	<u>P</u>	-
<u>Short-Term Rental Accommodations</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Single Detached Housing</u>	<u>P</u>	<u>P</u>	- ^{.3}
<u>Stacked Townhouses</u>	-	<u>P</u>	<u>P</u> ^{.4}
<u>Townhouses</u>	<u>P</u>	<u>P</u>	<u>P</u> ^{.4}

Section 13.3 - Permitted Land Uses

<u>Uses</u>	Zones (‘P’ <u>Principal Use</u> , ‘S’ <u>Secondary Use</u> , ‘-’ Not Permitted)		
	MF1	MF2	MF3
<p>FOOTNOTES (Section 13.3):</p> <p>¹ <u>Group homes</u> are only permitted within a <u>single detached housing</u>, <u>semi-detached housing</u>, or a <u>duplex housing</u> form.</p> <p>² These <u>land uses</u> are only permitted on <u>transit supportive corridors</u> and these <u>land uses</u> are not permitted above the first <u>storey</u>. Except, <u>Health Services</u> is permitted as a <u>principal use</u> without any floor area or storey restriction when the <u>lot</u> exists within the C-HTH – Core Area – Health District <u>OCP</u> future land use designation.</p> <p>³ <u>Secondary suites</u> are only permitted within <u>single detached housing</u> and a maximum of one <u>secondary suite</u> is permitted per <u>lot</u>. <u>Single detached housing</u> are permitted as a <u>principal use</u> and <u>secondary suites</u> are permitted as <u>secondary use</u> only when the <u>lot</u> exists within the C-HTH – Core Area – Health District <u>OCP</u> future land use designation.</p> <p>⁴ <u>Townhouses</u> and/or <u>stacked townhouses</u> are only permitted if the majority of the residential <u>dwelling units</u> are in the form of <u>apartment housing</u>.</p> <p>⁵ <u>Home-based business, major</u> is only permitted when the <u>lot</u> has two (2) or less principal <u>dwelling units</u>.</p> <p>⁶ <u>Home-based business, major</u> is only permitted within <u>ground-oriented dwelling units</u> fronting <u>transit supportive corridors</u>, <u>ground-oriented dwelling units</u> within <u>urban centres</u>, or <u>ground-oriented dwelling units</u> within <u>village centres</u>.</p> <p>⁷ <u>Child care centre, major</u> and <u>child care centre, minor</u> is permitted as a <u>principal use</u> when the <u>lot</u> exists within the C-HTH – Core Area – Health District <u>OCP</u> future land use designation.</p> <p>⁸ <u>Emergency and protective services</u> and <u>group homes</u> are permitted as a <u>principal use</u> only when the <u>lot</u> exists within the C-HTH – Core Area – Health District <u>OCP</u> future land use designation.</p>			

SCHEDULE B

Section 13.5 – Development Regulations m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Max. Height Max. Density	Section 13.6 – Density and Height Development Regulations		
Max. Site Coverage of all Buildings	55% ^{.10}	55%	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	75% ^{.10}	80%	85%
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented including Accessory Buildings / Structures	4.0 m ^{.5}	3.0 m ^{.5}	4.5 m ^{.5}
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Residential	4.0 m ^{.5}	3.0 m ^{.3, .5}	3.0 m ^{.3, .5}
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial	n/a	n/a	2.0 m
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m ^{.6}
Min. Side Yard Setback	1.2 m ^{.1, .2}	3.0 m except 1.2 m from a lane ^{.2}	3.0 m ^{.7}
Min. Rear Yard Setback	3.0 m except 0.9 m from a rear lane	4.5 m except 0.9 m from a rear lane	4.5 m except 3.0 m from a rear lane ^{.4}
Min. Rear Yard Setback for Accessory Buildings / Structures	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane ^{.7}
Min. Separation between Detached Principal Buildings	2.0 m	3.0 m	n/a

Section 13.5 – Development Regulations

m = metres / m² = square metres

		Zones		
		MF1	MF2	MF3
Min. Dwelling Unit Width		n/a	7.5 m ^{.11}	n/a
Min. Common and Private Amenity Space	For Developments with 1 to 10 Dwelling Units	n/a	n/a	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom ^{.8, .9}
	For Developments with 11 to 20 Dwelling Units		6.0 m ² per bachelor dwelling unit 10.0 m ² per 1-bedroom dwelling unit 15 m ² per dwelling unit with more than 1-bedroom ^{.8, .9}	
	For Developments with greater than 20 Dwelling Units		7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom ^{.8, .9}	
Max. Building Frontage		A continuous building frontage shall not exceed 100 m in length.		

FOOTNOTES (Section 13.5):

- ^{.1} For lots 17.0 m or wider, the minimum side yard setback is increased to 2.1 m.
- ^{.2} Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement
- ^{.3} The minimum setback for ground-oriented residential units can be reduced to 2.0 metres if both criteria are met:
 - a) The maximum height of the first storey floor above the adjacent curb level for ground-oriented residential units are 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space, or applicable lot line. See example diagram Figure 5.12.
 - b) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See example diagram Figure 5.13.
- ^{.4} For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m.

Section 13.5 – Development Regulations

m = metres / m² = square metres

	Zones		
	MF1	MF2	MF3
.5	The setback for a garage, a carport , or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).		
.6	Minimum building setbacks apply only to buildings 5 storeys and taller. The stepback can occur on any floor above the second storey.		
.7	If the property is abutting a Rural – Agricultural and Resource, Rural – Residential, or Suburban – Residential future land use designation as defined in the Official Community Plan then a 1.5 m additional setback needs to be added to the minimums.		
.8	Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.		
.9	4.0 m ² per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.		
.10	In the MF1 zone, the garage footprint area shall not be considered building site coverage but does count towards the overall impermeable surface maximum site coverage.		
.11	There is no requirement for minimum dwelling unit width for lots that are within 400 metres of a Transit Supportive Corridor .		

SCHEDULE C

Section 13.6 –Density and Height Development Regulations				
m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area				
		Zones		
		MF1	MF2	MF3
Min. Density for Lots fronting onto a Transit Supportive Corridor		n/a	For lots with a lane = 4.75 units per 1,000 m ² and a Min. 1,050 m ² lot area ^{.5} For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ^{.5}	
Max. Base Density		0.8 FAR with lane 0.6 FAR without lane	1.0 FAR See Underground Parking Base FAR Adjustments ^{.6}	For 4 storeys and below Max FAR = 1.3 ^{.2} For 5 storeys and above Max FAR = 1.8 ^{.2} See Underground Parking Base FAR Adjustments ^{.6}
Max. Bonus Density for Public Amenity & Streetscape Bonus		n/a	An additional 0.15 FAR ^{.3}	An additional 0.25 FAR ^{.3}
Max. Bonus Density for Rental or Affordable Housing Bonus		n/a	An additional 0.3 FAR ^{.3}	An additional 0.3 FAR ^{.3}
Max. Base Height		8.0 m & 2 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys or 22.0 m / 6 storeys ^{.1}
Max. Base Height for Buildings with Walkout Basements	Front or Flanking Building Elevation	n/a	10.0 m & 3 storeys	n/a
	Rear Building Elevation	n/a	12.6 m & 3 storeys	n/a
Max. Bonus Height		n/a	n/a	22.0 m & 6 storeys ^{.3} Or 44.0 m & 12 storeys ^{.4}
FOOTNOTES (Section 13.6): ^{.1} The base height is 18.0 m & 4 storeys except the maximum height may be increased to 22.0 m / 6 storeys if: <ul style="list-style-type: none"> • The subject property is fronting onto a Transit Supportive Corridor; or • The subject property does not abut a RU1, RU2, RU3, RU4, or RU5 zoned lot. ^{.2} The base FARs are derived from the base height regulation. Therefore, the base FARs remain constant even if an owner successfully applies for a Development Variance Permit to the base heights. ^{.3} These bonuses only apply to lots within the core area or within a village centre. The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured. ^{.4} The increase in height to 44.0 m and 12 storeys only applies in situations where:				

Section 13.6 –Density and Height Development Regulations

m = metres / m² = square metres / FAR = floor area ratio / GFA = gross floor area

	Zones		
	MF1	MF2	MF3
<p>(a) lots are fronting a Provincial Highway; and</p> <p>(b) lots are within 400 m of a transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and</p> <p>(c) the abutting lots cannot be zoned A1, A2, RR1, RR2, RU1, RU2, RU3, RU4, or RU5; and</p> <p>(d) lots are within the Core Area Neighbourhood Future Land Use Designations as outlined in the OCP.</p> <p>(e) The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured.</p> <p>^{.5} For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m² of commercial GFA.</p> <p>^{.6} If eighty percent (80%) of the parking provided on-site is located underground (below finished grade) then the base FAR is increased by 0.25 FAR.</p>			

SCHEDULE D

Section 14.6 – Health District Zone Purposes	
Zones	Purpose
HD1 – Kelowna General Hospital	To provide a zone for the comprehensive development of buildings that provide health services associated with the Kelowna General Hospital, Interior Health Authority, and the University of British Columbia Clinical Academic Campus. This zone will provide for a range of institutional uses, as well as a limited amount of hospital-related supportive commercial uses.

SCHEDULE E

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
Commercial, Core Area, and Village Centres	C1 – Local & Neighbourhood Commercial	
	<ul style="list-style-type: none"> r_{cs} – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	C2 – Vehicle Oriented Commercial	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> r_{cs} – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	CA1 – Core Area Mixed Use	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> r_{cs} – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	VC1 – Village Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.	
<ul style="list-style-type: none"> r_{cs} – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.	
Urban Centre	UC1 – Downtown Urban Centre	
	<ul style="list-style-type: none"> a – Arena 	The purpose is to provide a sub-zone that creates custom density and height regulations for lots surrounding the arena.
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.

Section 14.8 – Core Area and Other Sub-Zones Categories

Category	Zones and Sub-Zones	Sub-Zone Purposes
	<ul style="list-style-type: none"> • gg – Gaming and Gambling 	The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots.
	<ul style="list-style-type: none"> • r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> • rcs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC2 – Capri-Landmark Urban Centre	
	<ul style="list-style-type: none"> • dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> • fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> • gg – Gaming and Gambling 	The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots.
	<ul style="list-style-type: none"> • r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> • rcs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC3 – Midtown Urban Centre	
	<ul style="list-style-type: none"> • dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> • fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> • r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> • rcs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC4 – Rutland Urban Centre	
	<ul style="list-style-type: none"> • dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> • fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> • r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> • rcs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
	UC5 – Pandosy Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
Industrial	I1 – Business Industrial	
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	I2 – General Industrial	
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	I3 – Heavy Industrial	n/a
	I4 – Natural Resource Extraction	n/a
Institutional	P1 – Major Institutional	n/a
	P2 – Education and Minor Institutional	n/a
	P3 – Parks and Open Space	n/a
	P4 – Utilities	n/a
	P5 – Municipal District Park	n/a
Health District	HD1 – Kelowna General Hospital	n/a
Water	W1 – Recreational Water Use	n/a
	W2 – Intensive Water Use	n/a

SCHEDULE F

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Site Coverage of all Buildings	50%	65%	75%	75%	100%	100% or 85% .13	100% or 85% .13	100% or 85% .13	100% or 85% .13
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	70%	85%	85%	85%	100%	100% or 90% .9	100% or 90% .9	100% or 90% .9	100% or 90% .9
Max. Density and Max. Height	See Section 14.14 for Density and Height Regulations								
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented	2.0 m .12	2.0 m .12	4.5 m .12	3.0 m .12	0.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Residential	2.0 m .12	2.0 m .12	3.0 m .1, .12	3.0 m .1, .12	0.0 m .12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial	2.0 m .12	2.0 m .12	2.0 m .12	2.0 m .12	0.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12
Min. Building Stepback from Front	n/a	n/a	3.0 m .14	3.0 m .14	n/a	n/a	n/a	n/a	n/a

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m² = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Yard and Flanking Side Yard									
Min. Side Yard Setback	3.0 m	0.0 m .3	3.0 m	3.0 m .6, .8	0.0 m ^{.2} ,.3	0.0 m ^{.2} ,.3	3.0 m ^{.2} ,.3	0.0 m ^{.2} ,.3	0.0 m ^{.2} ,.3
Min. Rear Yard Setback	3.0 m .4	0.0 m .4	4.5 m .5, .7	4.5 m .7, .8	0.0 m ^{.2}	0.0 m ^{.2} ,.4	3.0 m ^{.2} ,.4	0.0 m ^{.2} ,.4	0.0 m ^{.2} ,.4
Min. Common and Private Amenity Space	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom ^{.11}				6.0 m ² per bachelor dwelling unit 10.0 m ² per 1-bedroom dwelling unit 15 m ² per dwelling unit with more than 1-bedroom ^{.11}				
Min. Accessory Buildings / Structures Setbacks	An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when abutting a urban residential or rural residential zone.								
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys.								
Corner Lots	For any building greater than 18.0 m or 4.5 storeys and located on a corner lot, there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey. See Visual Example of Corner Lot Setbacks.								
Urban Plazas	Any site within an urban centre larger than 1 acre with a building length larger than 100 m shall provide an urban plaza at grade.								
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations.								
Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type	<p>The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps: 4.2 Downtown, 4.4 Capri-Landmark, 4.6 Pandosy, 4.8 Rutland, & 4.10 Midtown). Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a:</p> <ul style="list-style-type: none"> High Streets or Retail Streets shall provide ground-floor commercial principal uses, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential principal uses is permitted above the ground-floor. Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above. 								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m² = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
	<ul style="list-style-type: none"> Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses. Residential Streets shall contain one hundred percent (100%) of the floor area as residential principal uses. 								
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).								

FOOTNOTES (Section 14.11):

- ^{.1} The minimum setback for **ground-oriented, residential** units can be reduced to 2.0 metres if both criteria are met:
 - a) The maximum **height** of the first storey floor above adjacent curb level for **ground-oriented residential** units is 1.2 m. **Height** is measured from the grade at the sidewalk directly from a fronting publicly accessible **street**, walkway, open space or applicable **lot line**. See **Example Diagram Figure 5.12**.
 - b) The minimum **net floor area** for **ground-oriented, residential** units on the first floor is 11 m². See **Example Diagram Figure 5.13**.
- ^{.2} Any portion of a **building** above 16.0 m in **height** must be setback a minimum of 3.0 m from any **lot line abutting a street** and 4.0 m from any **lot line abutting** another property. The minimum setback can be reduced from 3.0 m to 0.0 m for any portion of a building below 16.0 m in height if the ground floor setback is maintained (measured from back-of-curb or edge of road pavement in situations without curb to building face) of at least a 6.0 m in the UC₂, UC₃, & UC₄ zones and 4.5 m in the UC₅ zone.
- ^{.3} Except it is 3.0 m when **abutting** a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the **Official Community Plan**.
- ^{.4} Except it is 6.0 m when **abutting** a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the **Official Community Plan**.
- ^{.5} Except the rear setback is: 3.0 m when **abutting** a rear **lane**, 6.0 m when **abutting** a **single & two dwelling zone** or **rural residential zone**, and it is 6.0 m for **hotels** or **motels**.
- ^{.6} The minimum side yard is 4.0 m when **abutting** a **single & two dwelling zone** or **rural residential zone**.
- ^{.7} For portions of a parkade with **lane** access which do not project more than 2.3 m above **finished grade**, the **rear yard** setback for the parkade is 1.5 m. The site rear yard for **carport structures** is 1.5 m.
- ^{.8} Any **building** over 6 **storeys** in height, the portions of the **building** over 6 **storeys** must be setback a minimum of 10 m from any **lot line abutting** any **single & two dwelling zone** or **rural residential zone**. Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous **building frontage** shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the **building** exceeds 37 m.
- ^{.9} The maximum **site coverage** of all **buildings, structures**, and **impermeable surfaces** is dependent on the **street** type as defined in the **City of Kelowna's Official Community Plan** (e.g. Map 4.4, 4.6, 4.8,

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m² = square metres

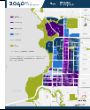
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<p>4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%.</p> <p>.10 The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Visual Example of Max Floor Height for Residential Ground-Oriented Housing.</p> <p>.11 4.0 m² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.</p> <p>.12 The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).</p> <p>.13 The maximum site coverage is dependent on the street type as defined in the City of Kelowna’s Official Community Plan (e.g., Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 85%.</p> <p>.14 Minimum building setbacks apply only to buildings five (5) storeys and taller. The setback can occur on any floor above the second storey.</p>									

SCHEDULE G

Section 14.13 – Health District Development Regulations m = metres / m ² = square metres	
Criteria	Zones
	HD1
Max. Site Coverage of all Buildings	100%
Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces (%)	n/a
Max. Density & Max. Height	See Section 14.14 for Density and Height Regulations
Min. Front Yard & Flanking Side Yard Setback	Road Specific ^{.1}
Min. Side Yard Setback	Road Specific ^{.1}
Min. Rear Yard Setback	Road Specific ^{.1}
FOOTNOTES (Section 14.13): ^{.1} The minimum setbacks are from specific streets: 6.0 m from Pandosy Street, 6.0 m from Royal Avenue for buildings up to 10.0 m in height, 9.0 m from Royal Avenue for buildings greater than 10.0 m, 9.0 m from Abbott Street, and 4.5 m on Christleton Laneway.	

SCHEDULE H

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{.1, .7}	Max. Height with Bonus FAR
C1	0.75 FAR	n/a	n/a	3 storeys & 12.0 m	No additional height
C2	0.9 FAR, except 1.0 for Hotels	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	3 storeys & 12.0 m	Only Hotels qualify for an 3 additional storeys & 12 m ^{.3}
CA1	<p>Min. Density for lots fronting a Transit Supportive Corridor and with a lane = 4.75 units per 1,000 m² and a Min. 1,050 m² lot area ^{.5, .9}</p> <p>Min. Density for lots fronting a Transit Supportive Corridor and without a lane = 3.1 units per 1,000 m² and a Min. 1,600 m² lot area ^{.5, .9}</p> <p>Max. Base FAR = 1.6 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	<p>3 storeys & 12.0 m for lots less than 1,050 m²</p> <p>4 storeys & 18.0 m for lots 1,050 m² or greater</p> <p>6 storeys & 22.0 m for any lot size fronting a Transit Supportive Corridor ^{.4}</p>	<p>3 additional storeys & 12.0 m ^{.2, .3}</p> <p>or</p> <p>6 additional storeys & 22.0 m ^{.3, .6}</p>
VC1	<p>Cook Truswell Village Centre = 1.5 FAR ^{.9}</p> <p>Lakeshore Village Centre = 1.5 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>Glenmore Village Centre = 1.8 FAR ^{.9}</p>	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	<p>Cook Truswell Village Centre = 6 storeys & 22.0 m</p> <p>Lakeshore Village Centre = 4 storeys & 18.0 m except 6 storeys & 22.0 m when lot is fronting a Transit Supportive Corridor</p> <p>Glenmore Village Centre = 6 storeys & 22.0 m</p>	No additional height

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{.1, .7}	Max. Height with Bonus FAR
	<p>Guisachan Village Centre = 1.5 FAR, except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>University Village Centre = 1.5 FAR ^{.9}</p> <p>Black Mountain Village Centre = 1.8 FAR ^{.9}</p> <p>The Ponds Village Centre = 1.5 FAR ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>			<p>Guisachan Village Centre = 4 storeys & 18.0 m except 6 storeys & 22.0 m when lot is fronting a Transit Supportive Corridor</p> <p>University Village Centre = 4 storeys & 18.0 m</p> <p>Black Mountain Village Centre = 6 storeys & 22.0 m</p> <p>The Ponds Village Centre = 4 storeys & 18.0 m</p>	
	<p>The areas are identified in Map 4.1 within the OCP (UC1 Downtown)</p> 				
UC1 (Downtown)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For UC1a – Arena properties = 5.0 FAR ^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 20 storeys = 5.9 FAR ^{.9}</p> <p>For areas identified as 26 storeys and up = 7.2 FAR ^{.9}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For UC1a – Arena properties = no bonus ^{.3}</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 6 storeys = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 20 storeys = 0.75 additional FAR ^{.3}</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For UC1a – Arena properties = 12 storeys & 44.0 m</p> <p>For areas identified as 3 storeys = 3 storeys & 12.0 m</p> <p>For areas identified as 6 storeys = 6 storeys & 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44.0 m</p> <p>For areas identified as 20 storeys = 20 storeys & 73.0 m</p> <p>For areas identified as 26 storeys and up = 26 storeys & 95.0 m</p>	<p>For areas identified as PARK = No additional height</p> <p>For UC1a – Arena properties = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}</p>

