

City of Kelowna
Regular Council Meeting
AGENDA



Monday, February 12, 2024
1:30 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 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.

2. Confirmation of Minutes

3 - 8

PM Meeting - February 5, 2024

3. Development Application Reports & Related Bylaws

3.1 Hewetson Ct 949 - Z23-0064 (BL12598) - Upper Mission Development Inc., Inc.No. BC1224405

9 - 30

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

3.2 Buck Road 654 - Z22-0077 (BL12622) - He Na and Wei Li

31 - 49

To rezone the subject property from the RU₁ – Large Lot Housing zone to the RU₂ – Medium Lot Housing zone to facilitate a two-lot subdivision.

3.3 Eldorado Rd 436 - Z23-0043 (BL12623) - Elizabeth Nadj

50 - 64

To rezone portions of the subject property from the RU₁ - Large Lot Housing zone to the RU₂ – Medium Lot Housing zone and the RU₄ – Duplex Housing zone to facilitate a two-lot subdivision.

3.4 Provincial Housing Legislation Comprehensive Amendments - TA24-0001 Z24-0001 OCP24-0001 - City of Kelowna

65 - 458

To introduce and review the implementation of provincial legislation regarding Small-Scale Multi-Unit Housing and Transit Oriented Areas.

4. Bylaws for Adoption (Development Related)

- 4.1 Centennial Cr 1261 - BL12611 (TA23-0011) - Resurrection Recovery Resource Society, Inc.No. S-45391** 459 - 459

To adopt Bylaw No. 12611 in order to amend the Zoning Bylaw by adding a site-specific text amendment to permit Boarding and Lodging in an accessory building with a reduction in parking and an increase in permitted building height.

5. Non-Development Reports & Related Bylaws

- 5.1 Water Supply Level of Service Policy No 383** 460 - 473

To approve updates to Council Policy No. 383, retitled as Water Supply Level of Service.

6. Resolutions

- 6.1 Councillor Webber - Draft Resolution - Construction Noise Bylaw Amendment** 474 - 476

Notice of Motion raised previously by Councillor Webber regarding Construction Noise times and variance regulations in the Good Neighbour Bylaw.

7. Mayor and Councillor Items

8. Termination



City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, February 5, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Ron Cannan, Charlie Hodge, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillor Gord Lovegrove
Members Absent	Councillor Maxine DeHart
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning, Climate Action, Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Urban Planning Manager, Jocelyn Black*; Planner, Tyler Caswell*; Planner Specialist, Adam Cseke*; Planner Specialist, Kimberly Burnet*; Licensing and Systems Improvement Supervisor, Graham March*; Divisional Director Financial Services, Joe Sass*; Divisional Director, Partnership & Investments, Derek Edstrom*; Infill Housing Planning Manager, James Moore*; Real Estate Services Manager, Ben Walker*; Director, Finance and Corporate Services, Shane Dyrdal*; Senior Transportation Planning Engineer, Chad Williams*; Grants & Special Projects Manager, Michelle Kam*; Acting Manager, Cody Passey*; Real Estate Department Manager, Johannes Saufferer*; Development Services Clerk, Anita Gruendel
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClland

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 1:30 p.m.

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

This 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.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT the Minutes of the Regular Meetings of January 22, 2024 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Cross Rd 1910 - Z23-0011 (BL12617) - 1361420 BC Ltd., Inc. No. BC1361420

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Rezoning Application No. Z23-0011 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 8 Section 4 Township 23 ODYD Plan 18009 and Lot 9 Section 4 Township 23 ODYD Plan 18009, located at 1910 Cross Road, Kelowna, BC from the RU1 – Large Lot 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 5th, 2024;

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

Carried

3.2 Barber Rd 135 - Z23-0049 (BL12618) - ASI Barber Road GP Inc., Inc. No. A0122606

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Rezoning Application No. Z23-0049 amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 22 Township 26 Osoyoos Division Yale District Plan EPP124267, located at 135 Barber Road, Kelowna, BC from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only 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 5, 2024;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

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

Carried

3.3 Provincial Housing Legislation Comprehensive Amendments - TA24-0001 Z24-0001 OCP24-0001 - City of Kelowna

Staff:

- Displayed a PowerPoint presentation summarizing the Official Community Plan and Zoning Bylaw amendments and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Stack

THAT Council receive, for information, the report from the Divisional Director of Planning and Development Services dated February 5th and 12th 2024, regarding implementation of the provincial legislation through Small- Scale Multi-Unit Housing and Transit Oriented Development Areas;

Carried

City Clerk:

- Confirmed Council will consider the report recommendations on Monday, February 12, 2024.

3.4 Rezoning Bylaws Supplemental Report to Council

City Clerk:

- Confirmed correspondence received for the rezoning on Centennial Crescent and Gaggin Road. The bylaws may be read together unless Council wishes to separate one or more of the bylaws for individual reading consideration.

3.5 Rezoning and Text Amendment Applications

Council requested Bylaw 12613 for Gaggin Road be read separately.

3.5.1 Dilworth Dr 1097 - BL12610 (Z21-0037) - Simple Pursuits Inc., Inc. No. BC1206854

3.5.2 Centennial Cr 1261 - BL12611 (TA23-0011) - Resurrection Recovery Resource Society, Inc. No. S-45391

3.5.3 McCurdy Rd E 632 - BL12612 (Z23-0056) - Jean McBride

3.5.5 Edith Gay Rd 445, 465 - BL12614 (Z23-0042) - Capital Point Holdings Ltd., Inc. No. BC1376082 and Barinder Singh Sian

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Bylaw Nos. 12610, 12611, 12612 and 12614 each be read a first, second and third time.

Carried

3.5.4 Gaggin Rd 1220 - BL12613 (Z23-0075) - Kanwalvir Singh Sangha

Moved By Councillor Stack/Seconded By Councillor Singh

THAT Bylaw No. 12613 be read a first, second and third time.

Carried

Councillors Cannan, Lovegrove and Webber - Opposed

4. Bylaws for Adoption (Development Related)

4.1 Lund Rd 1233 - BL12451 (Z22-0049) - Paramdeep Singh Sidhu and Jagjit Kaur Sidhu

Moved By Councillor Singh/Seconded By Councillor Wooldridge

THAT Bylaw No. 12451 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Short Term Rental - Property Exemptions

Councillor Wooldridge declared a conflict of interest as they hold a short term rental license and departed the meeting at 2:38 p.m.

Staff:

- Provided comments on discussions with Provincial staff regarding exemption options and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Cannan

THAT Council receive for information the report from the Divisional Director of Planning, Climate Action and Development Services dated February 5, 2024 related to Short Term Rental property exemptions.

Carried

Councillor Wooldridge returned to the meeting at 2:56 p.m.

5.2 Middle Income Housing Partnership

Staff:

- Displayed a PowerPoint presentation outlining a middle income housing partnership initiative and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Council receives, for information, the report from the Policy & Planning Department, dated February 5, 2024, respecting the City's role in supporting below-market housing;

AND THAT Council direct staff to work with the Province's anticipated BC Builds program to bring forward a future partnership project opportunity;

AND FURTHER THAT Council direct staff to proceed with the Middle Income Housing Partnership program as described in the report from the Policy & Planning Department, dated February 5, 2024.

Carried

5.3 2023 Annual Report - Airport Chief Executive Officer Delegation of Authority

Staff:

- Provided a summary of the delegated approvals from 2023.

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Council receive for information the report from Kelowna International Airport dated February 5, 2024, with respect to the transactions approved by the Airport Chief Executive Officer in accordance with the Delegation of Authority to Enter into Agreements Bylaw 11961 for the period starting January 1, 2023, and ending December 31, 2023.

The meeting recessed at 3:28 p.m.

The meeting reconvened at 3:36 p.m.

5.4 2023 Budget Amendment, ICBC Road Improvement Program

Staff:

- Provided rationale for the recommended financial plan amendment to accommodate the ICBC Road Safety Improvement Program contributions and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from Integrated Transportation dated February 5, 2024 with respect to the ICBC Road Improvement Program;

AND THAT the 2023 Financial Plan be amended to include \$ 364,900 in the ICBC Road Improvement Program as funded by ICBC Road Safety grant contributions.

Carried

5.5 2023 Grants Summary

Staff:

- Displayed a PowerPoint Presentation summarizing the Grants received in 2023 and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Partnerships Office dated February 5, 2024, with respect to the 2023 Grants Summary.

Carried

5.6 Lease Agreement - 825 Walrod St - JIBC Okanagan

Staff:

- Displayed a PowerPoint Presentation recommending a lease agreement with JIBC Okanagan at 825 Walrod Street and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Stack

THAT Council approves the City entering into a two (2) year Lease Agreement with the Justice Institute of British Columbia, with the option to renew for three (3) additional terms of one (1) year, outlined in the Municipal Facilities Lease, dated September 5, 2023, and attached to the report of the Property Management department, dated February 5, 2024;

AND THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete the transaction.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12577 - Amendment No. 17 to Water Regulation Bylaw No. 10480

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Bylaw No. 12577 be adopted.

Carried

6.2 BL12609 - Amendment No. 44 to Traffic Bylaw No. 8120

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Bylaw No. 12609 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Singh:

- Spoke to their attendance along with Councillor Cannan at the Springvalley Elementary and Middle School where concerns were raised regarding student safety crossing the street and suggested that the location was worthy of a crossing light.

Councillor Webber:

- Notice of Motion regarding Construction Noise will be brought forward on the February 12, 2024 Council Agenda.

Councillor Stack:

- Councillor Stack and Councillor Webber both took part in the Transit Challenge last week and had a positive experience.

Councillor Hodge:

- Will be attending the OK Basin Water Board meeting tomorrow.

Councillor Lovegrove:

- Spoke to their participation in the Transit Challenge last week.

Councillor Cannan:

- Reminder that this Friday, February 9, 2024 is the deadline for Civic Awards nominations.
- Reminder of the Uptown Rutland Business Association (URBA) After 5 Event tomorrow.

8. Termination

This meeting was declared terminated at 4:08 p.m.

Mayor Dyas

sf/acm


City Clerk

REPORT TO COUNCIL REZONING



Date: January 8, 2024
To: Council
From: City Manager
Address: 949 Hewetson Court
File No.: Z23-0064

	Existing	Proposed
OCP Future Land Use:	S-MU – Suburban – Multiple Unit	S-MU – Suburban – Multiple Unit
Zone:	RU1 – Large Lot Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0064 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 579 SDYD Plan EPP77194, located at 949 Hewetson Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated January 8, 2024;

AND THAT final adoption of the Rezoning Bylaw be considered in conjunction with issuance of a Natural Environment and Hazardous Condition Development Permit;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Form and Character Development Permit for the subject property.

2.0 Purpose

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

3.0 Development Planning

Staff support the proposed rezoning from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate the construction of 28 new residential units. The subject property has the Future Land Use Designation of S-MU – Suburban Multiple Unit and is within the Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan (OCP) objectives. In addition, the proposed design meets the minimum setbacks, parking and other Development Regulations as outlined in the Zoning Bylaw.

Due to the regulatory complexity of developing land within environmentally sensitive and hillside areas, Staff are recommending final adoption be considered subsequent to the issuance of a Natural Environment and Hazardous Condition Development Permit.

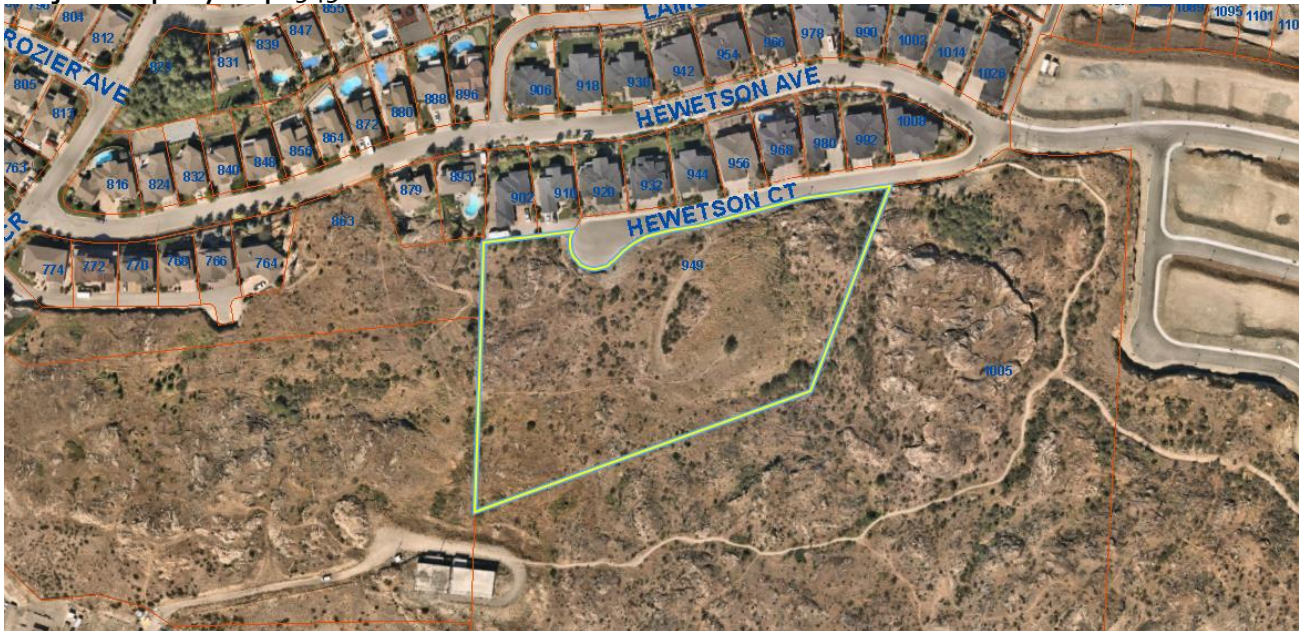
Lot Area	Proposed (m ²)
Gross Site Area	18,260 m ²
Road Dedication	n/a
Undevelopable Area	11,291 m ²
Net Site Area	6,969 m ²

4.0 Site Context & Background

The subject property is in the Southwest Mission OCP Sector and is located on Hewetson Court. The property is currently vacant and is surrounded by Kuiper’s Peak Mountain Park to the South, East and West. The surrounding area is primarily zoned RU1 – Large Lot Housing and P3 – Parks and Open Space.

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Detached Housing
East	P3 – Parks and Open Space	Kuipers’ Peak Mountain Park
South	P3 – Parks and Open Space	Kuipers’ Peak Mountain Park
West	P3 – Parks and Open Space	Kuipers’ Peak Mountain Park

Subject Property Map: 949 Hewetson Court



4.1 Background

The Neighbourhood 3 Area Structure Plan (ASP) for “The Ponds” neighbourhood and related OCP amendments were adopted by Council on April 3, 2007. The Plan envisions a logical pattern of development for Neighbourhood 3 that would result in a high quality, attractive and complete community. The ASP notes

that the development concept has been formulated to work harmoniously with the topography and to retain the integrity of water features and their surroundings. The subject property was specifically identified as being suitable for cluster housing. The ASP anticipated that the maximum achievable density for cluster residential development in Neighbourhood 3 would be within the range of 15 to 20 dwelling units per hectare, but up to 30 could be possible.

A previous rezoning amendment application was made for the property in January of 2023 and proposed 31 units in a similar configuration. That application was not supported by Council at the time.

4.2 Project Description

The proposed rezoning to MF2 – Townhouse Housing is to facilitate 28 units, which are a mix of single-detached housing and semi-detached housing. The applicant is proposing 15.3 units per hectare. The subject property is currently vacant, and the development will be accessed by a new drive aisle from Hewetson Court. The proposal will include two separate pedestrian accesses to Kuiper’s Peak Mountain Park, along with a Statutory-Right-Of-Way to allow public access through the site.

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.1.1. Area Structure Plan Consistency.	<p>Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Reuqire amendments to ASPs where proposals include significant increases to the number of residential units beyond those signaled in an ASP or where proposals are likely to require changes to planned transporaation, parks and utility infrastructure.</p> <p><i>The subject property was identified as cluster housing in the Neighbourhood 3 ASP. The ASP anticipated 15 to 20 dwellings per hectare, but up to 30 was possible. This proposal is consistent with 15.3 units per hectare proposed.</i></p>
Policy 7.2.1 Ground Oriented Housing	<p>Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or transportation facilities</p> <p><i>The proposed development provides ground-oriented housing.</i></p>

6.o Application Chronology

Application Accepted: September 14, 2023
Neighbourhood Notification Summary Received: September 16, 2023

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Lydia Korolchuk, Acting Planning Supervisor
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.



CITY OF KELOWNA

Planner
Initials

WM

City of
Kelowna
DEVELOPMENT PLANNING

MEMORANDUM

Date: October 20, 2023
File No.: Z23-0064
To: Urban Planning Manager (WM)
From: Development Engineering Manager (NC)
Subject: 949 Hewetson Court Rezoning RU1 to MF2

The Development Engineering Branch has the following comments for this Rezoning application for the cluster housing project named The Heights At Upper Mission. All works and servicing upgrades will be required as a condition of rezoning. The Development Engineering Technologist for this project is John Filipenko (jfilipenko@kelowna.ca).

1. GENERAL

- a. 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.
- b. 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.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lot is located within the City of Kelowna water supply area.
- b. The existing lot is not currently serviced. Only one service will be permitted for this development.
- c. 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 bylaw maximum fire flow demand for two dwelling residential is 60 L/s and is available at the property line of the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows at the higher elevations of the site, additional bonding may be required.

- d. The Neighborhood 3 Area Structure Plan identifies that this property requires a booster station. The booster station will serve this property exclusively and needs to be privately owned and operated by the property owner, if determined to be necessary to achieve MDD+FF demand for the site. The Developer's Consulting Engineer must consider infrastructure design that is adequate for fire protection, including fire hydrants, fire flows, and backup power.
- e. An approved backflow protection device must be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- f. 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.
- g. The subject property is within the South Mission Water ESA #15 and the Kuipers Reservoir Expansion ESA #17 and latecomer fees will apply.

3. **SANITARY SEWER SYSTEM**

- a. The subject property is located within the City of Kelowna sewer service area. Our records indicate that this property is not currently serviced by sanitary sewer.
- b. Service connections are to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 and may not be extended at an angle that exceeds 45° from perpendicular to the main.
- c. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.
- d. Only one service will be permitted for this development.

4. **STORM DRAINAGE**

- a. The subject property is located within the City of Kelowna drainage service area. The hillside areas of Kelowna are not suitable for groundwater recharge or disposal of on/offsite drainage via infiltration. Roof or site drainage for this development must discharge directly to the City of Kelowna's storm system at the 1:5 yr. pre-development rate. The City will not permit infiltration to ground except for foundation perimeter drains above the established high-level groundwater table.
- b. Our records indicate that this property is not currently serviced by storm sewer.
- c. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900.

- d. Provide the following drawings:
- a. 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), grading directly to a natural drainage path must include adequate erosion control and water quality improvement measures.
 - b. A detailed Stormwater Management Plan for this development; and,
 - c. 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.
 - 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. Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
 - j. 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.
 - k. Only one service will be permitted for this development.

5. ROAD IMPROVEMENTS

- a. Hewetson Court fronting the subject property must be upgraded to an urban standard (modified SS-H14) with a landscaped and irrigated boulevard.
- b. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other “issued for construction” drawings.
- c. Grade the fronting road boulevards in accordance with the standard drawing. Major cut/fill slopes must start at the property lines.
- d. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and require approval by the Development Engineering Branch at the same time as other “issued for construction” drawings.

6. POWER AND TELECOMMUNICATION SERVICES

- a. 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. The utility companies are required to obtain the City’s approval before commencing construction.
- b. Please make arrangements with Fortis BC for the pre-payment of applicable charges.

7. GEOTECHNICAL STUDY

- a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **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.**
- b. The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
 - a. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - b. Site suitability for development.

- c. Site soil characteristics (i.e., fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - d. Any special requirements for construction of roads, utilities and building structures.
 - e. Slope stability, rock fall hazard and slippage including the effects of drainage on the site.
 - f. Identify slopes greater than 30%.
 - g. Top of bank assessment and location including recommendations for property line locations, building setbacks, and ground water disposal locations.
 - h. Recommendations for items that should be included in a Restrictive Covenant.
 - i. Any special requirements that the proposed development should undertake so that it will not impact the banks(s). The report must consider erosion and structural requirements.
 - j. Recommendations for erosion and sedimentation controls for water and wind.
 - k. Any items required in other sections of this document.
 - l. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- c. If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Amendment No. 1 to the Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS – (k) and (g).
- d. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

“Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”

- e. The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's *Professional Practice Guidelines for Retaining Wall Design*. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of *Retaining Wall Design Guideline*) and any necessary independent reviews (as per EGBC's *Documented Independent Review of Structural Designs*).
- f. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
- g. Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

8. **ROAD DEDICATION AND SITE-RELATED ISSUES**

- a. Review existing cul-de-sac for turning movements. Dedicate and improve Hewetson Court as required for full turning movements based on City of Kelowna SS-R17.
- b. Only one driveway will be permitted with a maximum width of 6.0m.
- c. Indicate, on the site, the locations of the garbage and recycle bins. Provide turning movements for an HSU vehicle to confirm maneuverability on site without requiring reverse movement onto Findlay Road.
- d. Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City lands.
- e. If any road dedication affects lands encumbered by a Utility right-of-way, please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.
- f. To prevent private/public encroachment, the applicant will be required to delineate all private property lines adjacent to the open space parcel with a minimum 1.2m high black vinyl chain link fence (or approved equivalent) located 150mm within the private property. On residential lots with registered no-disturb covenants immediately adjacent to the Natural Area Park, the fence shall be located 150mm before the start of the covenant.

9. 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 application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Services department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that right-of-ways are required for current or future needs.

10. SERVICING AGREEMENTS FOR WORKS AND SERVICES

- a. A Servicing Agreement is required for all 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.

11. CHARGES, FEES, AND SECURITIES

- a. Development Cost Charges (DCC’s) are payable.
- b. Fees per the “Development Application Fees Bylaw” include:
 - a. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - b. Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c. Extended Service Area Latecomer Fees:

ESA#	Frontender	Component	Anniversary (rates increase)	\$ Rate per EDU*
15	No. 21 Great Project Ltd.	South Mission Water (750mm Water Main)	2023-12-19	705.42
17	No. 21 Great Project Ltd.	Kuipers Reservoir Expansion	2024-06-01	2140.49

*These fees are to be confirmed at time of development.


 Nelson Chapman, P.Eng.
 Development Engineering Manager

JF

CITY OF KELOWNA
BYLAW NO. 12598
Z23-0064
949 Hewetson Court

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 1 District Lot 579 SDYD Plan EPP77194 located on Hewetson Court, Kelowna, BC from the RU1 – Large Lot 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, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

Z23-0064 949 Hewetson Court

Rezoning Application

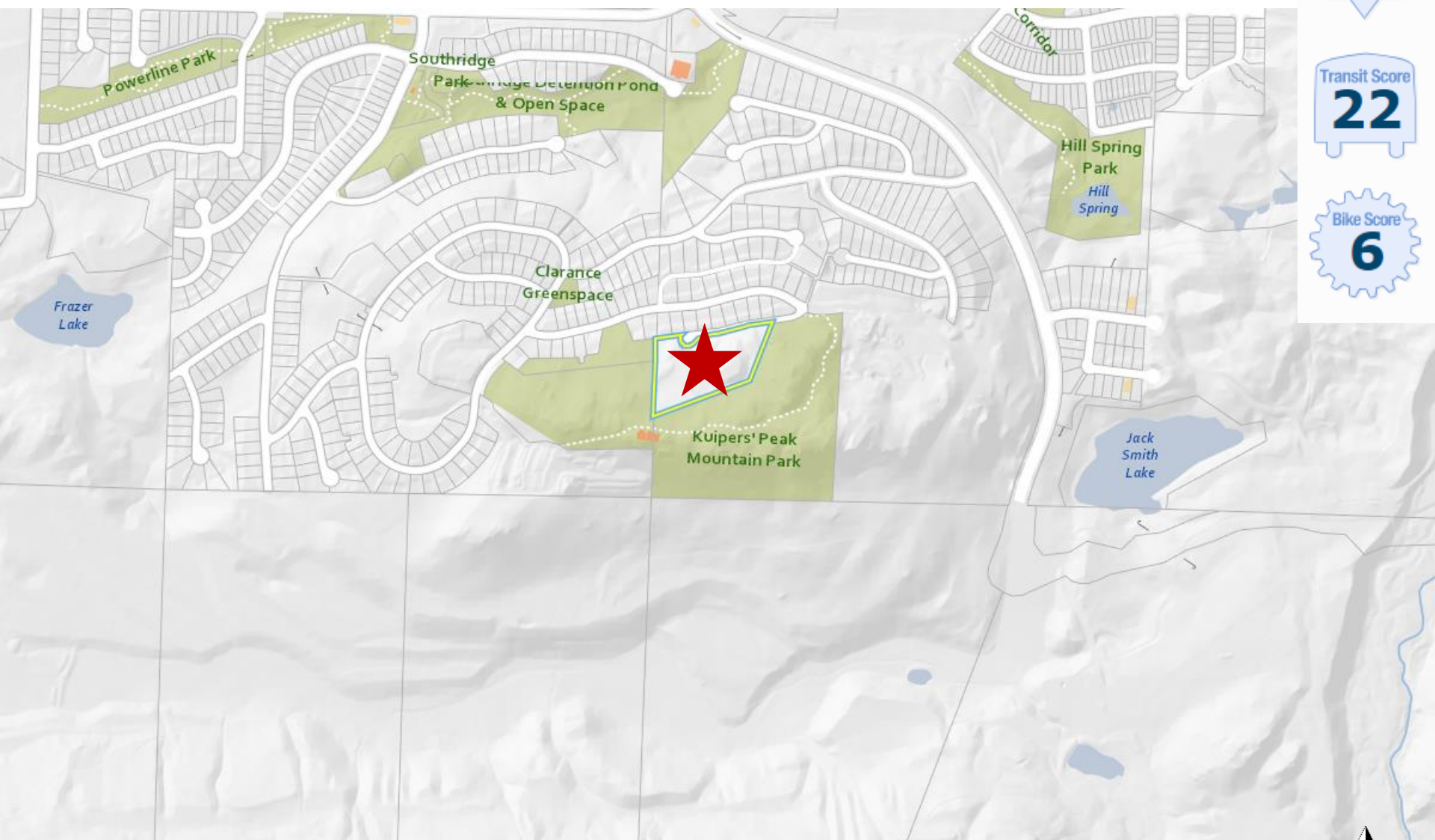
Purpose

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

Development Process



Context Map



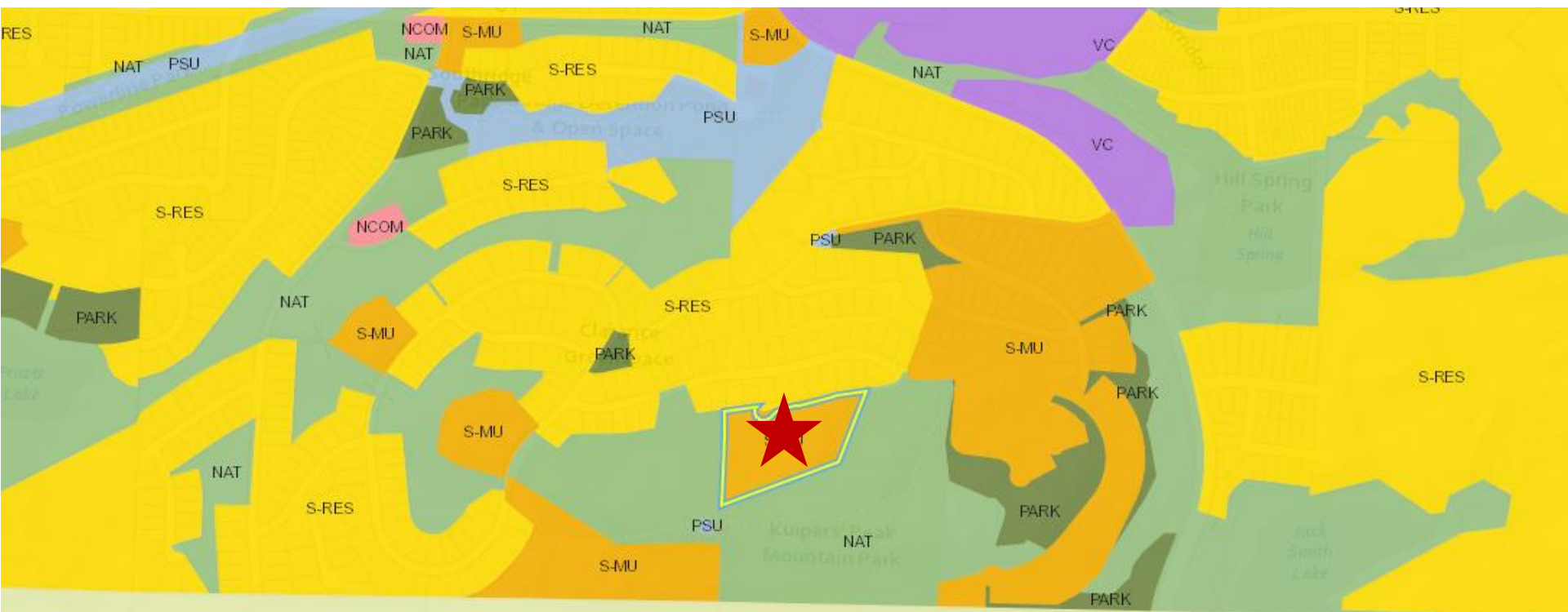
Walk Score
4

Transit Score
22

Bike Score
6



OCP Future Land Use



R-AGR

Subject Property Map



Background & Project Details

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

OCP Objectives & Policies

- ▶ Policy 7.1.1. Area Structure Plan consistency.
 - ▶ The proposal meets the Neighbourhood 3 ASP, which anticipates 15-20 dwellings per hectare.
 - ▶ The application proposes 15.3 units per hectare.
- ▶ Policy 7.2.1. Ground-Oriented Housing.
 - ▶ The proposal provides ground-oriented housing.