Section 14.14 – Density and Height


FAR = floor area ratio / GFA = gross floor area / m = metres / m² = square metres

Zones	Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{.1, .7}	Max. Height with Bonus FAR
	See Underground Parking Base FAR Adjustments ^{.12}	For areas identified as 26 storeys = 1.5 additional FAR ^{.3}			For areas identified as 20 storeys = 5 additional storeys & 19.0 m ^{.3} For areas identified as 26 storeys = 14 additional storeys & 52.0 m ^{.3}
	The areas are identified in Map 4.3 within the OCP (UC2 (Capri / Landmark))				
UC2 (Capri / Landmark)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 4 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 18 storeys = 4.9 FAR ^{.9}</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 4 storeys = no bonus ^{.3}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 18 storeys = 0.7 additional FAR ^{.3}</p> <p>For areas identified as 26 storeys = no bonus ^{.3}</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For areas identified as 3 storeys = 3 storeys & 12.0 m</p> <p>For areas identified as 4 storeys = 4 storeys & 18.0 m</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 6 storeys & 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44.0 m</p> <p>For areas identified as 18 storeys = 18 storeys & 66.0 m</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p>	<p>For areas identified as PARK = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 4 storeys = No additional height</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}</p> <p>For areas identified as 18 storeys = 4 additional storeys & 16.0 m ^{.3}</p>





Section 14.14 – Density and Height

FAR = floor area ratio / GFA = gross floor area / m = metres / m² = square metres

Zones	Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{.1, .7}	Max. Height with Bonus FAR
					For areas identified as 26 storeys = No bonus ^{.3}
UC3 (Midtown)	The areas are identified in Map 4.9 within the OCP (UC3 Midtown) 				
	For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9} For areas identified as 12 storeys = 3.3 FAR ^{.9} For areas identified as 18 storeys = 4.9 FAR ^{.9} For site specific areas = See Section 14.15 Site Specific Parcels See Underground Parking Base FAR Adjustments ^{.12}	For areas identified as PARK = no bonus ^{.3} For areas identified as 6 storeys = 0.25 additional FAR ^{.3} For areas identified as 12 storeys = 0.5 additional FAR ^{.3} For areas identified as 18 storeys = 0.5 additional FAR ^{.3} For site specific areas = See Section 14.15 Site Specific Parcels ^{.11}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10, .11}	For areas identified as PARK = 2 storeys For areas identified as 6 storeys = 6 storeys & 22.0 m For areas identified as 12 storeys = 12 storeys & 44.0 m For areas identified as 18 storeys = 18 storeys & 66.0 m For site specific areas = See Section 14.15 Site Specific Parcels	For areas identified as PARK = No additional height For Areas identified as 6 storeys = No additional height For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3} For areas identified as 18 storeys = 4 additional storeys & 16.0 m ^{.3} For site specific areas = See Section 14.15 Site Specific Parcels ^{.11}

Section 14.14 – Density and Height

FAR = floor area ratio / GFA = gross floor area / m = metres / m² = square metres

Zones	Min. Density (if applicable) & Max. Base Density FAR ^{-1, .7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{.1, .7}	Max. Height with Bonus FAR
UC4 (Rutland)	The areas are identified in Map 4.7 within the OCP (UC4 Rutland) 				
	For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 4 storeys = 1.6 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9} For areas identified as 12 storeys = 3.3 FAR ^{.9} See Underground Parking Base FAR Adjustments ^{.12}	For areas identified as PARK = no bonus ^{.3} For areas identified as 4 storeys = 0.5 additional FAR ^{.3} For areas identified as 6 storeys = 0.5 additional FAR ^{.3} For areas identified as 12 storeys = 0.5 additional FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}	For areas identified as PARK = 2 storeys For areas identified as 4 storeys = 4 storeys & 18.0 m For areas identified as 6 storeys = 6 storeys & 22.0 m For areas identified as 12 storeys = 12 storeys & 44.0 m	For areas identified as PARK = No additional height For areas identified as 4 storeys = 2 additional storeys & 8.0 m ^{.3} For areas identified as 6 storeys = 3 additional storeys & 12.0 m ^{.3} For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}
UC5 (Pandosa)	The areas are identified in Map 4.5 within the OCP (UC5 Pandosa) 				
	For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 3 storeys = 1.5 FAR ^{.9} For areas identified as 4 storeys = 1.6 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9} For areas identified as 8 storeys = 2.35 FAR ^{.9}	For areas identified as PARK = no bonus ^{.3} For areas identified as 3 storeys = no bonus ^{.3} For areas identified as 4 storeys = 0.1 additional FAR ^{.3} For areas identified as 6 storeys = 0.25 additional FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}	For areas identified as PARK = 2 storeys For areas identified as 3 storeys = 3 storeys & 12.0 m For areas identified as 4 storeys = 4 storeys & 18.0 m For areas identified as 6 storeys = 6 storeys & 22.0 m	For areas identified as PARK = No additional height For areas identified as 3 storeys = No additional height For areas identified as 4 storeys = No additional height For areas identified as 6 storeys = 2

Section 14.14 – Density and Height

FAR = floor area ratio / GFA = gross floor area / m = metres / m² = square metres

Zones	Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{.1, .7}	Max. Height with Bonus FAR
	For areas identified as 14 storeys = 3.9 FAR ^{.9} See Underground Parking Base FAR Adjustments ^{.12}	For areas identified as 8 storeys = 0.3 additional FAR ^{.3} For areas identified as 14 storeys = 0.5 additional FAR ^{.3}		For areas identified as 8 storeys = 8 storeys & 31.0 m For areas identified as 14 storeys = 14 storeys & 52.0 m	additional storeys & 8.0 m ^{.3} For areas identified as 8 storeys = 3 additional storeys & 12.0 m ^{.3} For areas identified as 14 storeys = No additional height
I1	1.2 FAR	n/a	n/a	3 storeys & 16.0 m	No additional height
I2	1.5 FAR ^{.8}	n/a	n/a	16.0 m ^{.7}	No additional height
I3	0.75 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
I4	0.4 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
P1	2.0 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
P2	1.0 FAR	n/a	n/a	3 storeys & 13.5 m	No additional height
P3	0.1 FAR	n/a	n/a	10.0 m	No additional height
P4	n/a	n/a	n/a	10.0 m, except 23.0 m for accessory structures	No additional height
P5	0.5 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
HD1	2.2 FAR	n/a	n/a	36.5 m	No additional height
W1	n/a	n/a	n/a	n/a	No additional height
W2	n/a	n/a	n/a	10.0 m / 2 storeys	No additional height

Section 14.14 – Density and Height

FAR = floor area ratio / GFA = gross floor area / m = metres / m² = square metres

Zones	Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{.1, .7}	Max. Height with Bonus FAR
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FOOTNOTES (Section 14.14.):

- ^{.1} When referencing maximum base [FAR](#) and maximum [height](#) regulations the “areas” referenced are the building [height](#) maps outline within the City of Kelowna’s [Official Community Plan](#).
- ^{.2} The maximum [height](#) of 3 additional [storeys](#) & 12.0 metres only applies in situations where:
 - a) [Lots](#) are located fronting a collector or arterial road; &
 - b) [Lots](#) are within 400 m of transit stop; &
 - c) The [abutting](#) lots are not zoned [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#).
- ^{.3} The Public Amenity & Streetscape bonus density may apply if payment is made as per [Section 6.8.2 Density Bonus](#). The Rental or Affordable Housing bonus density may apply if secured as described in [Section 6.8.3 Density Bonus](#).
- ^{.4} The maximum [height](#) for [hotels](#) is permitted to be 12 [storeys](#) & 39.0 m only in situations where:
 - a) [lots](#) are fronting a Provincial Highway; and
 - b) the [abutting lots](#) are not zoned [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#); and
 - c) [lots](#) are within the Regional Commercial Corridor Future Land Use Designations as outlined in the [OCP](#).
- ^{.5} For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at 1 unit per 125 m² of commercial [GFA](#).
- ^{.6} The maximum [height](#) of 6 additional [storeys](#) & 22.0 m only applies in situations where:
 - a) [Lots](#) are located fronting a [Transit Supportive Corridor](#) &
 - b) [Lots](#) are within 400 m of transit stop; &
 - c) [Lots](#) are within 500 m of an Urban Centre; &
 - d) [Lots](#) must be fronting one of these roads: Clement Avenue, Gordon Drive, a Provincial Highway, Spall Road, Enterprise Way, or Springfield Drive.
- ^{.7} Except the maximum base [FAR](#) and [height](#) may be different on an individual [lot](#) basis as identified in [Section 14.15 Site Specific Regulations](#).
- ^{.8} The maximum FAR is increased to 3.0 for [lots](#) fronting onto one of these streets: Bay Avenue, Brent Avenue, Clement Avenue, Crowley Avenue, Ellis Street, Ethel Street, Gaston Avenue, Gordon Drive, Guy Street, Laurel Avenue, Recreation Avenue, St. Paul Street, Trench Place, Vaughan Avenue, or Weddell Place.
- ^{.9} The base [FARs](#) are derived from the base [height](#) regulation. Therefore, the base [FARs](#) remain constant even if an owner successfully applies for a Development Variance Permit or Board of Variance order to the base [heights](#).
- ^{.10} For example: a 12 [storey](#) rental project would have a 0.6 [FAR](#) bonus and a 26 [storey](#) rental project would have a 1.3 [FAR](#) bonus.
- ^{.11} These parcels identified in [Map 14.15.1](#) do not qualify for any density or [height](#) bonusing except the rental bonusing provisions.
- ^{.12} If eighty percent (80%) of the parking provided on-site is located underground (below [finished grade](#)) then the base [FAR](#) is increased by 0.25 [FAR](#).

SCHEDULE I

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Retail • Liquor Primary Establishment (no floor area restriction) • Cultural and Recreation Services as permitted Principal Uses in addition to those land uses permitted in Section 14.9. • Maximum building height of 18.0 m.
2.	Lot B Section 30 Township 26 ODYD Plan EPP83554	810 Clement Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Retail • Personal Service Establishment • Education Services as permitted Secondary Uses in addition to those land uses permitted in Section 14.9
3.	Lot B Section 30 Township 26 ODYD Plan EPP83554	815 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Health Services • Personal Service Establishment • Retail • Liquor Primary Establishment • Education Services as permitted principal uses in addition to those land uses permitted in Section 14.9 .
4.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	To permit retail as a permitted principal use addition to those land uses permitted in Section 14.9 .
5.	Lot A, Section 1 & 12, Township 25, Plan EPP92691	3838 Capozzi Rd (Aqua Project)	To permit: <ul style="list-style-type: none"> • A maximum permitted height of 15 storeys and 50.0 m. • short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9.
6.	Lot 1, District Lot 134, Plan EPP 41204	3773-3795 Lakeshore Rd	The maximum permitted height is 18 storeys and 60.0 m.

Section 14.15 - Site Specific Regulations

Uses and regulations apply on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
7.	Lot A, Section 30, Township 26, ODYD, Plan 18927	907 Ethel Street	To permit: <ul style="list-style-type: none"> • Apartment Housing • Offices • Child Care Centre, Major as a permitted principal Use in addition to those land uses permitted in Section 14.9
8.	Lot CP (Strata Unit 101-652) Plan KAS2503	1088 Sunset Dr	To permit short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9 . Except, the short-term rental accommodation must maintain at least 6 months a year of long-term residential use. For example, the 6 months long term residency could be owner occupied or monthly rentals.
	Lot CP (Strata Unit 101-2003) Plan KAS2849	1128 Sunset Dr	
	Lot CP (Strata Unit PH1, PH2, PH3, PH4, & 101-2604) Plan KAS3589	1075 Sunset Dr	
	Lot CP (Strata Unit 101-420) Plan KAS3589	1083 Sunset Dr	
	Lot CP (Strata Unit 101-418) Plan KAS3589	1089 Sunset Dr	
	Lot CP (Strata Unit 101-415) Plan KAS3589	1093 Sunset Dr	
	Lot CP (Strata Unit 121-441) Plan KAS3589	1099 Sunset Dr	
	Lot CP Plan KAS3589	1123, 1129, 1133, & 1139 Sunset Dr	
9.	Strata Plan of Lot 1, District Lot 134, ODYD, Plan KAP77419	648-654 Cook Rd	To permit short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9 .
10.	Lot A Section 26 Township 26 ODYD Plan EPP117920	155-179 Rutland Rd N	To permit a maximum floor area ratio of 2.35 and a maximum height of 8 storeys and 32.0 m.
11.	Lot A District Lot 9 ODYD Plan 39328	945 Guy Street	To permit a residential sales centre as a principal use in addition to those land uses permitted in Section 14.9 .

Section 14.15 - Site Specific Regulations

Uses and regulations apply on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
12.	Lot 1, District Lot 127, Land District 41, Plan KAP31861	2061 Harvey Ave	<p>See Map 14.15.1 to visual identify affected parcels.</p> <p>The maximum FAR is 1.5</p> <p>The maximum permitted height is 4 storeys and 15.0 m, except for Apartment Housing and Hotels the maximum permitted height is 12 storeys and 37.0 m.</p>
	Lot A, District Lot 127, Land District 41, Plan KAP55164	2071 Harvey Ave	
	Lot 1, District Lot 127, Plan 31862	2091 Harvey Ave	
	Lot A, District Lot 127, Plan KAP48113	1840-1920 Cooper Rd	
	Lot B, District Lot 127, Land District 41, Plan KAP29104	1890 Cooper Rd	
	Lot 2, District Lot 127, Plan KAP30502	1950 Cooper Rd	
	Lot 3, District Lot 127, Land District 41, Plan KAP30502	1980 - 1990 Cooper Rd	

REPORT TO COUNCIL



Date: March 20, 2023
To: Council
From: City Manager
Department: Development Planning
Application: TA23-0002
Address: n/a
Subject: Text Amendment Application (3 of 3)

Owner: City of Kelowna
Applicant: City of Kelowna

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA23-0002 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule 'A' be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw No. 12475 be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

The purpose of the text amendment (Part 3 of 3) application package is to follow up on the adoption of the new Zoning Bylaw No. 12375 with a series of amendments that improves and corrects the spelling and grammar content within the new Zoning Bylaw.

3.0 Development Planning - Background

Following the adoption of Zoning Bylaw No. 12375, a planned set of amendments was identified to bring forward to Council as outlined within the Bylaw Transition Plan. The Bylaw Transition Plan was outlined and approved by Council at initial consideration and subsequent readings of Zoning Bylaw No. 12375. The volume of amendments has been divided into five council reports:

Two Mapping Amendment Reports:

1. Rural and Single-Family zoned parcels; &
2. Multi-Family, Commercial, Industrial, and Institutional zoned parcels;

Three Text Amendment Reports:

1. First half of content updates within the Zoning Bylaw;
2. Second half of content updates within the Zoning Bylaw; &
3. Updates to the spelling and grammar.

During the Zoning Bylaw No. 12375 transition and implementation period, the development industry and staff began utilizing and applying the new Zoning Bylaw in detail. A series of recommended improvements to the new Zoning Bylaw were identified during this period. Staff have compiled and included these improvements in a series of proposed amendments that make up a comprehensive amendment package, which is presented in three separate reports for Council consideration. Part 1 of 3 and Part 2 of 3 both have content changes for Council to consider. Part 3 of 3 focuses on spelling and grammar improvements to the Zoning Bylaw.

4.0 Development Planning - Proposed Content Changes (Part 3 of 3)

In this report (Part 3 of 3), a number of recommended spelling and grammar changes are proposed to the Zoning Bylaw. For a detailed list of changes and the reasons for recommending these changes please see the attached Schedule 'A'.

Report prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Lydia Korolchuk, Urban Planning Manager
Reviewed by:	Terry Barton, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule 'A': Proposed Text Amendments Part 3 of 3 to Zoning Bylaw No. 12375

TA23-0002 Schedule A – Proposed Text Amendments Part 3 of 3

Spelling and Grammar Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 1.3.3 (f) – Uses and Regulations	(f) the use of non-residential or non-agricultural zones for activities such as amusement carnivals, religious gatherings, and music festivals for less than 7 days provided a valid licence has been issued under the City of Kelowna Business License & Regulation Bylaw No. 7878 and an Outdoor Event Permit issued pursuant to Outdoor Events Bylaw No. 8358;	(f) the use of non-residential or non-agricultural zones for activities such as amusement carnivals, religious gatherings, and music festivals for less than 7 days provided a valid licence has been issued under the City of Kelowna Business License <u>Licence</u> & Regulation Bylaw No. 7878 and an Outdoor Event Permit issued pursuant to Outdoor Events Bylaw No. 8358;	Update wording to correct spelling and grammar.
2.	Section 5 – Definitions and Interpretations - Section “D”	DRIVE THROUGH means any commercial development providing a product or service where a queuing lane exists onsite where customers typically remain within the vehicle. Drive through must meet the development regulations and siting regulations outlined in Section 9.4.	DRIVE THROUGH means any commercial development providing a product or service where a queuing lane exists on_ <u>s</u> ite where customers typically remain within the vehicle. Drive through must meet the development regulations and siting regulations outlined in Section 9.4.	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
3.	Section 5 – Definitions and Interpretations – Section “H”	Home Based Businesses are divided into three categories: Minor, Major, and Rural:	Home-Based Businesses are divided into three categories: Minor, Major, and Rural:	Update wording to correct spelling and grammar.
4.	Section 5 – Definitions and Interpretations – Section “R”	RESIDENTIAL FOOTPRINT means the portion of a lot located within the ALR that includes all structures, landscaping, driveways and parking areas associated with the principal dwelling, including but not limited to the principal dwelling, mobile home for family, home based business (minor, major and rural), accessory structures including garage and storage, recreation areas (including pools and sport courts), septic fields, and outdoor living areas. Structures not included in the residential footprint are agricultural structures, including greenhouses, farm retail sales stands, and those structures associated with the temporary farm worker housing footprint.	RESIDENTIAL FOOTPRINT means the portion of a lot located within the ALR that includes all structures, landscaping, driveways, and parking areas associated with the principal dwelling, including but not limited to the principal dwelling, mobile home for family, home-based business (minor, major and rural), accessory structures including garage and storage, recreation areas (including pools and sport courts), septic fields, and outdoor living areas. Structures not included in the residential footprint are agricultural structures, including greenhouses, farm retail sales stands, and those structures associated with the temporary farm worker housing footprint.	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
5.	Section 5 – Definitions and Interpretations – Section “V”	VISUAL EXAMPLE OF MIN NET FLOOR AREA ON FIRST FLOOR FOR REDUCED GROUND-ORIENTED HOUSING SETBACK (Figure 2.13) means the following figure	VISUAL EXAMPLE OF MIN NET FLOOR AREA ON FIRST FLOOR FOR REDUCED <u>RESIDENTIAL</u> GROUND-ORIENTED HOUSING SETBACK (Figure 2.13) means the following figure	
6.	Section 5 – Definitions and Interpretations – Section “W”	WAREHOUSING means development used to store products or goods before moving them to another location. In general, this land use does not include the retail sale of services or goods onsite. However, indoor display, office, technical, administrative support, e-commerce pickup locations, or retail sale operations can occur but shall limited in scale and be accessory to the warehousing listed above. The net floor area devoted to such accessory activities shall not exceed 10% or 235 square metres (whichever is less) of the gross floor area of the building(s) devoted to the warehousing. E-commerce locations that have consumer pickup is permitted as long as the warehousing portion is at	WAREHOUSING means development used to store products or goods before moving them to another location. In general, this land use does not include the retail sale of services or goods on-site. However, indoor display, office, technical, administrative support, e-commerce pickup locations, or retail sale operations can occur but shall limited in scale and be accessory to the warehousing listed above. The net floor area devoted to such accessory activities shall not exceed 10% or 235 square metres (whichever is less) of the gross floor area of the building(s) devoted to the warehousing. E-commerce locations that have consumer pickup is permitted as long as the warehousing portion is at	

No.	Section	Current Wording	Proposed Wording	Reason for Change
		<p>least 90% of the gross floor area of the building and the gross floor area of the pickup location (including any retail portion) is not larger than 235 square metres.</p>	<p>least 90% of the gross floor area of the building and the gross floor area of the pickup location (including any retail portion) is not larger than 235 square metres.</p>	
7.	Section 6.10 - Dormers	<p>All dormers must follow the following: a) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from a vertical wall under a sloping roof (see Figure 6.10(a) for illustrated example). b) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example). c) the dormer's face wall must be setback horizontally a minimum of 0.60 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example). d) the dormer's maximum width is 50% of the width of the roof on which the dormer is located (see</p>	<p><u>6.10.1</u> All dormers must follow have the following: a) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from a vertical wall under a sloping roof (see Figure 6.10(a) for illustrated example). b) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example). c) the dormer's face wall must be setback horizontally a minimum of 0.60 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example). d) the dormer's maximum width is 50% of the width of the roof on which the dormer is located (see</p>	<p>Update to numbering for consistency and change of wording for clarity.</p>