Staff Recommendation

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

REPORT TO COUNCIL REZONING



Date: February 12, 2024
To: Council
From: City Manager
Address: 654 Buck Rd
File No.: Z22-0077

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential	S-RES – Suburban Residential
Zone:	RU1 – Large Lot Housing	RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0077 to amend the City of Kelowna Bylaw No. 12375 by changing the zoning classification of LOT 2 DISTRICT LOT 357 ODYD PLAN EPP5534, located at 654 Buck Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 12, 2024;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision.

3.0 Development Planning

Development Planning Staff support the proposed rezoning application to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision. The proposal meets the purpose of the 2040 Official Community Plan (OCP) Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of low-density ground-oriented housing near existing transit services. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives.

Lot Area	Proposed (m ²)
Gross Site Area	1300 m2

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Empty Lot
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 654 Buck Rd



The subject property is a corner lot located at Buck Rd and Berk Rd. The property is in close proximity to transit stops along Gordon Dr.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.1 Ground-Oriented Housing	Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities. <i>The proposed rezoning would provide additional ground-oriented dwellings that contribute to a diverse range of housing within suburban communities.</i>

6.0 Application Chronology

Application Accepted: December 12, 2022
Neighbourhood Notification Summary Received: January 3, 2023

Report prepared by: Alissa Cook, Planner I
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

ATTACHMENT A

This forms part of application
Z22-0077

Planner Initials **AC**



City of
Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: December 22, 2022

File No.: Z22-0077

To: Community Planning and Development Manager (DS)

From: Development Engineering Manager (NC)

Subject: 654 Buck Rd RU1 → RU2 Rezoning

The Development Engineering Branch has the following comments for this Rezoning application for the 654 Buck Rd project. The Development Engineering Technician for this project is Chris Pedersen (cpedersen@kelowna.ca). The following Works and Services will be a requirement of this development.

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.
- c. The following requirements assume that this rezoning application will proceed concurrently with Subdivision application S22-0073. If the rezoning proceeds independently of subdivision, servicing requirements will need to be reassessed.
- d. There is a possibility of a high water table or surcharging of storm drains during major storm events. Non-basement buildings may be required. This should be considered in the design of the onsite system, lot grading, and minimum basement elevations.
- e. All City Trees must be protected as per Bylaw 8042 Schedule C – Tree Barrier and Installation Policy requirements. Removal of City Trees will require approval by the City’s Urban Forestry Supervisor. Trees will require replacement, at a minimum two for one ratio, or payment of the City of Kelowna Equitable Compensation as defined in Section 8.2 of Bylaw 8042.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lot is located within the City of Kelowna water supply area.
- b. Our records indicate that this property is currently serviced with a 19-mm diameter water service off Buck Rd. Only one service will be permitted per legal lot and each lot must be serviced prior to Subdivision.
- c. The Applicant, at their cost, can choose to either engage an engineer and a contractor to design and construct the water services or can choose to have the services installed by City forces at the Applicant's expense. If the Applicant chooses to have the services installed by City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the water services. For estimate inquiries please contact the Development Engineering Technician assigned to the file.
- d. The Applicant's Consulting Engineer will determine the domestic water and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for single detached residential is 60 L/s.
- e. The fronting water mains in the Buck Road neighborhood are 100-mm diameter asbestos concrete water mains. To improve fire flows to the subject property and the neighborhood, a hydrant is to be installed within 75m of the center of the Berk Court cul-de-sac and the 100-mm diameter water mains on Buck Road from Gordon Drive to the new hydrant are to be upsized to 200-mm diameter.
- f. The City has identified the required water system upgrades outlined in Item 2.3 as a potential Fireflow Upgrade Project and may submit this project for budget approval and installation in 2024. The Applicant can choose to wait for this potential future City-led project at the City's timeline, decision to proceed, and cost, or can choose to proceed immediately with the project at the Applicant's timeline and cost. Deferred revenue contributions may also be applicable.

3. SANITARY SEWER SYSTEM

- a. The subject property is located within the City of Kelowna sewer service area.
- b. Our records indicate that this property is currently serviced with a 100-mm diameter sanitary sewer service off Berk Ct. Only one service will be permitted for each legal lot and each lot must be serviced prior to Subdivision.
- c. Service connections are to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 and may not be extended at an angle that exceeds 45° from perpendicular to the main. Connection from mains within rear yard right-of-ways will not be permitted. Existing sanitary services are to have inspection chambers added if they do not already exist.
- d. The Applicant, at their cost, can choose to either engage an engineer and a contractor to design and construct the sanitary services or can choose to have the services installed by City forces at the Applicant's expense. If the Applicant chooses to have the services installed by City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the sanitary services.

4. **STORM DRAINAGE**

- a. The subject property is located within the City of Kelowna drainage service area. The City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b. 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), grading directly to a natural drainage path must include adequate erosion control and water quality improvement measures;
 - 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.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.10.6 *Detention Storage*.
- d. 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 applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the Lot Grading Plan.
- f. 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 and public road right of ways.
- g. If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).
- h. 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. Intermittent pumping of groundwater for structures within seasonal range of the groundwater table may be permitted with some conditions. 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

- a. Frontage improvements for Buck Rd and Berk Ct have been secured through deferred revenue DF503 and DF504 in 2008. No frontage improvements are required as part of this development application, but any utility construction and surface restoration works will need to meet the Suburban Local Road classification.

6. POWER AND TELECOMMUNICATION SERVICES

- a. 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. The utility companies are required to obtain the City's approval before commencing construction.
- b. Re-locate existing poles and utilities where necessary. Remove aerial trespass(es).
- c. Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges.

7. GEOTECHNICAL STUDY

- a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **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.**
- b. The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
 - 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. Slope stability, rock fall hazard and slippage including the effects of drainage on the site.
 - vi. Top of bank assessment and location including recommendations for property line locations, building setbacks, and ground water disposal locations.
 - vii. Recommendations for items that should be included in a Restrictive Covenant.
 - viii. Recommendations for erosion and sedimentation controls for water and wind.
 - ix. Any items required in other sections of this document.
 - x. Recommendations for roof drains and perimeter drains on the site.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a. Approximately 0.4m dedication along the entire frontage of Buck Rd is required to achieve a half-ROW width of 16.0m.
- b. Provide a 6.0m radius road dedication at the corner of Buck Rd and Berk Ct.

9. DEVELOPMENT PERMIT AND SITE-RELATED ISSUES

- a. The multiple existing driveways must be removed. Only one driveway is permitted per legal lot with a maximum width of 6.0m.

10. OTHER ENGINEERING COMMENTS

- a. Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City lands.
- b. If any road dedication affects lands encumbered by a Utility right-of-way, please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

11. 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 application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Services department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that right-of-ways are required for current or future needs.

12. SERVICING AGREEMENTS FOR WORKS AND SERVICES

- a. A Servicing Agreement is required for all 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.

13. CHARGES, FEES, AND SECURITIES

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Street/Traffic Sign Fees: at cost (to be determined after design).
 - ii. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv. Engineering and Inspection Fee: 3.5% of construction value (plus GST).



Nelson Chapman, P.Eng.
Development Engineering Manager

CP

CITY OF KELOWNA

BYLAW NO. 12622

Z22-0077

654 Buck Road

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 2 District Lot 357 ODYD Plan EPP5534 located on Buck Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

Z22-0077
654 Buck Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision.

Development Process

Dec 12, 2022

Development Application Submitted



Staff Review & Circulation



Jan 2, 2023

Public Notification Received



Feb 12, 2024

Initial Consideration



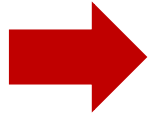
Reading Consideration



Final Reading



Building Permit



Council
Approvals

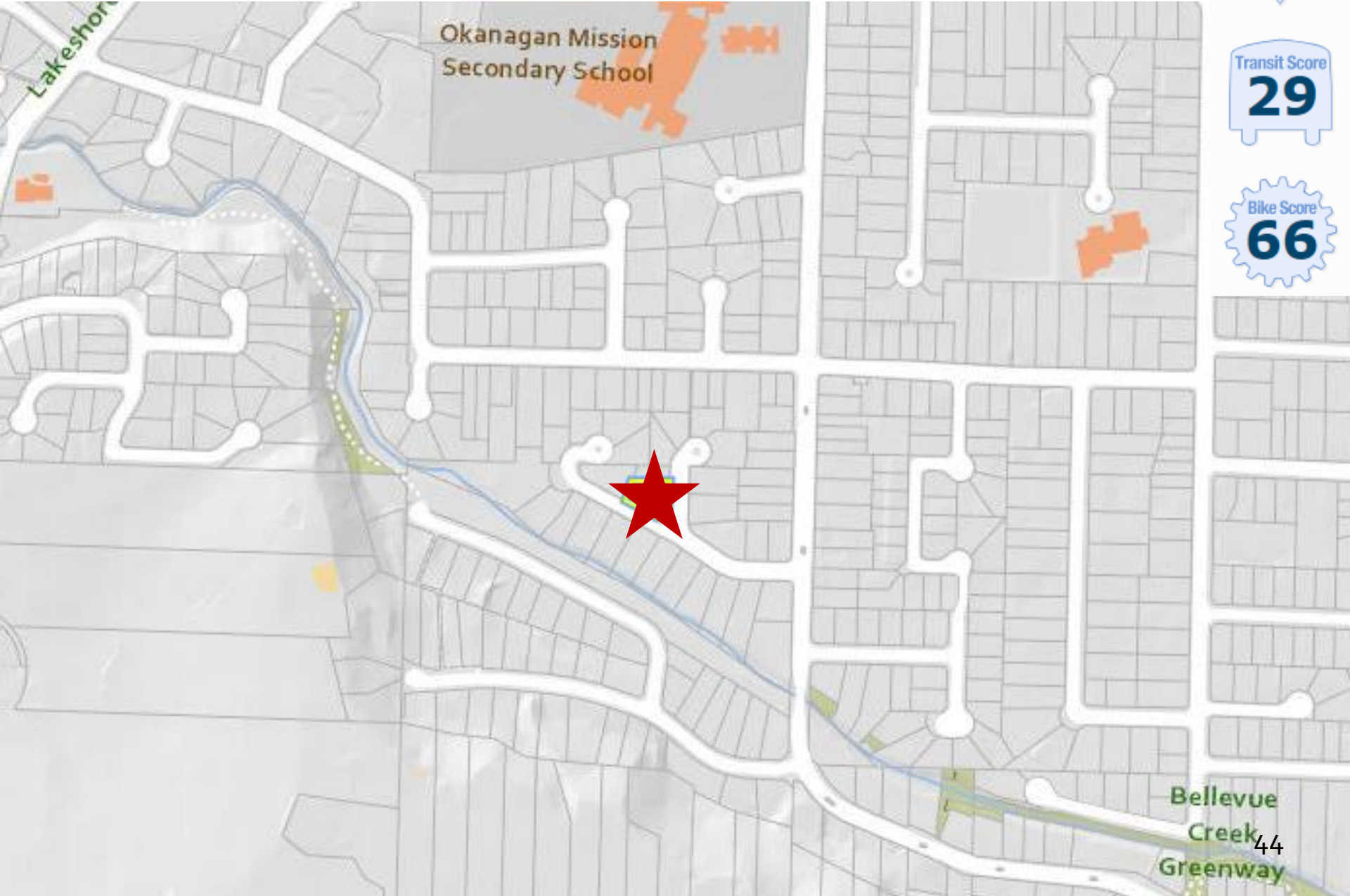
Context Map



Walk Score
19

Transit Score
29

Bike Score
66








Okanagan Mission
Secondary School

Lakeshore

Bellevue
Creek
Greenway
44

OCP Future Land Use



	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional
	NAT – Natural Area

Subject Property Map



Project Details

- ▶ S-RES – Suburban Residential
- ▶ RU₁ to RU₂
- ▶ Close to transit stops along Gordon Dr

OCP Objectives & Policies

- ▶ Policy 7.2.1: Ground Oriented Housing
 - ▶ Consider a range of low-density ground-oriented housing developments to improve a housing diversity.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use S-RES
 - ▶ OCP Objectives in Chapter 7 Suburban Residential
 - ▶ Ground Oriented
 - ▶ Low Density

REPORT TO COUNCIL REZONING



Date: February 12, 2024
To: Council
From: City Manager
Address: 436 Eldorado Rd
File No.: Z23-0043

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban - Residential	S-RES – Suburban - Residential
Zone:	RU1 – Large Lot Housing	RU2 - Medium Lot Housing RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 2 District Lot 167 ODYD Plan 21142 located at 436 Eldorado Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone and the RU4 – Duplex Housing zone as shown on Map “A” attached to the Report from the Development Planning Department dated February 12, 2024, be considered by Council.

2.0 Purpose

To rezone portions of the subject property from the RU1 - Large Lot Housing zone to the RU2 – Medium Lot Housing zone and the RU4 – Duplex Housing zone to facilitate a two-lot subdivision.

3.0 Development Planning

Staff support the proposed rezoning application to facilitate the development of a two-lot residential subdivision. The proposed rezoning aligns with the Official Community Plan (OCP) Future Land Use designation of S-RES – Suburban Residential, has a sanitary sewer connection, and is within the city’s permanent growth boundary. The future land use is intended to accommodate most of the City’s single and two-dwelling residential growth. OCP Policy (Objective 7.6) speaks to consideration of a variety of low-density housing development to improve housing diversity and affordability.

To note, Staff will bring forward amendments to the zoning bylaw in early 2024 to comply with new Provincial legislation ([Bill 44](#)). These changes will permit three to four units on lots currently zoned for single-family, or duplex use in municipalities over 5,000 people and within urban boundaries. As such, following adoption of the amendment package, applications of this nature will no longer require a rezoning process.

Lot Area	Proposed (m ²)
Gross Site Area	1,376 m ²
Road Dedication	N/A
Undevelopable	N/A
Area Net Site Area	N/A

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Residential
East	RU1 – Large Lot Housing RU2 – Medium Lot Housing	Single Family Residential
South	RU1 – Large Lot Housing	Single Family Residential
West	RU1 – Large Lot Housing	Single Family Residential

Subject Property Map: 436 Eldorado Rd



The subject property is a corner lot located at Eldorado Rd and Walker Rd, is within the Suburban Growth District, is within the Permanent Growth Boundary but outside of the Core Area. The property is close to two elementary schools, Okanagan Mission Secondary School, public beaches, Lakeshore Road Recreation Corridor, and transit stops.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.		
Policy	7.2.1	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented
Ground Oriented Housing		

	housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities
	<i>The proposed rezoning would provide additional densification within the suburban context near schools, public beaches, recreation corridor and transit.</i>

6.o Application Chronology

Application Accepted: June 28, 2023
 Neighbourhood Notification Summary Received: January 5, 2024

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
 Map A – Zoning Amendment

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

CITY OF KELOWNA

BYLAW NO. 12623

Z23-0043

436 Eldorado Road

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:

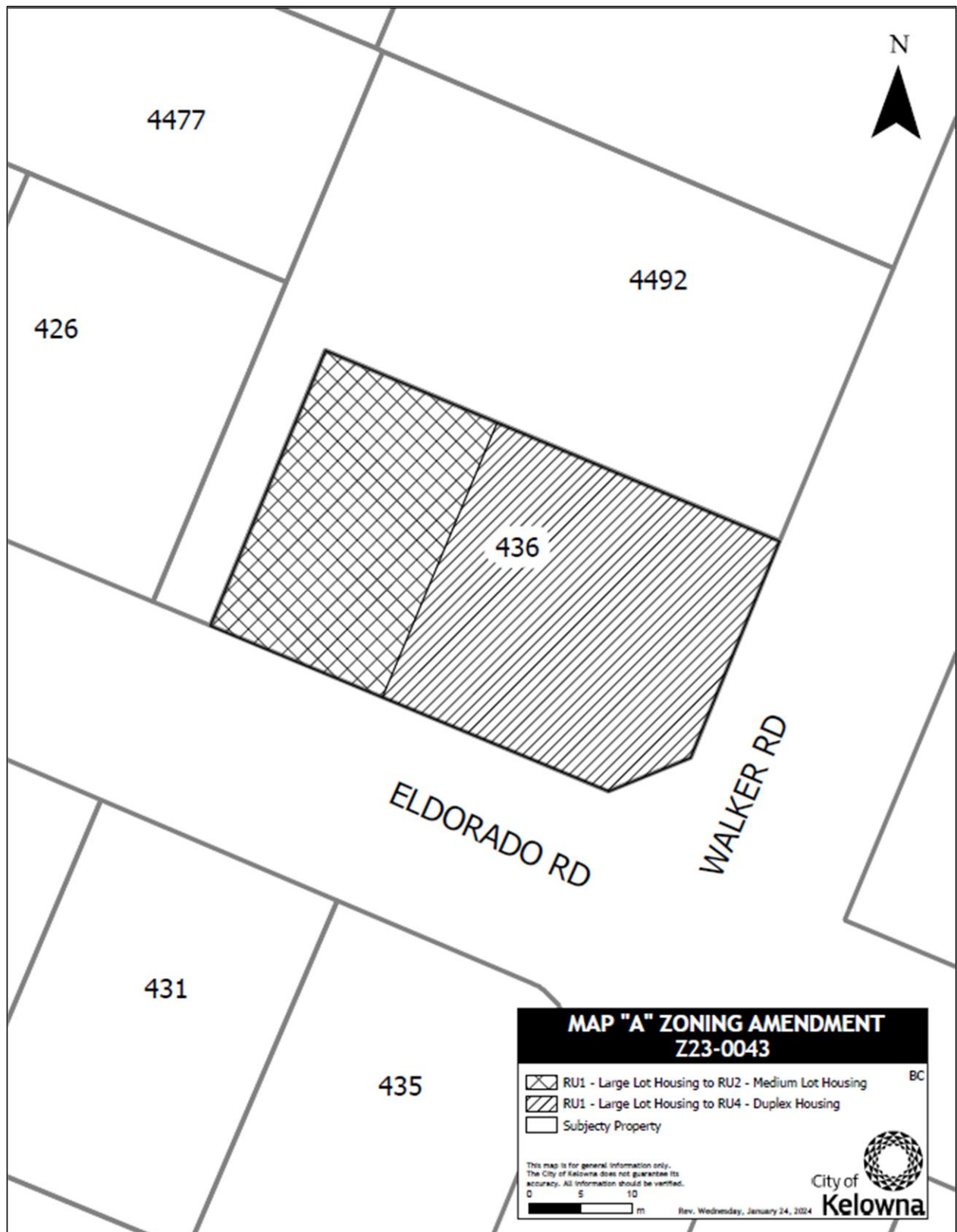
1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 2 District Lot 167 ODYD Plan 21142 located on Eldorado Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone and the RU4 – Duplex Housing zone as shown on Map "A" attached to and forming part of this bylaw.
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, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



N



4477

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426

436




ELDORADO RD

WALKER RD

431

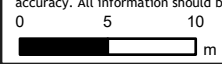
435

MAP "A" ZONING AMENDMENT Z23-0043

-  RU1 - Large Lot Housing to RU2 - Medium Lot Housing
-  RU1 - Large Lot Housing to RU4 - Duplex Housing
-  Subjecty Property

BC

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.



Rev. Wednesday, January 24, 2024





City of
Kelowna

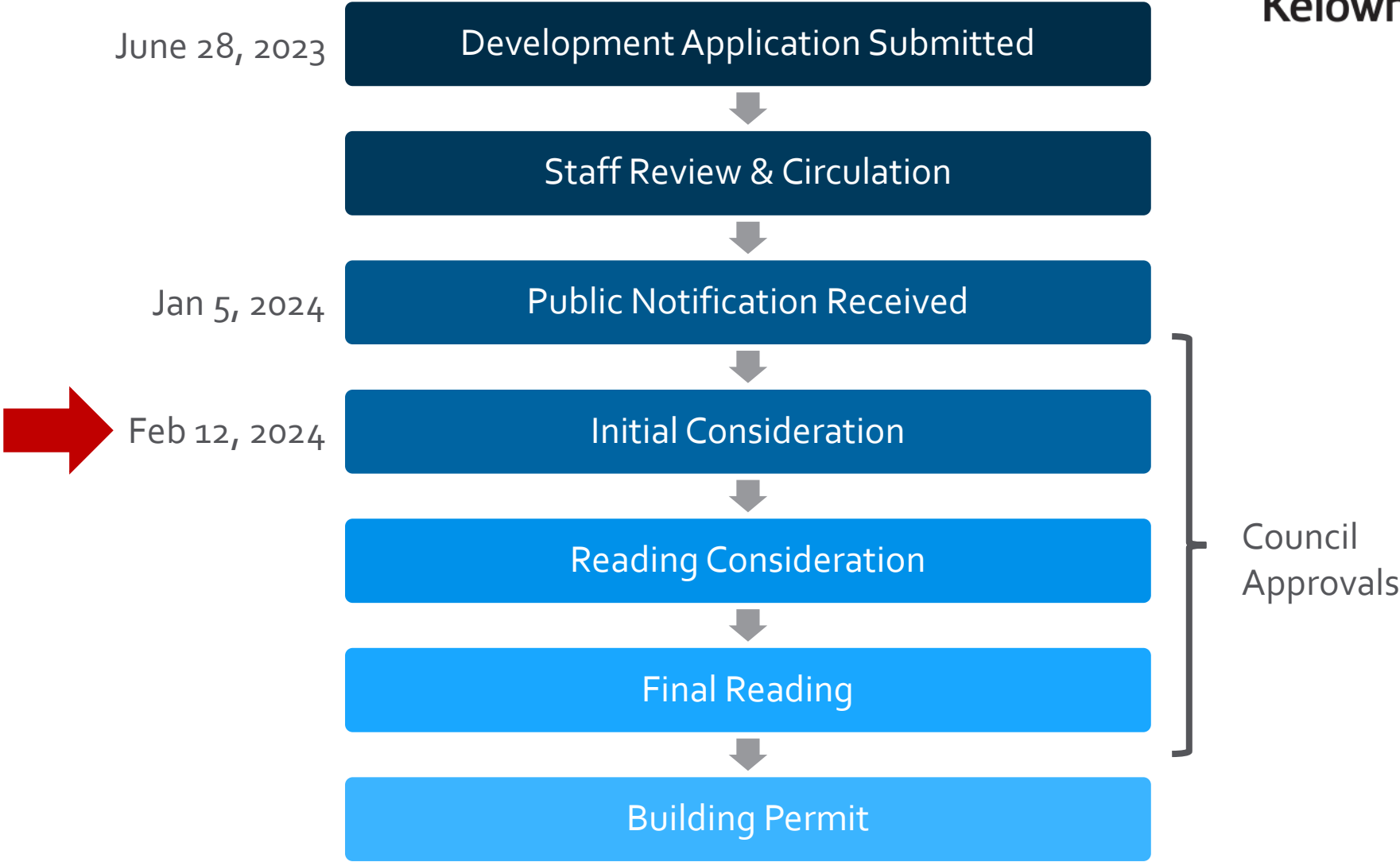
Z23-0043 436 Eldorado Rd

Rezoning Application

Purpose

- ▶ A rezoning application of the subject property from RU1 - Large Lot Housing to RU4 - Duplex Housing and RU2 – Medium Lot Housing to facilitate a two lot subdivision.

Development Process



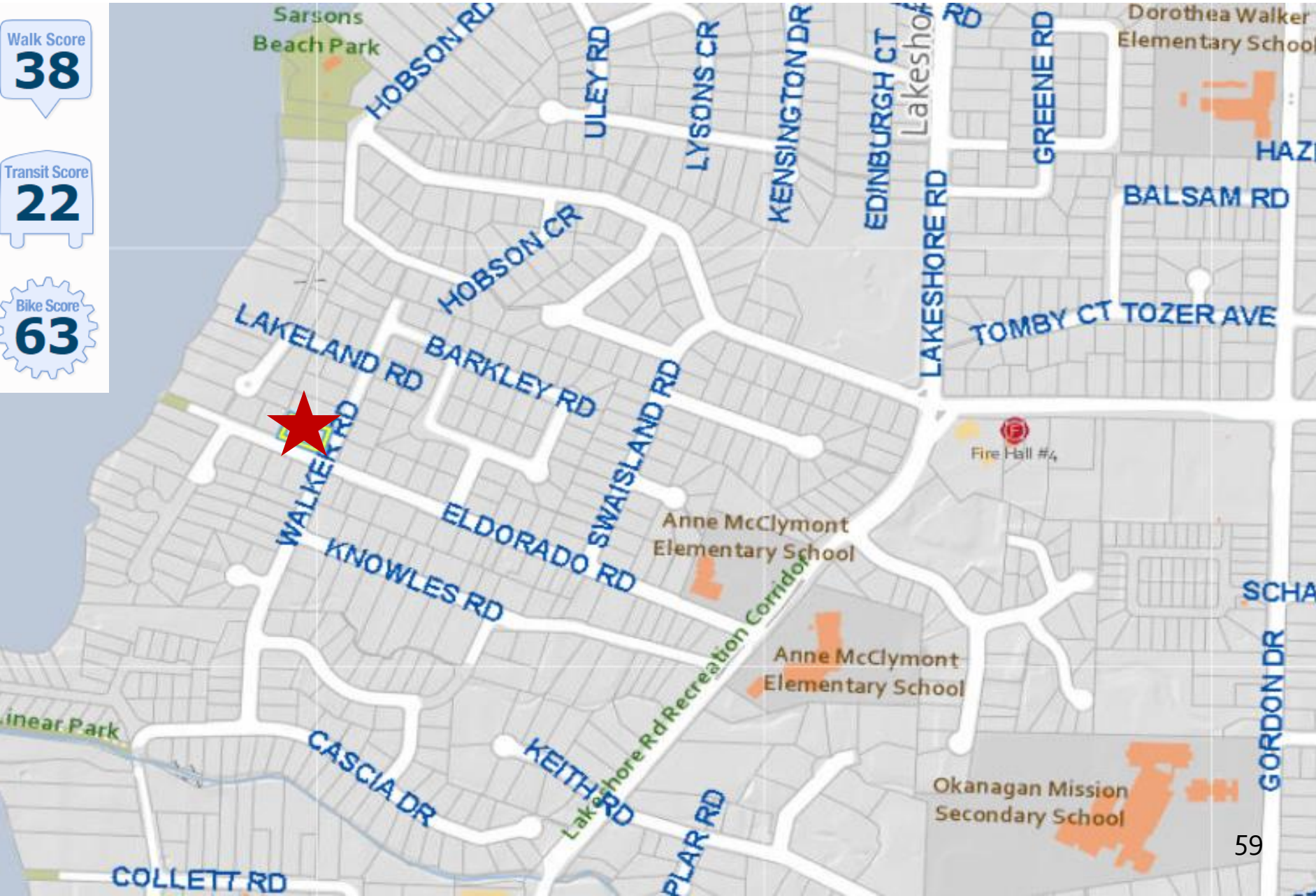
Context Map



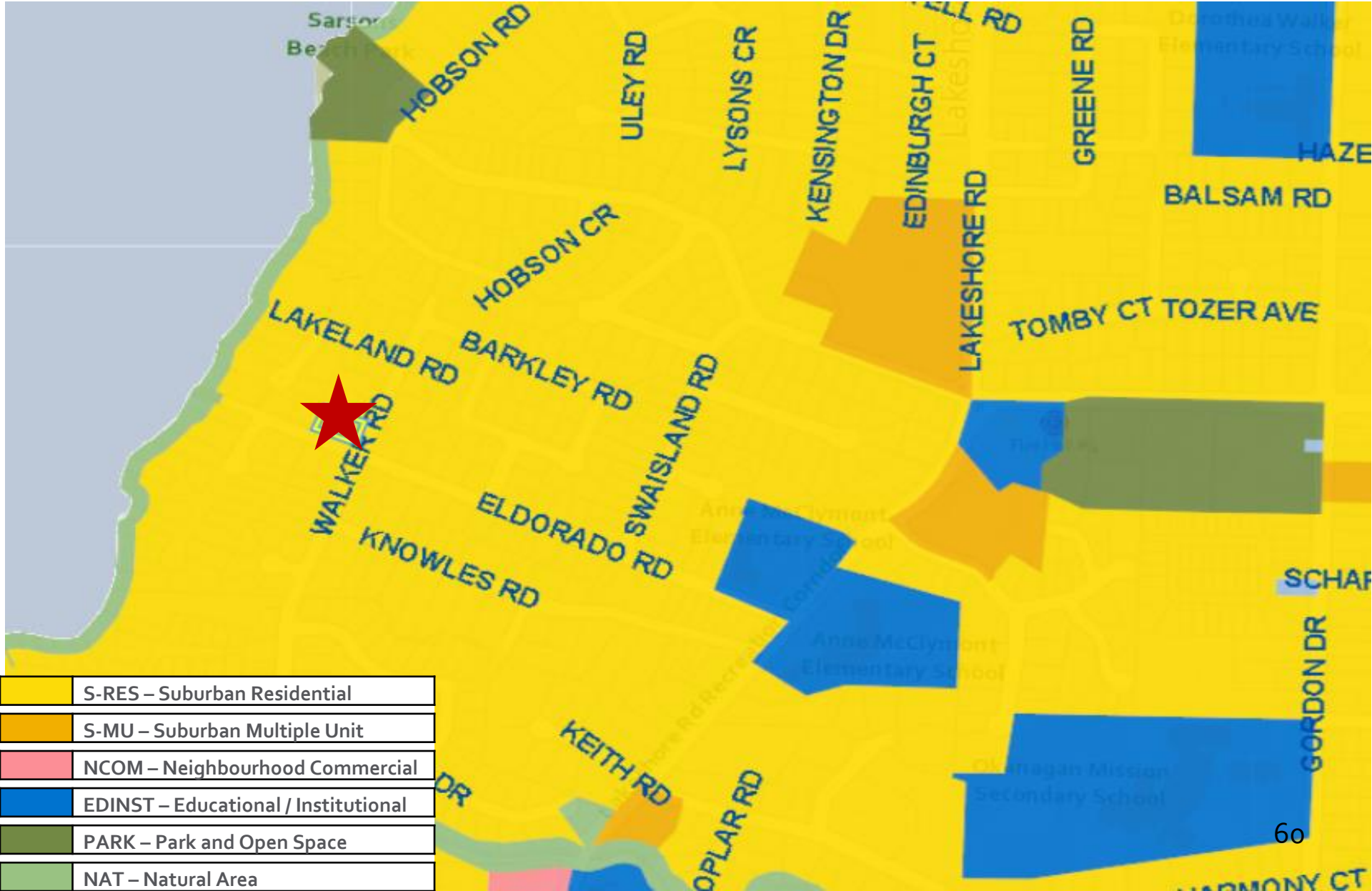
Walk Score
38

Transit Score
22

Bike Score
63



OCP Future Land Use



Project Details

- ▶ S-RES – Suburban Residential
- ▶ Two Lot Subdivision
 - ▶ RU₄ – Duplex Housing
 - ▶ RU₂ – Medium Lot Housing
- ▶ Close to two elementary schools, Okanagan Mission Secondary School, public beaches, Lakeshore Road Recreation Corridor, and transit stops

OCP Objectives & Policies

- ▶ Policy 7.2.1: Ground Oriented Housing
 - ▶ Consider a range of low-density ground-oriented housing development to improve housing diversity.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use S-RES
 - ▶ OCP Objectives in Chapter 7 Suburban Neighbourhoods
 - ▶ Additional low-density housing

REPORT TO COUNCIL OCP, REZONING, & TEXT AMENDMENTS



Date: February 5th and 12th 2024
To: Council
From: City Manager
Address: n/a
File No.: TA24-0001, Z24-0001, OCP24-0001 Provincial Housing Legislation Comprehensive Amendments

1.0 Recommendation for February 12, 2024 meeting:

THAT Council receive, for information, the report from the Planning and Development Services dated February 12th 2024, regarding implementation of the provincial legislation through Small- Scale Multi-Unit Housing and Transit Oriented Development Areas.

Recommendation for February 26, 2024:

THAT Text Amendment Application No. TA24-0001 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing multiple sections as described in Schedule 'A' attached to the Report from the Development Planning Department dated February 5th and 12th 2024, be considered by Council;

AND THAT Rezoning Application No. Z24-0001 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of approximately 26,000 lots as described in Schedule 'B' attached to the Report from the Development Planning Department dated February 5th and 12th 2024, be considered by Council;

AND THAT Official Community Plan Map Amendment Application No. OCP24-0001 to amend Map 4.5 Pandosy Building Heights Map and Map 4.7 Rutland Building heights in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by amending the maps in accordance with Schedule 'C' attached to the Report from the Development Planning Department dated February 5th and 12th 2024, be considered by Council;

AND THAT final adoption of the Rezoning and Text Amendment Bylaws be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT Council direct Staff to proceed to first reading of the bylaw changes to implement the provincial housing and transit-oriented area legislation as described in this report from the Divisional Director, Planning and Development Services dated February 5th and 12th 2024.

2.0 Purpose

To introduce and review the implementation of provincial legislation regarding Small-Scale Multi-Unit Housing and Transit Oriented Areas.

3.0 Background

In November of 2023, the Provincial Government passed several new pieces of housing legislation that apply across the province and impact the City of Kelowna's land use planning framework. Local governments must update their bylaws by June 2024 to meet the new provincial requirements.

The Small-Scale Multi-Unit Housing (SSMUH) legislation builds on the work of the Infill Options project that has been in progress for over 18 months and was presented to Council in the Fall of 2023. This project included technical, economic, public and stakeholder engagement. The Infill Options project was then paused because of this anticipated provincial housing legislation. Bill 44 SSMUH legislation is complementary, and a continuation of housing planning work started by the City in 2022 and supported by grant funding through the Union of British Columbia Municipalities (UBCM). Similarly, the Transit Oriented Areas (TOA) legislation advances much of the OCP's policy direction in Urban Centres, including the Urban Centres Framework project currently underway.

There are several other updates necessary because of the provincial housing legislation. The report to Council on [January 15th 2024](#) summarizes the required steps and procedures.

This report will focus on our municipal zoning amendments to implement Bill 44: Small-Scale Multi-Unit Housing and Bill 47: Transit Oriented Development Areas.

3.1 Development Planning Approach

Staff have prepared mapping and text amendments to comply with: the provincial legislation, the provincial policy manual for Site Standards: Small-Scale Multi-Unit Housing (SSMUH), and the provincial policy manual for Transit-Oriented Areas (TOA).

Staff recommendations include a series of amendments to complement the provincial mandates to ensure practical and sensitive integration within the existing development framework. The changes have been organized into five categories for Council's consideration: Suburban Areas, agricultural and rural zones, Core Area - Infill, Transit Oriented Areas / Urban Centre zones, and definitions.

The recommended approach to ensure a manageable transition for neighbourhoods, development, and the City is to establish Core Area and Suburban Area residential zones for implementation of the Small-Scale Multi-Unit Housing legislation.

The following table provides a summary of the City's major bylaw amendments proposed in this report to achieve compliance with the SSMUH and TOA provincial legislations.

	SUBURBAN AREAS	AGRICULTURAL & RURAL ZONES	CORE AREA	TRANSIT ORIENTED AREAS
OCP Amendments	n/a	n/a	n/a	Urban Centre Building Height maps
Zoning Bylaw (incl Landscape and Parking Regs)	Allow up to 4 units per lot on the Suburban Residential zones: RU1, RU2, RU3, RU5. RU4 zone deleted.	Allow secondary suites <i>and</i> carriage houses on lots greater than 10,000 m ² .	Allow up to 6 units per lot subject to limitations. * Rezone RU1, RU2, RU3, RU4, RU5 lots to the MF1 zone Keep Suburban Residential zoning (e.g. RU1 & RU2 zones) for Heritage Conservation Area	Allow up to 12 storeys within 200 metres of a transit exchange. Allow up to 6 storeys within 400 metres of a transit exchange. Provide residential parking exemptions within 400 metres of a transit exchange. Rezone Hospital Exchange to restrict entire area to 6 storeys to maintain KGH's emergency operations.
Development Permits	Required for 3 or more units			
* Due to site restrictions, including lot dimensions, parking requirements, garbage/recycling collection areas, and landscaping requirements often the maximum achievable density will be four dwelling units.				

3.2 Suburban Areas

Suburban areas include any lot within the Permanent Growth Boundary with access to services (sewer and water). The provincial legislation requires municipalities to allow up to four dwelling units per lot. The Single & Two Dwelling Zone category is proposed to be re-labelled to Suburban Residential. This would affect approximately 13,400 lots.

The RU1, RU2, RU3, and RU5 zones are proposed to remain intact with the deletion of the RU4 zone only. The RU4 zone allowed semi-detached and duplex housing forms, which is redundant as the remaining zones are proposed to allow up to a maximum of four dwelling units in any configuration. Lots could be developed with four single family homes; two single family homes with secondary suites; two single family homes with carriage houses; two single family homes, one of which has a secondary suite and a carriage house, two duplexes, and any other combination of unit types up to a maximum of four dwelling units.

The subdivision regulations and development regulations (including site coverage, setbacks, height, etc.) for the RU1, RU2, RU3, and RU5 zones remain similar to the current regulations to provide for consistent suburban development form and neighbourhood character while complying with provincial density requirements. This approach provides flexibility and an opportunity for homeowners and developers to incrementally densify suburban areas and is distinguishable from the Core Area.

3.2.1 Development Regulations

Development proposals with three or more units will require a Staff approved Form and Character Development Permit to ensure site planning is adequately provided in relation to parking, garbage/recycling, and landscaping in compliance with updated Official Community Plan design guidelines.

3.2.2 Parking

The provincial policy guide for Site Standards: Small-Scale Multi-Unit Housing, identifies that municipalities eliminate parking minimums and provide parking maximums. According to the guide, the City of Kelowna is exempt from this clause due to snow removal. Staff are recommending that a minimum of 1.25 stalls per residential dwelling unit is required. This is to ensure an availability of onsite parking in suburban neighbourhoods to allow for snow clearing.

3.3 Agricultural and Rural Residential Zones

In the summer of 2023, Council passed text amendments to the A1 zone which complied with updates to the Agriculture Land Reserve. This allowed secondary suites and carriage houses on any A1 lot that was at least 10,000 m². Lots zoned A2, RR1, and RR2 are larger, more remote, and can accommodate the necessary parking for secondary residential uses. Therefore, Staff are recommending the sub-zone for carriage houses be eliminated for A2, RR1, and RR2 lots to provide consistent residential regulations within the agricultural and rural residential zones by permitting secondary suites and carriage houses subject to the minimum lot size and minimum parking requirements. This would affect approximately 2,675 lots.

3.4 Definitions

Implementation of the Small-Scale Multi-Unit Housing legislation requires revisions to the following definitions: Boarding or Lodging House, Secondary Suite, and Bed & Breakfast. Boarding or Lodging House needs to accommodate the new infill housing zoning within the Core Area. The secondary suite definition is updated to incorporate the community water servicing requirement. As a result of allowing four dwelling units per lot, the bed & breakfast definition is proposed to be clarified to confirm bed & breakfast can only occur within a single detached home.

3.5 Core Area – Infill Housing

The following section outlines the necessary text and mapping amendments within the Core Area. The proposal is to rezone all Core Area lots that are currently zoned RU1, RU2, RU3, RU4, or RU5 to the MF1 zone. This will affect approximately 11,100 lots. All the sub-zones from the single-family zones, such as childcare centre, major (cc), Boarding & Lodging (b), and Heritage Commercial (hc) have been incorporated into the MF1 zone.

A maximum number of dwellings is proposed at six dwelling units per lot. This is a change for the current density regulation of 0.8 Floor Area Ratio. Most Core Area lots in Kelowna will not be able to achieve five, or six infill housing units. This is due to several site planning requirements and restrictions, such as lot size, lot dimensions, on-site parking requirements, on-site garbage and recycling collection areas, and new updated landscaping requirements.

Typically, a large lot with over a 20 metre wide frontage would be necessary to develop close to six dwelling units. Out of approximately 11,100 lots being zoned MF1, approximately 2,160 lots would meet these size

requirements. Further, these larger lots may be restricted due to access, location, context, overhead powerlines, boulevard trees, and many other potential factors and site constraints.

Staff recommend application of the RU1 zone to the Heritage Conservation Area, which would limit the maximum dwelling density to four units, in line with Suburban Areas.

3.5.1 Development Regulations

Proposals for one or two dwelling units in Core Areas will continue with similar single family development regulations, and Form & Character Development Permits will not be required.

Development proposals in Core Areas with three or more units is defined as infill housing and will continue with similar infill housing development regulations. This will require a Staff approved Form and Character Development Permit. This will ensure site planning is adequately provided in relation to parking, garbage/recycling, and landscaping - including the retention of mature trees - in compliance with updated Official Community Plan design guidelines.

3.5.2 Parking

The provincial policy guide for Site Standards: Small-Scale Multi-Unit Housing, identifies that municipalities eliminate parking minimums and provide parking maximums. Due to practical limitations (transit frequency, active transportation corridors, snow clearing, on-street parking restrictions), the recommended approach is to maintain a minimum on-site parking requirement of one stall per unit.

3.5.3 Height

The provincial regulations require an increase in height for small-scale multi-unit housing to three storeys, which is consistent with single-family height regulations. The recommended approach is to use the existing single dwelling floor area reduction above the second floor and to increase the side yard setback to 1.8 metres to sensitively integrate with existing developments.

3.5.4 Transportation Corridors

A new minimum roadway width regulation is proposed to protect Transit Supportive Corridors, Major Arterial roads, or roads with an Active Transportation Corridor. This will ensure development along these corridors will provide a proportional share of road dedication. A minimum density is proposed along Transit Supportive Corridors to support lot consolidation into larger-scale, transit-supportive developments. This is key for several reasons:

- Development should follow the recommended densities and development patterns identified in the Official Community Plan;
- Infill housing per lot is discouraged as this would multiply the number of driveway accesses along major corridors, increasing conflicts, and
- Infill housing is discouraged as this would multiply the number of garbage and recycling turnarounds or city pickup carts along these major corridors, increasing conflicts.

3.5.5 Riparian Corridors

A new proposed development regulation is needed for riparian management areas (RMA) to ensure land dedication occurs, similar to the road dedication regulation. Typically, this would mean 15 metres of dedication. Currently, these areas rely upon an owner applying for a rezoning application to dedicate the necessary riparian area. This cannot be relied upon due to pre-zoning of the Core Area to the MF1 zone.

When riparian areas are adjacent to a linear trail, as identified in the Linear Connections and Trails of the City's OCP (Map 10.1), an additional 5 metres is proposed to be required for the trail connection.

3.5.6 Waste Collection

The potential increase in infill housing necessitates updates to the Solid Waste Bylaw, in addition to the Zoning Bylaw. The Solid Waste Bylaw updates are needed to address larger carts and customized services for these larger infill housing developments. The Zoning Bylaw updates are needed to provide the necessary space onsite for the garbage and recycling carts. Currently, there are no specific regulations for garbage cart storage and maneuvering aisle requirements, only guidelines that suggest carts need to be stored inside to avoid wildlife conflicts. This had led to limited success for existing MF1 developments which typically have rear lanes to accommodate garbage and recycling carts. Therefore, a new section is proposed to require minimum storage (inside a building, enclosure, or garage) relative to the container size and provide maneuvering aisle space.

3.5.7 Landscape Design

The purpose of the proposed landscape amendments is to practically implement the expansion of infill housing in Kelowna. This will promote establishment of healthy trees, support the City's tree canopy, enhance beauty and resiliency of neighbourhoods, provide flexibility to builders and developers, and reduce common landscape variances.

The proposed landscape amendments include:

- a. The growing medium area and volume per tree has been adjusted based on feedback from our urban forester.
- b. A setback from buildings, raised patios, and balconies to the on-site trees has been introduced as the two metre front yard landscape area was not enough space for large trees to thrive for most multi-family developments.
- c. An underground setback has been introduced to ensure there is enough space between the trees and an underground parkade or basement.
- d. The front yard setback has been adjusted depending on if the boulevard contains a sidewalk and an irrigated landscape boulevard.
- e. The onsite landscape requirements have been adjusted if the boulevard contains soil cells with large trees planted and sidewalks installed.
- f. Further, flexibility in installation of the trees has been provided if there is conflict with overhead powerlines within the front yard area.

3.7 Transit Oriented Development Areas

The Transit Oriented Development Areas legislation has identified four transit exchanges in Kelowna: Rutland, Orchard Park, Okanagan College, and the Kelowna General Hospital. The legislation requires municipalities to pass a bylaw identifying these transit exchanges and assign minimum densities and heights. The height allowance is 10 storeys with a 3.5 Floor Area Ratio (FAR) density for all lots within a 200 metre radius of these transit exchanges. The height allowance is six storeys, with a minimum 2.5 FAR for all lots between a 200 metre and 400 metre radius of these transit exchanges.

3.7.1 Rutland, Midtown, and Pandosy Urban Centres

The Rutland, Orchard Park, Okanagan College transit exchanges are within designated Urban Centres in the OCP. The maximum zoning heights are directly connected to the OCP maximum building heights. Currently, the City does not have a 10 storey category, therefore, the recommendation is to apply the 12 storey category in Urban Centres, which aligns with the maximum Mass Timber building heights in the BC Building Code.

The application of a radius based on 'as the crow flies' resulted in some building height boundaries ending mid-block. In these circumstances, it is recommended to expand the building height maps to the end of the block for that height category for practical application and development. The densities have been increased to comply with the provincial densities within each height category.

3.7.2 Hospital Exchange

The Hospital Exchange is not designated in the OCP as an Urban Centre and has not been designated for significant growth. In addition, there are public safety, emergency operations, and Heritage Conservation Area considerations.

Kelowna General Hospital (KGH) maintains a certified H1 classification heliport used for air ambulance operations. City Staff engaged Interior Health to understand the consequences of building heights surrounding the heliport. Interior Health analyzed the proposed building heights at six and 12 storeys within the approved flight path. Six storeys around KGH would be acceptable, however, 12 storeys would impact heliport and air ambulance operations. Staff recommend pre-zoning the Hospital TOA to a maximum height of six storeys.

To accommodate this transit exchange outside of an Urban Centre, Staff recommend creation of a new zone. A new zone is recommended because this would be the only zone that would allow all building types including single detached homes, small-scale multi-units / infill, townhouses, and apartment buildings up to six storeys. The development regulations needed to be adjusted relative to this zone to match all those building forms and scale of development.

3.7.3 OCP Amendments

The scope of the OCP amendment is strictly around the building heights map as they directly affect zoning regulations in Urban Centres. There will be further mapping and text amendments necessary for the OCP to implement the TOA legislation in a separate Council report. There are no changes to the Midtown Urban Centre map building heights map as the current height complies with provincial legislation. Pandosy's Urban Centre has 11 lots where the 12 storey height category was expanded and 45 lots where the building heights map was increased from four storeys to six storeys. Rutland's Urban Centre has 47 lots where the 12 storey height category was expanded and 140 lots where the building heights map was increased from four storeys to six storeys.

3.7.4 Parking

The Transit Oriented Development Areas (TOA) legislation prevents municipalities from requiring parking in TOAs within a 400 metre radius of the identified transit exchanges. There is a provision for municipalities to require universal accessible parking. Staff incorporated the parking exemption for residential parking within Section 8 of the parking regulations (see Schedule A for Parking Exemption maps). The parking exemption was limited to parcels specifically identified by the province. This would apply to 427 lots in the Hospital Exchange, 70 lots in the Okanagan College Exchange, 45 lots in the Orchard Park Exchange, and 251 lots in the Rutland Exchange. In total it would apply 793 lots.

3.7.5 Landscaping

The landscaping provisions have been updated to incorporate tree planting options on infill redevelopment lots. Specifically for Urban Centres or large apartment buildings the minimum number of required trees has been adjusted to provide flexibility of where the trees could be planted onsite if the boulevard contains a sidewalk and an irrigated landscape boulevard.

4.0 Conclusion

The recommended approach to the OCP building heights map and zoning text and mapping updates will comply with the provincial legislation while practically implementing Kelowna solutions into those regulations.

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: James Moore, Infill Housing Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion by: Ryan Smith, Divisional Director, Planning, Climate Sustainability & Development Services

Attachments:

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

Schedule 'B': Proposed Mapping Amendments to Zoning Bylaw No. 12375

Schedule 'C': Proposed Building Height Mapping Amendments to Official Community Plan Bylaw No. 12300

TA24-0001 Schedule A – Proposed Text Amendments

Content Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 1 – General Administration 1.6 Applications in Process 1.6.1	A development will be processed in accordance with City of Kelowna Zoning Bylaw No. 8000, as the Bylaw read on the date of repeal, provided a development permit or development variance permit was issued or a complete building permit was submitted for the development prior to the effective date of this Bylaw. A building permit for any development processed in accordance with City of Kelowna Zoning Bylaw No. 8000 must be issued within 12 months of the effective date of this Bylaw. All other development must comply with this Bylaw.	[Deleted]	Over one year has passed since the transition from Zoning Bylaw 8000 to Zoning Bylaw 12375 therefore this provision is redundant and is proposed to be deleted.
2.	Section 1 – General Administration 1.6 Applications in Process	n/a	A development for any property zoned MF1 – Infill Housing as of the date of adoption of this bylaw will be processed in accordance with City of Kelowna Zoning Bylaw No. 12375 (immediately before this bylaw was adopted) provided a development permit or development variance permit was issued or a complete building permit was submitted for the development prior to adoption of this bylaw. A building permit for any development processed in accordance with City of Kelowna Zoning Bylaw No. 12375 as of	In-stream protection for MF1-Development Permits as this zone changed the density calculation as well as certain setback provisions.

No.	Section	Current Wording	Proposed Wording	Reason for Change
			adoption of this bylaw must be issued within 12 months of the effective date of this bylaw. All other development must comply with this Bylaw.	
3.	Section 5 – Definitions & Interpretations 5.3 General Definitions 'B'	BOARDING OR LODGING HOUSE means the use of a dwelling unit within single detached housing and semi-detached housing. The owner or manager may supply accommodation for their family, and sleeping unit accommodation, for remuneration. It may or may not include meal service. Boarding or lodging houses must operate as a single household up to a maximum of 10 persons. Short-term rental accommodation is not permitted within a boarding or lodging house.	BOARDING OR LODGING HOUSE means <u>the use of a ground oriented dwelling unit in which the owner or manager may supply sleeping unit accommodation for family and for remuneration.</u> It may or may not include meal service. Boarding or lodging houses must operate as a single household up to a maximum of 10 persons. Short-term rental accommodation is not permitted within a boarding or lodging house.	To accommodate the provincial housing legislation with infill housing and to specifically allow boarding or lodging homes within MF1 lots when a sub-zone is successfully applied for.
4.	Section 5 – Definitions & Interpretations 5.3 General Definitions 'B'	BACHELOR DWELLING means a dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a dwelling unit containing a separate bedroom or bedrooms.	[Deleted]	To provide a better term that is more inclusive and gender neutral.
5.	Section 5 – Definitions & Interpretations 5.3 General Definitions 'S'	n/a	<u>STUDIO means a dwelling unit in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a dwelling unit containing a separate bedroom or bedrooms.</u>	To provide a better term that is more inclusive and gender neutral.
6.	Section 5 – Definitions & Interpretations 5.3 General Definitions 'D'	DWELLING means accommodation providing interconnected, free flowing space including bedroom(s), washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-	<u>DWELLING UNIT</u> means accommodation providing interconnected, free flowing space including bedroom(s), washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-	To provide clarity on what is considered a dwelling unit.

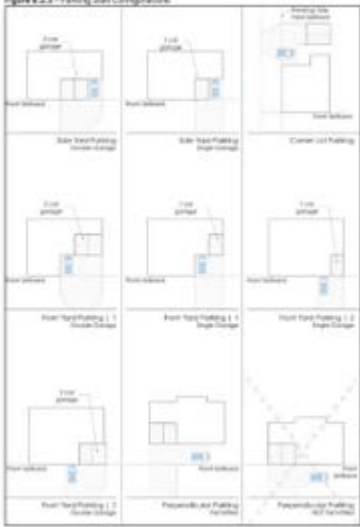
No.	Section	Current Wording	Proposed Wording	Reason for Change
		<p>permanently for a household. A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. Wet bars are permitted. This use does not include a room in a hotel or a motel. Secondary suites are considered a separate dwelling unit.</p>	<p>permanently for a household. A dwelling unit includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. Wet bars are permitted. This use does not include a room in a hotel or a motel. <u>A secondary suite and a carriage house</u> are <u>each</u> considered a dwelling unit.</p>	
7.	<p>Section 5 – Definitions & Interpretations 5.3 General Definitions ‘S’</p>	<p>SECONDARY SUITE means a self-contained dwelling unit located within a building or portion of building. The secondary suite shall:</p> <ul style="list-style-type: none"> (a) be fully compliant with the BC Building Code at the time of construction; (b) completely separated from other parts of the building by fire separations; (c) located in a building of only residential occupancy; (d) have an issued Occupancy Permit; (e) located within a single detached housing unit, a semi-detached housing unit, or a duplex unit (secondary suites cannot be located in an apartment housing, or a boarding or lodging house); (f) located in a building or portion of a building that is a single real estate entity. <p>The secondary suite and principal dwelling are not required to be interconnected</p>	<p>SECONDARY SUITE means a self-contained dwelling unit located within a building or portion of building. The secondary suite shall:</p> <ul style="list-style-type: none"> (a) be fully compliant with the BC Building Code at the time of construction; (b) completely separated from other parts of the building by fire separations; (c) located in a building of only residential occupancy; (d) have an issued Occupancy Permit; (e) located within a single detached housing unit, a semi-detached housing unit, or a duplex unit <u>dwelling, a semi-detached unit, a duplex unit, or a townhouse unit</u> (secondary suites cannot be located in an apartment housing, or a boarding or lodging house); (f) located in a building or portion of a building that is a single real estate entity; (g) <u>Located on a lot serviced with</u> 	<p>To accommodate the provincial housing legislation with infill housing to add housing flexibility and confirm servicing requirements.</p>

No.	Section	Current Wording	Proposed Wording	Reason for Change
		through a conditioned doorway. Short-term rental accommodations, bed & breakfast homes, boarding or lodging homes, and group homes, shall not be permitted to operate within a secondary suite.	<u>community water.</u> The secondary suite and principal dwelling are not required to be interconnected through a conditioned doorway. Short-term rental accommodations, bed & breakfast homes, boarding or lodging homes, and group homes, shall not be permitted to operate within a secondary suite.	
8.	Section 5 – Definitions & Interpretations 5.3 General Definitions ‘S’	SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes modular homes that exceeds a 5.0 metre building width, but not a mobile home.	SINGLE DETACHED <u>DWELLING</u> means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes modular homes that exceeds a 5.0 metre building width, but not a mobile home.	To revise language for consistency.
9.	Section 7 - Site Layout 7.2 Landscaping Standards Table 7.2 – Tree & Landscaping Planting Requirements	See Chart A	See Chart B	Landscaping provisions updated to foster enhanced landscaping interactions with the street, development, and neighbourhood for all development types including infill housing. Many landscaping variances were being applied for when landscaping could be provided in alternate methods. For example, large industrial lots could place trees elsewhere on

No.	Section	Current Wording	Proposed Wording	Reason for Change
				site subject to street trees being planted. Landscaping standards increased to promote health and viability of planting including a building setback from trees.
10.	Section 7 - Site Layout 7.2.10 Landscaping Standards	Any surface parking lot over 15 vehicles must incorporate landscaped islands as described below: (a) Notwithstanding Section 7.2.3 , if a parking lot over 15 vehicles abuts a street , that interface must have at least a minimum 1.5 metres landscape area (the setback landscaping area might be larger). See Figure 7.2.10 ; (b) landscaped islands are required at the end of each parking aisle; (c) the maximum number of parking spaces in a consecutive row is 15 with a landscaped island or drive aisle separating the next 15 spaces; (d) landscaped islands are not to be longer than the adjacent parking space ; (e) landscaped islands shall be clearly delineated as separate and in addition to required parking and loading spaces ; (f) locate landscaped islands such that loading and unloading vehicles can gain access without undue interference; and	<u>[Deleted]</u>	Moved minimum surface parking lot landscape island and tree island requirements to Table 7.2 Tree & Landscaping Planting Requirements.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		(g) a minimum of one tree must be included in a landscaped island.		
11.	Section 7 - Site Layout 7.3 Refuse and Recycling Bins	See Chart C	See Chart D	To facilitate the implementation of the provincial Small Scale Multiple Unit Housing (SSMUH) legislation by addressing public minimum garbage and recycling pickups onsite especially for lots without lanes.
12.	Section 7 - Site Layout 7.2.3 Landscaping Standards	Landscaping within the landscape areas shall follow the regulations within Table 7.2 to provide for the masking or separating of various land uses. (a) Driveways as well as entrance/exit pathways are permitted to cross the landscape areas. (b) Parking is not permitted within the landscape areas; except parking is permitted within the landscape area when the landscape area is abutting a lane and when the parking meets the parking setback regulations identified in Section 8.2.	Landscaping within the landscape areas shall follow the regulations within Table 7.2 to provide for the masking or separating of various land uses. See Section 8.2.2 for parking restrictions within the landscape areas.	Relocate the parking restriction regulation within the parking section.

No.	Section	Current Wording	Proposed Wording	Reason for Change
13.	Section 8 - Parking and Loading 8.2.2 Off-Street Parking Parking Setbacks	All off-street parking shall be restricted from the landscape areas as according to Section 7.2.3.	Parking shall not be permitted within the landscape area except when the parking is within a driveway that is perpendicular to the fronting or flanking street; or when the landscape area is abutting a lane.	Regulation needed to be adjusted to accommodate SSMUH legislation to ensure landscaping is provided and parking on driveways is permitted.
14.	Section 8 - Parking and Loading 8.2.4 Off-Street Parking Parking Setbacks	All off-street parking for residential use classes containing two or less dwelling units shall not have any off-street parking spaces located in the required front yard or flanking street setback area.	For residential dwelling units with 2 dwelling or less (thus do not have a landscape area) then any parking space that is not perpendicular to the front or flanking side yards must be setback at least three (3) metres from the front or flanking side yard.	Regulation needed to be adjusted to accommodate SSMUH legislation to ensure consistent parking setbacks amongst small scale and larger scale infill development.
15.	Section 8 - Parking and Loading 8.2.5 Off-Street Parking Parking Setbacks	Notwithstanding Section 8.2.4, off-street parking for residential use classes containing two or less dwelling units may be located in the required front yard or flanking street setback area if: (a) the parking spaces are located on a driveway which provides access to a required off-street parking space that is not in the front yard or flanking street setback area; or (b) one off-street parking space may be located in the required front yard or flanking street setback area that does not provide access beyond the front yard or flanking street setback area if the parking space meets one of the permitted parking configurations shown specifically in Figure 8.2.5	[Deleted]	This regulation is deleted because parking setbacks and locations are incorporated in new regulations identified through Section 8.2.2 & Section 8.2.4

No.	Section	Current Wording	Proposed Wording	Reason for Change
16.	Section 8 Parking and Loading 8.2.5 Off-Street Parking Parking Setbacks Figure 8.2.5 Parking Stall Configurations	<p>Figure 8.2.5 – Parking Stall Configurations</p> 	[Deleted]	This regulation is deleted because parking setbacks and locations are incorporated in new regulations identified through Section 8.2.2 & Section 8.2.4
17.	Section 8 - Parking and Loading 8.2.6 Off-Street Parking Tandem Parking	<p>Tandem parking spaces is permitted only for the following land uses (not between land uses):</p> <ul style="list-style-type: none"> (a) single detached housing (which may be in tandem with a secondary suite or carriage house); (b) short-term rental accommodations; (c) duplex and semi-detached housing; and (d) townhouses where the lot is located within the Core Area. Visitor parking stalls cannot be configured in tandem in any situation. 	<p>Tandem parking spaces are permitted only for</p> <ul style="list-style-type: none"> (a) developments with 6 or less dwelling units but only one tandem parking space is permitted in front of any garage or carport; or (b) townhouses with 7 or more dwelling units where the lot is located within the Core Area. Visitor parking stalls cannot be configured in tandem. 	Regulation needed to be adjusted to accommodate SSMUH legislation to ensure similar tandem regulations are applied to current standards

No.	Section	Current Wording	Proposed Wording	Reason for Change
18.	Section 8 - Parking and Loading 8.2 Off-Street Parking Regulations Size and Ratio Table 8.2.7.b Ratio of Parking Space Sizes	See Chart E	See Chart F	Regulation needed to be adjusted to accommodate SSMUH legislation to eliminate short-term rental accommodations and adjust the housing type to keep similar ratio regulations.
19.	Section 8 - Parking and Loading 8.2 Off-Street Parking Regulations 8.2.17 Accessible Parking Standards	See Chart G	See Chart H	A new table that requires universal accessible parking in Transit Oriented Areas (TOA) as defined through the provincial TOA legislation.
20.	Section 8 Parking and Loading Electric Vehicle Charging 8.2.18 and Table 8.2.18 – Minimum Electric Vehicle Parking and Charging Requirements	See Chart I	See Chart J	The minimum electric vehicle section needed to be reformatted to conform with the parking table updates in the previous sections. The electric vehicle regulations remain the same as the current regulations.