No.	Section	Current Wording	Proposed Wording	Reason for Change
		Figure 6.10(b) for illustrated example)	Figure 6.10(b) for illustrated example)	
8.	Section 6.2.1 – Projections Into Yards	Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a building, portions of a building on a foundation or ornamental features may project into a required yard, provided such projections do not exceed 0.6 metres. The total area of projections shall not comprise of more than 30% of the total area of the exterior wall in which they are located. The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the adjacent lot line, not including decks, trellises, or other open structures. For buildings or structures that are more than one storey, the area of the projection shall be calculated per storey. No individual projection shall exceed 4.0 metres in length. No two	Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a building, portions of a building on a foundation or ornamental features may project into a required yard, provided such projections do not exceed 0.6 metres. The total area of projections shall not <u>be comprised of</u> more than 30% of the total area of the exterior wall in which they are located. The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the adjacent lot line, not including decks, trellises, or other open structures. For buildings or structures that are more than one storey, the area of the projection shall be calculated per storey. No individual projection shall exceed 4.0 metres in length. No two	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		projections shall be closer than 1.5 metres apart.	projections shall be closer than 1.5 metres apart.	
9.	FOOTNOTES Table 6.8.a Density Bonus ⁻¹	FOOTNOTES (Section 6.8.a):	FOOTNOTES (Section <u>Table</u> 6.8.a):	Update to punctuation.
10.	Section 7.2.2(b) – Landscaping Standards	the landscape maintenance requirements shall address/provide for the following items regarding lawns and grass areas: watering, fertilizing, liming, mowing, trimming, edging, aeration and repairs (regarding, reseeding or resodding) as well as weed, insect, and disease control.	the landscape maintenance requirements shall address/provide for the following items <u>regrading</u> lawns and grass areas: watering, fertilizing, liming, mowing, trimming, edging, aeration and repairs (regarding <u>regrading</u> , reseeding or resodding) as well as weed, insect, and disease control.	Update wording to correct spelling and grammar.
11.	Section 7.2.5 – Landscaping Standards	Notwithstanding any other provisions in this Bylaw, where Riparian Management Area are required along stream corridors in accordance with the Official Community Plan, the land and vegetation shall remain undisturbed. In the case of Riparian Management Area along Okanagan Lake, land is	Notwithstanding any other provisions in this Bylaw, where Riparian Management <u>Areas</u> are required along stream corridors in accordance with the Official Community Plan, the land and vegetation shall remain undisturbed. In the case of Riparian Management <u>Areas</u> along Okanagan Lake, land is	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		to remain in its natural condition or be landscaped in a manner that either enhances conditions for fish and wildlife or maintains conditions equivalent to those that would have existed had no development occurred. Retaining walls along the Okanagan Lake waterfront are permitted under the terms of a development permit where required to protect lakefront property. All site layout and landscaping provisions must be consistent with the riparian requirements outlined in the Official Community Plan.	to remain in its natural condition or be landscaped in a manner that either enhances conditions for fish and wildlife or maintains conditions equivalent to those that would have existed had no development occurred. Retaining walls along the Okanagan Lake waterfront are permitted under the terms of a development permit where required to protect lakefront property. All site layout and landscaping provisions must be consistent with the riparian requirements outlined in the Official Community Plan.	
12.	Section 7.2.8(b)	landscape areas specifically designed as xeriscape or drought resistant natural species plantings; however, temporary irrigation may be required; and	landscape areas specifically designed as xeriscape or drought resistant natural species plantings; however, temporary irrigation may be required; and .	Update to punctuation.
13.	Section 7.3.1(d) – Refuse and Recycling Bins	(d) all refuse or recycling bins shall be setback a minimum of 3.0 metres from any lot abutting a rural residential, single & two dwelling, or multi-dwelling zone.	(d) all refuse or recycling bins shall be setback a minimum of 3.0 metres from any lot <u>line</u> abutting a rural residential, single & two dwelling, or multi-dwelling zone.	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
14.	Section 7.5.1. & 7.5.2 – Fencing and Retaining Walls	<p>Screen fences shall be consistent with the quality of building design and materials of the principal building.</p> <p>Screening fences shall be opaque double-sided construction. Where screen fences are allowed or required by this Bylaw, they shall be of an opaque or a combination of opaque and lattice design.</p>	<p>Screening fences shall be consistent with the quality of building design and materials of the principal building.</p> <p>Screening fences shall be opaque double-sided construction. Where screening fences are allowed or required by this Bylaw, they shall be of an opaque or a combination of opaque and lattice design</p>	Update wording to correct spelling and grammar.
15.	Section 7.5.3 (a) – Fencing and Retaining Walls	2.0 metres in rural residential zoned properties except, where abutting an agricultural, industrial, or commercial zone, then the maximum height shall be 2.4 metres.	2.0 metres in rural residential zoned properties except, z where abutting an agricultural, industrial, or commercial zone, then the maximum height shall be 2.4 metres.	Update to punctuation.
16.	Section 7.5.3 (c) – Fencing and Retaining Walls	2.0 metres in single & two dwelling, multi-dwelling, village centre, or urban centre zoned lots except, that it shall not exceed 1.2 metres in height within the minimum front yard or flanking yard setbacks.	2.0 metres in single & two dwelling, multi-dwelling, village centre, or urban centre zoned lots except, z that it shall not exceed 1.2 metres in height within the minimum front yard or flanking yard setbacks.	Update to punctuation.
17.	Section 8.1.4(d) General Provisions and Development Standards	shall be designed to allow forward entry to and exit from the lot on which the parking or loading area is located directly to a	shall be designed to allow forward entry to and exit from the lot on which the parking or loading area is located directly to a	Update to punctuation.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		dedicated public street or lane, without encumbering any lands other than the subject lot. This provision does not apply where parking or loading can be provided and accessed directly from an abutting lane. This provision shall not apply where tandem parking results in the provision of three or more parking spaces where access is from a local collector road or a road of a lesser standard as identified in the City of Kelowna's Official Community Plan;	dedicated public street or lane, without encumbering any lands other than the subject lot. This provision does not apply where parking or loading can be provided and accessed directly from an abutting lane. This provision shall not apply where tandem parking results in the provision of three or more parking spaces where access is from a local collector road or a road of a lesser standard as identified in the City of Kelowna's Official Community Plan;.	
18.	FOOTNOTES Table 8.2.7.b Ratio of Parking Space Sizes	FOOTNOTES (Section 8.2.7):	FOOTNOTES ((Section Table 8.2.7.b):	Update to punctuation.
19.	Section 8.2.11 (a) Rental Housing Incentives	(a) Rental Housing Incentives: i. If a development rezones to a sub-rental zone guaranteeing the development as rental housing, then a 20% reduction to the parking requirement (both base and visitor) can be applied if the development is located within an urban centre and a 10%	(a) Rental Housing Incentives: i. If a development rezones to a sub -rental <u>sub</u> -zone guaranteeing the development as rental housing, then a 20% reduction to the parking requirement (both base and visitor) can be applied if the development is located within an urban centre and a 10%	Update to structure for consistency. Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		reduction to the parking requirement (both base and visitor) can be applied if the development is located outside an urban centre	reduction to the parking requirement (both base and visitor) can be applied if the development is located outside an urban centre.	
20.	Section 8.2.11 (b) Car-Share Incentives	(b) Car-Share Incentives: ii. Within the Core Area, University South Village Centre, and Glenmore Valley Village Centre, the total minimum off-street vehicle parking requirements for any residential and any commercial use (e.g. office and retail) can be reduced by five (5) parking spaces per car share vehicle (must provide a new vehicle to a car-share organization and the carshare spaces are counted to the overall parking count) subject to the following regulations: <ul style="list-style-type: none"> • the maximum reduction in total required parking is 20% (for base parking requirement); and • the car-share vehicle parking space must be located on-site or within 100 metres of the subject property, in a highly visible spot, at-grade, publicly 	(b) Car-Share Incentives: ii. Within the Core Area, University South Village Centre, and Glenmore Valley Village Centre, the total minimum off-street vehicle parking requirements for any residential and any commercial use (e.g. office and retail) can be reduced by five (5) parking spaces per car share vehicle (must provide a new vehicle to a car-share organization and the carshare spaces are counted to the overall parking count) subject to the following regulations: <ul style="list-style-type: none"> • the maximum reduction in total required parking is 20% (for base parking requirement); and • the car-share vehicle parking space must be located on-site or within 100 metres of the subject property, in a highly visible spot, at-grade, publicly 	Update to structure for consistency. Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		accessible at all times (i.e., not within an enclosed parkade), clearly marked for the exclusive use of the shared vehicle and guaranteed to operate for a minimum of two years.	accessible at all times (i.e., not within an enclosed parkade), clearly marked for the exclusive use of the shared vehicle and guaranteed to operate for a minimum of two years.	
21.	Section 8.2.17 Accessible Parking Standards	The minimum accessible parking shall be provided as a function of the total number of parking space provided onsite as described in Table 8.2.17 and illustrated in Figure 8.2.17:	The minimum accessible parking shall be provided as a function of the total number of parking space provided on-site as described in Table 8.2.17 and illustrated in Figure 8.2.17:	Update wording to correct spelling and grammar.
22.	Table 8.2.17 Amount of Accessible Parking Spaces	Total Number of Parking Spaces Onsite. Minimum Number of Required Accessible Parking Spaces Minimum Number of Required Van-Accessible Parking Spaces	Total Number of Parking Spaces On-site. Minimum <u>Min.</u> Number of Required Accessible Parking Spaces Minimum <u>Min.</u> Number of Required Van-Accessible Parking Spaces	Update wording to correct spelling and grammar.
23.	Table 8.3 – Required Off-Street Parking Requirements Table 8.3.1 Residential Multi-Dwelling Parking FOOTNOTES	FOOTNOTES (Section 8.3.1.):	FOOTNOTES (Section <u>Table</u> 8.3.1.):	Update wording to correct spelling and grammar.
24.	Table 8.3.7 Water Uses	Table 8.3.7 Water Uses	Table 8.3.7 <u>6</u> Water Uses	Re-number table for consistency.

No.	Section	Current Wording	Proposed Wording	Reason for Change
25.	Table 8.5.1 Minimum Dimensions for Bicycle Parking	Minimum distance between bicycle racks and wall, entrance door to bicycle storage facility, or another obstacle.	Minimum distance between bicycle racks and wall, entrance door to bicycle storage facility, or another obstacle.	Update wording to correct spelling and grammar.
26.	Section 8.5.8 Bicycle Parking Incentives	Within the Core Area, University South and Glenmore Valley Village Centres, the total minimum off-street vehicle parking requirements can be reduced by 20 percent (20%) up to a maximum of five (5) parking spaces (for the base parking requirement) subject to the provision of the bonus long-term bicycle parking spaces identified within Table 8.5.	Within the Core Area, University South and Glenmore Valley Village Centres, the total minimum off-street vehicle parking requirements can be reduced by 20 percent (20%) up to a maximum of five (5) parking spaces (for the base parking requirement) subject to the provision of the bonus long-term bicycle parking spaces identified within Table 8.5.	Update to wording to correct terms.
27.	Section 9.2 – Home Based Business Regulations (Employee Restriction)	No person other than the principal residents of the dwelling unit can be engaged in the home-based business onsite.	No person other than the principal residents of the dwelling unit can be engaged in the home-based business on-site.	Update wording to correct spelling and grammar.
28.	Section 9.2 – Home Based Business Regulations	Sale and/or display of any goods exclusively produced onsite or those goods which constituting the finished product of the home-based business is permitted.	Sale and/or display of any goods exclusively produced on-site or those goods which constituting <u>constitute</u> the finished product of the home-based business is permitted.	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
29.	Section 9.2 – Home Based Business Regulations	Two clients to the site from which the business is being operated at any given time. ^{..1}	Two clients to the site from which the business is being operated at any given time. ^{..1}	Update to punctuation.
30.	Section 9.2 – Home Based Business Regulations	One person maximum other than the principal residents of the dwelling unit can be engaged in the home-based business onsite. ^{..2}	One person maximum other than the principal residents of the dwelling unit can be engaged in the home-based business on-site. ^{..2}	Update to punctuation.
31.	Section 9.2 – Home Based Business Regulations	Section 9.2 – Home Based Business Regulations	Section <u>Table 9.2</u> – Home-Based Business Regulations	Update to labelling for consistency.
32.	FOOTNOTES Section 9.2 – Home Based Business Regulations	FOOTNOTES (Section 9.2.):	FOOTNOTES (Section-Table <u>9.2</u>):	Update to labelling for consistency.
33.	Section 9.4.1 Drive Through Related Land Uses	For drive through servicing car washes or food services, the queuing space shall be provided as follows:	For drive throughs servicing car washes or food services, the queuing space shall be provided as follows:	Update wording to correct spelling and grammar.
34.	Section 9.5.12 Dock and Boating Regulations	No docks, boatlifts, shall be maintained, used, or constructed beyond 42.0 metres from the natural boundary of the upland parcel. All docks and boatlifts shall be licensed by the Province of B.C. or by other designated approving	No docks, <u>or</u> boatlifts, shall be maintained, used, or constructed beyond 42.0 metres from the natural boundary of the upland parcel. All docks and boatlifts shall be licensed by the Province of B.C. or by other designated approving	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		agencies and be used for boat access purposes only. No commercial and industrial activity or use shall take place thereon.	agencies and be used for boat access purposes only. No commercial and industrial activity or use shall take place thereon.	
35.	Section 9.5.14 Dock and Boating Regulations	Camping is not permitted in these zones. Non-emergency overnight moorage shall be allowed only at federal government approved moorage buoys or at docks licensed by the Province of B.C. Marine fuel facilities and other commercial facilities for Boat Launches and marinas shall provide holding tank pump out facilities and public restroom facilities.	Camping is not permitted in these zones. Non-emergency overnight moorage shall be allowed only at federal government approved moorage buoys or at docks licensed by the Province of B.C. Marine fuel facilities and other commercial facilities for B boat L aunches and marinas shall provide holding tank pump out facilities and public restroom facilities.	Update to punctuation.
36.	Section 9.6 – Agriculture, Urban Regulations	Section 9.6 – Agriculture, Urban Regulations	Section Table 9.6 – Agriculture, Urban Regulations	Update to labelling for consistency.
37.	Section 9.6 – Agriculture, Urban Regulations (Community Garden Regulations)	Must provide an onsite location for odour-free organic waste disposal or transport organic waste to a suitable disposal facility.	Must provide an on-site location for odour-free organic waste disposal or transport organic waste to a suitable disposal facility.	Update wording to correct spelling and grammar.
38.	Section 9.6 – Agriculture, Urban Regulations (Multi-Residential Shared Garden)	Multi-residential shared garden can occur in any multi-dwelling, village centre, and urban centre	Multi-residential shared garden can occur in any multi-dwelling, village centre, and urban centre	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		<p>zone. Multi-residential shared gardens:</p> <ul style="list-style-type: none"> • Must be delineated from adjacent streets and/or parking areas by landscaping or fencing. • Have no outdoor storage of any equipment or materials. • Have no equipment, building or structure related to the multi-residential shared garden within 1.2 m of an abutting street. • Have convenient access to a water source. • Must provide an onsite location for odour-free organic waste disposal or transport organic waste to a suitable disposal facility. • Can occur in any setback area. 	<p>zone. Multi-residential shared gardens:</p> <ul style="list-style-type: none"> • Must be delineated from adjacent streets and/or parking areas by landscaping or fencing. • Have no outdoor storage of any equipment or materials. • Have no equipment, building or structure related to the multi-residential shared garden within 1.2 m of an abutting street. • Have convenient access to a water source. • Must provide an on-site location for odour-free organic waste disposal or transport organic waste to a suitable disposal facility. • Can occur in any setback area. 	

No.	Section	Current Wording	Proposed Wording	Reason for Change
39.	Section 9.7.1 (c) Temporary Farm Worker Housing	(c) the need for temporary farm worker housing onsite to house temporary farm workers must be demonstrated through documentation such as a contract with the federal government through a migrant worker program, such as the Seasonal Agricultural Worker Program, farm receipts and/or previous employment records, and/or a farm plan prepared by a professional agrologist.	(c) the need for temporary farm worker housing on-site to house temporary farm workers must be demonstrated through documentation such as a contract with the federal government through a migrant worker program, such as the Seasonal Agricultural Worker Program, farm receipts and/or previous employment records, and/or a farm plan prepared by a professional agrologist.	Update wording to correct spelling and grammar.
40.	Section 9.9.1 Cannabis Regulations	Cannabis production facilities may not be located within 60 metres of any lot that has a residential use as a principal use, measured from closest lot line to closest lot line.	A Cannabis production facilities may not be located within 60 metres of any lot that has a residential use as a principal use, measured from closest lot line to closest lot line.	Update wording to correct spelling and grammar.
41.	Section 9.2 – Home Based Business Regulations Minimum Lot Area, Rural	4,000 metres ²	4,000 metres ²	Update to structure for consistency.
42.	Section 10.3 - Permitted Land Uses	Cannabis Cultivation ⁻¹⁰ Child Care Centre, Major Child Care Centre, Minor Carriage House	Cannabis Cultivation ⁻¹⁰ <u>Carriage House</u> Child Care Centre, Major Child Care Centre, Minor Carriage House	Alphabetize uses.

No.	Section	Current Wording	Proposed Wording	Reason for Change
43.	FOOTNOTES Section 10.3 - Permitted Land Uses	⁶ Maximum one single detached housing or mobile home per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the Agriculture Land Commission Act (and related regulation and policy).	⁶ Maximum one single detached housing or mobile home per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the <u>Agriculture</u> Land Commission Act (and related regulation and policy).	Update wording to correct spelling and grammar.
44.	FOOTNOTES Section 10.5 - Permitted Land Uses	⁵ Other legislation like the Agriculture Land Commission Act (and related regulation and policy) regulate gross floor area and site coverage.	⁵ Other legislation like the <u>Agriculture</u> Land Commission Act (and related regulation and policy) regulate gross floor area and site coverage.	Update wording to correct spelling and grammar.
45.	Section 10.5 - Permitted Land Uses	Agriculture Facilities, Building, & Structures	<u>Agriculture</u> Facilities, Building, & Structures	Update wording to correct spelling and grammar.
46.	FOOTNOTES Section 10.5 – A1 Agricultural and Development Regulations	FOOTNOTES (Section 10.5.):	FOOTNOTES (Section 10.5.):	Update to punctuation.
47.	FOOTNOTES Table 10.5.2	² Farm retail sales stands, selling only produce grown on the site or another site operated by the same producer do not have a maximum area. If non-farm products are being sold, then the total area, both indoors	Farm retail sales stands, selling only produce grown on the site or another site operated by the same producer do not have a maximum area. If non-farm products are being sold, then the total area, both indoors	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		and outdoors, used for retail sales of all products must not exceed 300 m2 and at least 50 per cent of the that retail sales area must be for the sale of farm products produced on the farm.	and outdoors, used for retail sales of all products must not exceed 300 m2 and at least 50 per cent of the that retail sales area must be for the sale of farm products produced on the farm.	
48.	Section 10.7 - Site Specific Regulations	The Cafe facility is limited to current size being 25.3 m2 (272 ft2) indoor and 34.6 m2 (372 ft2) outdoor and that there be submission of notification or an application to the ALC should there be plans in the future for any significant changes or plans to expand the current footprint.	The C café facility is limited to current size being 25.3 m2 (272 ft2) indoor and 34.6 m2 (372 ft2) outdoor and that there be submission of notification or an application to the ALC should there be plans in the future for any significant changes or plans to expand the current footprint.	Update wording to correct spelling and grammar.
49.	Section 11.1 - Zone Purposes (RU4 Duplex Housing)	The purpose is to provide a zone for duplex and semi-detachment housing with compatible secondary uses, on larger serviced urban lots.	The purpose is to provide a zone for duplex and semi-detachment ed housing with compatible secondary uses, on larger serviced urban lots.	Update wording to correct spelling and grammar.
50.	Section 11.1 - Zone Purposes	The purpose is to provide a zone for duplex and semi-detachment housing with compatible secondary uses, on larger serviced urban lots.	The purpose is to provide a zone for duplex and semi-detachment semi-detached housing with compatible secondary uses, on larger serviced urban lots.	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
51.	Section 11.2 – Sub-Zones (RU1, Purpose)	The purpose is to provide a sub-zone is to allow for a carriage houses on selective properties.	The purpose is to provide a sub-zone is to allow for a carriage houses-on selective properties.	Update wording to correct spelling and grammar.
52.	Section 11.2 – Sub-Zones (RU2, Purpose)	The purpose is to provide a sub-zone is to allow for a carriage houses on selective properties.	The purpose is to provide a sub-zone is to allow for a carriage houses-on selective properties.	Update wording to correct spelling and grammar.
53.	Section 11.2 – Sub-Zones (RU4, Sub-Zones)	Change order of sub-zones from: RU4hc - Duplex Housing with Heritage Commercia RU4cc – Duplex Housing with Child Care Centre, Major	Change order of sub-zones to: RU4cc – Duplex Housing with Child Care Centre, Major RU4hc - Duplex Housing with Heritage Commercia	Re-order sub-zones to be in alphabetical order
54.	Section 11.3 - Permitted Land Uses	Boarding & Lodging	Boarding or Lodging House	Update the Term to be consistent throught the bylaw
55.	FOOTNOTES Section 11.3 - Permitted Land Uses	FOOTNOTES (Section 11.3.):	FOOTNOTES (Section 11.3.):	Update to punctuation.
56.	FOOTNOTES Section 11.4 – Subdivision Regulations	FOOTNOTES (Section 11.4.):	FOOTNOTES (Section 11.4.):	Update to punctuation.