No.	Section	Current Wording	Proposed Wording	Reason for Change
21.	Section 8 - Parking and Loading Table 8.3 – Required Residential Off-Street Parking Requirements	See Chart K	See Chart L	This table is updated to accommodate both the SSMUH and the TOA legislation in regard to the amount of off-street parking required per dwelling unit.
22.	Section 8 - Parking and Loading Table 8.3.1 – Other Residential Parking	See Chart M	See Chart N	This table has been updated to accommodate the short-term rental accommodation regulations and the re-organized residential parking table.
23.	Section 8 - Parking and Loading Section 8.5 Off-street Bicycle Parking Table 8.5 – Minimum Bicycle Parking Required (Apartment Housing, Required Long-term)	<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"> • 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 • <u>1.0 bike space per dwelling unit when the development occurs on a lot within a Transit Oriented Areas identified in Map 8.3.a , Map 8.3.b , Map 8.3.c , or Map 8.3.d</u> 	To increase the minimum bicycle parking to compensate when residential parking is not required.

No.	Section	Current Wording	Proposed Wording	Reason for Change
24.	Section 9 Specific Use Regulations Section 9.3.1 Bed and Breakfast Homes	<p>Bed and breakfast homes shall comply with the following regulations:</p> <ul style="list-style-type: none"> (a) the bed and breakfast home shall be operated as a secondary use only within the principal building, with a maximum four (4) sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 metres² each; and (b) the licensed operator of a bed and breakfast home must reside in the dwelling in which the bed and breakfast operation is located. 	<p>Bed and breakfast homes shall comply with the following regulations:</p> <ul style="list-style-type: none"> (a) the bed and breakfast home shall be operated as a secondary use only within the principal building <u>a Single Detached Dwelling</u>, with a maximum four (4) sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 metres² each; and (b) the licensed operator of a bed and breakfast home must reside in the dwelling in which the bed and breakfast operation is located; (c) <u>A licensed operator must also reside onsite during the operation of the bed and breakfast; and</u> (d) <u>Short-term rental accommodation is not permitted in combination with a bed and breakfast home. For example, If the licensed operator is not residing on site during the stay of paid guests then the operator is engaging in short-term rental accommodations.</u> 	<p>To accommodate the provincial housing legislation with infill housing and to clarify the bed and breakfast homes are to be located in single detached dwellings only.</p>
25.	Section 10 - Agriculture & Rural Residential Zones Section 10.2 Sub-Zones	Chart O	See Chart P	Update sub-zone purposes to exclude carriage house sub-zoning. This will allow a secondary suite and a carriage house on a rural

No.	Section	Current Wording	Proposed Wording	Reason for Change
				property if the lot size meets the minimum.
26.	Section 10 - Agriculture & Rural Residential Zones Section 10.3 Permitted Land Uses	See Chart Q	See Chart R	Update to exclude carriage house sub-zoning. This will allow a secondary suite and a carriage house on a rural property if the lot size meets the minimum.
27.	Section 11 - Single and Two Dwelling Zones	See Chart S	See Chart T	The Single Family Zones have been changed to the Suburban Residential zones with similar regulations but allowing up to four dwelling units per lot to accommodate the SSMUH legislation. Re-numbered tables.
28.	Section 13 – Multi-Dwelling Zones	See Chart U	See Chart V	Amend the multi-family zones to align with the provincial small scale multiple unit housing legislation and the provincial Transit Oriented Area legislation. This was done by adding a new MF ₄ zone around the hospital and breaking up the development

No.	Section	Current Wording	Proposed Wording	Reason for Change						
				regulations for the MF1 zone to be relative to the number of dwelling units onsite. Further, height and setbacks were adjusted to accommodate the provincial legislation.						
29.	Section 14 - Core Area and Other Zones 14.11 Core Area and Other Zones Commercial and Urban Centre Zone Development Regulations Criteria – Add New Row	n/a	<p>Add New Row:</p> <table border="1" data-bbox="1094 561 1633 1170"> <thead> <tr> <th data-bbox="1094 561 1289 597"></th> <th data-bbox="1289 561 1633 597">All Zones</th> </tr> </thead> <tbody> <tr> <td data-bbox="1094 597 1289 1170">Min. Riparian Management Area and Trail width</td> <td data-bbox="1289 597 1633 1170">Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA.</td> </tr> </tbody> </table>		All Zones	Min. Riparian Management Area and Trail width	Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA.	A new riparian management area and trail width regulation is proposed in order to acquire necessary right-of-way in locations where the SSMUH legislation requires rezoning.		
	All Zones									
Min. Riparian Management Area and Trail width	Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA.									
30.	Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – UC3	<table border="1" data-bbox="518 1175 1066 1421"> <tbody> <tr> <td data-bbox="518 1175 1066 1247">Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7}</td> </tr> <tr> <td data-bbox="518 1247 1066 1318">For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9}</td> </tr> <tr> <td data-bbox="518 1318 1066 1421">For areas identified as 12 storeys = 3.3 FAR ^{.9}</td> </tr> </tbody> </table>	Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7}	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}	<table border="1" data-bbox="1094 1175 1633 1421"> <tbody> <tr> <td data-bbox="1094 1175 1633 1247">Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7}</td> </tr> <tr> <td data-bbox="1094 1247 1633 1318">For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9, 13}</td> </tr> <tr> <td data-bbox="1094 1318 1633 1421">For areas identified as 12 storeys = 3.3 3.5 FAR ^{.9}</td> </tr> </tbody> </table>	Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7}	For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9, 13}	For areas identified as 12 storeys = 3.3 3.5 FAR ^{.9}	Added new footnote .13 to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation. Adjust the 12 storey density from 3.3
Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7}										
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}										
Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7}										
For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9, 13}										
For areas identified as 12 storeys = 3.3 3.5 FAR ^{.9}										

No.	Section	Current Wording	Proposed Wording	Reason for Change
	(Midtown)	<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 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>	FAR to 3.5 FAR to comply with the TOA legislation.
31.	Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – UC ₄ (Rutland)	<p>Min. Density (if applicable) & Max. Base Density FAR^{.1, .7}</p> <p>For areas identified as PARK = 0.5 FAR^{.9}</p> <p>For areas identified as 4 storeys = 1.6 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>See Underground Parking Base FAR Adjustments^{.12}</p>	<p>Min. Density (if applicable) & Max. Base Density FAR^{.1, .7}</p> <p>For areas identified as PARK = 0.5 FAR^{.9}</p> <p>For areas identified as 4 storeys = 1.6 FAR^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR^{.9, .13}</p> <p>For areas identified as 12 storeys = 3.3 3.5 FAR^{.9}</p> <p>See Underground Parking Base FAR Adjustments^{.12}</p>	Added new footnote .13 to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation. Adjust the 12 storey density from 3.3 FAR to 3.5 FAR to comply with the TOA legislation.
32.	Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – UC ₅ (Pandosy)	<p>Min. Density (if applicable) & Max. Base Density FAR^{.1, .7}</p> <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 = 1.8 FAR^{.9}</p> <p>For areas identified as 8 storeys = 2.35 FAR^{.9}</p> <p>For areas identified as 14 storeys = 3.9 FAR^{.9}</p>	<p>Min. Density (if applicable) & Max. Base Density FAR^{.1, .7}</p> <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 = 1.8 FAR^{.9, .13}</p> <p>For areas identified as 8 storeys = 2.35 FAR^{.9}</p> <p><u>For areas identified as 12 storeys = 3.5 FAR^{.9}</u></p> <p>For areas identified as 14 storeys = 3.9 FAR</p>	Added new footnote .13 to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation. Adjust the 12 storey density from 3.3 FAR to 3.5 FAR to comply with the TOA legislation.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		See Underground Parking Base FAR Adjustments ^{.12}	^{.9} See Underground Parking Base FAR Adjustments ^{.12}	
33.	Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – CA1	<p>Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}</p> <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>	<p>Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}</p> <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 ^{.4, .9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	Added new footnote ^{.4} to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation.
34.	Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – Footnotes	n/a	^{.13} Lots identified in a Transit Oriented Area identified by Map 8.3.b , Map 8.3.c, or Map 8.3.d have the base FAR for the 6-storey category increased from 1.8 FAR to 2.5 FAR. Developments that use this base density cannot apply the Underground Parking Base FAR Adjustment referenced in footnote ^{.12} .	Added new footnote ^{.13} to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation.

No.	Section	Current Wording	Proposed Wording	Reason for Change
35.	Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – Footnotes	⁻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	⁻⁴ The base FAR is adjusted to 3.5 and the maximum height is adjusted to 12 storeys & 39 metres only in situations where: a) the development is a hotel on a lot fronting a Provincial Highway that does not abut a lot that is zoned RR1, RR2, RU1, RU2, RU3, or RU5; or b) a primarily residential development is located within Map 8.3.c Orchard Park Exchange;	Rewrote footnote ⁻⁴ to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation.
36.	Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – Footnotes	⁻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; and b) Lots are within 400 m of transit stop; and c) The abutting lots are not zoned RR1, RR2, RU1, RU2, RU3, RU4, or RU5.	⁻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; and b) Lots are within 400 m of transit stop; and c) The abutting lots are not zoned RR1, RR2, RU1, RU2, RU3, or RU5.	Delete reference to RU4 zone.
37.	The footer at the bottom of all Sections	See Chart W	See Chart X	Change the footer to follow the relabeling of the Single & Two Dwelling Zones section to the Suburban Infill section.

Chart A

Original – Section 7 – Site Layout

Table 7.2 – Tree & Landscaping Planting Requirements cm =centimetres / m = metres / m ² = square metres				
Criteria	MF ₁ & MF ₂ Zones	MF ₃ 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 Medium Area ^{.4}	75% soil-based landscaping groundcover in landscape areas See Visual Example Figure 7.2.1			
Minimum Growing Medium Volumes per Tree ^{.4}	Large Single: 30 m ³ - Large Multiple Connected by Trench or Cluster: 25 m ³ Medium Single: 20 m ³ - Medium Multiple Connected by Trench or Cluster: 18 m ³ Small Single: 15 m ³ - Small Multiple Connected by Trench or Cluster: 12 m ³			
FOOTNOTES (Section 7.2): ^{.1} All deciduous trees shall have a minimum clear stem height of 1.5 m. ^{.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. ^{.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. ^{.4} Minimum growing medium may be shared through the landscape area (tree, turf, and shrub).				

Chart B

Proposed – Section 7 – Site Layout

Table 7.2 – Tree & Landscaping Planting Requirements <small>cm =centimetres / m = metres / m² = square metres</small>			
Criteria	Any MF1, RU1, RU2, or RU3 zone for which the lot contains 3 or more dwelling units.	MF2 zone, MF3 zones, Core Area Zone, Village Centre Zone, Health District Zones, and Institutional Zones	Urban Centre Zones, Commercial Zones, Industrial Zones, & Comprehensive Development Zones
Minimum Number of Trees within Landscape Areas ⁻²	1 tree per 10 linear metres of landscape area ^{-2, .7, .10, .11}	1 tree per 10 linear metres of landscape area ⁻²	1 tree per 10 linear metres of landscape area ^{-2, .6}
Minimum Growing Medium Area ⁻⁴	75% soil-based landscaping groundcover in landscape areas ^{-9, .11} See Visual Example Figure 7.2.1	75% soil-based landscaping groundcover in landscape areas ⁻⁹ See Visual Example Figure 7.2.1	75% soil-based landscaping groundcover in landscape areas ^{-6, .9} See Visual Example Figure 7.2.1
Minimum Landscaping for any surface parking lot over 15 vehicles ⁻⁵	(a) Notwithstanding Section 7.2.3, if a parking lot over 15 vehicles abuts a street, that interface must have at least a minimum 1.5 metres landscape area (the setback landscaping area might be larger). See Figure 7.2.10; (b) landscaped islands are required at the end of each parking aisle; (c) the maximum number of parking spaces in a consecutive row is 14 with a landscaped island or drive aisle separating the next 14 spaces; (d) landscaped islands are not to be longer than the adjacent parking space; (e) landscaped islands shall be clearly delineated as separate and in addition to required parking and loading spaces; (f) locate landscaped islands such that loading and unloading vehicles can gain access without undue interference; and (g) a minimum of one tree must be included in a landscaped island.		
Minimum / Maximum Tree Spacing	Minimum tree spacing is based on site requirements for sightlines or accessibility along with standard planting practices for the tree species. Trees may be planted closer together as needed and additional trees are highly encouraged. Spacing is not dictated by requirements for the number of trees required in the Landscape Area.		
Minimum Setback from buildings, raised patios, and balconies to on-site trees	Large: 3 m radius from centre of tree up to the second storey of the building Medium: 2 m radius from centre of tree up the second storey of the building Small: 1 m radius from centre of tree up to the second storey of the building Any underground parkade, underground building, underground structure (such as a stormwater detention tank) must be setback at least 1 metre volumetrically measured from the centre of the tree at finished grade (trunk flare).		

Table 7.2 – Tree & Landscaping Planting Requirements				
cm =centimetres / m = metres / m ² = square metres				
Criteria	Any MF ₁ , RU ₁ , RU ₂ , or RU ₃ zone for which the lot contains 3 or more dwelling units.	MF ₂ zone, MF ₃ zones, Core Area Zone, Village Centre Zone, Health District Zones, and Institutional Zones	Urban Centre Zones, Commercial Zones, Industrial Zones, & Comprehensive Development Zones	
Minimum Deciduous Tree Planting Stock Caliper ⁻¹	Large: 5 cm Medium: 4 cm Small: 3 cm			
Minimum Coniferous Tree Planting Stock Height	250 cm			
Minimum Ratio between Tree size ⁻³	Large: Min 50% Medium: No min or max Small: Max 25%			
Minimum Growing Medium Volumes per Tree ^{-4, -8}		Single Tree	Pair	Shared
	Large Tree	30 m ³	20 m ³	15 m ³
	Medium Tree	20 m ³	15 m ³	12 m ³
	Small Tree	15 m ³	12 m ³	10 m ³
FOOTNOTES (Section 7.2): ⁻¹ All deciduous trees shall have a minimum clear stem height of 1.5 m. ⁻² The linear metre calculation is used to determine a minimum number of trees that is to be planted within the landscape area (not the minimum spacing). At least one tree per landscape area is required. ⁻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 determination of the tree size ratio. However, these trees require the equivalent Large Tree Growing Medium Volume. All trees onsite including the trees within the landscape area and the trees within parking lot landscape islands must meet this ratio. ⁻⁴ Minimum growing medium may be shared through the landscape area (tree, turf, and shrub). Electrical transformers and driveways within the landscape areas can be excluded from the minimum percentage of growing medium area. ⁻⁵ The minimum number of trees within landscape areas and within parking islands are separate calculations and cannot be double counted to meet minimum numbers. However, trees in adjacent parking landscape islands may share growing medium with the Landscape Area to meet trenched/shared growing medium minimum amounts. ⁻⁶ The minimum number of trees in the front yard or flanking yard landscape area can be planted outside the front yard or flanking yard landscape areas if the abutting boulevard contains an irrigated boulevard with planted street trees. If the minimum number of trees is planted outside the front yard or flanking yard landscape area then there is no minimum growing medium area required in the front yard or flanking yard landscape area . ⁻⁷ The minimum landscaping and number of trees required are only required when a lot contains three				

Table 7.2 – Tree & Landscaping Planting Requirements <small>cm =centimetres / m = metres / m² = square metres</small>			
Criteria	Any MF ₁ , RU ₁ , RU ₂ , or RU ₃ zone for which the lot contains 3 or more dwelling units.	MF ₂ zone, MF ₃ zones, Core Area Zone, Village Centre Zone, Health District Zones, and Institutional Zones	Urban Centre Zones, Commercial Zones, Industrial Zones, & Comprehensive Development Zones
<p>or more dwelling units.</p> <p>^{.8} For growing medium volume calculation, any continuous growing medium the roots can reach on the subject property to a depth of 1 metre can be applied. The boulevard can be used for growing medium volume if the growing medium volume does not interfere with the necessary growing medium volume for street trees. If this growing medium area is covered by sidewalk or other impervious surface, soil cells will be required to achieve the minimum growing medium requirement. If the overall soil volumes cannot be met but soil cells are installed, then there is no minimum growing medium volume requirement.</p> <p>^{.9} There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area.</p> <p>^{.10} The minimum number of trees in the front yard or flanking yard landscape area can be planted outside the front yard or flanking yard landscape areas if the abutting boulevard contains overhead electrical power lines that would interfere with the growth of the trees.</p> <p>^{.11} There is no minimum number of trees onsite and no minimum growing medium area within the front yard or flanking yard landscape area if adequately sized large trees are planted within the boulevard utilizing soil cells and the boulevard contains a sidewalk or a sidewalk is installed.</p>			

Chart C

Original – Section 7.3 - Refuse and Recycling Bins

7.3 Refuse and Recycling Bins

- 7.3.1 All refuse and recycling bins (including all other large receptacles used for the temporary storage of materials) that are placed wholly above **natural grade** (in zones other than agricultural zones) shall:
- (a) require opaque screening from **adjacent lots** and **streets**.
 - (b) all screening shall be a minimum of 1.3 metres in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
 - (c) all sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 metres in height.
 - (d) all refuse or recycling bins shall be setback a minimum of 3.0 metres from any **lot line abutting a rural residential, single & two dwelling, or multi-dwelling** zone.
 - (e) an unobstructed access **lane** with a minimum width of 3.0 metres and a minimum vertical **clearance** of 4.6 m shall be provided to provide access to a required garbage and recycling room or enclosure
- 7.3.2 All refuse and recycling bins that are placed in-ground must be set back 0.5 metres from a **front lot line** or **side lot line**.

Chart D

Proposed – Section 7.3 - Refuse and Recycling Bins

7.3 Refuse and Recycling Bins

Private Collection

- 7.3.1 All refuse and recycling bins (including all other large receptacles used for the temporary storage of materials) that are placed wholly above **natural grade** (in zones other than agricultural zones) shall:
- (a) require opaque screening from **adjacent lots** and **streets**.
 - (b) all screening shall be a minimum of 1.3 metres in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
 - (c) all sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 metres in height.
 - (d) all refuse or recycling bins shall be setback a minimum of 3.0 metres from any **lot line abutting a rural residential, single & two dwelling, or multi-dwelling zone**.
 - (e) an unobstructed access **lane** with a minimum width of 3.0 metres and a minimum vertical **clearance** of 4.6 m shall be provided to provide access to a required garbage and recycling room or enclosure
- 7.3.2 All refuse and recycling bins that are placed in-ground must be set back 0.5 metres from a **front lot line** or **side lot line**.

Public Collection

- 7.3.3 All garbage and recycling containers must be stored within a building, enclosure, or a garage. The space allocated per bin must meet the dimensions shown in Table 7.3.3 Minimum Refuse and Recycling Bin Space.

Container Size:	Min. Cart Length (m)	Min. Cart Width (m)	Min. Cart Height (m)	Min. Cart Aisle Width ^{.1}
120 litre Cart	0.6 m	0.5 m	1.8 m	0.6 m
240 litre Cart	0.7 m	0.6 m	1.9 m	0.7 m
360 litre Cart	0.9 m	0.7 m	2.0 m	0.8 m

FOOTNOTES (Table 7.3.3):

^{.1} The bins cannot overlap with any other allocated space such as a parking space. The minimum bin aisle space is necessary to roll the bins to the outside and cannot overlap with any other space such as a parking space.

Chart E

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	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 or when a surface parking space abuts a lane perpendicularly.

Chart F

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
Principal Dwelling units in the A1, A2, RR1, RR2, RU1, RU2, RU3, and RU5 zones.	100% ^{.3}	0%
Carriage house or secondary suite	0%	100% ^{.3, .4}
Dwelling units in the MF1 zone with access to a lane	0% ^{.5}	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 or when a surface parking space abuts a lane perpendicularly.
- ^{.5} For any MF1 development with two dwelling units or less, the minimum regular size vehicle parking spaces for the principal dwelling units is 100%.

Chart G

Original – Section 8.2.17 Accessible Parking Standards

Accessible Parking Standards

8.2.17 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](#):

Table 8.2.17 Amount of Accessible Parking Spaces		
Total Number of Parking Spaces Onsite.	Min. Number of Required Accessible Parking Spaces	Min. Number of Required Van-Accessible Parking Spaces
1 – 4 spaces	0 spaces	0 spaces
5 – 36 spaces	1 space	0 spaces
37 – 68 spaces	2 spaces	1 space
69 – 100 spaces	3 spaces	1 space
101-150 spaces	4 spaces	1 space
151-200 spaces	5 spaces	1 space
201-300 spaces	6 spaces	2 spaces
301-400 spaces	7 spaces	2 spaces
401-500 spaces	8 spaces	2 spaces
Over 500 spaces	2% of the total spaces	2 spaces

Note: The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6) and two (2) of which must be van accessible.

- (a) if one or more visitor parking spaces are required, then at least one of those visitor [parking spaces](#) shall be configured as an accessible [parking space](#);
- (b) designate as an accessible [parking space](#) using appropriate signage;
- (c) include accessible [parking spaces](#) in the calculation of the applicable minimum parking requirement; and
- (d) accessible [parking spaces](#) shall be located as close to a main [building](#) entrance, on a level non-skid surface.

Chart H

Proposed – Section 8.2.17 Accessible Parking Standards

Accessible Parking Standards

8.2.17 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](#). However, if a development is within a Transit Oriented Area as identified in Map 8.3.a, Map 8.3.b, Map 8.3.c, or Map 8.3.d and utilizes the parking exemption to provide less parking than would otherwise be required by Table 8.3 Required Off-Street Parking Requirements then development must provide at least the minimum required amount of Accessible Parking spaces onsite as identified in Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas.

- (a) if one or more visitor parking spaces are required, then at least one of those visitor [parking spaces](#) shall be configured as an accessible [parking space](#);
- (b) designate as an accessible [parking space](#) using appropriate signage;
- (c) include accessible [parking spaces](#) in the calculation of the applicable minimum parking requirement; and
- (d) accessible [parking spaces](#) shall be located as close to a main [building](#) entrance, on a level non-skid surface.

Table 8.2.17 Amount of Accessible Parking Spaces		
Total Number of Parking Spaces Onsite.	Min. Number of Required Accessible Parking Spaces	Min. Number of Required Van-Accessible Parking Spaces
1 – 4 spaces	0 spaces	0 spaces
5 – 36 spaces	1 space	0 spaces
37 – 68 spaces	2 spaces	1 space
69 – 100 spaces	3 spaces	1 space
101-150 spaces	4 spaces	1 space
151-200 spaces	5 spaces	1 space
201-300 spaces	6 spaces	2 spaces
301-400 spaces	7 spaces	2 spaces
401-500 spaces	8 spaces	2 spaces
Over 500 spaces	2% of the total spaces	2 spaces

Note: The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6) and two (2) of which must be van accessible.

Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas		
Total Number of Dwelling Units	Min. Number of Required Accessible Parking Spaces	Min. Number of Required Van-Accessible Parking Spaces
1 – 9 units	0 spaces	0 spaces

Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas		
Total Number of Dwelling Units	<u>Min.</u> Number of Required Accessible <u>Parking Spaces</u>	<u>Min.</u> Number of Required Van-Accessible <u>Parking Spaces</u>
10 – 50 units	1 <u>space</u>	0 <u>spaces</u>
51-100 units	2 <u>spaces</u>	1 <u>space</u>
101 – 200 units	3 <u>spaces</u>	1 <u>space</u>
201-300 units	4 <u>spaces</u>	1 <u>space</u>
301-400 units	5 <u>spaces</u>	1 <u>space</u>
Over 400 units	6 <u>spaces</u>	2 <u>spaces</u>

Note: The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6) and two (2) of which must be van accessible.

Chart I

Original – 8.2.18 Electric Vehicle Charging and Table 8.2.18 Minimum Electric Vehicle Parking and Charging Requirements.

Electric Vehicle Charging

8.2.18 The minimum electric vehicle parking and charging requirements are described in Table 8.2.18.

Table 8.2.18 – Minimum Electric Vehicle Parking and Charging Requirements					
Land Use / Type of Development	Minimum amount of electric vehicle energized outlets per parking space capable of providing level 2 charging ^{.8}				Effective Date
	Urban Centre Zones	MF1 Zone, Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area ^{.6}	
Apartment Housing, ^{.1, .2, .3, & .4} Stacked Townhouses, ^{.1, .2, .3, & .4} & Townhouses ^{.1, .2, .3, & .4}	Min 0.8 energized spaces ^{.6} per bachelor dwelling unit	Min 0.9 energized spaces ^{.6} per bachelor dwelling unit	Min 1.0 energized space ^{.6} per dwelling unit	Min 1.0 energized space ^{.6} per dwelling unit	April 1, 2024 ^{.7}
	Min 0.9 energized spaces ^{.6} per 1 bedroom dwelling unit	Min 1.0 energized space ^{.6} per 1 or more bedroom dwelling unit			
	Min 1.0 energized space ^{.6} per 2 or more bedroom dwelling unit				
Congregate Housing ^{.1, .2, .3, & .4} & Supportive Housing ^{.1, .2, .3, & .4}	Min 0.35 energized spaces per sleeping unit	Min 0.35 energized spaces per sleeping unit	Min 0.35 energized spaces per sleeping unit	Min 0.35 energized spaces per sleeping unit	
Duplex Housing, ^{.1 & .5} Semi-Detached Housing, ^{.1 & .5} &	Min 1.0 energized space per dwelling unit	Min 1.0 energized space per dwelling unit	Min 1.0 energized space per dwelling unit	Min 1.0 energized space per dwelling unit	

<p>Single Detached Housing .1 & .5</p>					
<p>FOOTNOTES (Section 8.2.18)</p> <p>.1 The minimum energized electric vehicle energized outlets do not apply to the visitor parking.</p> <p>.2 Energized Outlets must be labelled for their intended use for electric vehicle charging only.</p> <p>.3 Energized Outlets must be assigned to an individual vehicle parking space and must be located no further than 1.0 metre from that parking space.</p> <p>.4 No more than one Energized Outlet may be assigned to an individual vehicle parking space.</p> <p>.5 The minimum energized electric vehicle energized outlets do not apply to secondary suites or carriage houses.</p> <p>.6 The minimum amount of electric vehicle energized outlets per parking space capable of providing level 2 charging can be reduced by 75% if the lot is zoned with a “r – rental only” sub-zone that restricts the dwelling units to a rental only tenure and prohibits any building stratification or bareland stratification.</p> <p>.7 This is the date these regulation will come into effect.</p> <p>.8 Where base parking requires a minimum of less than 1.0 space per dwelling unit, all parking spaces require an energized outlet capable of providing level 2 charging shall be provided. For example: each dwelling unit should be assigned an energized parking space prior to a dwelling unit being assigned two or more energized parking spaces.</p>					

Chart J

Proposed – 8.2.18 Electric Vehicle Charging and Table 8.2.18 Minimum Electric Vehicle Parking and Charging Requirements.

Electric Vehicle Charging

8.2.18 Any development with residential **dwelling units** that provides an on-site parking **spaces** for that **dwelling unit** must be an electric vehicle **energized outlet** capable of providing **level 2 charging**. The rate shall be one energized **space** per **dwelling unit** that is provided a parking stall. For example, if a development does not provide a parking space onsite for that dwelling unit then there is no requirement for an electric vehicle **energized outlet** for that **dwelling unit**.

- a) The minimum energized electric vehicle energized outlets do not apply to the visitor parking.
- b) **Energized Outlets** must be labelled for their intended use for electric vehicle charging only.
- c) **Energized Outlets** must be assigned to an individual vehicle parking space and must be located no further than 1.0 metre from that parking space.
- d) No more than one **Energized Outlet** may be assigned to an individual vehicle parking space.
- e) The minimum energized electric vehicle energized outlets do not apply to secondary suites or carriage houses.
- f) The minimum amount of electric vehicle **energized outlets** per parking space capable of providing **level 2 charging** can be reduced by 75% if the lot is zoned with a “r – rental only” sub-zone that restricts the **dwelling units** to a rental only tenure and prohibits any building stratification or bareland stratification.
- g) The Effective date these regulation will come into effect is April 1st 2024.