No.	Section	Current Wording	Proposed Wording	Reason for Change
57.	FOOTNOTES Section 11.5 – Development Regulations	FOOTNOTES (Section 11.5.):	FOOTNOTES (Section 11.5.):	Update to punctuation.
58.	FOOTNOTES Section 12.2 - Permitted Land Uses	FOOTNOTES (Section 12.2.):	FOOTNOTES (Section 12.2.):	Update to punctuation.
59.	Section 12.3 – Subdivision Regulations	Min. Site Width n/a Min. Site Depth n/a	Min. Site Width n/a Min. Site Depth n/a	Strike for redundancy.
60.	Section 13.2 – Sub-Zone Purposes	MF1r – Infill Housing Rental Only MF2r – Townhouse Housing Rental Only MF3r – Apartment Housing Rental Only	MF1r – Infill Housing with Rental Only MF2r – Townhouse Housing with Rental Only MF3r – Apartment Housing with Rental Only	Add the word 'with' to be consistent with sub-zone naming convention
61.	Section 13.3 - Permitted Land Uses	Home-Based Business, Major Home-Based Business, Minor Health Services	<u>Health Services</u> Home-Based Business, Major Home-Based Business, Minor Health Services	Alphabetize uses.
62.	FOOTNOTES Section 13.3 - Permitted Land Uses	FOOTNOTES (Section 13.3.):	FOOTNOTES (Section 13.3.):	Update to punctuation.

No.	Section	Current Wording	Proposed Wording	Reason for Change
63.	Section 13.4 – Subdivision Regulations	Corner lots	Corner <u>L</u> ots	Alphabetize uses.
64.	FOOTNOTES Section 13.4 – Subdivision Regulations	FOOTNOTES (Section 13.4.):	FOOTNOTES (Section 13.4.):	Update to punctuation.
65.	FOOTNOTES Section 13.5 – Development Regulations	FOOTNOTES (Section 13.5.):	FOOTNOTES (Section 13.5.):	Update to punctuation.
66.	Section 13.6 –Density and Height Development Regulations	Front Building Elevation	Front <u>or Flanking</u> Building Elevation	Update wording to correct spelling and grammar.
67.	FOOTNOTES Section 13.6 – Density and Height Development Regulations	FOOTNOTES (Section 13.6.):	FOOTNOTES (Section 13.6.):	Update to punctuation.
68.	FOOTNOTES Section 13.6.4.b	(b) lots are within 400 m of transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and	(b) lots are within 400 m of <u>a</u> transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
69.	Section 14.1 – Core Area and Other Zone Categories	Cora Area Zones	Cora Core Area Zones	Update wording to correct spelling and grammar.
70.	Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes	<p>The purpose is to provide a mixed commercial and residential zone for developments within the Core Area and outside urban centres. Buildings up to 4 storeys will be generally permissible with Buildings up to 6 storeys in certain circumstances based on development policy guidance from the OCP. A further increase to 12 storeys will be acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres.</p> <p>The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified to each Village Centre (as identified with the OCP).</p>	<p>The purpose is to provide a mixed commercial and residential zone for developments within the Core Area and outside urban centres. Buildings up to 4 storeys will be generally permissible with Buildings up to 6 storeys in certain circumstances based on development policy guidance from the OCP. A further increase to 12 storeys will be acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres.</p> <p>The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified to <u>for</u> each Village Centre (as identified with the OCP).</p>	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
71.	Section 14.3 – Urban Centre Zone Purposes (Purpose, UC1)	The purpose is to provide a mixed commercial and residential zone for developments within the Capri-Landmark Urban Centre that is consistent with and follows from the Capri-Landmark Urban Centre Plan.	The purpose is to provide a mixed commercial and residential zone for developments within the Capri-Landmark Urban Centre that is consistent with and follows from the Capri-Landmark Urban Centre Plan.	Update wording to correct spelling and grammar.
72.	Section 14.3 – Urban Centre Zone Purposes (Purpose, UC5)	The purpose is to provide a mixed commercial and residential zone for developments within the South Pandosy Urban Centre.	The purpose is to provide a mixed commercial and residential zone for developments within the South Pandosy Urban Centre.	Update wording to correct spelling and grammar.
73.	Section 14.9 – Principal and Secondary Land Uses	Recycling Depots Recycling Plants Recycling Drop-Offs	Recycling Depots <u>Recycling Drop-Offs</u> Recycling Plants Recycling Drop-Offs	Alphabetize Uses.
74.	Section 14.9 – Principal and Secondary Land Uses	Townhouses Temporary Shelter Services	<u>Temporary Shelter Services (and all the those associated 'P' Principal Use, 'S' Secondary Use, '-' Not Permitted uses identified within each zone column)</u> <u>Townhouses (and all the those associated 'P' Principal Use, 'S' Secondary Use, '-' Not Permitted uses identified within each zone column)</u>	Alphabetize the 'Uses' and all those associated 'P' Principal Use, 'S' Secondary Use, '-' Not Permitted uses identified within each zone column.
75.	FOOTNOTES Section 14.9 – Principal and Secondary Land Uses	FOOTNOTES (Section 14.9.):	FOOTNOTES (Section 14.9.):	Update to punctuation.

76.	FOOTNOTES Section 14.9 – Principal and Secondary Land Uses	Alcohol Production Facilities, I3: P ¹ Docks, W1 : P ²	Alcohol Production Facilities, I3: P ¹ Docks, W1 : P ²	Edit to superscript.
77.	FOOTNOTES Section 14.10 – Subdivision Regulations	FOOTNOTES (Section 14.10.):	FOOTNOTES (Section 14.10.):	Update to punctuation.
78.	FOOTNOTES Section 14.11 – Commercial and Urban	FOOTNOTES (Section 14.11.):	FOOTNOTES (Section 14.11.):	Update to punctuation.

No.	Section	Current Wording	Proposed Wording	Reason for Change
	Centre Zone Development Regulations			
79.	FOOTNOTES Section 14.11 – Commercial and Urban Centre Zone Development Regulations	<p>⁵ Except it the rear setback is: 3.0 m when abutting rear lane, 6.0 m when abutting a single & two dwelling zone or rural residential zone, and it is 6.0 m for hotels or motels.</p> <p>⁷ For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m The site rear yard for carport structures is 1.5 m.</p>	<p>⁵ Except it the rear setback is: 3.0 m when abutting <u>a</u> rear lane, 6.0 m when abutting a single & two dwelling zone or rural residential zone, and it is 6.0 m for hotels or motels.</p> <p>⁷ For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m. The site rear yard for carport structures is 1.5 m.</p>	Update to punctuation.
80. S	FOOTNOTES Section 14.12 – Industrial, Institutional, and Water Zone Development Regulations	FOOTNOTES (Section 14.12.):	FOOTNOTES (Section 14.12.):	Update to punctuation.
81.	FOOTNOTES Section 14.13 – Health District Development Regulations	FOOTNOTES (Section 14.13.):	FOOTNOTES (Section 14.13.):	Update to punctuation.
82.	Section 15.2.3 – CD12 Permitted Land Uses	Airports Aircraft sales/rentals	<u>Aircraft sales/rentals</u> Airports Aircraft sales/rentals	Alphabetize Uses.
83.	Section 15.2.3 – CD12 Permitted Land Uses	Fleet Services Professional Services Food Primary Establishment Gas Bars General Industrial Use Hotels / Motels Liquor Primary Establishment	Fleet Services Professional Services Food Primary Establishment Gas Bars General Industrial Use Hotels / Motels Liquor Primary Establishment	Alphabetize Uses.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		Non-Accessory Parking Offices Outdoor Storage Retail	Non-Accessory Parking Offices Outdoor Storage <u>Professional Services</u> Retail	
84.	FOOTNOTES Section 15.2.3 – CD12 Permitted Land Uses	² Retail liquor stores shall not shall not have a gross floor area of greater than 186 m ²	² Retail liquor stores shall not shall not have a gross floor area of greater than 186 m ²	Update wording to correct spelling and grammar.
85.	Section 15.2.4 – CD12 Subdivision Regulations	FOOTNOTES (Section 15.2.4.):	FOOTNOTES (Section 15.2.4.):	Removal of empty footnotes section.
86.	FOOTNOTES Section 15.2.5 – CD12 Development Regulations	FOOTNOTES (Section 15.2.5.):	FOOTNOTES (Section 15.2.5.):	Update to punctuation.
87.	Section 15.3.3 – CD17 Permitted Land Uses	Accessory Buildings or Structures Apartment Housing Agriculture, Urban Child Care Centre, Major Child Care Centre, Minor Cultural and Recreation Services Education Services Food Primary Establishment Home-Based Business, Minor Hotels / Motels Health Services Liquor Primary Establishment Non-Accessory Parking Offices Professional Services Participant Recreation Services, Indoor	Accessory Buildings or Structures Apartment Housing Agriculture, Urban <u>Apartment Housing</u> Child Care Centre, Major Child Care Centre, Minor Cultural and Recreation Services Education Services Food Primary Establishment <u>Health Services</u> Home-Based Business, Minor Hotels / Motels Health Services Liquor Primary Establishment Non-Accessory Parking Offices Professional Services	Alphabetize Uses.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		Personal Service Establishments Retail Short-Term Rental Accommodations Stacked Townhouses Townhouses	Participant Recreation Services, Indoor Personal Service Establishments <u>Professional Services</u> Retail Short-Term Rental Accommodations Stacked Townhouses Townhouses	
88.	Section 15.3.4 – CD17 Subdivision Regulations	FOOTNOTES (Section 15.4.):	FOOTNOTES (Section 15.4.):	Removal of empty footnotes section.
89.	FOOTNOTES Section 15.3.5 – CD17 Development Regulations	FOOTNOTES (Section 15.3.5.):	FOOTNOTES (Section 15.3.5.):	Update to punctuation.
90.	Section 15.4.3 – CD18 Permitted Land Uses	Accessory Buildings or Structures Alcohol Production Facility Apartment Housing Agriculture, Urban Boat Storage Child Care Centre, Major Cultural and Recreation Services Education Services Emergency and Protective Services Exhibition and Convention Facilities Food Primary Establishment Health Services Home Based Business, Minor	Accessory Buildings or Structures <u>Agriculture, Urban</u> Alcohol Production Facility Apartment Housing Agriculture, Urban Boat Storage Child Care Centre, Major Cultural and Recreation Services Education Services Emergency and Protective Services Exhibition and Convention Facilities Food Primary Establishment Health Services	Alphabetize uses and correct grammar and spelling.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		Hotels / Motels Liquor Primary Establishments Marinas Non-Accessory Parking Offices Parks Participant Recreation Services, Indoor Participant Recreation Services, Outdoor Personal Service Establishments Professional Services Recycled Materials Drop-Off Centre Religious Assemblies Residential Security / Operator Unit Retail Secondary Suites Semi-Detached Housing Short-Term Rental Accommodations Single Detached Housing Townhouses	Home-Based Business, Minor Hotels / Motels Liquor Primary Establishments Marinas Non-Accessory Parking Offices Parks Participant Recreation Services, Indoor Participant Recreation Services, Outdoor Personal Service Establishments Professional Services Recycled Materials Drop-Off Centre Religious Assemblies Residential Security / Operator Unit Retail Secondary Suites Semi-Detached Housing Short-Term Rental Accommodations Single Detached Housing Townhouses	
91.	Section 15.4.4 – CD18 Subdivision Regulations, Criteria	Area I Village Centre	<u>AREA</u> I Village Centre	Update to punctuation.

No.	Section	Current Wording	Proposed Wording	Reason for Change
92.	FOOTNOTES Section 15.4.5 – CD18 Development Regulations	FOOTNOTES (Section 15.4.5.):	FOOTNOTES (Section 15.4.5.):	Update to punctuation.
93.	Section 15.5.3 – CD20 Permitted Land Uses	FOOTNOTES (Section 15.5.3):	FOOTNOTES (Section 15.5.3):	Removal of empty footnotes section.
94.	Section 15.5.4 – CD20 Subdivision Regulations	FOOTNOTES (Section 15.5.4.):	FOOTNOTES (Section 15.5.4.):	Removal of empty footnotes section.
95.	Section 15.5.5 – CD20 Development Regulations	FOOTNOTES (Section 15.5.5.):	FOOTNOTES (Section 15.5.5.):	Removal of empty footnotes section.
96.	Section 15.6.3 – CD22 Permitted Land Uses	<p>Accessory Buildings or Structures</p> <p>Apartment Housing</p> <p>Agriculture, Urban</p> <p>Animal Clinics, Minor</p> <p>Boarding or Lodging Houses</p> <p>Child Care Centre, Major</p> <p>Cultural and Recreation Services</p> <p>Education Services</p> <p>Food Primary Establishment</p> <p>Health Services</p> <p>Home Based Business, Minor</p> <p>Liquor Primary Establishments</p> <p>Offices</p> <p>Parks</p> <p>Participant Recreation Services, Indoor</p> <p>Participant Recreation Services, Outdoor</p> <p>Personal Service Establishments</p>	<p>Accessory Buildings or Structures</p> <p><u>Agriculture, Urban</u></p> <p>Apartment Housing</p> <p>Agriculture, Urban</p> <p>Animal Clinics, Minor</p> <p>Boarding or Lodging Houses</p> <p>Child Care Centre, Major</p> <p>Cultural and Recreation Services</p> <p>Education Services</p> <p>Food Primary Establishment</p> <p>Health Services</p> <p>Home-Based Business, Minor</p> <p>Liquor Primary Establishments</p> <p>Offices</p> <p>Parks</p> <p>Participant Recreation Services, Indoor</p> <p>Participant Recreation Services, Outdoor</p> <p>Personal Service Establishments</p>	Alphabetize uses and correct grammar and spelling.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		Professional Services Religious Assemblies Residential Security / Operator Unit Retail Short-Term Rental Accommodations Stacked Townhouses Townhouses	Professional Services Religious Assemblies Residential Security / Operator Unit Retail Short-Term Rental Accommodations Stacked Townhouses Townhouses	
97.	FOOTNOTES Section 15.6.3 – CD22 Permitted Land Uses	FOOTNOTES (Section 15.6.3.):	FOOTNOTES (Section 15.6.3.):	Update to punctuation.
98.	Section 15.6.4 – CD22 Subdivision Regulations	FOOTNOTES (Section 15.6.4.): ¹ Any lots are created, shall have the area, size and shape of the corresponding CD22 Central Green sub-areas as shown on Map 15.6.	FOOTNOTES (Section 15.6.4.): ¹ Any lots are created, shall have the area, size and shape of the corresponding CD22 Central Green sub-areas as shown on Map 15.6.	Update wording to correct spelling and grammar.
99.	FOOTNOTES Section 15.6.4 – CD22 Subdivision Regulations	FOOTNOTES (Section 15.6.4.):	FOOTNOTES (Section 15.6.4.):	Update to punctuation.
100.	Section 15.6.5 – CD22 Development Regulations	FOOTNOTES (Section 15.6.5.):	FOOTNOTES (Section 15.6.5.):	Update to punctuation.
101.	FOOTNOTES Section 15.6.5 – CD22 Development Regulations	FOOTNOTES (Section 15.6.5.):	FOOTNOTES (Section 15.6.5.):	Update to punctuation.
102.	FOOTNOTES Section 15.6.5 – CD22 Development Regulations	⁴ The parking structures must have a 0.0 m rear yard setback and the parking structure within sub-areas A & B must be coordinated with of sub-areas C & G to ensure a contiguous public open space	⁴ The parking structures must have a 0.0 m rear yard setback and the parking structure within sub-areas A & B must be coordinated with of sub-areas C & G to ensure a contiguous public open space	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		is created above the parking structures.	is created above the parking structures.	
103.	Section 15.7.3 – CD26 Permitted Land Uses	Accessory Buildings or Structures Apartment Housing Agriculture, Urban Animal Clinics, Minor Boarding or Lodging Houses Child Care Centre, Major Child Care Centre, Minor Cultural Recreation Services Education Services Emergency and Protective Services Food Primary Establishmen Gas Bars Health Services Home Based Business, Minor Hotels Liquor Primary Establishments Offices Participant Recreation Services, Indoor Personal Service Establishments Professional Services Religious Assemblies Recycled Materials Drop-Off Centre Retail Short-Term Rental Accommodations	Accessory Buildings or Structures <u>Agriculture, Urban</u> Apartment Housing Agriculture, Urban Animal Clinics, Minor Boarding or Lodging Houses Child Care Centre, Major Child Care Centre, Minor Cultural Recreation Services Education Services Emergency and Protective Services Food Primary Establishmen Gas Bars Health Services Home-Based Business, Minor Hotels Liquor Primary Establishments Offices Participant Recreation Services, Indoor Personal Service Establishments Professional Services Religious Assemblies Recycled Materials Drop-Off Centre Retail	Alphabetize uses and correct grammar and spelling.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		Spectator Sports Establishments Stacked Townhouses Temporary Shelter Services Townhouses	Short-Term Rental Accommodations Spectator Sports Establishments Stacked Townhouses Temporary Shelter Services Townhouses	
104.	Section 15.7.4 – CD26 Subdivision Regulations	FOOTNOTES (Section 15.7.4.):	FOOTNOTES (Section 15.7.4.):	Removal of empty footnotes section.
105.	Section 15.7.5 – CD26 Development Regulations	(a) one north-south pathway linkage extending from Harvey Road to the north face of the existing hotel;	(a) one north-south pathway linkage extending from Harvey Road <u>Avenue</u> to the north face of the existing hotel;	Update wording to correct spelling and grammar.
106.	Section 15.7.5 – CD26 Development Regulations	(a) one north-south pathway linkage extending the full length of amenity area B, ensuring that the site is accessible for pedestrians and cyclists and connects the private drive aisle with Harvey Road;	(a) one north-south pathway linkage extending the full length of amenity area B, ensuring that the site is accessible for pedestrians and cyclists and connects the private drive aisle with Harvey Road <u>Avenue</u> ;	Update wording to correct spelling and grammar.
107.	Section 15.7.5 – CD26 Development Regulations	(a) the minimum setback to Harvey Road is 4.5 m.	(a) the minimum setback to Harvey Road <u>Avenue</u> is 4.5 m.	Update wording to correct spelling and grammar.
108.	Section 15.7.5 – CD26 Development Regulations Max. Height (b)	(b) in the area located beyond 40 m of Harvey Avenue the maximum height of all buildings and structures shall be 22 storeys or 70 metres with except one building or structure shall be a maximum of 26 storeys or 82 m as described in in the area	(b) in the area located beyond 40 m of Harvey Avenue the maximum height of all buildings and structures shall be 22 storeys or 70 metres with except one building or structure shall be a maximum of 26 storeys or 82 m. as described in in the area	Update wording to correct spelling and grammar.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		located beyond 40 m of Harvey Avenue the maximum height of one landmark building or structure shall be 26 storeys or 82 m.	located beyond 40 m of Harvey Avenue the maximum height of one landmark building or structure shall be 26 storeys or 82 m.	
109.	FOOTNOTES Section 15.7.5 – CD26 Development Regulations	FOOTNOTES (Section 15.7.5.):	FOOTNOTES (Section 15.7.5.):	Update to punctuation.