Table 8.2.18 [Deleted]

Chart K

Original – Table 8.3 – Required Residential Off-Street Parking Requirements

Table 8.3 – Required Residential Off-Street Parking Requirements ^{.6}					
Land Use / Type of Development	Urban Centre Zones ^{.5}	MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area ^{.3}	Minimum Visitor Parking Requirement ^{.1, .2}
Apartment Housing, Townhouses, Stacked Townhouses, & Residential Security Operator Unit	Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit	Min 0.9 spaces ^{.4} & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	Min 0.14 spaces ^{.1} & Max 0.2 spaces per dwelling unit
	Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit	Min 1.0 space ^{.4} & Max 1.25 spaces per 1 bedroom dwelling unit	Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	
	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	
Congregate Housing & Supportive Housing	Min 0.35 spaces per sleeping unit; Plus a Min 0.5 spaces per non-resident on-duty employee or a Min of 3.0 spaces (whichever is greater). Max 2.0 spaces per sleeping unit				Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Single Detached Housing, Semi-Detached Housing, &	Min 1.0 space per dwelling unit & Max n/a	Min 1.0 space per dwelling unit & Max n/a	Min 2.0 spaces per dwelling unit & Max n/a	Min 2.0 spaces per dwelling unit & Max n/a	Min 0.0 ^{.7} spaces & Max n/a

Table 8.3 – Required Residential Off-Street Parking Requirements^{.6}

Land Use / Type of Development	Urban Centre Zones ^{.5}	MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area ^{.3}	Minimum Visitor Parking Requirement ^{.1, .2}
Duplex Housing					

FOOTNOTES (Table 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 8.3.1 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.
- ^{.6} This table provides the minimum and maximum base parking requirements for various residential land uses.
- ^{.7} Within a residential strata with five or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.

Chart L

Proposed – Table 8.3 – Required Residential Off-Street Parking Requirements

Table 8.3 – Required Residential Off-Street Parking Requirements					
Location of Residential Development	Required Parking by Unit Type				Visitor Parking Required ^{.1, .2}
	Studio Units	1 – bedroom Units	2 – bedroom Units	3 – bedroom or more Units	
Dwelling Units within an Urban Centre Zone ^{.5, .8}	Min 0.8 spaces & Max 1.25 spaces per studio	Min 0.9 spaces & Max 1.25 spaces per 1 bedroom	Min 1.0 space & Max 1.5 spaces per 2 bedroom	Min 1.0 space & Max 1.5 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units within a Village Centre Zone	Min 0.9 spaces & Max 1.25 spaces per studio	Min 1.0 space & Max 1.25 spaces per 1 bedroom	Min 1.1 spaces & Max 1.6 spaces per 2 bedroom	Min 1.4 spaces & Max 2.0 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units within the MF1 Zone ^{.8}	Min 1.0 space & Max 1.5 spaces per studio ^{.10}	Min 1.0 space & Max 1.5 spaces per 1 bedroom ^{.10}	Min 1.0 space & Max 1.5 spaces per 2 bedroom ^{.10}	Min 1.0 space & Max 2.0 spaces per 3 bedroom ^{.10}	n/a
Dwelling Units for lots fronting a Transit Supportive Corridor ^{.8, .9}	Min 0.9 spaces & Max 1.25 spaces per studio	Min 1.0 space & Max 1.25 spaces per 1 bedroom	Min 1.1 spaces & Max 1.6 spaces per 2 bedroom	Min 1.4 spaces & Max 2.0 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units for lots within the Core Area ^{.8, .9}	Min 1.0 space & Max 1.25 spaces per studio	Min 1.2 spaces & Max 1.6 spaces per 1 bedroom	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom	Min 1.6 spaces & Max 2.2 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units for lots outside the Core Area with 4 or less dwelling units	Min 1.25 space & Max 1.5 spaces per studio ^{.10}	Min 1.25 space & Max 1.5 spaces per 1 bedroom ^{.10}	Min 1.25 space & Max 1.5 spaces per 2 bedroom ^{.10}	Min 1.25 space & Max 2.0 spaces per 3 bedroom ^{.10}	n/a
Dwelling Units for lots outside the Core Area with 5 or more dwelling units	Min 1.0 space & Max 1.25 spaces per studio ^{.10}	Min 1.25 spaces & Max 1.6 spaces per 1 bedroom ^{.10}	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom ^{.10}	Min 2.0 spaces & Max 2.6 spaces per 3 bedroom ^{.10}	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units within A1, A2, RR1, & RR2 Zones	Min 2.0 spaces per dwelling unit ^{.12} & Max is n/a				Min 0.0 ^{.13} spaces & Max n/a
Dwelling Units within the	Min 1.0 space per dwelling unit, except 0.15 spaces per student only residences				Min 0.14 spaces ^{.11} &

Table 8.3 – Required Residential Off-Street Parking Requirements

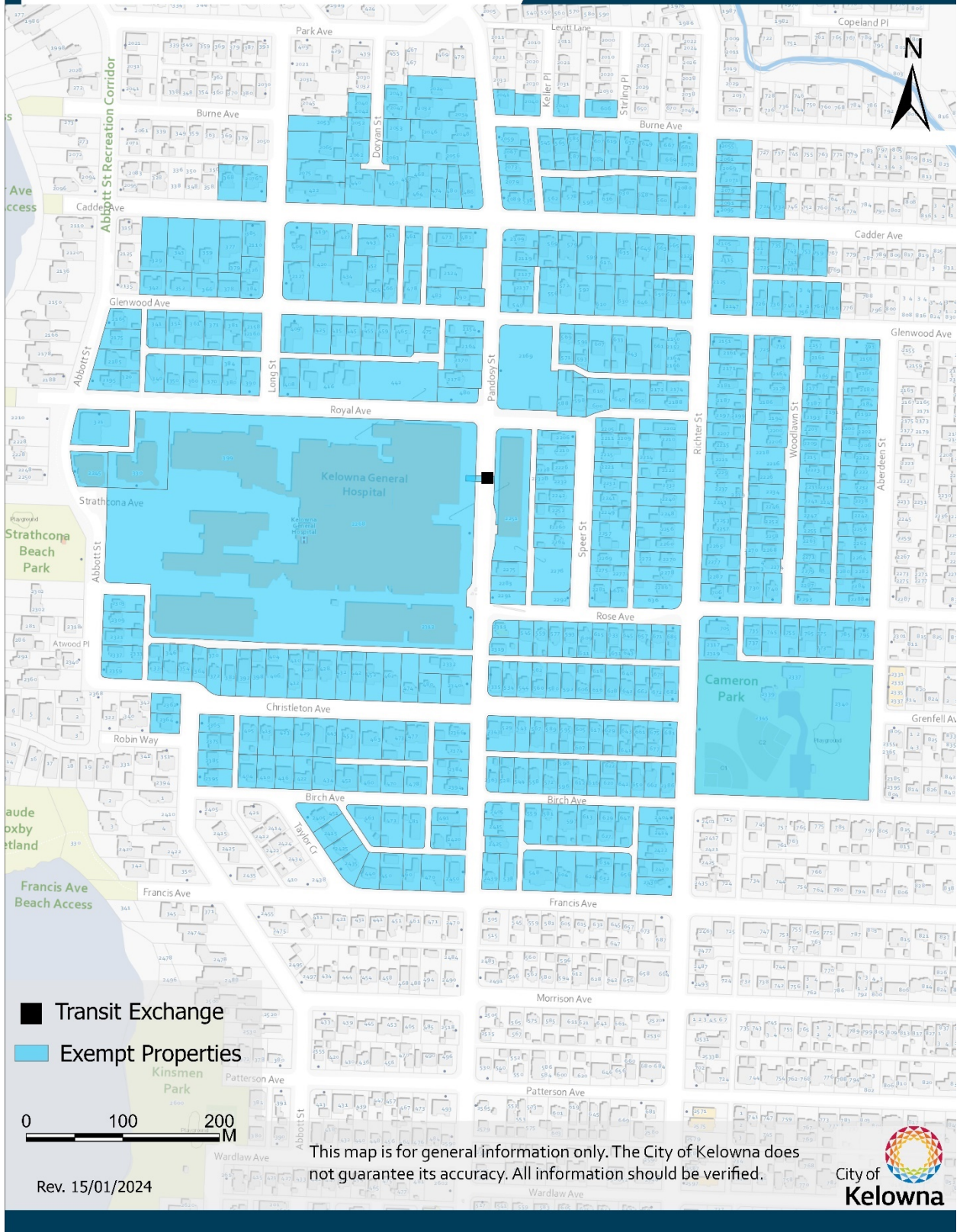
Location of	Required Parking by Unit Type				Visitor Parking
CD20 Zone	& Max 1.5 spaces per dwelling unit				Max 0.2 spaces per dwelling unit
Dwelling Units within the CD22 zone	Min 0.75 spaces & Max 1.0 space per studio	Min 0.9 spaces & Max 1.25 spaces per 1 bedroom	Min 1.0 space & Max 1.6 spaces per 2 bedroom	Min 1.1 spaces & Max 2.0 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units within the CD26 zone	Min 1.0 space & Max 1.5 space per studio	Min 1.0 space & Max 1.5 spaces per 1 bedroom	Min 1.0 space & Max 1.5 spaces per 2 bedroom	Min 1.0 space & Max 1.5 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Congregate Housing, Group Homes, & Supportive Housing ^{.8}	Min 0.35 spaces per sleeping unit; Plus a Min 0.5 spaces per non-resident on-duty employee or a Min of 3.0 spaces (whichever is greater) & Max 2.0 spaces per sleeping unit				Min 0.14 spaces & Max 0.2 spaces per dwelling unit

FOOTNOTES (Table 8.3):

- ^{.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 seven (7) dwelling units. For example, a lot with six (6) dwelling units does not require a visitor parking space.
- ^{.3} [Deleted]
- ^{.4} [Deleted]
- ^{.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.
- ^{.6} [Deleted]
- ^{.7} [Deleted]
- ^{.8} Lots in a Transit Oriented Area (identified in Map 8.3.a, Map 8.3.b, Map 8.3.c, and Map 8.3.d) have no minimum residential parking requirement. However, there is a minimum number of accessible parking spaces required in all new developments (See Section 8.2.17 Accessible Parking Standards).
- ^{.9} This category does not apply to any lots that are zoned MF1, UC1, UC2, UC3, UC4, UC5, or VC1.
- ^{.10} There is no maximum when a lot contains two or fewer dwelling units.
- ^{.11} The minimum visitor parking is 0.05 spaces per student only residences.
- ^{.12} Except secondary suites and carriage houses only require 1.0 space per dwelling unit. The parking spaces for the secondary suites and carriage houses 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.
- ^{.13} Within a residential strata with five or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.

Residential Parking Exemptions

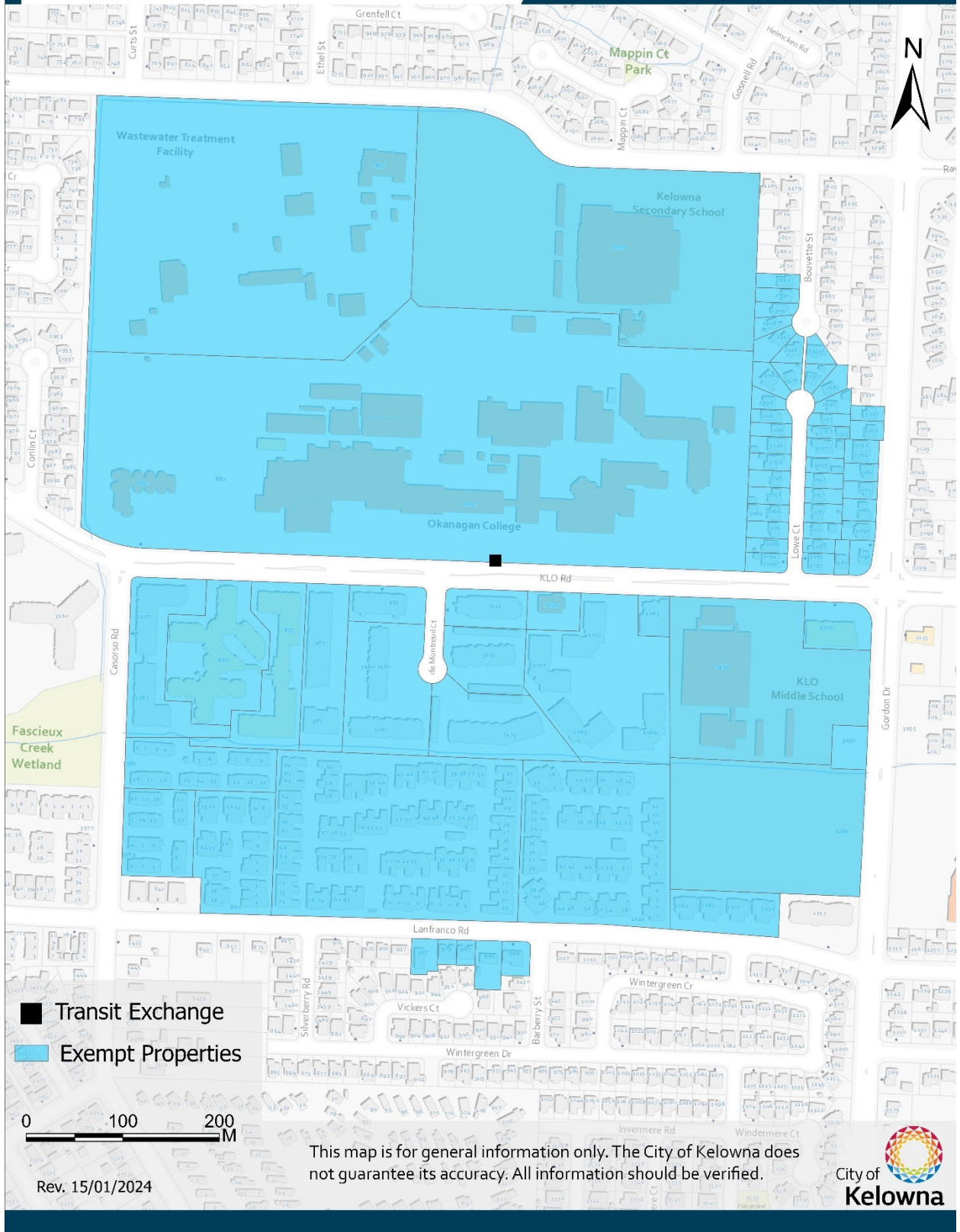
Map 8.3.a Hospital Exchange



Rev. 15/01/2024

Residential Parking Exemptions

Map 8.3.b Okanagan College Exchange

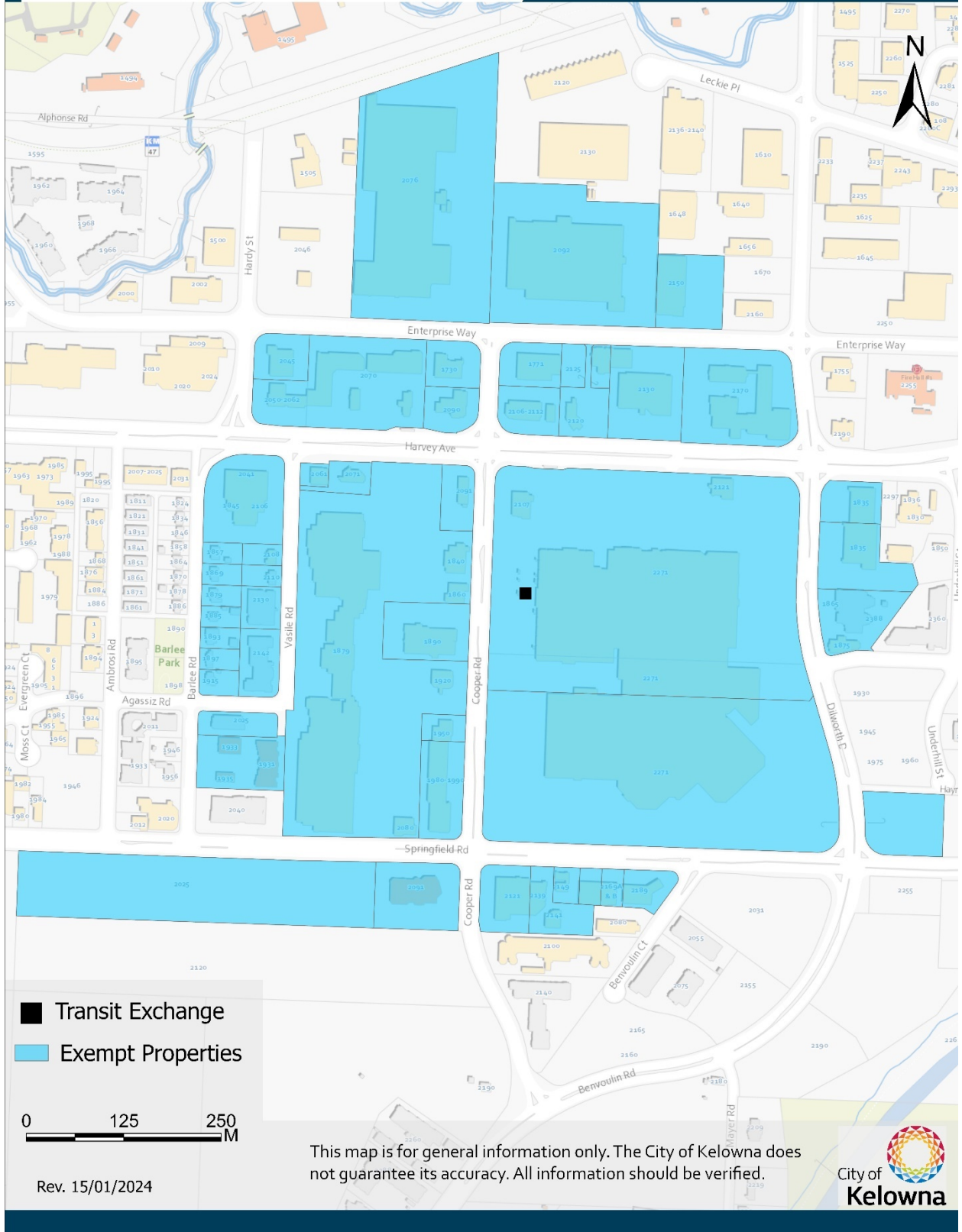


This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Rev. 15/01/2024

Residential Parking Exemptions

Map 8.3.c Orchard Park Exchange



Residential Parking Exemptions

Map 8.3.d Rutland Exchange

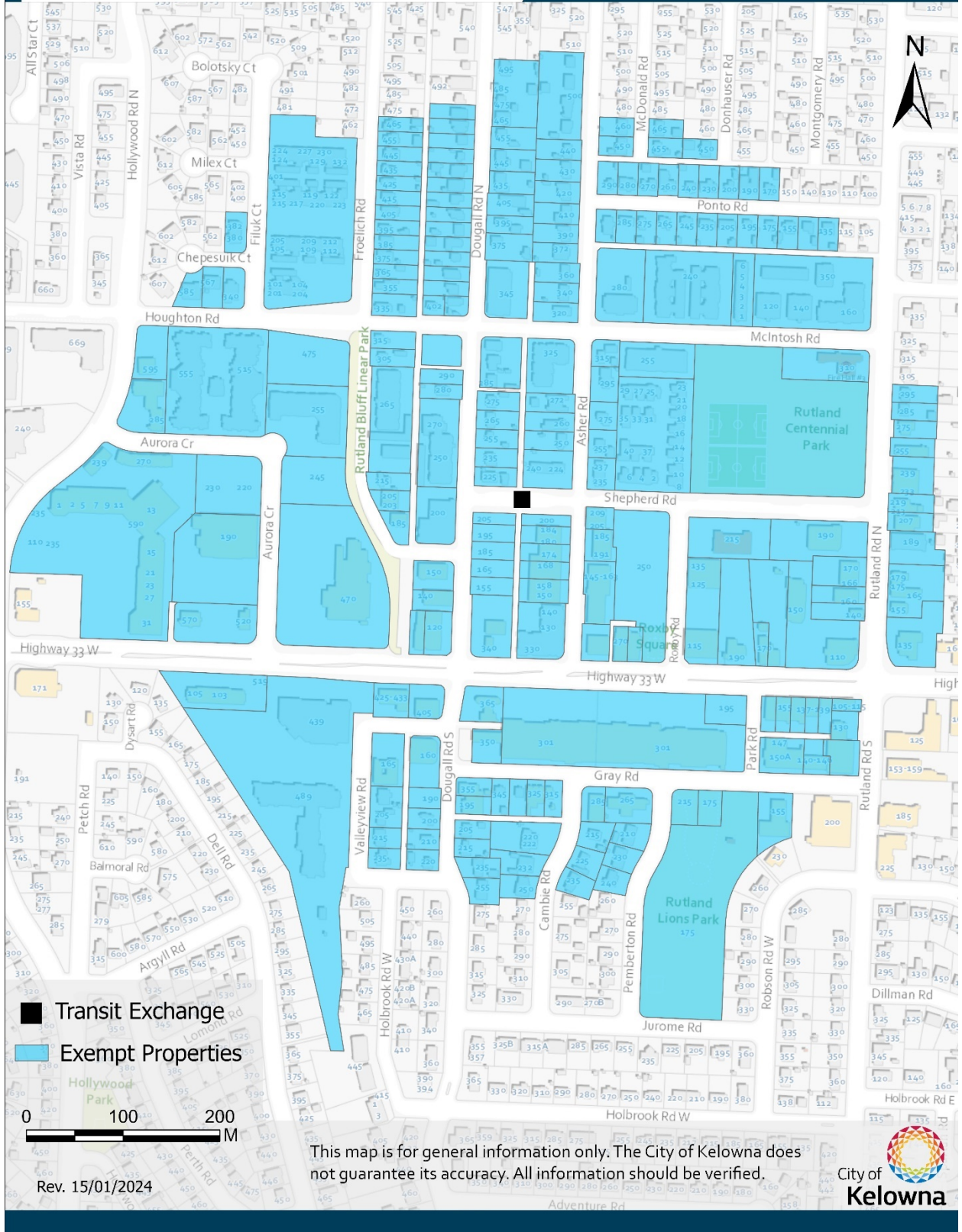


Chart M

Original – Table 8.3.1 – Other Residential Parking

Table 8.3.1 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	
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 spaces 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
Group Home	1.0 space; plus 0.35 spaces per sleeping unit	2.0 spaces; plus 1.0 space 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 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
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
Short – Term Rental Accommodation: <ul style="list-style-type: none"> Agriculture & Rural Zones and Single & Two Dwelling Zones 	1.0 space per two sleeping units	n/a	n/a

FOOTNOTES (Table 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 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 Deleted

Chart N

Proposed – Table 8.3.1 – Other Residential Parking

Table 8.3.1 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	
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 spaces per sleeping unit	1.5 space; plus 2.0 spaces per sleeping unit	n/a
[Deleted]	[Deleted]	[Deleted]	[Deleted]
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
[Deleted]	[Deleted]	[Deleted]	[Deleted]
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
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]
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[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]

Table 8.3.1 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	
FOOTNOTES (Table 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} [Deleted] ^{.3} [Deleted]			

Chart O

Original – Section 10 Agriculture & Rural Residential Zones - Section 10.2 Sub-Zones

Section 10.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
A1 - Agriculture	n/a	n/a
A2 – Agriculture / Rural Residential	A2c – Agriculture / Rural Residential with Carriage House	The purpose is to provide a sub-zone for A2 lots to allow carriage houses on a case-by-case basis were supported by OCP policy.
RR1 – Large Lot Rural Residential	RR1c – Large Lot Rural Residential with Carriage House	The purpose is to provide a sub-zone for RR1 lots to allow carriage houses on a case-by-case basis were supported by OCP policy.
	RR1cc – Large Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR1 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RR2 – Small Lot Rural Residential	RR2c – Small Lot Rural Residential with Carriage House	The purpose is to provide a sub-zone for RR2 lots to allow carriage houses on a case-by-case basis were supported by OCP policy.
	RR2cc – Small Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR2 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.

Chart P

Proposed – Section 10 Agriculture & Rural Residential Zones - Section 10.2 Sub-Zones

Section 10.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
A1 - Agriculture	n/a	n/a
A2 – Agriculture / Rural Residential	n/a	n/a
RR1 – Large Lot Rural Residential	RR1cc – Large Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR1 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RR2 – Small Lot Rural Residential	RR2cc – Small Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR2 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.

Chart Q

Original – Section 10 Agriculture & Rural Residential Zones - Section 10.3 Permitted Land Uses

Section 10.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
Accessory Buildings or Structures	S	S	S	S
Agriculture	P	P	-	-
Agriculture, Urban	P	P	P	P
Agriculture, Intensive ^{.10}	P	-	-	-
Agri-Tourism ^{.10}	S	S	-	-
Alcohol Production Facility ^{.10}	S	-	-	-
Animal Clinics, Major	P	S ^{.5}	S ^{.5}	-
Animal Clinics, Minor	P	S	S	-
Aquaculture	P	P	-	-
Bed and Breakfast Homes	S ^{.2, .12}	S ^{.2, .12}	S ^{.2, .12}	S ^{.2, .12}
Cannabis Cultivation ^{.10}	P	-	-	-
Carriage House	S ^{.11}	S ^{.2, .8}	S ^{.2, .8}	S ^{.2, .8}
Child Care Centre, Major	-	-	P ^{.1}	P ^{.1}
Child Care Centre, Minor	S	S	S	S
Farm Retail Sales Stands ^{.10}	S	-	-	-
Forestry	P	-	-	-
Greenhouses and Plant Nurseries	P ^{.4}	P ^{.4}	P ^{.4}	-
Group Home	-	P	P	P
Home-Based Business, Major	S	S	S	S
Home-Based Business, Minor	S	S	S	S
Home-Based Business, Rural	S ^{.9}	S ^{.9}	S ^{.9}	-

Section 10.3 - Permitted Land Uses				
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)			
	A1	A2	RR1	RR2
Kennels	P ^{.5}	P ^{.5}	P ^{.5}	-
Mobile Home	P ^{.6}	-	-	-
On-Farm Processing of Cannabis ^{.10}	S	-	-	-
On-Farm Processing ^{.10}	S	-	-	-
Secondary Suite	S ^{.2, .3}	S ^{.2, .3}	S ^{.2, .3}	S ^{.2, .3}
Short-Term Rental Accommodations	S ^{.12}	S ^{.12}	S ^{.12}	S ^{.12}
Single Detached Housing	P ^{.6}	P	P	P
Stables	P	P ^{.5}	-	-
Temporary Farm Worker Housing (TFWH) ^{.10}	S ^{.7}	S ^{.7}	-	-

FOOTNOTES (Section 10.3):

- ^{.1} The lot must have a child care sub-zone ‘cc’ on the property for a child care centre, major to be permitted.
- ^{.2} Only one of these secondary uses shall be permitted at any one time: bed & breakfast, secondary suite, or carriage house.
- ^{.3} Secondary suites must be on a lot serviced with community water.
- ^{.4} Greenhouses and plant nurseries may include the accessory sale of landscaping and gardening non-farm products provided that this accessory use is limited to 150 m² on the lot.
- ^{.5} Minimum lot area for animal clinics, major, kennels, and stables (stables only in the A2 zone) is 20,000 m².
- ^{.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 Agricultural Land Commission Act (and related regulation and policy).
- ^{.7} Existing structure with a building permit that was approved at least two (2) years prior to TFWH application, can be converted into TFWH, on the parcel within the farm unit. New TFWH must be in temporary structures on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.
- ^{.8} The lot must have a carriage house sub-zone ‘c’ on the property for a carriage house to be permitted. 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.
- ^{.9} All home-based business, rural must have a minimum lot area as described in Section 9.2 Home-

Section 10.3 - Permitted Land Uses				
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)			
	A1	A2	RR1	RR2
<p>based businesses.</p> <p>^{.10} Other legislation like the Agriculture Land Commission Act applies and may limit land uses.</p> <p>^{.11} Lots with carriage houses in the A1 zone must have a minimum lot area of 10,000 m². Mobile homes may be used as carriage houses in the A1 zone.</p> <p>^{.12} Short-term rental accommodation is not permitted in combination with a bed and breakfast home.</p>				

Chart R

Proposed – Section 10 Agriculture & Rural Residential Zones - Section 10.3 Permitted Land Uses

Section 10.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
Accessory Buildings or Structures	S	S	S	S
Agriculture	P	P	-	-
Agriculture, Urban	P	P	P	P
Agriculture, Intensive ^{.10}	P	-	-	-
Agri-Tourism ^{.10}	S	S	-	-
Alcohol Production Facility ^{.10}	S	-	-	-
Animal Clinics, Major	P	S ^{.5}	S ^{.5}	-
Animal Clinics, Minor	P	S	S	-
Aquaculture	P	P	-	-
Bed and Breakfast Homes	S ^{.12}	S ^{.12}	S ^{.12}	S ^{.12}
Cannabis Cultivation ^{.10}	P	-	-	-
Carriage House	S ^{.8}	S ^{.8}	S ^{.8}	S ^{.8}
Child Care Centre, Major	-	-	P ^{.1}	P ^{.1}
Child Care Centre, Minor	S	S	S	S
Farm Retail Sales Stands ^{.10}	S	-	-	-
Forestry	P	-	-	-
Greenhouses and Plant Nurseries	P ^{.4}	P ^{.4}	P ^{.4}	-
Group Home	-	P	P	P
Home-Based Business, Major	S	S	S	S
Home-Based Business, Minor	S	S	S	S
Home-Based Business, Rural	S ^{.9}	S ^{.9}	S ^{.9}	-

Section 10.3 - Permitted Land Uses				
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)			
	A1	A2	RR1	RR2
Kennels	P ^{.5}	P ^{.5}	P ^{.5}	-
Mobile Home	P ^{.6}	-	-	-
On-Farm Processing of Cannabis ^{.10}	S	-	-	-
On-Farm Processing ^{.10}	S	-	-	-
Secondary Suite	S ^{.3}	S ^{.3}	S ^{.3}	S ^{.3}
Single Detached Dwelling	P ^{.6}	P	P	P
Stables	P	P ^{.5}	-	-
Temporary Farm Worker Housing (TFWH) ^{.10}	S ^{.7}	S ^{.7}	-	-

FOOTNOTES (Section 10.3):

- ^{.1} The lot must have a child care sub-zone ‘cc’ on the property for a child care centre, major to be permitted.
- ^{.2} [Deleted].
- ^{.3} Secondary suites must be on a lot serviced with community water.
- ^{.4} Greenhouses and plant nurseries may include the accessory sale of landscaping and gardening non-farm products provided that this accessory use is limited to 150 m² on the lot.
- ^{.5} Minimum lot area for animal clinics, major, kennels, and stables (stables only in the A2 zone) is 20,000 m².
- ^{.6} Maximum one single detached dwelling or mobile home per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the Agricultural Land Commission Act (and related regulation and policy).
- ^{.7} Existing structure with a building permit that was approved at least two (2) years prior to TFWH application, can be converted into TFWH, on the parcel within the farm unit. New TFWH must be in temporary structures on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.
- ^{.8} 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. Mobile homes may be used as carriage houses in the A1 zone.
- ^{.9} All home-based business, rural must have a minimum lot area as described in Section 9.2 Home-based businesses.
- ^{.10} Other legislation like the Agriculture Land Commission Act applies and may limit land uses.
- ^{.11} [Deleted]
- ^{.12} [Deleted]

Chart S

Original – Section 11 Single and Two Dwelling Zones

SECTION 11 -

Single and Two Dwelling Zones

Section 11.1 - Zone Purposes	
Zones	Purpose
RU1 – Large Lot Housing	The purpose is to provide a zone for single detached housing , and compatible secondary uses , on larger serviced urban lots .
RU2 – Medium Lot Housing	The purpose is to provide a zone for single detached housing , and compatible secondary uses , on medium sized serviced urban lots .
RU3 – Small Lot Housing	The purpose is to provide a zone for single detached housing , and compatible secondary uses , on smaller serviced urban lots .
RU4 – Duplex Housing	The purpose is to provide a zone for duplex and semi-detached housing with compatible secondary uses , on larger serviced urban lots .
RU5 – Multiple Single Detached Housing	The purpose is to provide a zone for multiple single detached homes , and compatible secondary uses , on a single serviced urban lot .