City of Kelowna

TA23-0002

**Text Amendment Bylaw –
To Zoning Bylaw #12375 Part 3 of 3
March 20, 2023**

Purpose

- ▶ The purpose of the text amendment application package (Part 3 of 3) is to follow up on the adoption of the new Zoning Bylaw No. 12375 with a series of amendments that improves and corrects the spelling and grammar content within the new Zoning Bylaw.

Council Reports

▶ Three Text Amendment Reports:

1. First half of content updates within the Zoning Bylaw;
2. Second half of content updates within the Zoning Bylaw; &
3. Updates to the spelling and grammar.

Schedule 'A'

- ▶ A number of spelling and grammar changes are proposed to the Zoning Bylaw.
- ▶ For a detailed list, please see attached Schedule 'A'

Staff Recommendation

- ▶ Staff recommend bylaw be forward to Public Hearing for TA23-0002

CITY OF KELOWNA
BYLAW NO. 12475
TA23-0002 – Amendment to Multiple Sections
of Zoning Bylaw No. 12375

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT **Section 1 – Uses and Regulations 1.3.3 (f)**, be amended by deleting "Kelowna Business License & Regulation Bylaw" and replace it with "Kelowna Business Licence & Regulation Bylaw";
2. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, 5.3.3, Section "D" DRIVE THROUGH**, be amended by deleting "onsite" and replace with "on-site";
3. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, 5.3.3, Section "H" HOME BASED BUSINESSES**, be amended by deleting "Home Based" and replace with "Home-Based";
4. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, 5.3.3, Section "R" RESIDENTIAL FOOTPRINT**, be amended by deleting "home based" and replace with "home-based";
5. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, 5.3.3, Section "W" WAREHOUSING**, be amended by deleting "onsite" and replace with "on-site";
6. AND THAT **Section 6 – General Development Regulations, 6.2 Projections into Yards, 6.2.1**, be amended as follows:

Deleting the following that reads after "do not exceed 0.6 metres.":

"The total area of the projections shall not comprise of more than 30% of the total area of the exterior wall in which they are located."

And replace with:

"The total area of projections shall not be comprised of more than 30% of the total area of the exterior wall in which they are located.";
7. AND THAT **Section 6 – General Development Regulations, Section 6.10 Dormers**, be amended by deleting "must follow the following:" and replace with "must have the following:";
8. AND THAT **Section 6 – General Development Regulations, 6.8 Density Bonus, Table 6.8a Density Bonus, FOOTNOTES**, be amended by deleting "(Section 6.8.a)" and replace with "(Table 6.8.a)";
9. AND THAT **Section 7 – Site Layout, Section 7.2 Landscaping Standards, 7.2.2 (b)**, be amended by deleting all references to "regarding" and replace with "regrading";
10. AND THAT **Section 7 – Site Layout, Section 7.2 Landscaping Standards, 7.2.5**, be amended by changing all references to "Riparian Management Area" to "Riparian Management Areas";

11. AND THAT **Section 7 – Site Layout, Section 7.2 Landscaping Standards, 7.2.8 (b)**, be amended by deleting “and”;
12. AND THAT **Section 7 – Site Layout, Section 7.3 Refuse and Recycling Bins, 7.3.1 (d)**, be amended by adding “line” after the word “lot”;
13. AND THAT **Section 7 – Site Layout, Section 7.5 Fencing and Retaining Walls, 7.5.1 and 7.5.2**, be amended by changing all references to “screen” to “screening”;
14. AND THAT **Section 7 – Site Layout, Section 7.5 Fencing and Retaining Walls, 7.5.3 (a)**, be amended by deleting “except,” and replace with “except;”;
15. AND THAT **Section 7 – Site Layout, Section 7.5 Fencing and Retaining Walls, 7.5.3 (c)**, be amended by deleting “except,” and replace with “except;”;
16. AND THAT **Section 8 – Parking and Loading, Section 8.1 General Provisions and Development Standards, 8.1.4 (d)**, be amended by deleting “Official Community Plan;” and replace with “Official Community Plan.”;
17. AND THAT **Section 8 – Parking and Loading, Section 8.2 Off-street Parking Regulations, Size and Ratio, Table 8.2.7 (b) Ratio of Parking Space Sizes, FOOTNOTES**, be amended by deleting “(Section 8.2.7)” and replace with “(Table 8.2.7.b)”;
18. AND THAT **Section 8 – Parking and Loading, Section 8.2 Off-street Parking Regulations, Number of Spaces, 8.2.11 (a) Rental Housing Incentives**, be amended by deleting “sub-rental zone” and replace with “rental sub-zone”;
19. AND THAT **Section 8 – Parking and Loading, Section 8.2 Off-street Parking Regulations, Number of Spaces, 8.2.11 (b) Car-Share Incentives**, be amended by deleting the word “valley”;
20. AND THAT **Section 8 – Parking and Loading, Section 8.2 Off-street Parking Regulations, Accessible Parking Standards, 8.2.17** be amended by deleting the word “onsite” and replace with “on-site”;
21. AND THAT **Section 8 – Parking and Loading, Section 8.2 Off-street Parking Regulations, Accessible Parking Standards, 8.2.17, Table 8.2.17 Amount of Accessible Parking Spaces** be amended by deleting all references to the word “Minimum” and replace with “Min.”;
22. AND THAT **Section 8 – Parking and Loading, Section 8.3 Required Off-Street Parking Requirements, Table 8.3 – Required Off-Street Parking Requirements, Table 8.3.1 Residential Multi-Dwelling Parking, FOOTNOTES**, be amended by deleting “(Section 8.3.1.)” and replace with “(Table 8.3.1)”;
23. AND THAT **Section 8 – Parking and Loading, Section 8.3 Required Off-Street Parking Requirements, Table 8.3 – Required Off-Street Parking Requirements, Table 8.3.7 Water Uses**, be renumbered as “**Table 8.3.6 Water Uses**”;
24. AND THAT **Section 8 – Parking and Loading, Section 8.5 Off-Street Bicycle Parking, Table 8.5.1 Minimum Dimensions for Bicycle Parking**, be amended by deleting “or another obstacle.” and replace with “or another obstacle”;
25. AND THAT **Section 8 Parking and Loading, Section 8.5 Off-Street Bicycle Parking, 8.5.8 Bicycle Parking Incentives**, be amended by deleting the word “Valley”;
26. AND THAT **Section 9 – Specific Use Regulations, Section 9.2 Home-Based Businesses, Section 9.2 – Home Based Business Regulations, Employee Restriction**, be amended by
 - a. deleting “onsite” and replace with “on-site”;
 - b. deleting the footnote “.2” and replace with “.2”;

27. AND THAT **Section 9 – Specific Use Regulations, Section 9.2 Home-Based Businesses, Section 9.2 – Home Based Business Regulations**, Display Restriction, be amended by deleting the words “onsite” and “constituting” and replace with “on-site” and “constitutes”;
28. AND THAT **Section 9 – Specific Use Regulations, Section 9.2 Home-Based Businesses, Section 9.2 – Home Based Business Regulations**, Minimum Lot Area, be amended by deleting the word “metres²” and replace with “m²”;
29. AND THAT **Section 9 - Specific Use Regulations, Section 9.2 Home-Based Businesses, Section 9.2 – Home Based Business Regulations**, Maximum Number of Clients/Visitors, be amended by deleting under Major and Rural “.1” and replace with “.1”;
30. AND THAT **Section 9 – Specific Use Regulations, Section 9.2 Home-Based Businesses, Section 9.2 – Home Based Business Regulations**, FOOTNOTES , be amended by deleting “(Section 9.2.)” and replace with “(Table 9.2)”;
31. AND THAT **Section 9 - Specific Use Regulations, Section 9.4 Drive Through Related Land Uses**, 9.4.1, be amended by deleting “through” and replace with “throughs”;
32. AND THAT **Section 9 - Specific Use Regulations, Section 9.5 Docks and Boating Regulations**, 9.5.12, be amended by adding the word “or” after the words “No docks,”;
33. AND THAT **Section 9 - Specific Use Regulations, Section 9.5 Docks and Boating Regulations**, 9.5.14, be amended by changing “Boat Launches” to “boat launches”;
34. AND THAT **Section 9 - Specific Use Regulations, Section 9.6 Agriculture, Urban, Section 9.6 – Agriculture, Urban Regulations** be amended by deleting “Section 9.6” and replace with “Table 9.6”;
35. AND THAT **Section 9 - Specific Use Regulations, Section 9.6 Agriculture, Urban, Section 9.6 – Agriculture, Urban Regulations**, Community Garden Regulations, be amended by deleting the word “onsite” and replace with “on-site”;
36. AND THAT **Section 9 - Specific Use Regulations, Section 9.6 Agriculture, Urban, Section 9.6 – Agriculture, Urban Regulations**, Multi-Residential Shared Garden, be amended by deleting the word “onsite” and replace with “onsite”;
37. AND THAT **Section 9 - Specific Use Regulations, Section 9.7 Temporary Farm Worker Housing**, 9.7.1 (c), be amended by deleting the word “onsite” and replace with “on-site”;
38. AND THAT **Section 9 - Specific Use Regulations, Section 9.9 Cannabis Regulations**, 9.9.1, be amended by deleting “Cannabis production facilities” and replace with “A cannabis production facility”;
39. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.3 – Permitted Land Uses**, be amended by moving the row referenced as “Carriage House” directly after the row “Cannabis Cultivation”;
40. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.3 – Permitted Land Uses**, FOOTNOTES⁶, be amended by deleting “Agriculture Land Commission Act” and replace with “Agricultural Land Commission Act”;
41. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.5 – A1 Agricultural and Development Regulations**, FOOTNOTES⁵, be amended by deleting “Agriculture Land Commission Act” and replace with “Agricultural Land Commission Act”;

42. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.5 – A1 Agricultural and Development Land Uses**, be amended by deleting "Agriculture Facilities, Building & Structures and replace with "Agricultural Facilities, Building & Structures";
43. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.5 – A1 Agricultural and Development Regulations**, FOOTNOTES, be amended by deleting "(Section 10.5)." and replace with "(Section 10.5)";
44. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.5 – A1 Agricultural and Development Regulations**, FOOTNOTES², be amended by deleting "at least 50 percent of the that retail sales area" and replace with "at least 50 percent of the retail sales area";
45. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.7 – Site Specific Regulations**, be amended by deleting the word "Cafe" and replace with "café";
46. AND THAT **Section 11 – Single and Two Dwelling Zones, Section 11.1 – Zone Purposes**, RU₄ – Duplex Housing, be amended by deleting the word "detachment" and replace with "detached";
47. AND THAT **Section 11 – Single and Two Dwelling Zones, Section 11.2 – Sub-Zones**, RU₁ - Large Lot Housing, be amended by deleting "The purpose is to provide a sub-zone is to allow for a carriage houses on selective properties" and replace with "The purpose is to provide a sub-zone to allow for a carriage house on select properties";
48. AND THAT **Section 11 – Single and Two Dwelling Zones, Section 11.2 – Sub-Zones**, RU₂ – Medium Lot Housing, be amended by deleting "The purpose is to provide a sub-zone is to allow for a carriage houses on selective properties" and replace with "The purpose is to provide a sub-zone to allow for a carriage house on select properties";
49. AND THAT **Section 11 – Single and Two Dwelling Zones, Section 11.2 - Sub-Zones**, RU₄ – Duplex Housing, be amended by changing the order of th SubZones from "RU_{4hc}, RU_{4cc}" to "RU_{4cc}, RU_{4hc}";
50. AND THAT **Section 11 – Single and Two Dwelling Zones, Section 11.3 – Permitted Land Uses** be amended by deleting under Uses "Boarding & Lodging" and replace with "Boarding or Lodging House";
51. AND THAT **Section 11 – Single and Two Dwelling Zones, Section 11.3 – Permitted Land Uses**, FOOTNOTES, be amended by deleting "(Section 11.3):" and replace with "(Section 11.3):";
52. AND THAT **Section 11 – Single and Two Dwelling Zones, Section 11.4 – Subdivision Regulations**, FOOTNOTES, be amended by deleting "(Section 11.4):" and replace with "(Section 11.4):";
53. AND THAT **Section 11 – Single and Two Dwelling Zones, Section 11.5 – Development Regulations**, FOOTNOTES, be amended by deleting "(Section 11.5):" and replace with "(Section 11.5):";
54. AND THAT **Section 12 – Mobile Home and Camping Zones – Section 12.2 – Permitted Land Uses**, FOOTNOTES, be amended by deleting "(Section 12.2):" and replace with "(Section 12.2):";
55. AND THAT **Section 12 – Mobile Home and Camping Zones – Section 12.3 – Subdivision Regulations**, be amended by deleting the "Min. Site Width" and "Min Site Depth" rows in their entirety;
56. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.2 – Sub-Zone Purposes**, be amended by adding under Sub-Zone "with" in front of all references to "Rental Only";

57. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses**, Uses, be amended by moving “Health Services” before “Home-Based Business, Major”;
58. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses**, FOOTNOTES, be amended by deleting “(Section 13.3.):” and replace it with “(Section 13.3):”;
59. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.4 – Subdivision Regulations**, be amended by deleting “Corner lots” and replace with “Corner Lots”;
60. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.4 – Subdivision Regulations**, FOOTNOTES, be amended by deleting “(Section 13.4.):” and replace with “(Section 13.4):”;
61. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.5 – Development Regulations**, FOOTNOTES, be amended by deleting “(Section 13.5.):” and replace with “(Section 13.5):”;
62. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.6 – Density and Height Development Regulations**, be amended by deleting “Front Building Elevation” and replace with “Front or Flanking Building Elevation”;
63. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.6 – Density and Height Development Regulations**, FOOTNOTES, be amended by deleting “(Section 13.6.):” and replace with “(Section 13.6):”;
64. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.6 – Density and Height Development Regulations**, FOOTNOTES (Section 13.6.4(b)) be amended by deleting “within 400m of transit stop” and replace with “within 400m of a transit stop”;
65. AND THAT **Section 14 – Core Area & Other Zones, Section 14.1 – Core Area and Other Zone Categories**, be amended by deleting “Cora Area Zones” and replace with “Core Area Zones”;
66. AND THAT **Section 14 – Core Area & Other Zones, Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes**, VC1 – Village Centre, be amended by deleting “a variety of uses as specified to each Village Centre” and replace with “a variety of uses as specified for each Village Centre”;
67. AND THAT **Section 14 – Core Area & Other Zones, Section 14.3 – Urban Centre Zone Purposes**, UC1 – Downtown Urban Centre, be amended by deleting “and follows from the Capri-Landmark Urban Centre Plan” and replace with “and follows the Capri-Landmark Urban Centre Plan”;
68. AND THAT **Section 14 – Core Area & Other Zones, Section 14.3 – Urban Centre Zone Purposes**, UC5 – Pandosy Urban Centre, be amended by deleting “within the South Pandosy Urban Centre” and replace with “within the Pandosy Urban Centre”;
69. AND THAT **Section 14 – Core Area & Other Zones, 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones, Section 14.9 – Principal and Secondary Land Uses in Core Area and Other Zones**, be amended by moving “Recycling Drop-Offs” and all the associated ‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted uses identified within each zone column before “Recycling Plants”;
70. AND THAT **Section 14 – Core Area & Other Zones, 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones, Section 14.9 – Principal and Secondary Land Uses in Core Area and Other Zones**, be amended by moving “Temporary Shelter Services” and all the

associated 'P' Principal Use, 'S' Secondary Use, '-' Not Permitted uses identified within each zone column before "Townhouses";

71. AND THAT **Section 14 – Core Area & Other Zones, 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones, Section 14.9 – Principal and Secondary Land Uses in Core Area and Other Zones**, FOOTNOTES, be amended by deleting "(Section 14.9.)" and replace with "(Section 14.9)";
72. AND THAT **Section 14 – Core Area & Other Zones, 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones, Section 14.9 – Principal and Secondary Land Uses in Core Area and Other Zones**, 3. Alcohol Production Facilities be amended by
 - a. deleting "Facilities" and replace with "Facility";
 - b. deleting "p¹" in the l3 column and replace it with "p²";
73. AND THAT **Section 14 – Core Area & Other Zones, Section 14.10 – Subdivision Regulations**, FOOTNOTES, be amended by deleting "(Section 14.10.)" and replace with "(Section 14.10)";
74. AND THAT **Section 14 – Core Area & Other Zones, Section 14.11 – Commercial and Urban Centre Zone Development Regulations**, FOOTNOTES, be amended by deleting "(Section 14.11.)" and replace with "(Section 14.11)";
75. AND THAT **Section 14 – Core Area & Other Zones, Section 14.11 – Commercial and Urban Centre Zone Development Regulations**, FOOTNOTES⁵, be amended by deleting "Except it the rear setback" and replace with "Except the rear setback";
76. AND THAT **Section 14 – Core Area & Other Zones, Section 14.11 – Commercial and Urban Centre Zone Development Regulations**, FOOTNOTES⁷, be amended by deleting "setback for the parkade is 1.5m" and replace with "setback for the parkade is 1.5m.";
77. AND THAT **Section 14 – Core Area & Other Zones, Section 14.12 – Industrial, Institutional, and Water Zone Development Regulations**, FOOTNOTES, be amended by deleting "(Section 14.12.)" and replace with "(Section 14.12)";
78. AND THAT **Section 14 – Core Area & Other Zones, Section 14.13 – Health District Development Regulations**, FOOTNOTES, be amended by deleting "(Section 14.13.)" and replace with "(Section 14.3)";
79. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.2.3 – CD12 Permitted Land Uses**, be amended by moving "Aircraft sales/rentals" and all the associated 'P' Principal Use, 'S' Secondary Use, '-' Not Permitted uses identified within each zone column before "Airports";
80. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.2.3 – CD12 Permitted Land Uses**, be amended by moving "Professional Services" and all the associated 'P' Principal Use, 'S' Secondary Use, '-' Not Permitted uses identified within each zone column before "Retail";
81. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.2.3 – CD12 Permitted Land Uses**, FOOTNOTES², be amended by deleting "shall not shall not" and replace with "shall not";
82. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.2.4 - CD12 Subdivision Regulations** be amended by deleting "FOOTNOTES (Section 15.2.4.):";
83. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.2.5 – CD12 Development Regulations** be amended by deleting "Section 15.2.5.)" and replace with "(Section 15.2.5)";

84. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.3.3 – CD17 Permitted Land Uses** be amended by
 - a. moving “Apartment Housing” and all the associated ‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted uses identified within each zone column before “Child Care Centre, Major”;
 - b. moving “Health Services” and all the associated ‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted uses identified within each zone column before “Home-Based Business, Minor”;
 - c. moving “Professional Services” and all the associated ‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted uses identified within each zone column before “Retail”;
85. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.3.4 -CD17 Subdivision Regulations** be amended by deleting “FOOTNOTES (Section 15.4.)”;
86. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.3.5 – CD17 Development Regulations, FOOTNOTES**, be amended by deleting “(Section 15.3.5)” and replace with “(Section 15.3.5)”;
87. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended by moving “Agriculture Urban” and all the associated ‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted uses identified within each zone column before “Alcohol Production Facility”;
88. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.4 – CD18 Subdivision Regulations** be amended by deleting “Area 1 Village Centre” and replace with “AREA 1 Village Centre”;
89. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.5 – CD18 Development Regulations, FOOTNOTES**, be amended by deleting “(Section 15.4.5)” and replace with “(Section 15.4.5)”;
90. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.5.3 – CD20 Permitted Land Uses** be amended by deleting “FOOTNOTES (Section 15.5.3.):”;
91. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.5.4 – CD20 Subdivision Regulations** be amended by deleting “FOOTNOTES (Section 15.5.4.):”;
92. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.5.5 – CD20 Development Regulations** be amended by deleting “FOOTNOTES (Section 15.5.5.):”;
93. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.6.3 – CD22 Permitted Land Uses** be amended by moving “Agriculture, Urban” and all the associated ‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted uses identified within each zone column before “Apartment Housing”;
94. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.6.3 – CD22 Permitted Land Uses, FOOTNOTES** be amended by deleting “(Section 15.6.3.)” and replace with “(Section 15.6.3)”;
95. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.6.4 – CD22 Subdivision Regulations, FOOTNOTES**, be amended by deleting “Any lots are created” and replace with “Any lots created”;

96. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.6.4 – CD22 Subdivision Regulations**, FOOTNOTES, be amended by deleting “(Section 15.6.4.)” and replace with “(Section 15.6.4)”;
97. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.6.5 – CD22 Development Regulations**, FOOTNOTES, be amended by deleting “(Section 15.6.5.)” and replace with “(Section 15.6.5)”;
98. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.6.5 – CD22 Development Regulations**, FOOTNOTES ⁴, be amended by deleting “sub-areas A & B must be coordinated with of sub-areas C & G” and replace with “sub-areas A & B must be coordinated with sub-areas C & G”;
99. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.3 – CD26 Permitted Land Uses** be amended by moving “Agriculture, Urban” before “Apartment Housing”;
100. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.4 – CD26 Subdivision Regulations** be amended by deleting “FOOTNOTES (Section 15.7.4.)”;
101. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.5 – CD26 Development Regulations**, Max. Height (b), be amended by deleting “as described in in the area located beyond 40m” and replace with “as described in the area located beyond 40m”;
102. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.5 – CD26 Development Regulations**, Min. Amenities, Within Amenity Area A (a), be amended by deleting “Harvey Road” and replace with “Harvey Avenue”;
103. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.5 – CD26 Development Regulations**, Min. Amenities, Within Amenity Area B (a), be amended by deleting “Harvey Road” and replace with “Harvey Avenue”;
104. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.5 – CD26 Development Regulations**, Min. Setbacks (a), be amended by deleting “Harvey Road” and replace with “Harvey Avenue”;
105. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.5 – CD26 Development Regulations**, Max. Height (b) be amended as follows:
- By deleting the following after 22 storeys or 70 metres:
- “with except one building or structure shall be a maximum of 26 storeys or 82 m as described in in the area located beyond 40 m of Harvey Avenue the maximum height of one landmark building or structure shall be 26 storeys or 82 m.”;
- And replace with:
- “except one building or structure shall be a maximum of 26 storeys or 82 m.”;
106. AND FURTHER THAT **Section 15 – Comprehensive Development Zones, Section 15.7.5 – CD26 Development Regulations**, FOOTNOTES, be amended by deleting “(Section 15.7.5.)” and replace with “(Section 15.7.5)”;
107. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 3rd day of April, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: April 18th, 2023

To: Council

From: City Manager

Department: Development Planning

Application: LL23-0003

Owner: Lakeside Land Development Corp., Inc.No. BCo797739

Address: 105-1111 Gordon Drive

Applicant: Liam Mitchell – Buffalo Rouge Brewing

Subject: Liquor License Application

Existing OCP Designation: IND – Industrial

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT Council direct Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Buffalo Rouge Brewing for a Lounge Endorsement for a Manufacturer's License for Lot 1 Section 30 Township 26 ODYD Plan EPP44783, located at 105-1111 Gordon Drive, Kelowna, BC for the following reasons:
 - The addition of Lounge Endorsement to the Manufacturer License is perceived to have a minimal impact on the community and surrounding properties as this is an existing industrial building and there are limited residential properties in the area.
2. Council's comments on LCRB's prescribed considerations are as follows:
 - a) The location of the winery/special event area:

The proposed location is suitable for a manufacturer with a lounge endorsement as the property is located in an industrial area and is close to the Downtown Urban Centre and areas in the Core Area Neighbourhood.
 - b) The proximity of the winery/special event area to other social or recreational facilities and public buildings:

The location is in relatively close proximity to other social gathering establishments.

c) The person capacity of the winery lounge:

The proposed capacity is 50 persons (34 in tasting room and 16 on patio). The inside areas and patio will be open until 11:00pm.

d) Traffic, noise, parking and zoning:

The potential impact for noise is minimal and would be compatible with surrounding land uses and the use is compatible with the underlying zone.

e) The impact on the community if the application is approved:

The low capacity and small patio will have minimal negative impacts on the community.

3. Council's comments on the views of resident's area as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

2.0 Purpose

To seek Council's support for a new lounge endorsement for a manufacturer with an occupancy of 50 persons.

3.0 Development Planning

Staff are supportive of the Manufacturer – lounge endorsement in order to allow customers to consume the manufacturer's product on-site. The surrounding commercial and industrial area are already home to several small breweries and cideries. The establishment is located within an industrial zoned area North of the Downtown Urban Centre and surrounded by Core Area Neighbourhood areas. As a result, the impact on the surrounding community will be minimal and noise is not anticipated to be an issue due to a combination of factors including:

- Maximum occupancy of 50 persons (34 indoor + 16 outdoor patio),
- Hours of operation are in-line with similar business in the area,
- Compatible with surrounding land uses

Council Policy No. 359 allows lounge endorsement applications for small establishments outside of Urban Centre's to allow a mix of entertainment options when surrounding land-uses, and general impact on the local neighbourhood is minimal.

4.0 Proposal

4.1 Project Description

The Liquor License Application is for a new brewery called Buffalo Rouge Brewing. The applicant is seeking to add a lounge area with the tasting area in the existing industrial building. The establishment is seeking an occupancy of 50 persons, which would include 34 in the tasting room and 16 on the patio. The tasting room will have televisions, stereo system, and a stand-up piano. The applicant is also including a full kitchen, which will offer snacks, appetizers, entrees, desserts, and weekend brunch options.

Buffalo Rouge Brewing would be subject to the City's Good Neighbour bylaw. The patio will be consistent with other approved patios and the Bernard Avenue Sidewalk program:

- Patio hours of operation: 9:00 am – 11:00 pm
- Last Call for drinks: 10:30 pm

Proposed Hours of Sale:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Indoor	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM
	Patio	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM

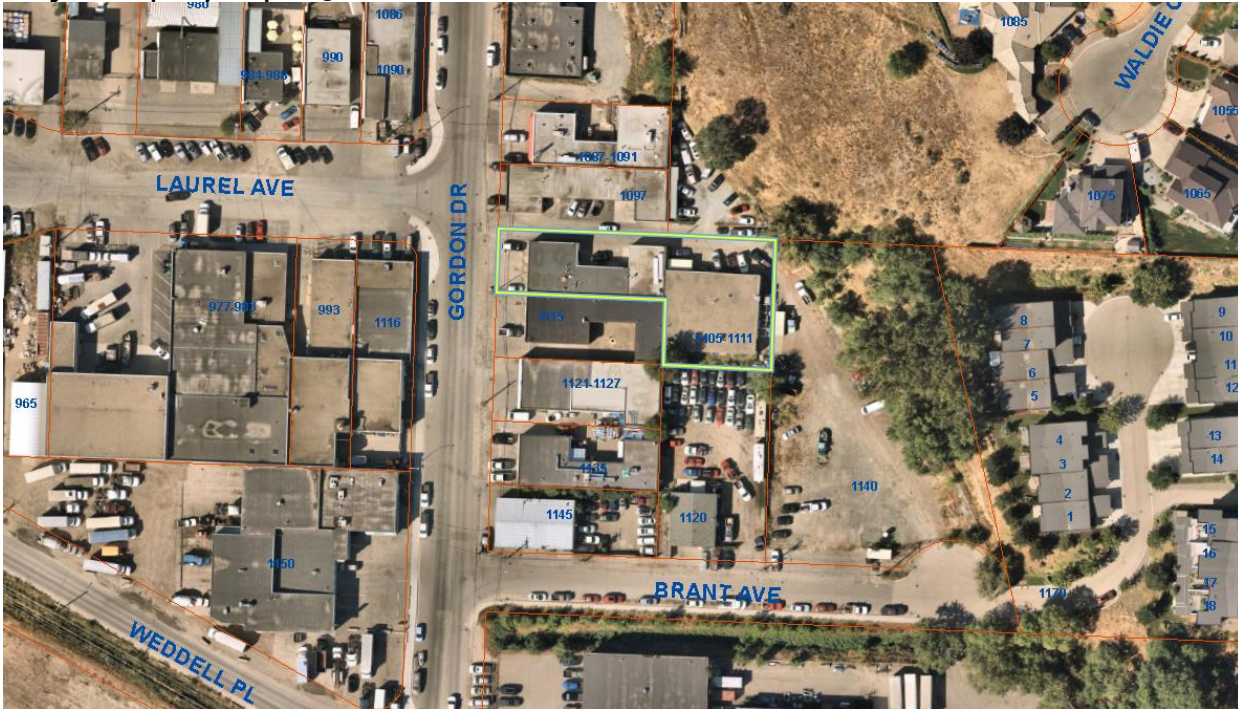
4.2 Site Context

The subject property has a Future Land Use Designation of Industrial and is also surrounded by areas designated as Core Area Neighbourhood to the East. The property is located on Gordon Drive, near the intersection with Laurel Avenue. The surrounding area is primarily general industrial businesses include automotive services, manufacturing, and outdoor storage.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial & RU1 – Large Lot Housing	Manufacturing, Automotive Services and Single-Dwelling Housing
East	I2 – General Industrial	Outdoor Storage
South	I2 – General Industrial	Manufacturing and Automotive Services
West	I2 – General Industrial	General Industrial

Subject Property Map: 105-1111 Gordon Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.8 – Encourage Employment-intensive industrial uses in the Core Area	
Policy 5.8.3. North End Industrial Lands	Support the growth of industrial development in Kelowna’s North End with additional opportunities for speciality retail where it is supportive of the production and manufacturing in the area.
	<i>Proposed business will add a specialty retail business in the area.</i>

5.2 Council Policy #359 – Liquor Licensing Policy and Procedures

The following sections of Policy #359 are applicable to this application:

- New patios associated with liquor primary licenses should be located and designed to limit potential impacts on surrounding property owners
- Small establishments (with person capacity less than 100 persons) should not be located beside another liquor primary establishment.

6.0 Technical Comments

6.1 R.C.M.P.

6.1.1 A review of the proposal does not raise any concerns with the RCMP.

7.0 Application Chronology

Date of Application Accepted: February 7th, 2023
Date of Public Notification Completed: February 22nd, 2023

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
Attachment A: Floor Plan/Site Plan/Occupant Load
Attachment B: Letter of Rationale

PROJECT INFORMATION
 PROPERTY ADDRESS 1051111 Gordon Dr
 LEGAL DESCRIPTION PLAN EPP44783 LOT 1 SECTION 30 TOWNSHIP 26
 P.I.D 029-906-662
 APPLICABLE CODES BCBC 2019
 ZONING I4

CODE COMPLIANCE
3.1 GENERAL
 Building Area: 851.30 m² – 9163.32 ft² (bldg footprint)
 Suite Area: 119.55 m² – 1286.79 ft²
 Sprinklered: No
 Building Height: 1 storeys
 Occupancies: A - Assembly occupancy

3.1.17.1 OCCUPANT LOAD
Ground Floor:
 Brewery: 40.26 m² @ 0.95 m²/person = 43 persons
 Kitchen: 20.55 m² @ 0.93 m²/person = 22 persons
 Storage: 22.10 m² @ 0.67 m²/person = 33 persons
 total: 48 persons

3.2 BUILDING FIRE SAFETY
 Article 3.2.2.28 Group A, Division 2, non sprinklered
 Construction Type: Combustible / non-combustible construction permitted / used
 Maximum Area: 4000 m²
 Floors: No rating required
 Mezzanines: No rating required
 Loadbearing: No rating required
 Roof: No roof rating required
 Sprinklers: Non Sprinklered

FIRE WALLS None

FIRE ALARM SYSTEM single or two stage required

FIRE FIGHTING REQUIREMENTS
 Access: Access for fire department vehicles is provided to within 15m of the main entrance.
 Extinguishers: To be provided per NFPA 10.
 Standpipe: Not required

LIGHTING + EMERGENCY POWER
 Lighting: Provide illumination to an average level of at least 50 lx at the floor level in every exit and corridor providing access to exit. Provide emergency lighting to an average level of at least 1 lx at the floor and tread levels in exits, principal exit routes in open floor areas and exit access corridors.
 Emergency Power: Provide minimum 45 minutes emergency power for emergency lighting, fire alarm and detection systems.

MEZZANINES / FLOOR OPENINGS No mezzanines

3.3 SAFETY WITHIN FLOOR AREAS
 Suite Separations: None.
 Doors: Doors providing access to exit swing on a vertical access and, where serving an occupant load of more than 60, swing in the direction of exit travel. Door release hardware is operable with one hand and requires only one releasing operation.
 Guards: Guards of at least 1070 mm height are to be provided along openings where there is an elevations change of more than 600 mm.

3.4 EXITS
 Number: 1 exit shall be provided from all floor areas.
 Travel Distances: Criteria for One Exit (Floor Area Not Sprinklered Throughout)
 Max area 1500m²
 15m max travel distance

Exit Doors: All exit doors shall swing in the direction of travel. All exit doors shall have a 3/4 hr fire protection rating. All exit doors shall have a self-closing device.

3.5 VERTICAL TRANSPORTATION
 Fire Separations: None required.

3.6 SERVICE FACILITIES
 Fire Separations: None

3.7 HEALTH REQUIREMENTS

Water closets required:	Male	Female
Main floor	1 req'd / 1 provided	1 req'd / 1 provided

3.8 BUILDING REQUIREMENTS FOR PEOPLE WITH DISABILITIES
 Universal Toilet Room Required per 3.8.2.3. See plan for location.

ZONING SUMMARY

CROSS FLOOR AREA:
 ground floor area 851.30 m² – 9163.32 sf
Total GFA 851.30 m² – 9163.32 sf

SIZES OF PARKING SPACES:
 90 degree parking 2.5 m W x 6.0m L – driveway 7.0m
 hc parking 3.9m W x 6.0m L
 loading 3.5m W x 8m L

OFF-STREET PARKING REQUIREMENTS:
 Use requirement
 Warehouse/storage 2 parking space per 100m² GFA = 119.55 / 100m² = 4 stalls
Total 4 stalls

OFF-STREET LOADING PARKING REQUIREMENTS:
 Commercial space 1 per 2800 m² GFA = 119.55 m² GFA = 1 stalls
Total 1 stalls

OFF-STREET BICYCLE SPACE REQUIREMENTS:
 Commercial space 1.0 bicycle space per 500m² GFA = 119.55m² / 500m² = 1 stalls
Total 5 stalls

Section D-2 Fire-Resistance Ratings

D-2.1. Masonry and Concrete Walls

D-2.1.1. Minimum Equivalent Thickness for Fire-Resistance Rating

The minimum thickness of unit masonry and monolithic concrete walls are shown in Table D-2.1.1. Hollow masonry units and hollow-core concrete panels shall be used on the basis of equivalent thickness as described in Subsection D-1.6.

Table D-2.1.1. Minimum Equivalent Thicknesses⁽¹⁾ of Unit Masonry and Monolithic Concrete Walls Loadbearing and Non-Loadbearing, mm

Type of Wall	Fire-Resistance Rating					
	30 min	45 min	1 h	1.5 h	2 h	3 h
Solid brick units (80% solid and over), actual overall thickness	63	76	90	108	128	152
Cored brick units and hollow tile units (less than 80% solid), equivalent thickness	60	69	72	86	102	122
Solid and hollow concrete masonry units, equivalent thickness						
Type S or N concrete ⁽²⁾	44	59	73	95	113	142
Type L 20S concrete	42	54	66	87	102	129
Type L concrete	42	54	64	82	97	122
Type L 20S concrete	42	54	64	81	94	118
Type L concrete	42	54	63	79	91	111
Monolithic concrete and concrete panels, equivalent thickness						
Type S concrete	60	77	90	112	130	158
Type N concrete	59	74	87	108	124	151
Type L40S or Type L concrete	49	62	72	89	103	124

Notes to Table D-2.1.1:
 (1) See definition of equivalent thickness in Subsection D-1.6.
 (2) Hollow concrete masonry units made with Type S or N concrete shall have a minimum compressive strength of 10 MPa based on net area, as defined in CSA A108.1, "Concrete Block Masonry Units."



ATTACHMENT A

This forms part of application
 # LL23-0003

Planner Initials **TC**

City of Kelowna
 DEVELOPMENT PLANNING

1 site plan
 Ao.3 SCALE 1" = 30'-0"



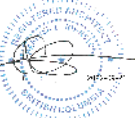
Buffalo Rouge Brewing

1051111 Gordon Dr
 Kelowna, BC
 PLAN EPP44783 LOT 1 SECTION 30 TOWNSHIP 26
 P.I.D 029-906-662

no.	date	issue
01	29 aug 2022	review
02	15 sept 2022	review
03	21 sept 2022	building permit

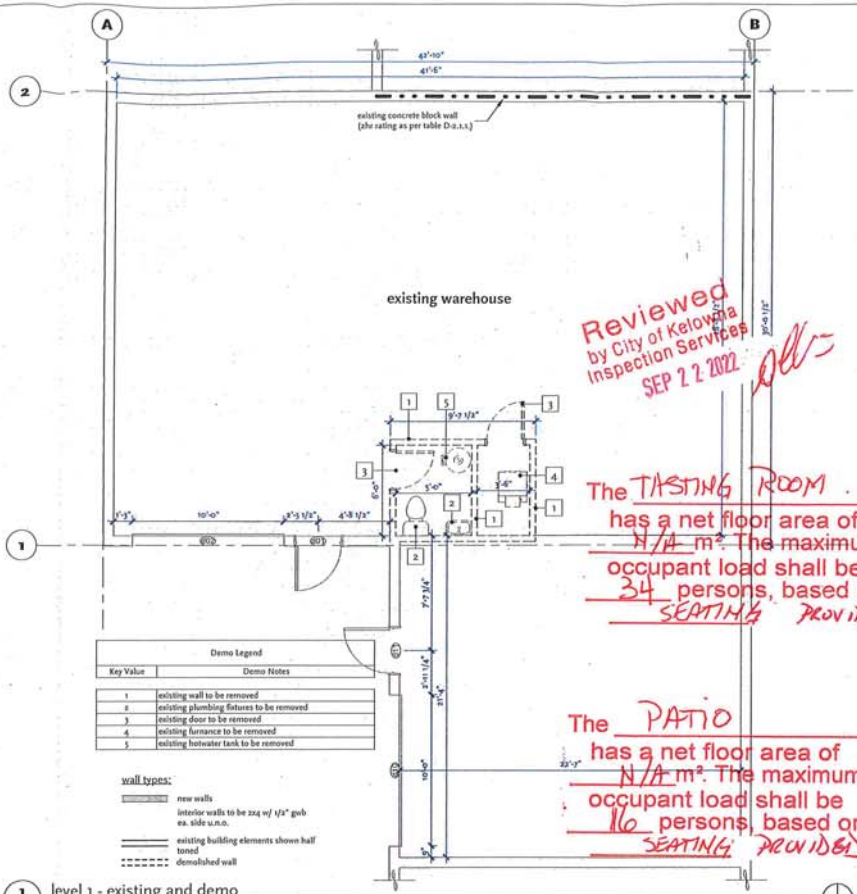
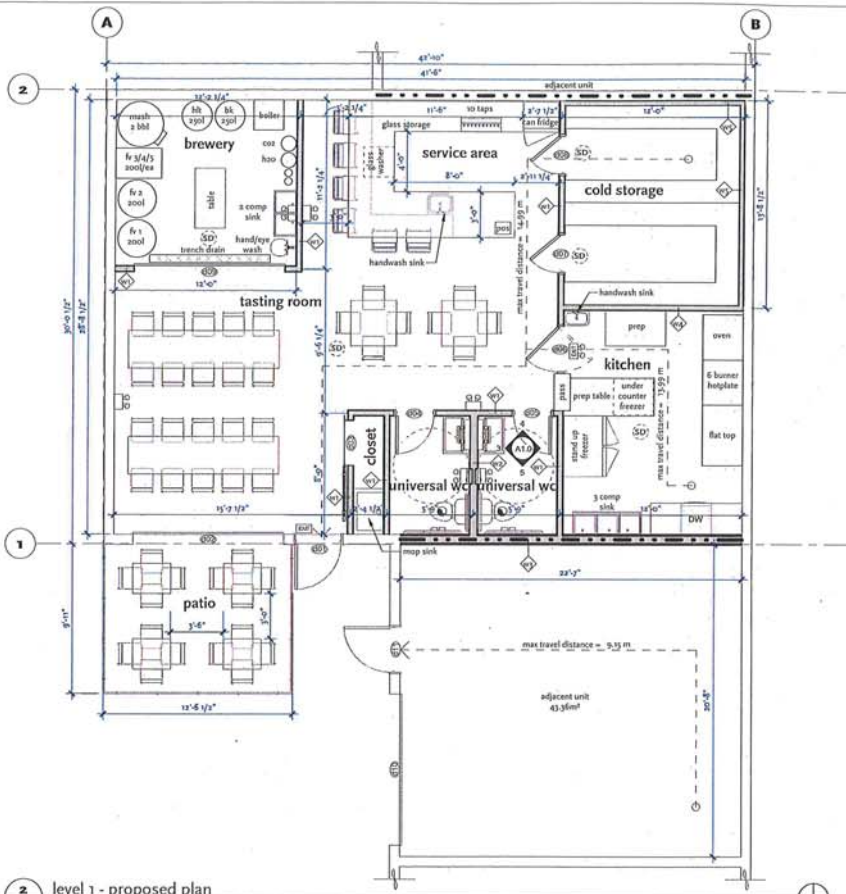
code analysis,
 site plan

heather l. johnston
 architect AIBC, AAA, MAA, SAA
 PLACE architect ltd.
 6262 st georges avenue
 west vancouver bc, v7w 1z7
 778 386 6769
 www.placearchitects.com