Section 11.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
RU1 – Large Lot Housing	RU1c – Large Lot Housing with Carriage House	The purpose is to provide a sub-zone to allow for a carriage houses on selective properties.
	RU1cc – Large Lot Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU1 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RU2 – Medium Lot Housing	RU2c – Medium Lot Housing with Carriage House	The purpose is to provide a sub-zone to allow for a carriage houses on selective properties.
	RU2cc – Medium Lot Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU2 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.

Section 11.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
RU3 – Small Lot Housing	n/a	n/a
RU4 – Duplex Housing	RU4b – Duplex Housing with Boarding or Lodging House	The purpose is to provide a sub-zone for RU4 lots to allow for boarding or lodging house land uses on a case-by-case basis were supported by OCP policy.
	RU4cc – Duplex Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU4 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
	RU4hc - Duplex Housing with Heritage Commercial	The purpose is to provide a sub-zone for the preservation of land and buildings that have heritage value for low density residential uses to expand into complimentary commercial uses related to health services , and minor retail activities.
RU5 – Multiple Single Detached Housing	n/a	n/a

Section 11.3 - Permitted Land Uses					
Uses	Zones				
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)				
	RU1	RU2	RU3	RU4	RU5
Accessory Buildings or Structures	S	S	S	S	S
Agriculture, Urban	P	P	P	P	P
Bed & Breakfast	S ^{.9, .10}	S ^{.9, .10}	S ^{.9, .10}	S ^{.9, .10}	-
Boarding or Lodging	-	-	-	P (RU4b only)	-
Carriage House	S ^{.7, .9}	S ^{.7, .9}	-	S ^{.2, .9}	-
Child Care Centre, Major	P ^{.3}	P ^{.3}	-	P ^{.3}	P ^{.3}
Child Care Centre, Minor	S	S	S	S	S
Duplex Housing	-	-	-	P ^{.2}	-

Section 11.3 - Permitted Land Uses					
Uses	Zones				
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)				
	RU1	RU2	RU3	RU4	RU5
Group Home	P	P	P	P	P
Health Services	-	-	-	P (RU4hc only) ^{.4}	-
Home-Based Business, Major	S	S	-	S	S
Home-Based Business, Minor	S	S	S	S	S
Retail	-	-	-	S (RU4hc only) ^{.5}	-
Secondary Suite	S ^{.6, .9}	S ^{.6, .9}	S ^{.6, .9}	S ^{.2, .6, .9}	S ^{.9}
Semi-Detached Housing	-	-	-	P ^{.2}	-
Short-Term Rental Accommodations	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S
Single Detached Housing	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.2}	P ^{.8}

FOOTNOTES (Section 11.3):

^{.1} Maximum one [single detached house](#) per lot, [strata lot](#) or [bareland strata lot](#).

^{.2} Each [dwelling unit](#) (a [single detached house](#), a [duplex](#) unit, or a [semi-detached](#) unit) is permitted to have one secondary use (a [secondary suite](#) or a [carriage house](#)). Each lot can have a maximum of two principal [dwelling units](#) (ex. two [single detached houses](#), one [duplex](#), or a [semi-detached building](#)).

^{.3} The lot must have a child care sub-zone 'cc' on the property for a [child care centre, major](#) to be permitted.

^{.4} The [health services](#) use shall not generate more than two (2) clients to the site from which the business is being operated at any given time.

^{.5} The [retail](#) use shall be limited to those uses related to arts, crafts, or cultural activities such as souvenir, craft, or gift shops, bookstores, art galleries, or photography studios. Individual general [retail](#) services are limited to a maximum [net floor area](#) of 100 m².

^{.6} [Secondary suites](#) must be on a lot serviced with [community water](#).

^{.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 [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.

^{.8} The maximum density shall be three (3) units per 1,000 m². The maximum density is one (1) unit per 1,000 m² if the lot is not connected to [community sanitary sewer](#) and [community water](#).

Section 11.3 - Permitted Land Uses					
Uses	Zones				
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)				
	RU1	RU2	RU3	RU4	RU5
<p>^{.9} Only one of these secondary uses shall be permitted at any one time per principal dwelling unit: bed & breakfast, secondary suite, or carriage house.</p> <p>^{.10} Short-term rental accommodation is not permitted in combination with a bed and breakfast home.</p>					

Section 11.4 – Subdivision Regulations					
m = metres / m ² = square metres					
	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	RU4 ^{.1}	RU5
Min. Lot Width without access to a Rear Lane	16.5 m	13.0 m	8.5 m	18.0 m ^{.2}	40.0 m
Min. Lot Width with access to a Rear Lane or Strata Road	15.0 m	12.0 m	8.5 m	18.0 m ^{.2}	40.0 m
Min. Lot Width for Corner Lots	17.0 m	15.0 m	10.0 m	20.0 m ^{.2}	40.0 m
Min. Lot Depth	30.0 m	27.0 m	27.0 m	30.0 m	30.0 m
Min. Lot Area ^{.1}	450 m ²	350 m ² ^{.3}	255 m ²	540 m ² ^{.2}	4,000 m ²
Min. Building Envelope Area	150 m ²	130 m ²	n/a	200 m ²	n/a
New lots must have access to side or rear lane	no	no	yes	no	no
<p>FOOTNOTES (Section 11.4):</p> <p>^{.1} Minimum lot width, lot depth, and lot area also apply to bareland strata lots.</p> <p>^{.2} Where a lot is developed with a semi-detached housing form and is being subdivided along a party wall then: the minimum lot area is 270 m², the minimum lot width is 10 m for corner lots, the minimum lot width is 9 m for all other lots, and the minimum building envelope area is 100 m².</p> <p>^{.3} The minimum lot area is 325 m² when the lot has access to a rear lane or strata road.</p>					

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 (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	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}
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

Section 11.5 – Development Regulations					
m = metres / m ² = square metres					
	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	RU4 ^{.1}	RU5 ^{.1}
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 per 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
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 .				

Section 11.5 – Development Regulations						
m = metres / m ² = square metres						
		Zones				
		RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	RU4 ^{.1}	RU5 ^{.1}
<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 or a S-MU – Suburban Multiple Unit 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>						

Section 11.6 – Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot B District Lot 136 ODYD Plan 30919	2473 Ethel Street	<p>Notwithstanding, Section 5.3 General Definitions, & Table 8.3.1 Other Residential Parking, the following uses and regulations are permitted:</p> <ul style="list-style-type: none"> Boarding and Lodging Houses can operate within an accessory building in addition to the Single Detached Housing; and The minimum parking is two parking spaces for the Boarding and Lodging use for the site; and The maximum of 14 residents on the subject property.

Chart T

Proposed – Section 11 Suburban Residential Zones

SECTION 11 -

Suburban Residential Zones

Section 11.1 - Zone Purposes	
Zones	Purpose
RU ₁ – Large Lot Housing	The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses , on larger serviced urban lots .
RU ₂ – Medium Lot Housing	The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses , on medium serviced urban lots .
RU ₃ – Small Lot Housing	The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses , on smaller serviced urban lots .
[Deleted]	[Deleted]
RU ₅ – Multiple Suburban Housing	The purpose is to provide a zone for multiple single detached dwellings , duplexes, or triplexes including compatible secondary uses , on a single serviced urban lot .

Section 11.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
RU ₁ – Large Lot Housing	RU _{1cc} – Large Lot Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU ₁ lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RU ₂ – Medium Lot Housing	RU _{2cc} – Medium Lot Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU ₂ lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RU ₃ – Small Lot Suburban Housing	n/a	n/a
[Deleted]	[Deleted]	[Deleted]
RU ₅ – Multiple Suburban Housing	n/a	n/a

Section 11.3 - Permitted Land Uses					
Uses	Zones				
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)				
	RU1 ^{.6, .7}	RU2 ^{.6, .7}	RU3 ^{.6, .7}	[Deleted]	RU5 ^{.6, .7}
Accessory Buildings or Structures	S	S	S	[Deleted]	S
Agriculture, Urban	P	P	P		P
Bed & Breakfast	S ^{.9, .10}	S ^{.9, .10}	S ^{.9, .10}		-
Boarding or Lodging	P (RU1b only)	-	-		-
Carriage House	S	S	S		S
Child Care Centre, Major	P ^{.3}	P ^{.3}	-		P ^{.3}
Child Care Centre, Minor	S	S	S		S
Duplex Housing	P	P	P		P
Group Home	P	P	P		P
Home-Based Business, Major	S	S	-		S
Home-Based Business, Minor	S	S	S		S
Secondary Suite	S	S	S		S
Semi-Detached Housing	P	P	P		P
Single Detached Dwelling	P	P	P		P
Townhouses	P	P	P		-

FOOTNOTES (Section 11.3):

^{.1} [Deleted]

^{.2} [Deleted]

^{.3} The lot must have a child care sub-zone 'cc' on the property for a child care centre, major to be permitted.

^{.4} [Deleted]

^{.5} [Deleted]

^{.6} Any lot with more than one dwelling unit must be on a lot serviced with community water.

^{.7} Any lot with more than two dwelling units must be on a lot serviced with community sanitary sewer.

^{.8} [Deleted]

^{.9} A bed & breakfast can only occur if there is only one dwelling unit on the lot.

Section 11.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
.10 [Deleted]		

Section 11.4 – Subdivision Regulations					
m = metres / m ² = square metres					
	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	[Deleted]	RU5 ^{.1}
Min. Lot Width without access to a Rear Lane	16.5 m ^{.2}	13.0 m	8.5 m	[Deleted]	40.0 m
Min. Lot Width with access to a Rear Lane or Strata Road	15.0 m ^{.2}	12.0 m	8.5 m		40.0 m
Min. Lot Width for Corner Lots	17.0 m ^{.2}	15.0 m	10.0 m		40.0 m
Min. Lot Depth	30.0 m	27.0 m	27.0 m		30.0 m
Min. Lot Area ^{.1}	450 m ² ^{.2}	350 m ² ^{.3}	255 m ²		4,000 m ²
Min. Building Envelope Area	150 m ²	130 m ²	n/a		n/a
New lots must have access to side or rear lane	no	no	yes		no
FOOTNOTES (Section 11.4): ^{.1} Minimum lot width , lot depth , and lot area also apply to bareland strata lots . ^{.2} Where a lot is developed with a semi-detached housing form and is being subdivided along a party wall then: the minimum lot area is 270 m ² , the minimum lot width is 10 m for corner lots , the minimum lot width is 9 m for all other lots , and the minimum building envelope area is 100 m ² . ^{.3} The minimum lot area is 325 m ² when the lot has access to a rear lane or strata road.					

Section 11.5 – Development Regulations					
m = metres / m ² = square metres					
	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	[Deleted]	RU5 ^{.1}
Max. Site Coverage of all Buildings	40% ^{.11}	40% ^{.11}	40% ^{.11}	[Deleted]	40%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	70% ^{.12}	70% ^{.12}	70% ^{.12}		70% ^{.6}
Min. Front Yard and Flanking Yard Setback	3.0 m ^{.2}	3.0 m ^{.2}	3.0 m ^{.2}		3.0 m ^{.5}
Min. Side Yard Setback	2.1 m ^{.3, .10}	1.5 m ^{.3}	1.2 m ^{.3}		3.0 m ^{.5, .10}
Min. Rear Yard Setback	6.0 m ^{.13}	6.0 m ^{.13}	6.0 m ^{.13}		6.0 m ^{.5}
Min. Rear Yard Setback on Wide Lots	4.5 m ^{.13}	4.5 m ^{.13}	4.5 m ^{.13}		n/a
Min. Rear Yard Setback for accessory structures or carriage houses	1.5 m ^{.4}	1.5 m ^{.4}	1.5 m ^{.4}		1.5 m ^{.5}
Min. Setback between Principal Buildings	2.5 m	2.5 m	2.5 m		2.5 m
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	n/a		n/a
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	n/a		n/a
Max. Building Footprint per Accessory Buildings / Structures	90 m ²	90 m ²	90 m ²		90 m ²
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²		90 m ²
Min. Riparian Management Area	Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP, dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA.				
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.				
FOOTNOTES (Section 11.5):					
^{.1} Development Regulations apply to bareland strata lots.					

Section 11.5 – Development Regulations					
m = metres / m ² = square metres					
		Zones			
		RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	[Deleted]
<p>^{.2} The minimum setback for any attached garage or carport that faces the street shall be 6.0 metres 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 principal buildings and / or accessory structures within a building strata.</p> <p>^{.6} Private roadways that access more than two dwelling units are excluded from the calculation of maximum site coverage of all buildings, structures, and impermeable surfaces.</p> <p>^{.7} [Deleted]</p> <p>^{.8} [Deleted]</p> <p>^{.9} [Deleted]</p> <p>^{.10} The minimum side yard setback for any accessory structures or carriage houses is 1.5 metres.</p> <p>^{.11} The maximum site coverage of all buildings when a lot contains three or more dwelling units is 55%.</p> <p>^{.12} The maximum site coverage of all buildings, structures, and impermeable surfaces when a lot contains three or more dwelling units is 75%.</p> <p>^{.13} The minimum rear yard setback when a lot contains three or more dwelling units is 3.0 metres, except it is 1.5 metres if the rear yard is abutting a lane.</p>					

Section 11.6 – Density and Height Development Regulations					
m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area					
		Zones			
		RU1	RU2	RU3	RU5
Max. Density		4 dwelling units per lot	4 dwelling units per lot	4 dwelling units per lot	9 dwelling units per 1,000 m ² ^{.1}
Max. Height		11.0 m & 3 storeys	11.0 m & 3 storeys	11.0 m & 3 storeys	11.0 m & 3 storeys
Max. Height for Buildings with Walkout Basements	Front or Flanking Yard Building Elevation	9.0 m	9.0 m	9.0 m	9.0 m
	Rear Building	12.5 m	12.5 m	12.5 m	12.5 m

Section 11.6 – Density and Height Development Regulations					
m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area					
		Zones			
		RU1	RU2	RU3	RU5
Elevation					
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 Figure 5.11 for Example Diagram	70% See Figure 5.11 for Example Diagram	70% See Figure 5.11 for Example Diagram	70% See Figure 5.11 for Example Diagram
Max. Height for Carriage Houses		5.7 m ⁻²	n/a	n/a	5.7 m ⁻²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses		70% of the carriage house footprint area See Figure 5.9 as Example Diagram	70% of the carriage house footprint area See Figure 5.9 as Example Diagram	70% of the carriage house footprint area See Figure 5.9 as Example Diagram	70% of the carriage house footprint area See Figure 5.9 as Example Diagram
Max. Height for Accessory Buildings / Structures		4.8 m	4.8 m	4.8 m	4.8 m
FOOTNOTES (Section 11.6): ⁻¹ The maximum density is one (1) dwelling unit per 1,000 m ² if the lot is not connected to community sanitary sewer and community water. ⁻² 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.					

Section 11.7 – Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot B District Lot 136 ODYD Plan 30919	2473 Ethel Street	<p>Notwithstanding, Section 5.3 General Definitions, & Table 8.3.1 Other Residential Parking, the following uses and regulations are permitted:</p> <ul style="list-style-type: none"> • Boarding and Lodging Houses can operate within an accessory building in addition to the Single Detached Housing; and • The minimum parking is two parking spaces for the Boarding and Lodging use for the site; and • The maximum of 14 residents on the subject property.

Chart U

Original – Section 13 – Multi-Dwelling Zones

SECTION 13

Multi-Dwelling Zones

Section 13.1 - Zone Purposes	
Zones	Purpose
MF ₁ – Infill Housing	The purpose is to provide a zone for infill development within the core area of the City limiting development to ground-oriented residential units of 2 storeys.
MF ₂ – Townhouse Housing	The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.
MF ₃ – Apartment Housing	The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors.

Section 13.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
MF ₁ – Infill Housing	MF _{1r} – Infill Housing 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.
MF ₂ – Townhouse Housing	MF _{2r} – Townhouse Housing 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.
MF ₃ – Apartment Housing	MF _{3r} – Apartment Housing 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.

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

Section 13.3 - Permitted Land Uses			
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)		
	MF1	MF2	MF3
Townhouses	P	P	P ^{.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 floor area or storey restriction when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.
- ^{.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 a permitted as secondary use only when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.
- ^{.4} Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.
- ^{.5} Home-based business, major is only permitted when the lot has two (2) or less principal dwelling units.
- ^{.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.
- ^{.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.
- ^{.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.

Section 13.4 – Subdivision Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
Min. Lot Width	Regular Lots	7.5 m	20.0 m ^{.1}	30.0 m
	Corner Lots	9.5 m		
Min. Lot Area	Regular Lots	277.5 m ²	900 m ² . ¹	1,400 m ²
	Corner Lots	350 m ²		

Min. Lot Depth	30.0 m	30.0 m ^{.1}	30.0 m
FOOTNOTES (Section 13.4): ^{.1} Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title.			

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	4.5 m except 3.0 m from a rear lane ^{.4}

Section 13.5 – Development Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
			rear lane	
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	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 <u>building frontage</u> shall not exceed 100 m in length.		
FOOTNOTES (Section 13.5): ^{.1} For lots 17.0 m or wider, the minimum <u>side yard</u> setback is increased to 2.1 m. ^{.2} <u>Side yards</u> are not required for <u>semi-detached housing</u> or <u>townhouses</u> on a <u>lot line</u> that has a <u>party wall</u> agreement ^{.3} The minimum setback for <u>ground-oriented</u> residential units can be reduced to 2.0 metres if both				

Section 13.5 – Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
<p>criteria are met:</p> <p>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.</p> <p>b) 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 setback can occur on any floor above the second storey.</p> <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 A minimum of 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 amenity space is not required for fee simple townhouses.</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>			

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 for double fronting lots and lots with	1.0 FAR See Underground Parking	For 4 storeys and below Max FAR = 1.3 ² For 5 storeys and above

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
		a lane or 0.6 FAR without lane	Base FAR Adjustments ^{.6}	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:

- 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:

- lots are fronting a Provincial Highway; and
- 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
- the abutting lots cannot be zoned A₁, A₂, RR₁, RR₂, RU₁, RU₂, RU₃, RU₄, or RU₅; and
- lots are within the Core Area Neighbourhood Future Land Use Designations as outlined in the OCP.

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
(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 m ² of commercial GFA .			
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 .			

Section 13.7 - Site Specific Regulations

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

	Legal Description	Civic Address	Regulation
1.	Lot A, District Lot 140, ODYD, Plan KAP58184	1915-1925 Enterprise Way	This property is permitted to have hotels as principal land use .
2.	ODYD, Plan KAS3399	1132-1160 Bernard Ave	This property is permitted to have 16 storeys in height .
3.	Lot 1, Section 32, Township 26, ODYD, Plan KAP 91641	530 Caramillo Ct.	This property is permitted to have Apartment housing limited to 4 storeys .
4.	Strata Plan of Lot 3 & Remainder Lot 3, Section 28, Township 26, ODYD, PLAN KAP74074 (See Posting Plan EPP 104511)	777 Denali Drive	This property is permitted to have 3 storey apartment building on top of a two storey townhouse .
5.	Lot B, Section 24, Township 28, Land District 54, Plan KAP30848, EXCEPT Plan KAP79047, EPP23768	530 Quartz Crescent	This property is permitted to have Apartment housing limited to 3 storeys .
6.	Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641	1691 Cara Glen Way	The MF2 – Townhouse Housing portion of this property is permitted to have Apartment housing limited to 4 storeys .

Chart V

Proposed – Section 13 – Multi-Dwelling Zones

SECTION 13
Multi-Dwelling Zones

Section 13.1 - Zone Purposes	
Zones	Purpose
MF1 – Infill Housing	The purpose is to provide a zone for infill development within the core area of the City limiting development to 6 ground-oriented residential dwelling units or less.
MF2 – Townhouse Housing	The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots .
MF3 – Apartment Housing	The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors .
MF4 – Transit Oriented Areas	The purpose is to provide a zone that permits a range of redevelopments from infill housing up to 6 storey apartments .

Section 13.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
MF1 – Infill Housing	MF1r – Infill Housing 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.
	MF1cc – Infill Housing with Child Care Centre, Major	The purpose is to provide a sub-zone to allow for Child Care Centre, Major land uses on a case-by-case basis were supported by OCP policy.
	MF1b – Infill Housing with Boarding or Lodging House	The purpose is to provide a sub-zone to allow for Boarding or Lodging House land uses on a case-by-case basis were supported by OCP policy.
	MF1hc – Infill Housing with Heritage Commercial	The purpose is to provide a sub-zone for the preservation of land and buildings that have heritage value for low density residential uses to expand into complimentary

		commercial uses related to health services, and minor retail activities
MF2 – Townhouse Housing	MF2r – Townhouse Housing 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.
MF3 – Apartment Housing	MF3r – Apartment Housing 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.
MF4 – Transit Oriented Areas	MF4 r – Transit Oriented Areas 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.
	MF4b – Transit Oriented Areas with Boarding or Lodging House	The purpose is to provide a sub-zone to allow for Boarding or Lodging House land uses on a case-by-case basis were supported by OCP policy.

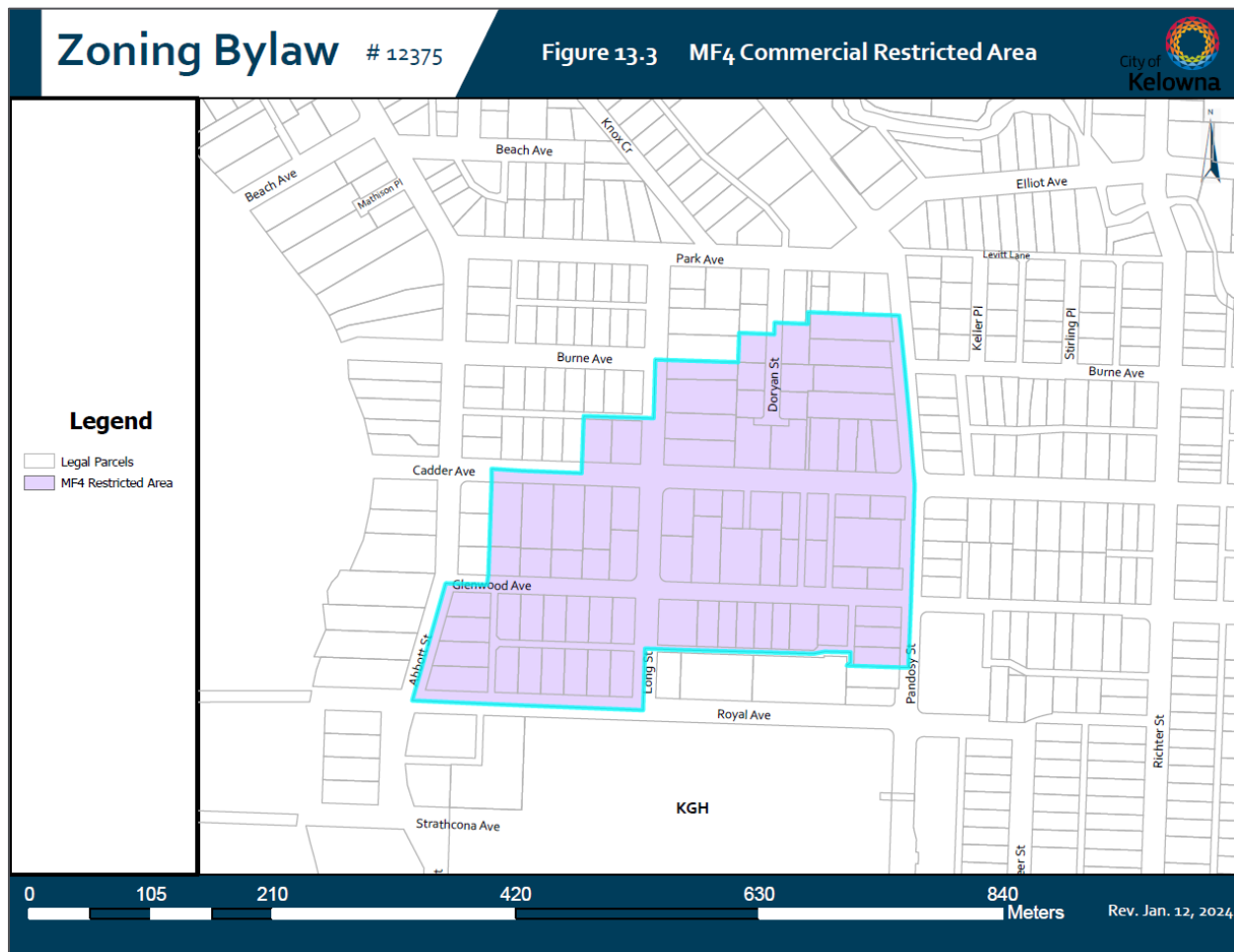
Section 13.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	MF1	MF2	MF3	MF4
Accessory Buildings or Structures	S	S	S	S
Agriculture, Urban	S	S	S	S
Apartment Housing	-	-	P	P
Boarding or Lodging	P (MF1b only)	-	-	P (MF4b only)
Child Care Centre, Major	S	S	S	S
Child Care Centre, Minor	S	S	S	S
Cultural and Recreation Services	-	-	S ^{.2}	S ^{.2, .10}
Duplex Housing	P	P	-	P
Emergency and Protective Services	-	-	-	P ^{.8}
Food Primary Establishment	-	-	S ^{.2}	S ^{.2, .10}

Section 13.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	MF1	MF2	MF3	MF4
Group Home	P ^{.1}	P ^{.1}	-	P ^{.1}
Health Services	P ^{.5}	-	S ^{.2}	P ^{.10}
Home-Based Business, Major	S	S ^{.6}	S ^{.6}	S ^{.6}
Home-Based Business, Minor	S	S	S	S
Professional Services	-	-	S ^{.2}	S ^{.2, .10}
Participant Recreation Services, Indoor	-	-	S	S
Personal Service Establishments	-	-	S ^{.2}	S ^{.2, .10}
Retail	- ^{.5}	-	S ^{.2}	S ^{.2, .10}
Secondary Suites	S	-	-	S
Semi-Detached Housing	P	P	-	P
Single Detached Housing	P	P	-	P
Stacked Townhouses	P	P	P ^{.4}	P
Townhouses	P	P	P ^{.4}	P

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. Footnote .10 further restricts these land uses.
- ^{.3} [Deleted]
- ^{.4} Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.
- ^{.5} The Health Services land use or the Retail land use is only permitted as a principal use when the lot contains the 'hc' Heritage Commercial sub-zone. The health services use shall not generate more than two (2) clients to the site from which the business is being operated at any given time. The retail use shall be limited to those uses related to arts, crafts, or cultural activities such as souvenir, craft, or gift shops, bookstores, art galleries, or photography studios. Individual general retail services are limited to a maximum net floor area of 100 m².
- ^{.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-

Section 13.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	MF1	MF2	MF3	MF4
<p>oriented dwelling units within village centres.</p> <p>⁷ [Deleted].</p> <p>⁸ Emergency and protective services are only permitted as a principal use only a lot that abuts a minor or major arterial road as determined by the OCP.</p> <p>⁹ [Deleted].</p> <p>¹⁰ These land uses are not permitted for lots identified in Figure 13.3 MF4 Commercial Restricted Area.</p>				



Section 13.4 – Subdivision Regulations					
m = metres / m ² = square metres					
		Zones			
		MF1	MF2	MF3	MF4
Min. Lot Width	Regular Lots	13.0 m ^{.1, .2}	20.0 m ^{.1}	30.0 m	30.0 m
	Corner Lots	15.0 m ^{.1, .2}			
Min. Lot Depth		27.0 m ^{.1, .2}	30.0 m ^{.1}	30.0 m	30.0 m
Min. Lot Area	Regular Lots	350 m ² ^{.1, .2}	900 m ² ^{.1}	1,400 m ²	1,400 m ²
	Corner Lots	400 m ² ^{.1, .2}			
Min. Building Envelope Area		140 m ²	n/a	n/a	n/a

FOOTNOTES (Section 13.4):

^{.1} Townhouse and semi-detached housing developments may be subdivided into smaller lots than the regulations listed above provided: the site is comprehensively developed under a single development permit, the lot is subdivided along a party wall, and a party wall agreement is registered on title.