Ao.3
 21 sept 2022

2022-09-09 10:48 AM



Reviewed
 by City of Kelowna
 Inspection Services
 SEP 2 2 2022
all =

The **TASTING ROOM**
 has a net floor area of
~~N/A m²~~. The maximum
 occupant load shall be
~~34~~ persons, based on
~~SEATING PROVIDED~~

The **PATIO**
 has a net floor area of
~~N/A m²~~. The maximum
 occupant load shall be
~~16~~ persons, based on
~~SEATING PROVIDED~~

Key Value	Demo Notes
1	existing wall to be removed
2	existing plumbing fixtures to be removed
3	existing door to be removed
4	existing luminaire to be removed
5	existing hotwater tank to be removed

wall types:

- new walls
- interior walls to be 124 w/ 1/2" gub ea. side u.n.o.
- existing building elements shown half toned
- demolished wall

DOOR SCHEDULE

TAC	PHASE	WIDTH	HEIGHT	DOOR STYLE	FUNCTION	NOTES
do1	Existing	36"	84"	existing	Exterior	overhead door
do2	Existing	120"	84"	existing	Exterior	interior door
do3	New	30"	84"	C	Interior	beam style/sliding
do4	New	30"	84"	A	Interior	
do5	New	30"	84"	A	Interior	
do6	New	36"	84"	B	Interior	dual acting
do7	New	30"	84"	A	Exterior	insulated
do8	New	30"	84"	A	Exterior	insulated
do9	New	120"	84"	D	Exterior	overhead door
do10	Existing	120"	84"	existing	Exterior	overhead door
do11	Existing	36"	84"	existing	Exterior	overhead door

WALL SCHEDULE

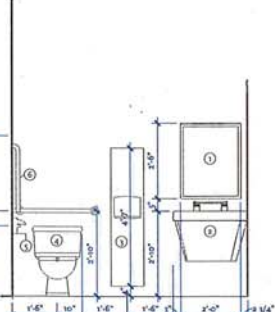
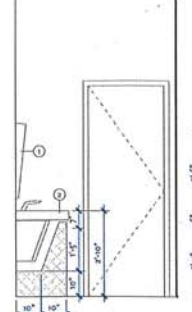
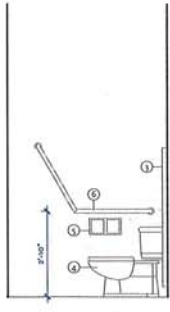
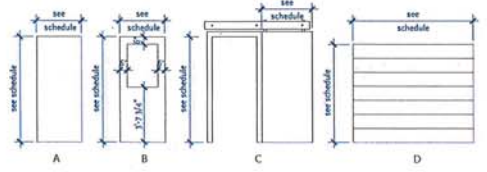
TYPE #	Construction Assembly
w1	8" concrete wall
w2	1 1/2" gypsum board
w3	3 1/2" wood stud wall @ 16" o.c.
w4	1/2" gypsum board
w5	5 1/2" wood stud wall @ 16" o.c.
w6	1/2" gypsum board
w7	3 layers 1/2" type 'X' gypsum board
w8	5 1/2" wood stud wall @ 16" o.c.
w9	3 layers 1/2" type 'X' gypsum board (1 Hour Rating - ULC Des W30)
w10	1/2" gypsum board
w11	3 1/2" wood stud wall @ 16" o.c.
w12	cavity filled insulation
w13	1/2" gypsum board
w14	3 1/2" wood stud wall @ 16" o.c.
w15	cavity filled insulation
w16	1/2" gypsum board

EQUIPMENT SYMBOLS

- emergency lighting/emergency exit sign
- emergency exit sign
- emergency lighting
- smoke detector
- exhaust fan

UNIVERSAL WASHROOM SCHEDULE

Ug	Item	description	mfr.	notes
1	Fixed Tilted Mirror	Bradley - 740 Series Tilt Mirror	Bradley Corporation	or approved alternate
2	Standard Lavatory	Bradley - Verge™ Lavatory System	Bradley Corporation	or approved alternate
3	Paper towel dispenser	Bradley - Semi-Recessed	Bradley Corporation	or approved alternate
4	Standard Toilet with Bolt down top	1.6 CPV	TOTO USA Inc.	or approved alternate
5	Toilet Tissue Dispenser	Bradley - 5126 Tissue Dispenser	Bradley Corporation	or approved alternate
6	Grab Bar	As per code		



5 univ wr - west
 SCALE 1/2" = 1'-0"

4 univ wr - east
 SCALE 1/2" = 1'-0"

3 univ wr - north
 SCALE 1/2" = 1'-0"

Buffalo Rouge Brewing

105-1111 Gordon Dr
 Kelowna, BC
 PLAN EPP/4781 LOT 1 SECTION 36 TOWNSHIP 16
 P.I.D. 02-9-06-866

PROJECT # 2022017

no.	date	issue
01	29 aug 2022	issued for bp

existing/demo and proposed plan

Jan 16, 2023
Liam Mitchell
Buffalo Rouge Brewing Co.

This document is to serve as a letter of intent for the purpose of describing the planned service and amenities of the premises in order to acquire the lounge endorsement to our liquor manufacturing licence for our brewpub.

To whom it may concern,

The establishment will have a full time kitchen offering a full menu, from snacks and appetizers, to entrees and desserts. Weekends will include a brunch service starting at 11am. We will have a few non-alcoholic beverage options such as water, coconut water, kombucha, and coffee. We also plan on offering some non-alcoholic beer options.

We will have a television for background visuals/ambience, displaying beer/menu features, important sporting events and possibly seasonal movie favourites. There is a stand up piano that will be available for customer use, within reason. We will have a stereo system for ambient noise, playing music etc.

We are located in an industrial/commercial neighbourhood in Kelowna's north end. We are directly neighboured by two long standing automotive shops, and a tattoo parlour that is about to open. All of the neighbours have been very supportive and helpful. Thankfully noise concerns should be minimal as it is not a residential area and the majority of the neighbouring businesses are closed in the evening. We plan on cultivating relationships with our customers to instil a relaxed and respectful environment to ensure everyone assists us in being good neighbours.

Thank you for your time and consideration,
Cheers,

Liam Mitchell

HOURS OF SALE							
Indicate the proposed hours of sales below.							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	11:00	16:00	16:00	16:00	16:00	16:00	11:00
Close	23:00	23:00	23:00	23:00	23:00	23:00	23:00

ATTACHMENT **B**

This forms part of application
LL23-0003

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING





City of
Kelowna



LL23-0003
105-1111 Gordon Drive

Liquor License Application

Purpose

- ▶ To seek Council's support for a new lounge endorsement for a manufacturer with an occupancy of 50 persons.

Development Process



Feb 7, 2023

Development Application Submitted



Staff Review & Circulation



Tuesday Council Meeting



Council Consideration

Recommendation Forwarded to LCRB



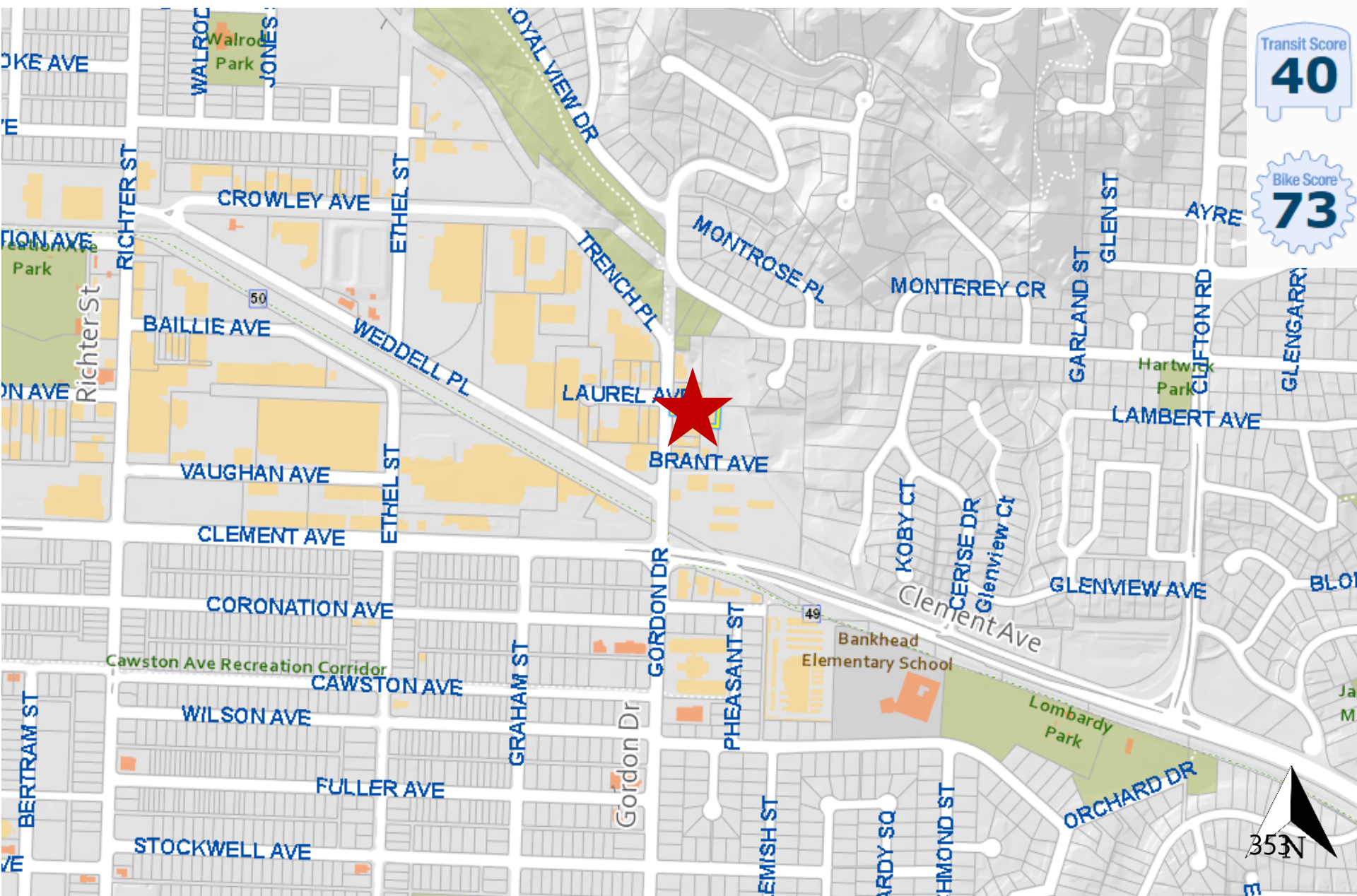
Apr 18, 2023

Context Map

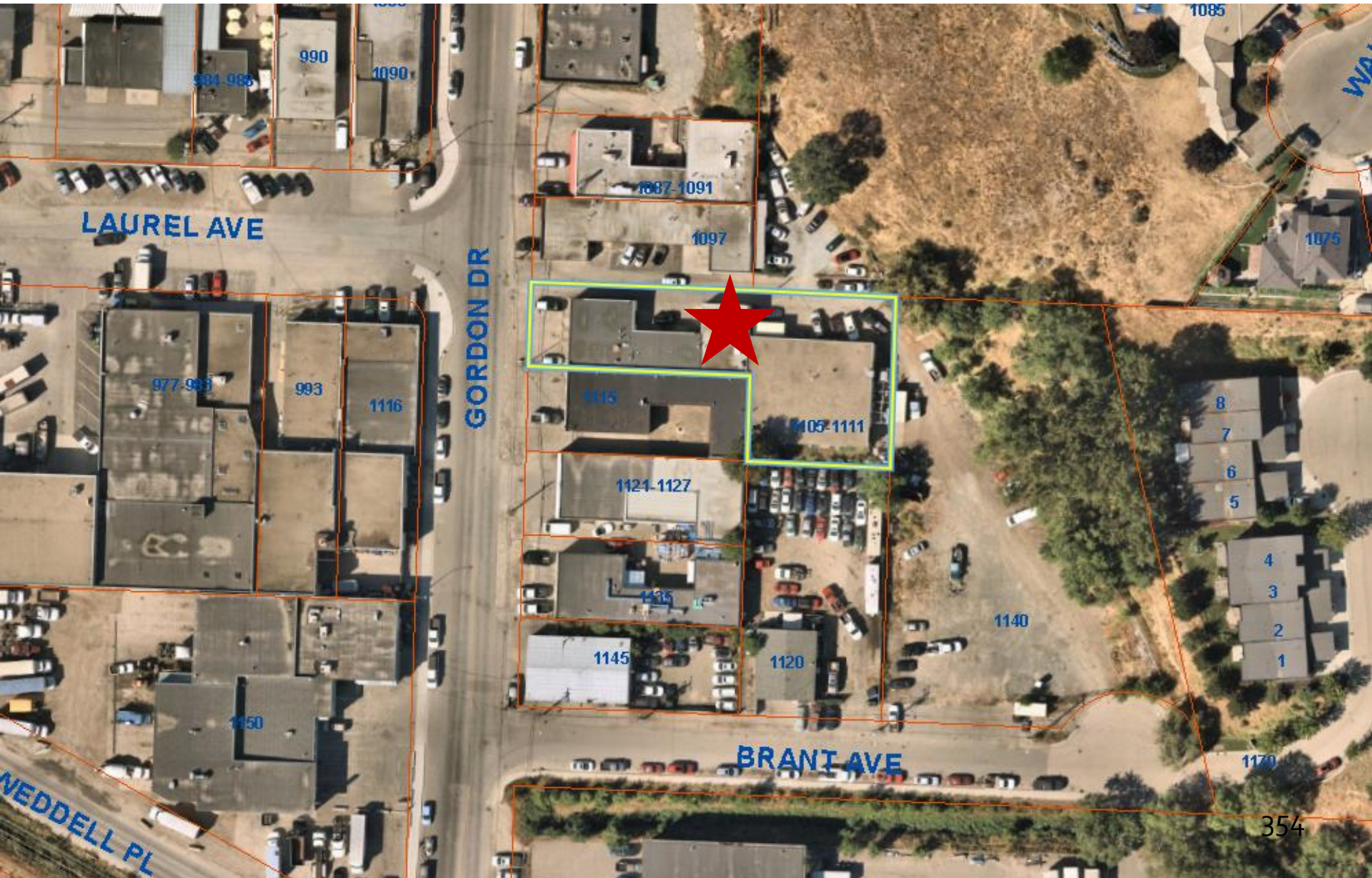
Walk Score
25

Transit Score
40

Bike Score
73



Subject Property Map



Proposed Hours of Sale

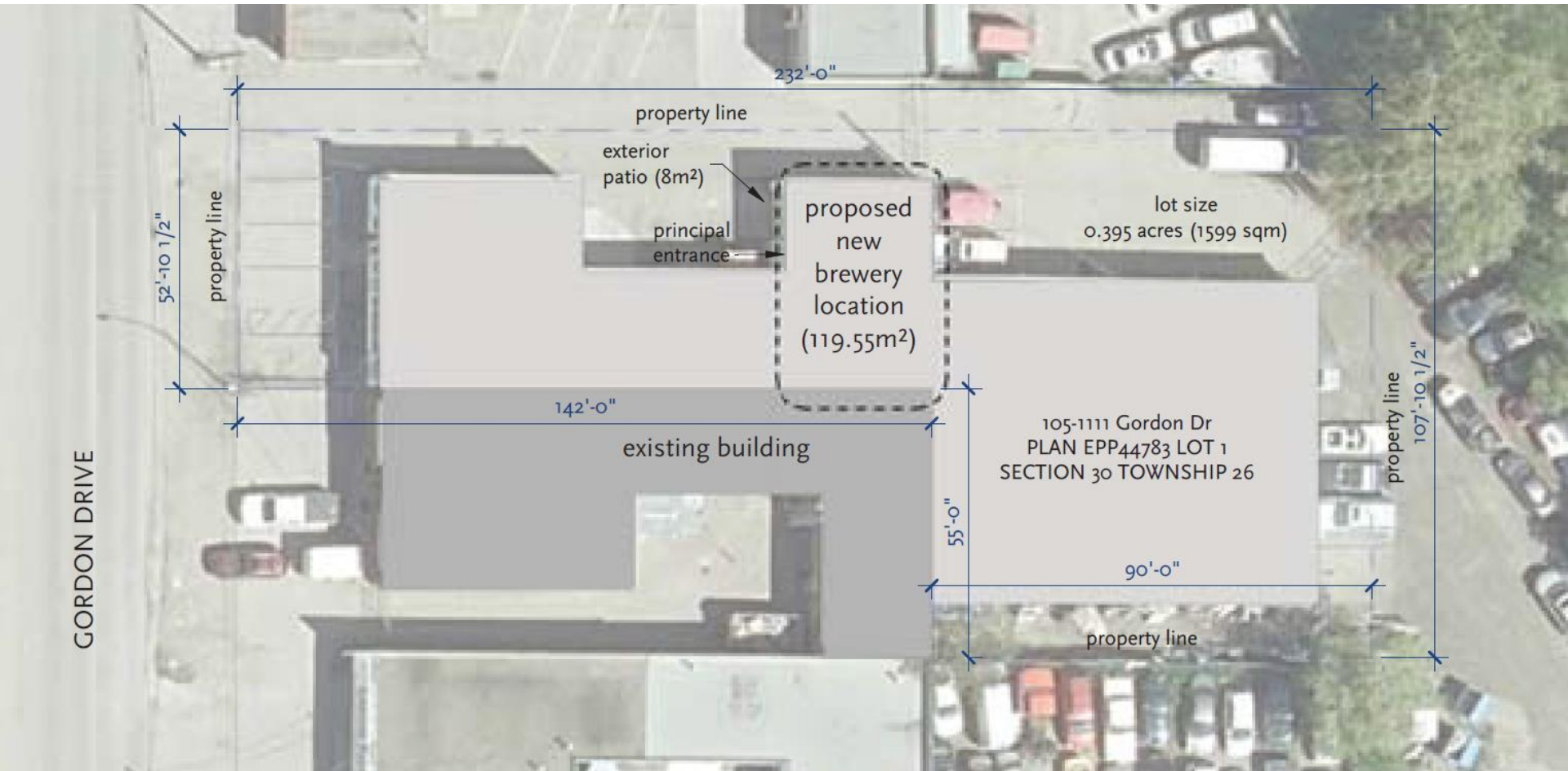
Proposed:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Indoor	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM
	Outdoor	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM

Occupant Load

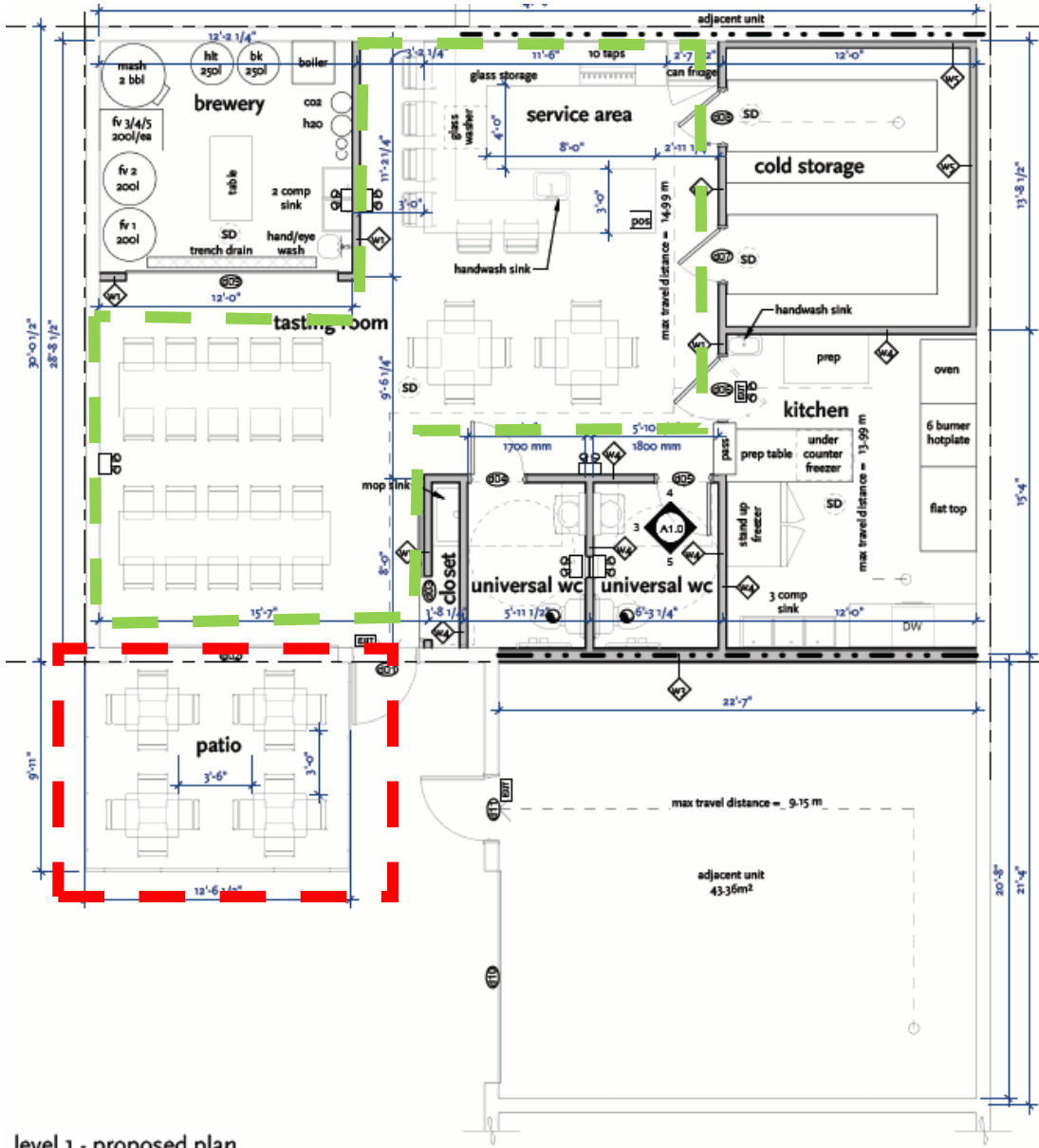
	Proposed
Indoor	34
Outdoor	16

Site Plan



GORDON DRIVE

Floor Plan Proposed



level 1 - proposed plan
SCALE 1/4" = 1'-0"

Council Consideration

- ▶ Location:
 - ▶ Industrial Area in close proximity to Downtown Urban Centre.
- ▶ Proximity:
 - ▶ Other small gathering areas in Kelowna's North End
- ▶ Capacity/Hours
 - ▶ Closes at 11pm and has 50 persons maximum.
- ▶ Traffic, noise, parking & zoning:
 - ▶ Industrial site, noise minimal.
- ▶ Impact
 - ▶ Believed to be minimal.

Council Policy #359

- ▶ New lounge endorsements should be located and designated to limit impacts on surrounding property owners.

Staff Recommendation

- ▶ Staff recommend support for the proposed lounge endorsement:
 - ▶ Person capacity minimal
 - ▶ Does not negatively impact the neighbourhood
- ▶ That Council directs Staff to forward a resolution of support to the LCRB.

REPORT TO COUNCIL



Date: April 18, 2023

To: Council

From: City Manager

Department: Development Planning

Application: DVP23-0022

Owner: Ryan Fugger

Address: 372 Clifton Rd N

Applicant: Robert Tissington

Subject: Development Variance Permit

Existing OCP Designation: S-RES – Suburban-Residential

Existing Zone: RU1- Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP23-0022 for Lot 40 Section 8 Township 23 ODYD Plan 20895, located at 372 Clifton Rd N, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

Section 11.5: RU1 – Large Lot Housing Development Regulations

To vary the required minimum side yard setback from 2.1 m permitted to 0.95 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Purpose

To issue a Development Variance Permit to vary the required minimum side yard setback from 2.1 m permitted to 0.95 m proposed.

2.0 Development Planning

Staff recommend support for the Development Variance Permit to the side yard setback. The applicant is proposing a small addition in order to connect an existing accessory building to the existing single detached dwelling. Through the connection, the use of the existing structure will change from an accessory building to a principal dwelling, which requires larger setbacks. A variance is triggered to the existing accessory building side setback to the North property line.

3.0 Proposal

3.1 Background

A Building Permit to construct the accessory building on the subject property was issued in August 1994.

3.2 Project Description

The applicant is proposing to construct a mudroom to attach the existing accessory building to the single detached dwelling. The attachment of the accessory building to the single detached house triggers the need for a variance from 2.1 m required to 0.95 m as the required setback for a single detached house is greater than the required setback of an accessory structure.

3.3 Site Context

The subject property is located on Clifton Road North between two parallel roads, Clifton Road North and Prince Edward Drive. The parcel has a Future Land Use Designation of S-RES – Suburban Residential. The surrounding area is primarily zoned RU1 – Large Lot Housing and RR1 – Large Lot Rural Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
East	RR1 – Large Lot Rural Residential	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RR1 – Large Lot Rural Residential	Single Detached Housing

Subject Property Map: 372 Clifton Rd N



3.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Site Coverage (buildings)	40 %	20.4 %
Max. Height	10.0 m	3.68 m
Min. Front Yard	4.5 m	4.7 m
Min. Side Yard (south)	2.1 m	4.35 m
Min. Side Yard (north)	2.1 m	0.96 m ❶
Min. Rear Yard	7.5 m	20.9 m
❶ Indicates a requested variance to the side yard setback, Section 11.5 Development Regulations		

4.0 **Application Chronology**

Date of Application Received: January 27, 2023

Date Public Consultation Completed: February 18, 2023

Report prepared by: Jason Issler, Planner I
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Variance Permit DVP23-0022

Schedule A: Site Plan

Attachment B: Applicants Rationale

Development Variance Permit

DVP23-0022



This permit relates to land in the City of Kelowna municipally known as

372 Clifton Rd N

and legally known as

Lot 40 Section 8 Township 23 ODYD Plan 20895

and permits the land to be used for the following development:

Single Detached Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

ATTACHMENT A

This forms part of application
DVP23-0022

Planner Initials JI

Date of Council Approval: April 18, 2023

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: S-RES – Suburban Residential

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner’s authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Ryan Fugger

Applicant: Robert Tissington

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Variance Permit No. DVP23-0022 for Lot 40 Section 8 Township 23 ODYD Plan 20895 located at 372 Clifton Rd N, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 11.5: RU1 – Large Lot Housing Development Regulations

To vary the required minimum side yard setbacks from 2.1 m permitted to 0.95 m proposed.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

ATTACHMENT		A
This forms part of application		
# DVP23-0022		
Planner Initials	JL	 City of Kelowna DEVELOPMENT PLANNING

ROBERT TISSINGTON

234 Riverside Avenue | 250 878-9063 | robertgtissington@gmail.com

January 25, 2023

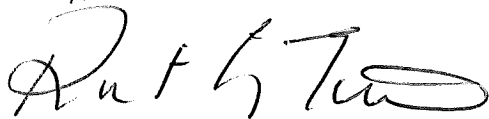
To - City of Kelowna

Re: Variance - 372 Clifton Road North, Kelowna, BC
Design Rational Statement


We are applying for this variance for the following reason:

Ideally we wish to attach the garage to the main residence using the existing structures to achieve a mudroom and ease of access between the residence and the garage. The additional structure would have the same exterior finishes as the house and garage. The street view would not change in any meaningful way. The mudroom is very minimal adding approximately 104 sf to the overall footprint of the two buildings combined. The garage building north side-yard is non-compliant with the required setback, and it is in relation this setback that we are applying for a variance. The proposed mudroom itself is well within all setbacks.

Sincerely,



Robert Tissington

ATTACHMENT	B
This forms part of application # DVP23-0022	
Planner Initials	JI
 City of Kelowna DEVELOPMENT PLANNING	


372 CLIFTON ROAD N - RESIDENTIAL RENOVATION & ADDITION								
Building Information								
LOT AREA	IMPERIAL	METRIC						
EXISTING LOT COVERAGE	14160	1315.50	100.0%					
PROPOSED LOT COVERAGE	2645	245.73	18.7%					
MAX LOT COVERAGE	2895	268.95	20.4%					
	4248	394.65	30.0%					
SET BACKS								
	PERMITTED	PROPOSED	VARIANCE					
FRONT	6.0	7.6/4.7	NO					
REAR	7.5	20.9	NO					
SIDE (SOUTH)	2.3	4.4	NO					
SIDE (NORTH)	2.3	0.96	NO					
LEVEL								
LEVEL	AREA (SF)	UNDEVEL'D	DECKS	STAIRS/ELEV	IMPERIAL NET	GROSS	METRIC NET	GROSS
1	1742	621	624	121	1421	2987	150.59	277.50
0	1368	45			1368	1413	127.09	131.27
TOTAL	3110	666	624		2789	4400	277.68	408.77

SPATIAL SEPARATIONS						
	EPOSED BLDG AREA		LD	UNPROTD OPENINGS		FFR
	IMP	MET		PERMITTED	PROVIDED	
NORTH	307	28.5	4.8	63	13.2%	40.5
EAST	872	81.0	7.40	78	38.8%	338
SOUTH	661	61.4	4.40	34	26.0%	172
WEST	1020	94.8	20.90	100	43.2%	440.5

SCHEDULE A

This forms part of application # DVP23-0022

Planner Initials **JL**




SITE PLAN
SCALE: 3/32"=1'-0"

NOTES:

- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS AND INFORMATION.
- REPORT ERRORS OR DISCREPANCIES TO THE DESIGNER.
- ALL WORK TO CONFORM TO THE APPLICABLE BUILDING CODE.

DISCLAIMER:

THESE DRAWINGS AND DETAILS ARE, BY THEIR VERY NATURE, SCHEMATIC AND DO NOT DEPICT EVERY CONDITION, DETAIL, CONNECTION, ETC. WHICH WILL OCCUR. KNOWLEDGEABLE, PROPERLY LICENSED CONTRACTORS AND JOB CONTRACTORS MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FLASHING, WEATHER SEALING, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGES, ETC. VERIFY ALL GIVEN DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO THE PROJECT DESIGNER. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

NO.	ISSUED	DATE	BY
1	ISSUED FOR REVIEW	22.07.05	
2	REVISED PER CLIENT COMMENTS	22.07.11	
3	REVISED PER CLIENT COMMENTS	22.07.21	
4	REVISED PER CLIENT COMMENTS	22.07.24	
5	REVISED PER CLIENT COMMENTS	22.08.01	
6	REVISED PER CLIENT COMMENTS	22.08.17	
7	REVISED PER CLIENT COMMENTS	22.08.13	
8	ISSUED FOR BP	22.10.25	
9	REVISED FOR BP	22.11.17	
10	REVISED SCOPE	22.11.25	
11	ISSUED FOR COORDINATION	22.12.05	
12	ISSUED FOR BP	22.12.07	
13	RE-ISSUED FOR BP	23.01.02	

PROJECT:
CLIFTON NORTH RESIDENCE

ADDRESS AND LEGAL:
372 CLIFTON ROAD NORTH
KELOWNA BC

DRAWING TITLE:
SITE PLAN

DATE:
SCALE: AS NOTED
DRAWN BY:
CHECKED BY:

ISSUED/REVISION:
R13

SHEET NO.:
A1.0

ISSUED FOR BP/CONSTRUCTION



City of
Kelowna

DVP 23-0022 372 Clifton Rd N

Development Variance Permit

Purpose

- ▶ To issue a Development Variance Permit to vary the required minimum side yard setback from 2.1 m permitted to 0.95 m proposed.

Development Process

Jan 27, 2023

Development Application Submitted



Staff Review & Circulation



Feb 18, 2023

Public Notification Received



Apr 18, 2023

Public Hearing

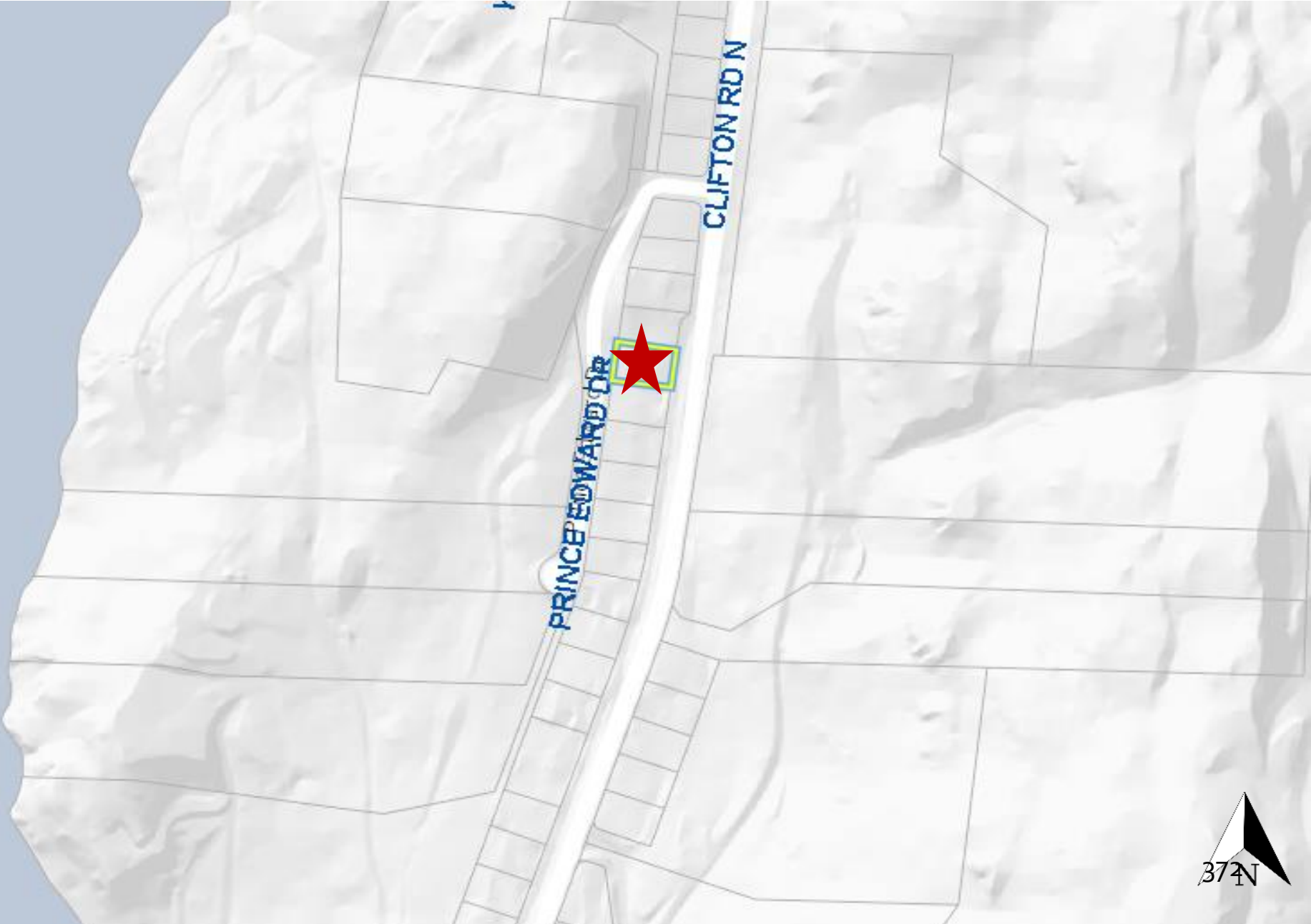


Council
Approvals



Building Permit

Context Map



Subject Property Map



PRINCE EDWARD DR

378

372

366

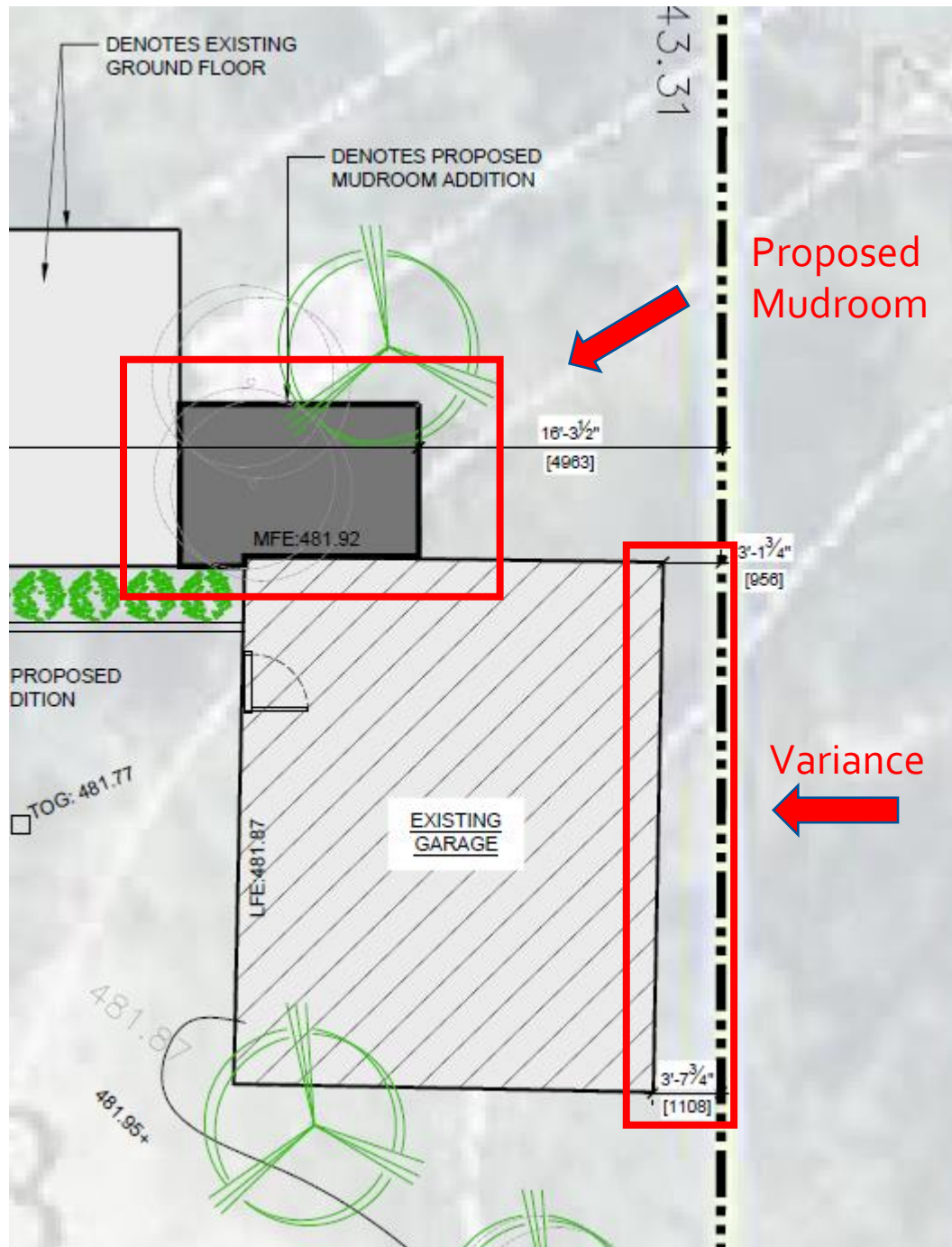
CLIFTON ROW

373

Technical Details

- ▶ Existing Accessory Building and Single Detached Dwelling.
- ▶ Proposing to connect the two structures via a new mudroom.
- ▶ Section 11.5: To vary the minimum side yard setback from 2.1 m required to 0.95 m proposed.
- ▶ All new construction meets Zoning Bylaw setback requirements.

Site Plan



Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Variance Permit as it:
 - ▶ Existing structure. Not expanding non-conformity
 - ▶ New construction complies with development regulations