^{.2} Minimum lot width, lot depth, and lot area also apply to bareland strata lots.

Section 13.5 – Development Regulations						
m = metres / m ² = square metres						
		Zones				
		MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4
Max. Height	Max. Density	Section 13.6 – Density and Height Development Regulations				
Min. Setback from buildings, raised patios, and balconies to on-site trees		See Table 7.2 Tree & Landscaping Planting Requirements				
Max. Site Coverage of all Buildings		40%	55% ^{.10}	55%	65%	See Footnote ^{.11}

Section 13.5 – Development Regulations					
m = metres / m ² = square metres					
	Zones				
	MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	70%	75% ^{.10}	80%	85%	See Footnote ^{.11}
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 Figure 5.11 for Example Diagram	70% See Figure 5.11 for Example Diagram	n/a	n/a	See Footnote ^{.11}
Min. Front Yard and Flanking Side Yard Setback for all building types	3.0 m ^{.5}	3.0 m ^{.3, .5}	3.0 m ^{.3, .5}	3.0 m ^{.3, .5}	See Footnote ^{.11}
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	n/a	3.0 m ^{.6}	See Footnote ^{.11}
Min. Side Yard Setback	1.8 m except 1.2 m from a lane ^{.2}	1.8 m except 1.2 m from a lane ^{.2}	2.1 m except 1.2 m from a lane ^{.2}	3.0 m ^{.7}	See Footnote ^{.11}
Min. Rear Yard Setback	6.0 m except 4.5 m for Wide Lots	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}	See Footnote ^{.11}
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	1.5 m except 0.9 m from a lane ^{.7}	See Footnote ^{.11}
Min. Separation between Detached Principal Buildings	2.0 m	2.0 m	3.0 m	n/a	See Footnote ^{.11}
Min. Common and Private Amenity Space	n/a	n/a	For Developments with 1 to 10 Dwelling Units = n/a For Developments with 11 to 20 Dwelling Units =		

Section 13.5 – Development Regulations					
m = metres / m ² = square metres					
	Zones				
	MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4
			<p>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^{.8, .9}</p> <p>For Developments with greater than 20 Dwelling Units = 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^{.8, .9}</p>		
Min. Roadway Width	n/a	<p>For any lot abutting a Transit Supportive Corridor, Major Arterial road, or a road with an Active Transportation Corridor (as designated in the OCP) the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the highway width requirement as described in Table 2: Road Requirements within Subdivision, Development, and Servicing Bylaw No. 7900. If road width does not meet the minimum then a road dedication would be necessary.</p>			
Min. Riparian Management Area	n/a	<p>For any lot abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP, dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA.</p>			
Max. Net Floor Area for Secondary Suites	90 m ²				
Max. Building Footprint per Accessory Buildings / Structures	90 m ²				

Section 13.5 – Development Regulations m = metres / m ² = square metres					
	Zones				
	MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4
Max. Building Frontage	A continuous building frontage shall not exceed 100 m in length.				
<p>FOOTNOTES (Section 13.5):</p> <p>¹ [Deleted]</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 only for portions of commercial ground-oriented units are 2.0 metres. The minimum setback can be reduced to 2.0 metres only for the of ground-oriented residential units if all of the following criteria are met:</p> <p style="margin-left: 20px;">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.</p> <p style="margin-left: 20px;">b) 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 style="margin-left: 20px;">c) The abutting boulevard must have an installed sidewalk and irrigated landscape boulevard with street trees.</p> <p>⁴ For portions of a parkade with lane access which do not project more than 2.3 metres above finished grade, the rear yard setback for the parkade is 1.5 metres.</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 metres setback measured from back-of-curb or edge of road pavement, or edge of sidewalk to the building or 3.0 metres from lot line to the building (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> <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 metres 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 A minimum of 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 amenity space is not required for fee simple townhouses.</p>					

Section 13.5 – Development Regulations					
m = metres / m ² = square metres					
	Zones				
	MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4
<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} In the MF4 zone, if the development is 3 storeys or less then the MF1 Development Regulations apply and if the development is 4 storeys or greater than the MF3 Development Regulations apply.</p>					

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	MF4
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, .8, .9}			
	For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ^{.5, .8, .9}			
Max. Base Density	Max. 6 dwelling units per lot	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}	2.5 FAR
Max. Bonus Density for Public Amenity & Streetscape Bonus	n/a	An additional 0.15 FAR ^{.3}	An additional 0.25 FAR ^{.3}	n/a
Max. Bonus Density for Rental or Affordable Housing Bonus	n/a	An additional 0.3 FAR ^{.3}	An additional 0.3 FAR ^{.3}	An additional 0.3 FAR ^{.3}
Max. Base Height	11.0 m & 3 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys Or 22.0 m / 6	22.0 m / 6 storeys

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	MF4
				storeys ⁻¹	
Max. Bonus Height		n/a	n/a	22.0 m & 6 storeys ⁻³ Or 44.0 m & 12 storeys ^{-3, -4}	n/a
Max. Base Height for Buildings with Walkout Basements	Front or Flanking Yard Building Elevation	9.0 m	9.0 m	n/a	n/a
	Rear Building Elevation	12.5 m	12.5 m	n/a	n/a
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 Figure 5.11 for Example Diagram	n/a	n/a	If development is 4 storeys or greater than this regulation does not apply If development is 3 storeys or less then 70% See Figure 5.11 for Example Diagram
Max. Height for Accessory Buildings / Structures		4.8 m	4.8 m	4.8 m	4.8 m

FOOTNOTES (Section 13.6):

- ⁻¹ The base height is 18.0 m & 4 storeys except the maximum base height is 22.0 m / 6 storeys if the subject property is fronting onto a Transit Supportive Corridor.
- ⁻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:
 - (a) lots are fronting a Provincial Highway; and

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	MF4
<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 are not zoned A₁, A₂, RR₁, or RR₂; and</p> <p>(d) lots are within the Core Area Neighbourhood 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 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> <p>⁷ 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>⁸ The minimum density does not apply to MF1 zoned lots addressed on Cadder Avenue between Richter Street and Ethel Street.</p> <p>⁹ The minimum density for lots fronting onto a Transit Supportive Corridor only applies when the lot contains three or more dwelling units</p>				

Section 13.7 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot A, District Lot 140, ODYD, Plan KAP58184	1915-1925 Enterprise Way	This property is permitted to have hotels as principal land use.
2.	ODYD, Plan KAS3399	1132-1160 Bernard Ave	This property is permitted to have 16 storeys in height.
3.	Lot 1, Section 32, Township 26, ODYD, Plan KAP 91641	530 Caramillo Ct.	This property is permitted to have Apartment housing limited to 4 storeys.
4.	Strata Plan of Lot 3 & Remainder Lot 3, Section 28, Township 26, ODYD, PLAN KAP74074 (See Posting Plan EPP 104511)	777 Denali Drive	This property is permitted to have 3 storey apartment building on top of a two storey townhouse.
5.	Lot B, Section 24, Township 28, Land District 54, Plan KAP30848, EXC EPT Plan KAP79047, EPP23768	530 Quartz Crescent	This property is permitted to have Apartment housing limited to 3 storeys.
6.	Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641	1691 Cara Glen Way	The MF2 – Townhouse Housing portion of this property is permitted to have Apartment housing limited to 4 storeys.

Chart W

Original – Footer at the bottom of all sections

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Chart X

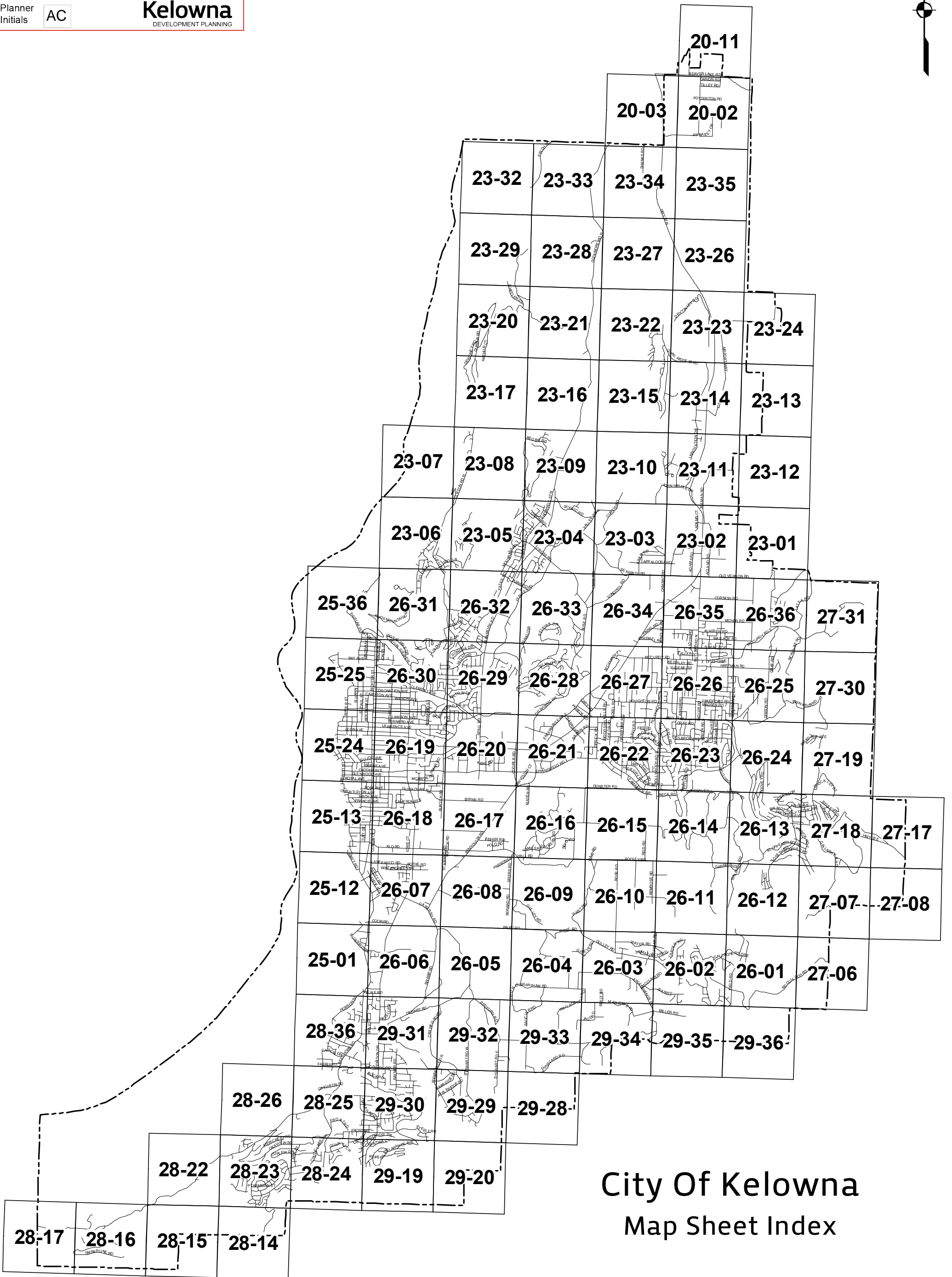
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Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Suburban Residential Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



Planner Initials **AC**

City of Kelowna
 DEVELOPMENT PLANNING



City Of Kelowna
 Map Sheet Index

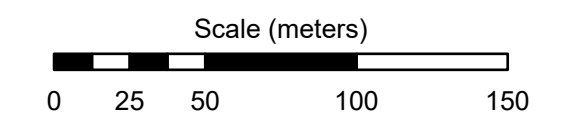
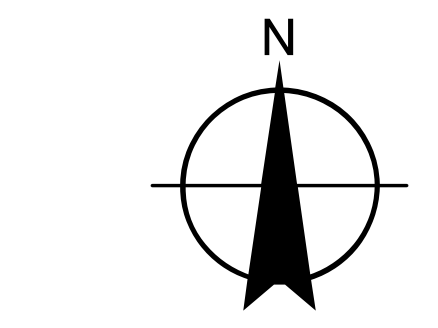
**Zoning Bylaw Mapping Amendments
 Implementing Provincial Housing
 Legislation**

Z24-0001
No. 20-02

Index

	20-11
20-03	20-02
23-34	23-35

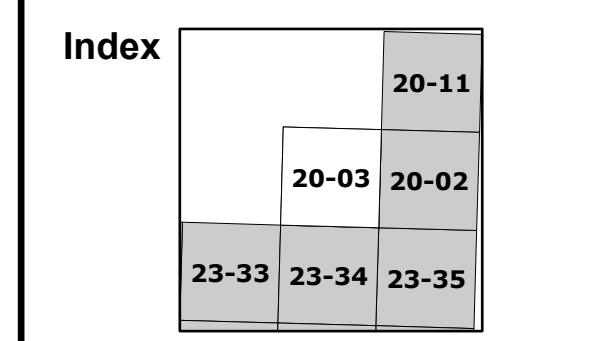
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- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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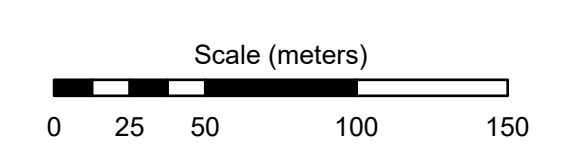
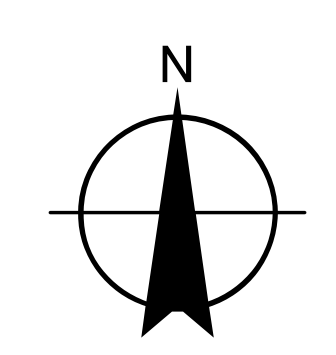


- Legend**
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- Proposed Zoning
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 - 234 Street Address
 - Indicates Address Fronting Street
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SCHEDULE B

This forms part of application # Z24-0001

Planner Initials: AC

Scale: 1:2500
Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 23-05

Index	23-07	23-08	23-09
	23-06	23-05	23-04
	26-31	26-32	26-33

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

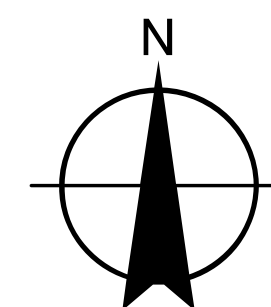
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City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



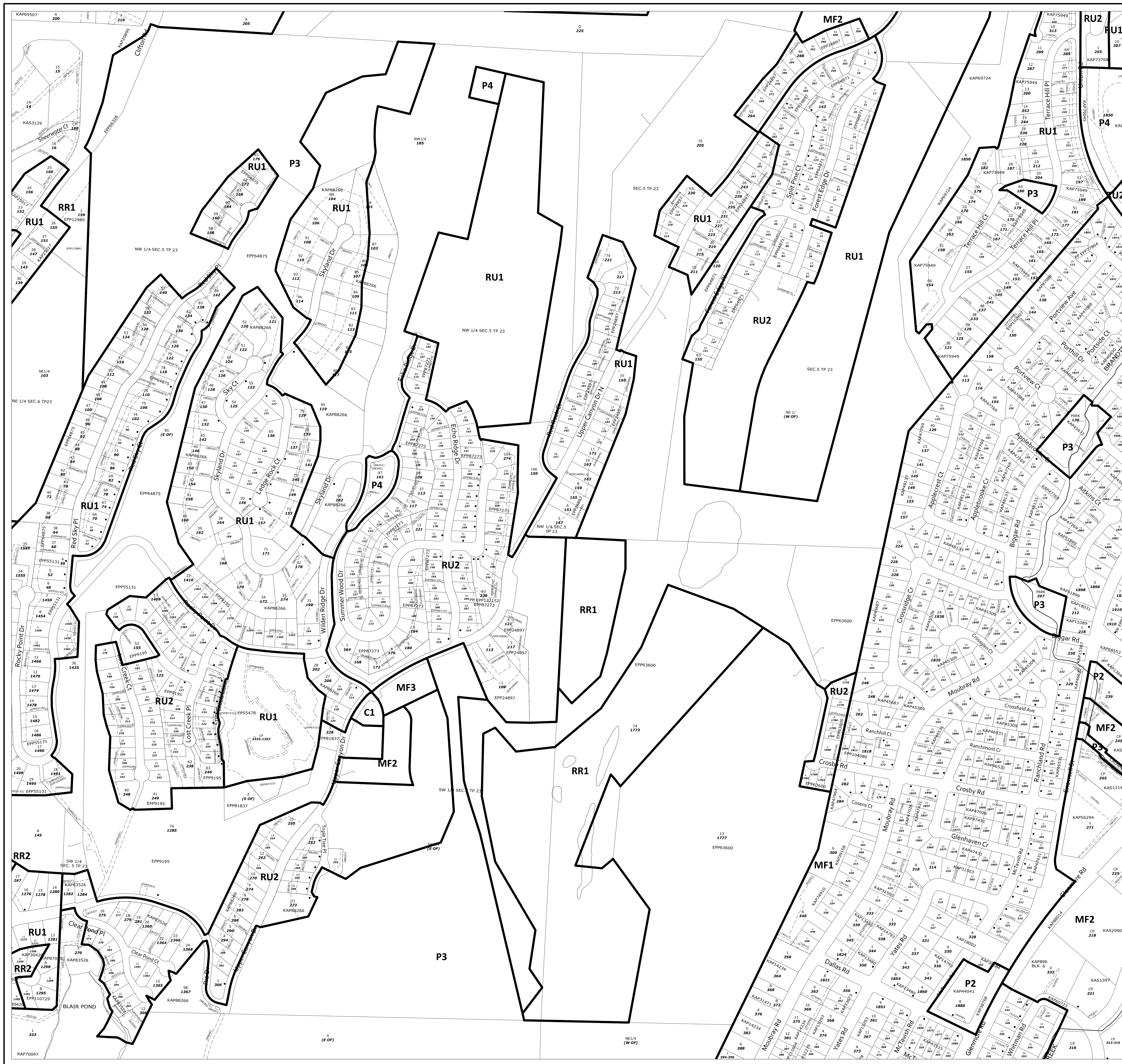
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Index


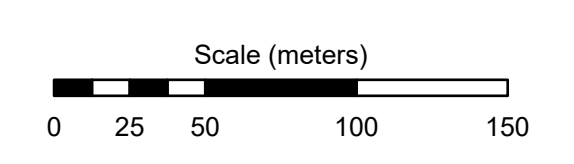
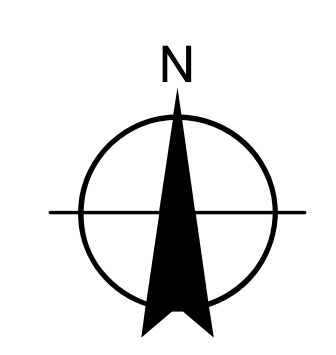
23-07	23-08
23-06	23-05
25-36	26-31
26-32	

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application
Z24-0001

Planner Initials: AC

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Index

	23-17	23-16
23-07	23-08	23-09
23-06	23-05	23-04

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B

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Index


23-17	23-16	23-15
23-08	23-09	23-10
23-05	23-04	23-03

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

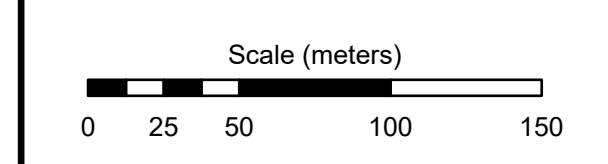
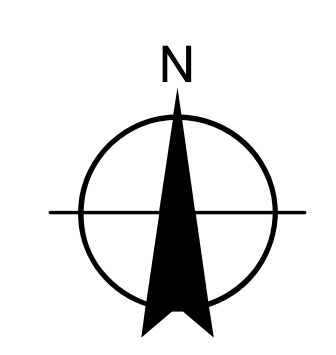
SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



City of Kelowna
DEVELOPMENT PLANNING



Scale: 1:2500
Revision: 1/15/2024

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Index


23-16	23-15	23-14
23-09	23-10	23-11
23-04	23-03	23-02

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials: AC




Scale: 1:2500

Revision: 1/15/2024

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Index


23-15	23-14	23-13
23-10	23-11	23-12
23-03	23-02	23-01

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

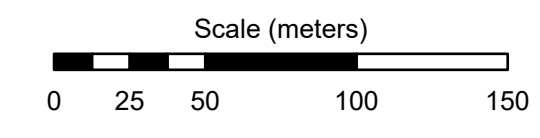
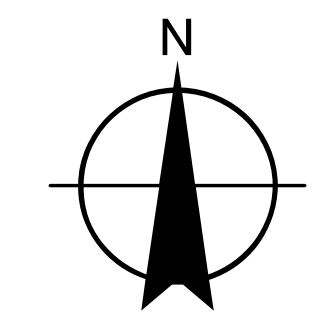
SCHEDULE B

This forms part of application
Z24-0001

Planner Initials: AC



City of
Kelowna
DEVELOPMENT PLANNING

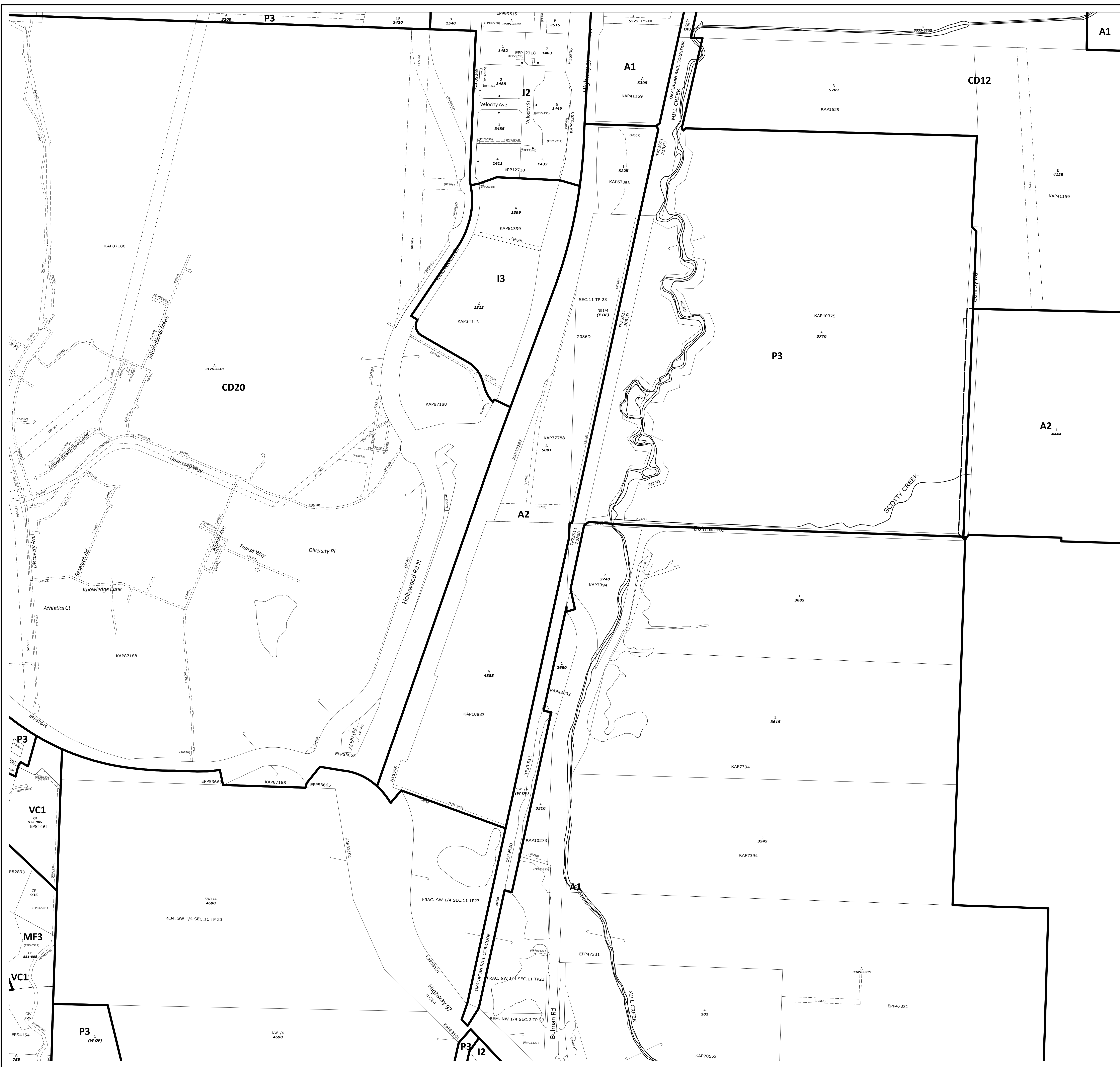


Scale: 1:2500

Revision: 1/15/2024

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Index


23-14	23-13
23-11	23-12
23-02	23-01

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10
234 Lot Number
Street Address
 - Indicates Address Fronting Street
 - City Boundary

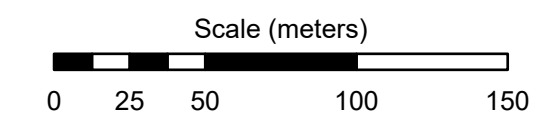
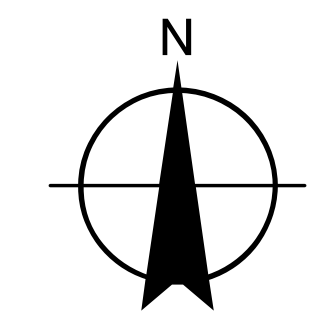
SCHEDULE B

This forms part of application
Z24-0001

Planner Initials AC



City of
Kelowna
DEVELOPMENT PLANNING

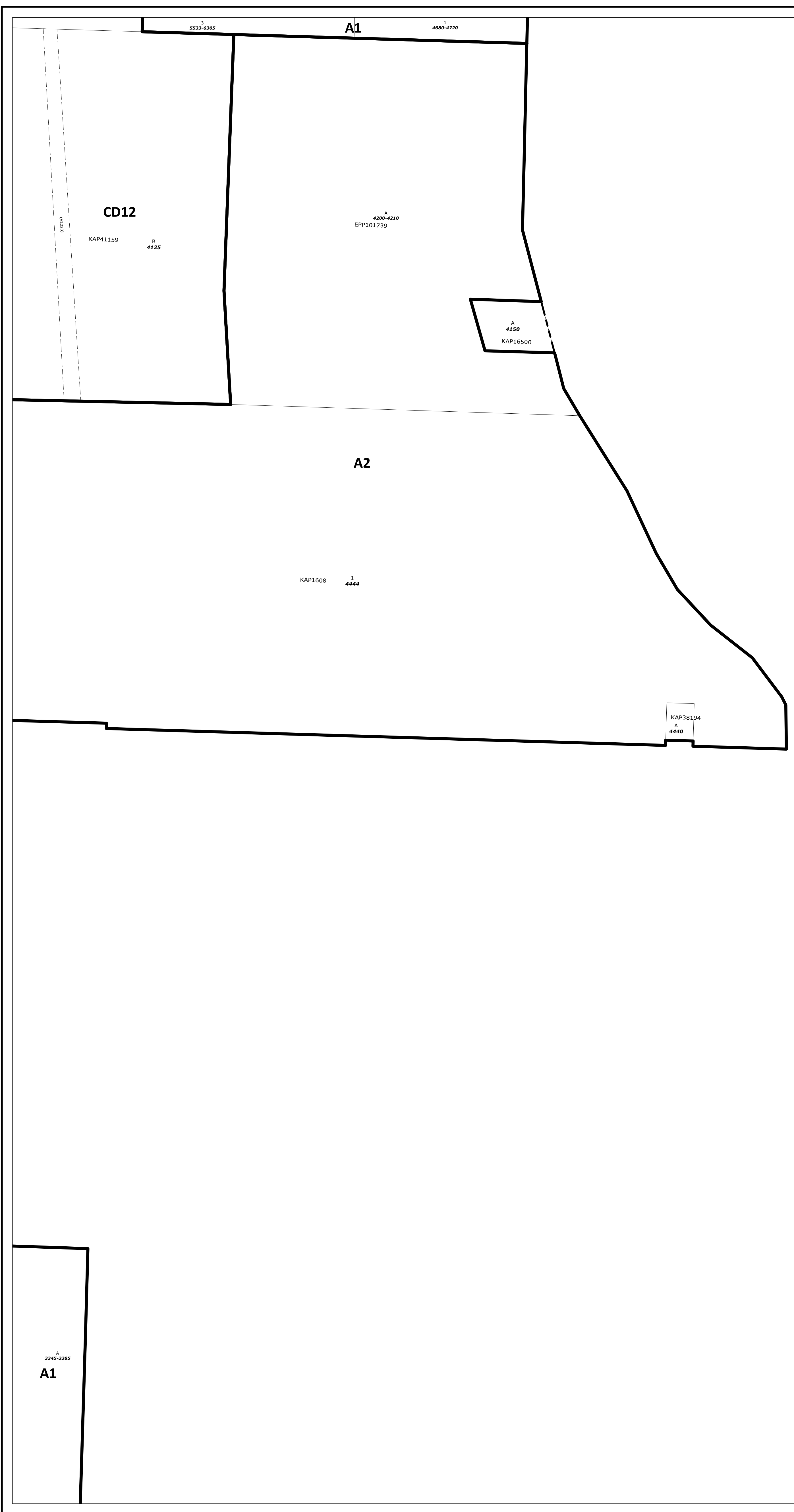


Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 23-13

23-23	23-24
23-14	23-13
23-11	23-12

Legend

ZONING

Proposed Zoning

ADDRESSES

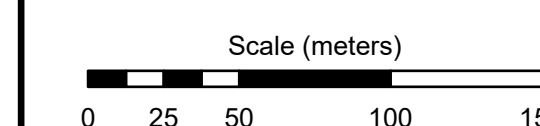
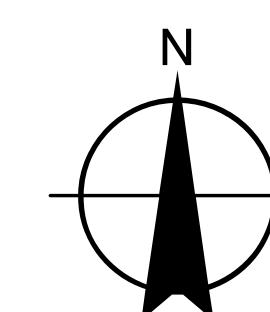
10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary

SCHEDULE B
This forms part of application # Z24-0001

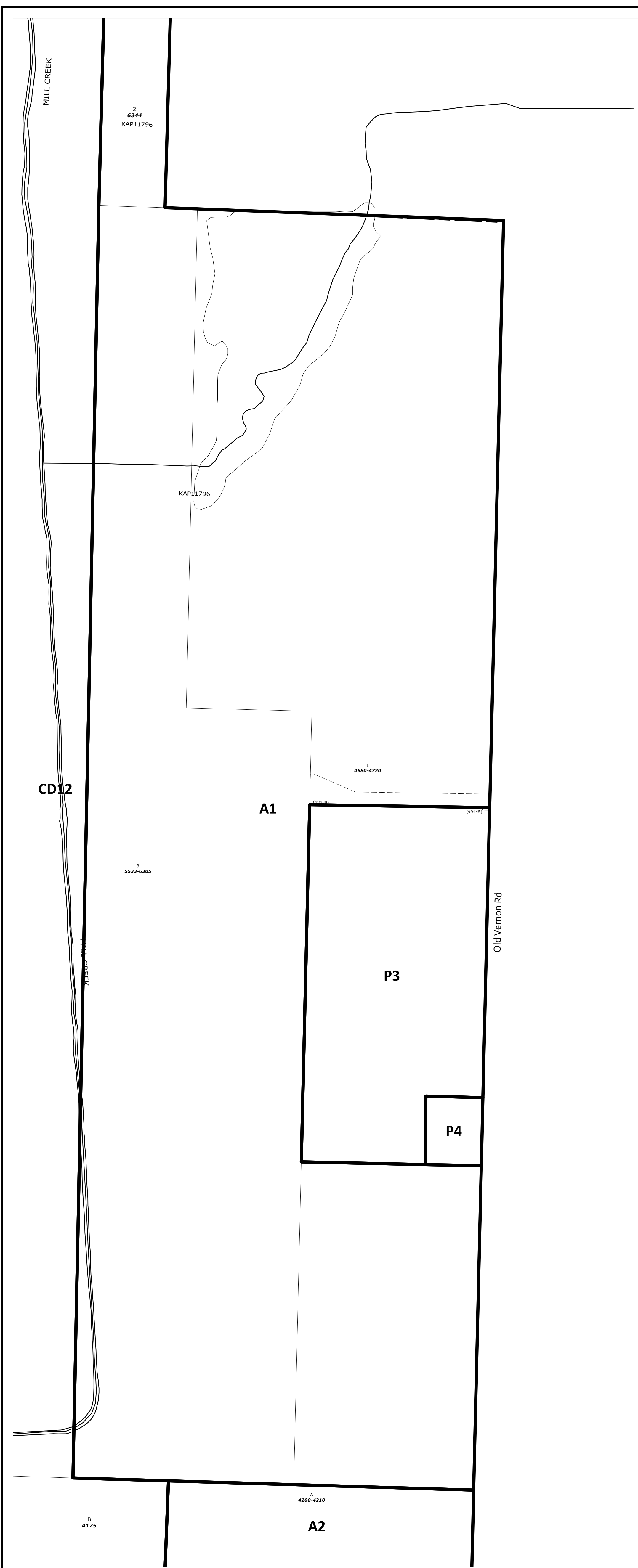
Planner Initials AC



Scale: 1:2500

Revision: 1/15/2024

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Index


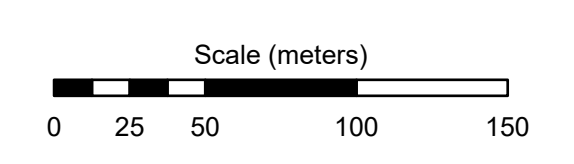
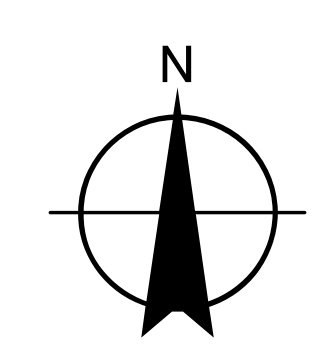
23-22	23-23	23-24
23-15	23-14	23-13
23-10	23-11	23-12

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application
Z24-0001

Planner Initials AC

Scale: 1:2500
Revision: 1/15/2024

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Index

23-21	23-22	23-23
23-16	23-15	23-14
23-09	23-10	23-11

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

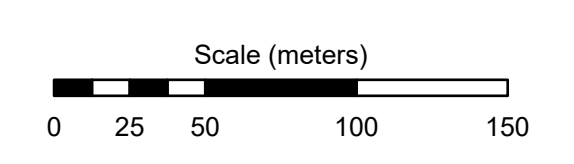
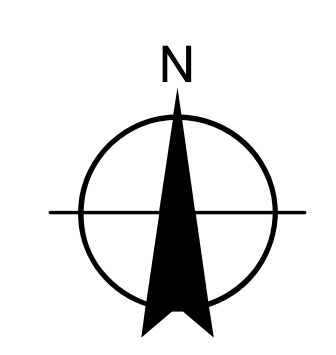
• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B

This forms part of application
Z24-0001

Planner Initials: AC

Scale: 1:2500
Revision: 1/15/2024

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Index

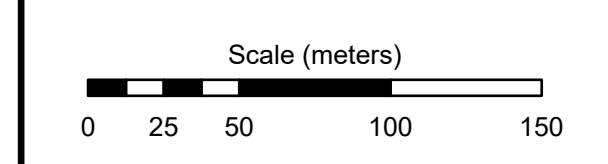
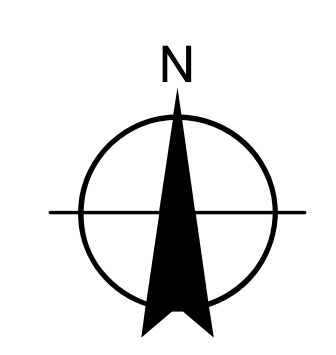
23-20	23-21	23-22
23-17	23-16	23-15
23-08	23-09	23-10

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC

Scale: 1:2500
Revision: 1/15/2024

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Index

23-20	23-21
23-17	23-16
23-07	23-08
23-09	

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

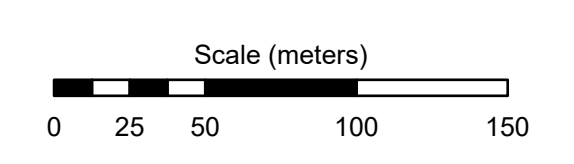
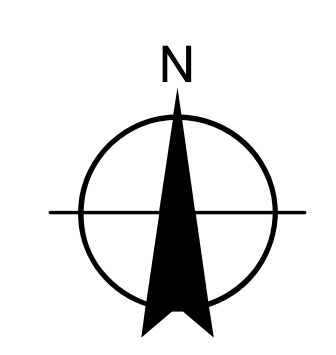
--- City Boundary

SCHEDULE B

This forms part of application # Z24-0001

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC



Scale: 1:2500
Revision: 1/15/2024

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Index


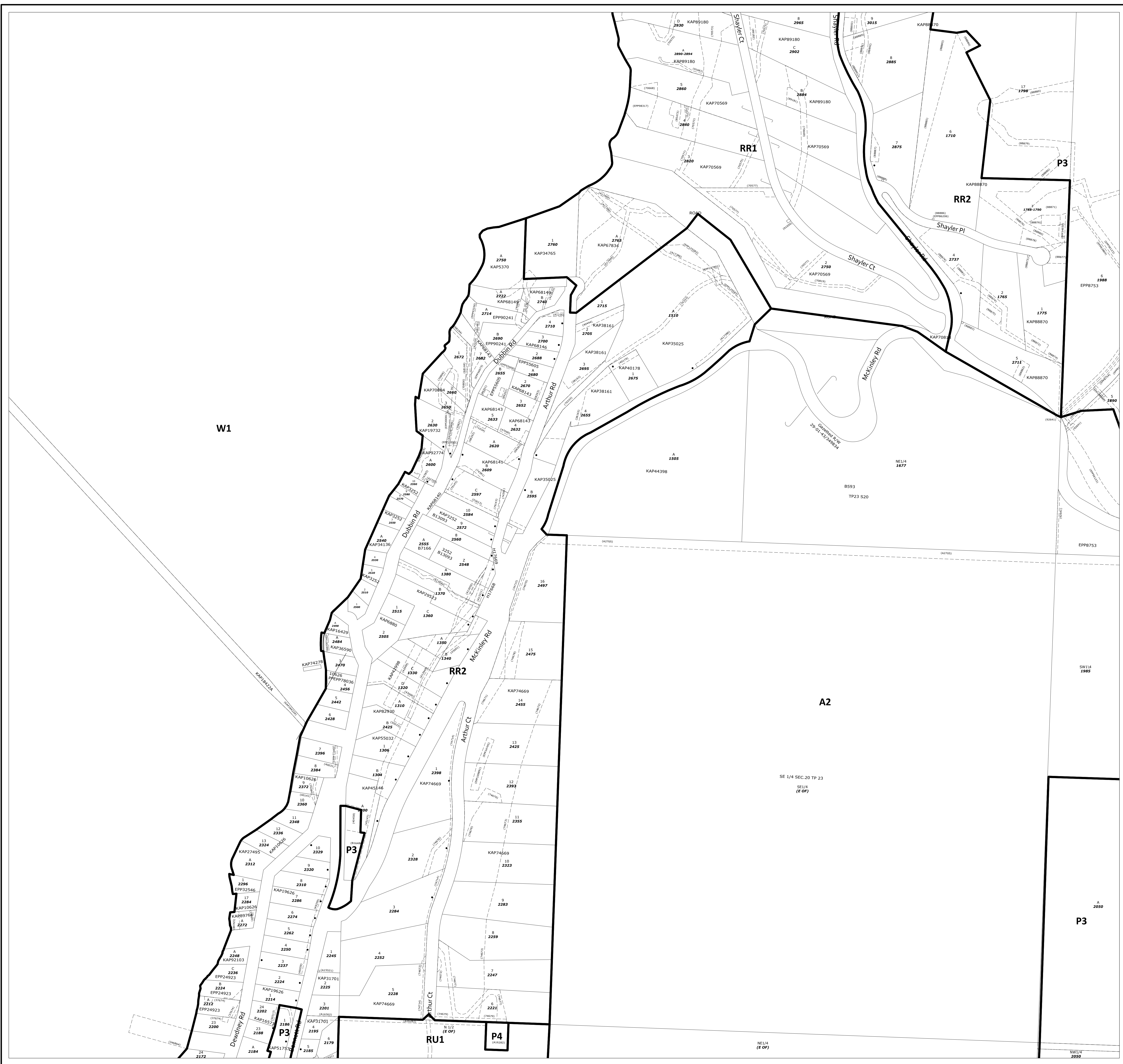
23-29	23-28
23-20	23-21
23-17	23-16

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application
Z24-0001

Planner Initials AC

Scale: 1:2500

Revision: 1/15/2024

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Index

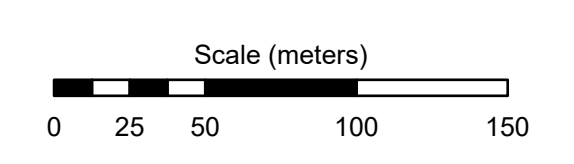
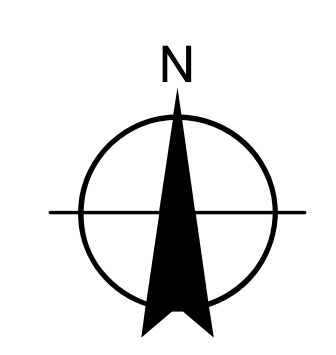
23-28	23-27	23-26
23-21	23-22	23-23
23-16	23-15	23-14

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

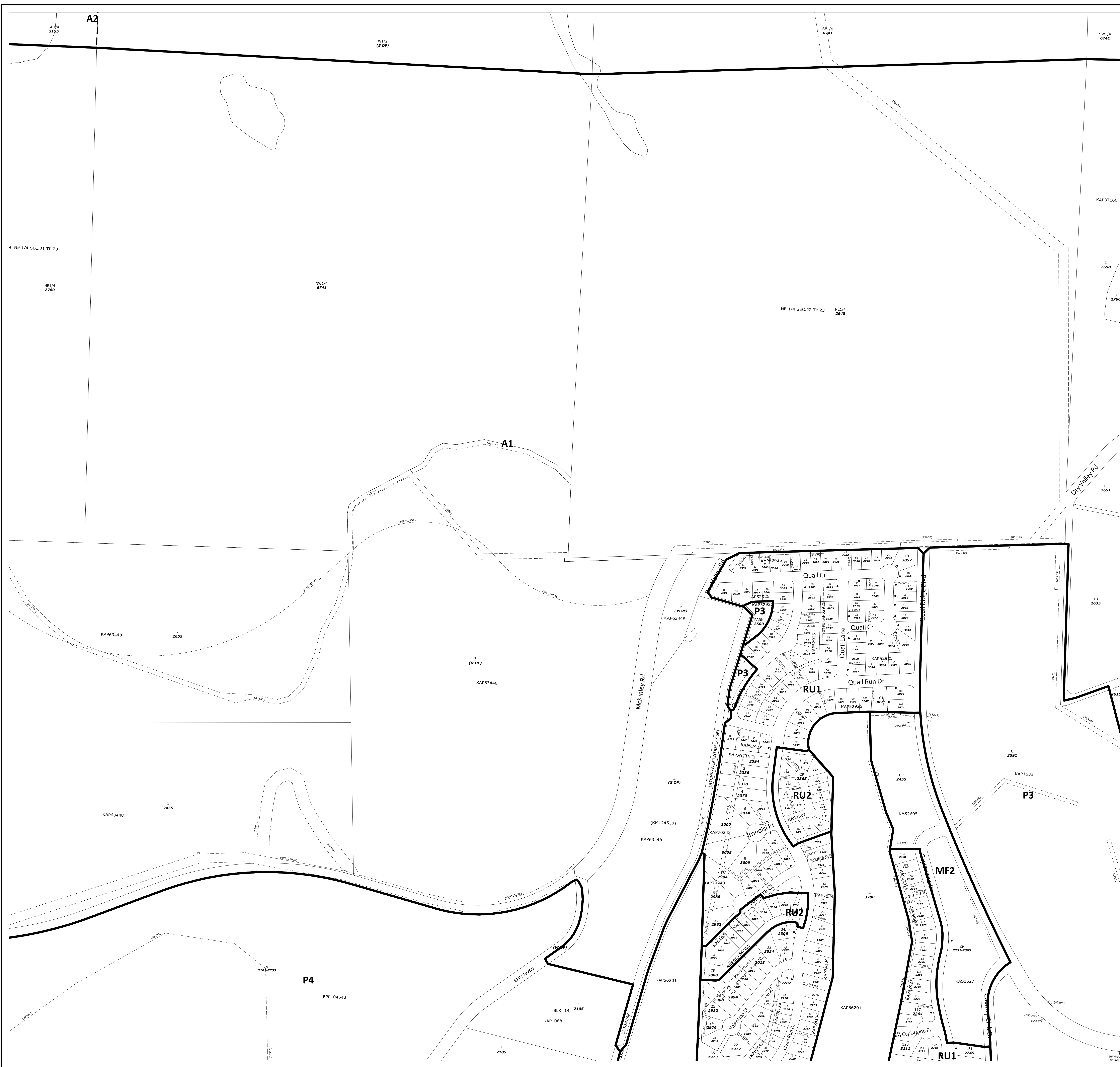
Planner Initials: AC

Scale: 1:2500
Revision: 1/15/2024

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Index

23-26	
23-23	23-24
23-14	23-13

Legend

ZONING

— Proposed Zoning

ADDRESSES

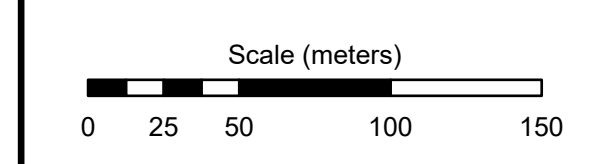
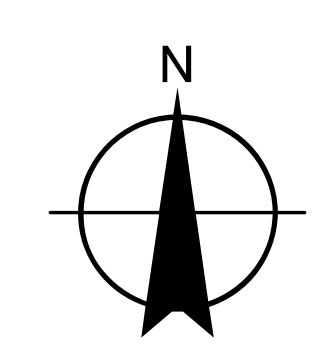
10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B
This forms part of application # Z24-0001

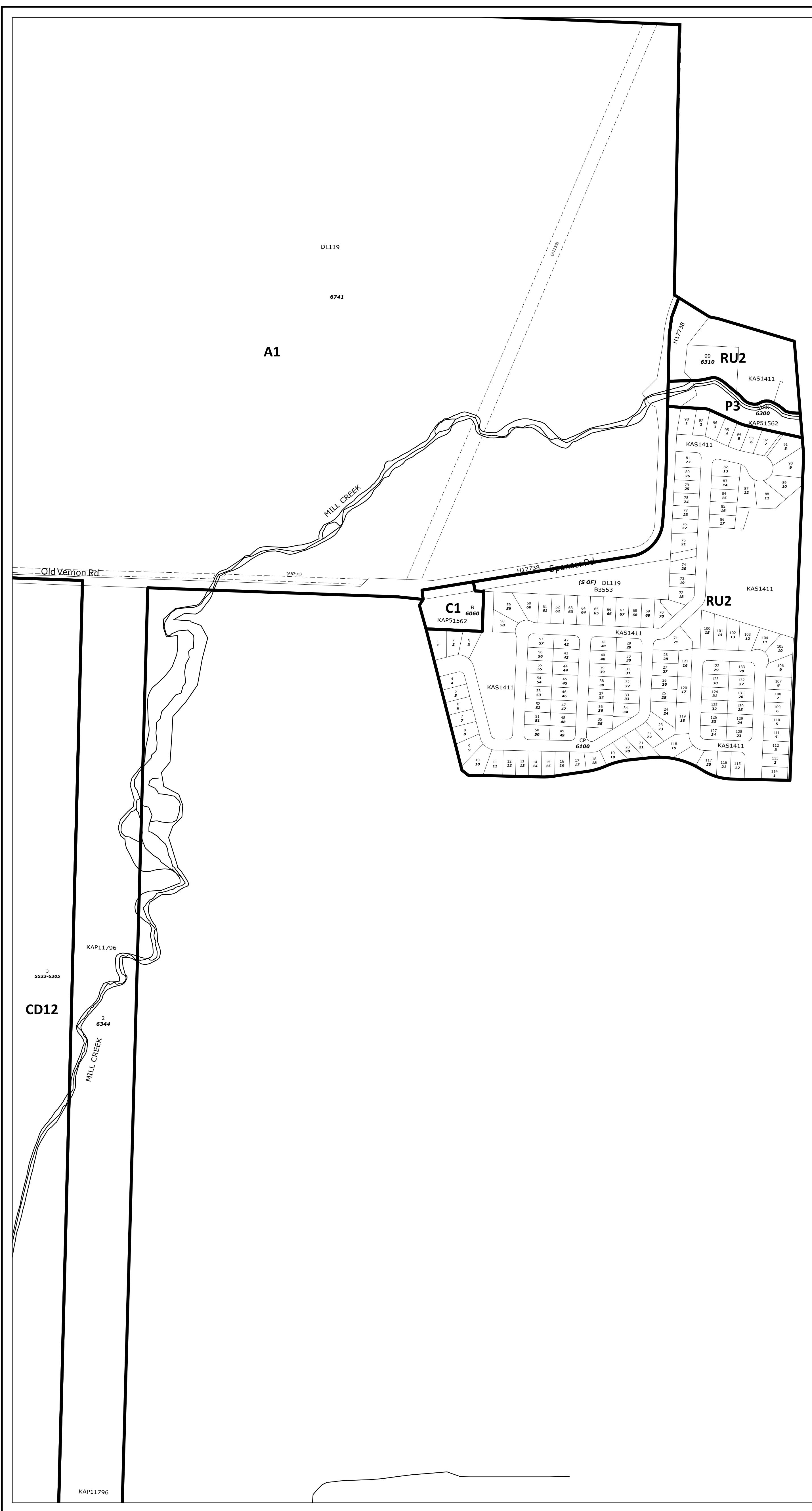
Planner Initials **AC** 



Scale: 1:2500

Revision: 1/15/2024

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Index

23-34	23-35
23-27	23-26
23-22	23-23

Legend

ZONING

— Proposed Zoning

ADDRESSES

10
234

Lot Number
Street Address


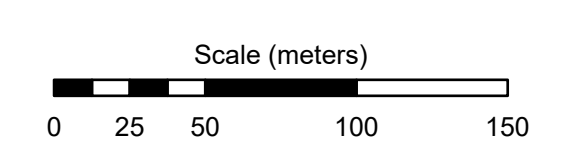
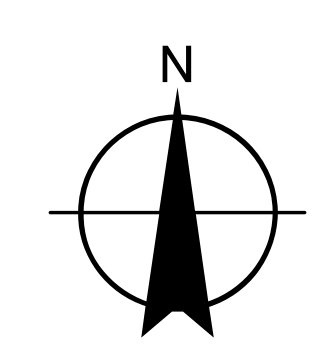
• Indicates Address
Fronting Street

--- City Boundary

SCHEDULE B

This forms part of application
Z24-0001

Planner Initials AC

Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 23-28

Index

23-32	23-33	23-34
23-29	23-28	23-27
23-20	23-21	

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials: AC



Scale: 1:2500

Revision: 1/15/2024

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Index

23-32	23-33
23-29	23-28
23-20	23-21

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address


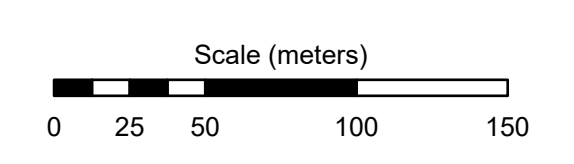
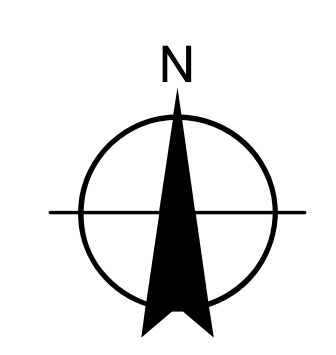
• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B

This forms part of application
Z24-0001

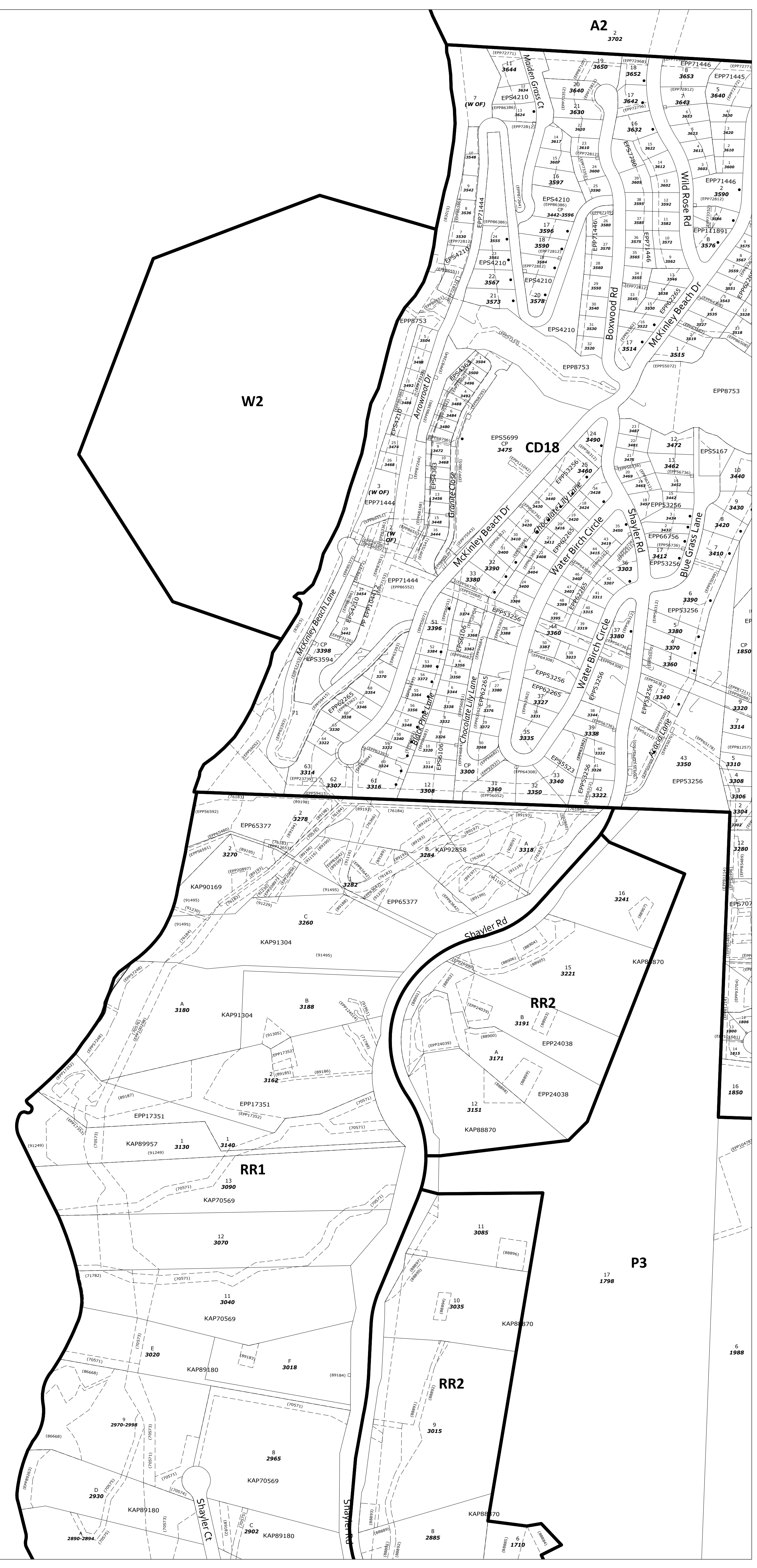
Planner Initials AC

Scale: 1:2500
Revision: 1/15/2024

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W1

Index

23-32	23-33
23-29	23-28

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

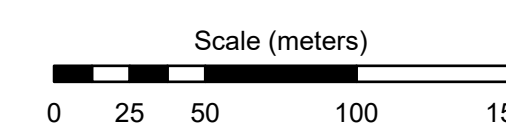
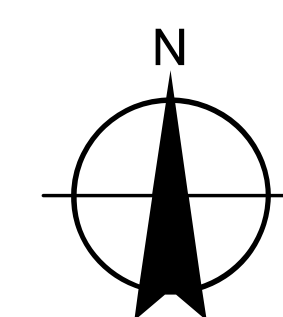
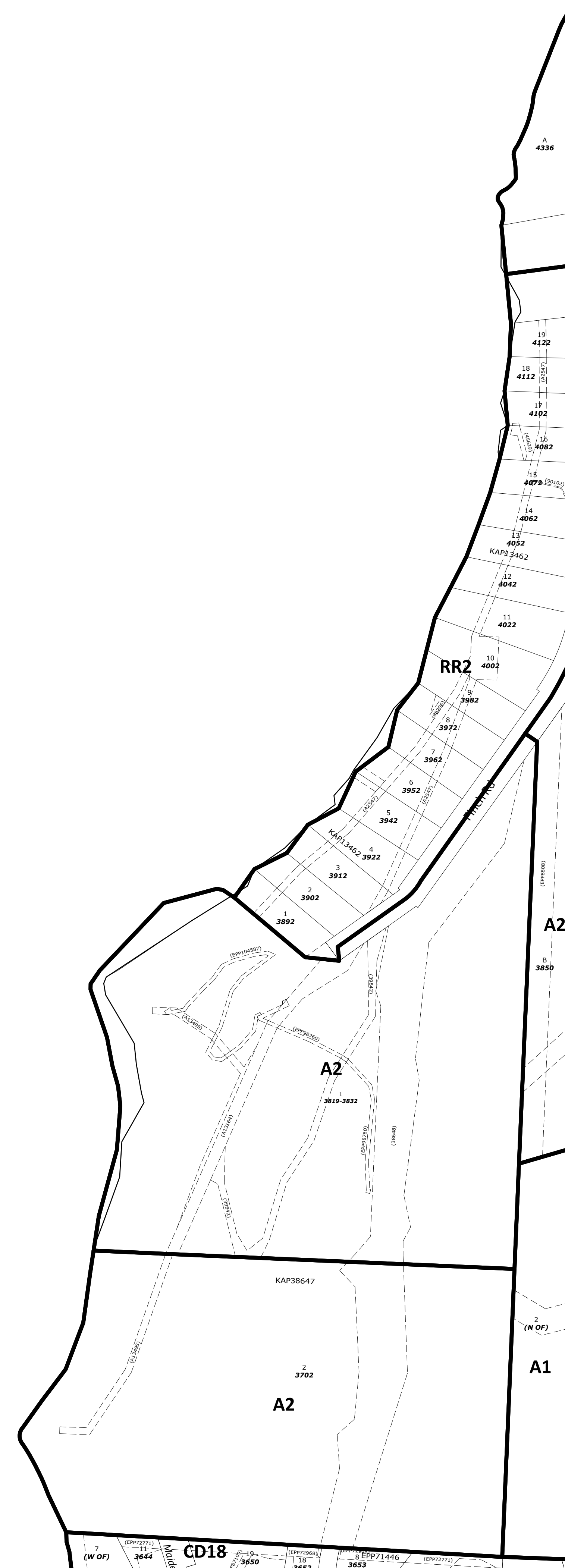
SCHEDULE B

This forms part of application
Z24-0001

Planner Initials AC



W1



Scale: 1:2500

Revision: 1/15/2024

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Index

		20-03
23-32	23-33	23-34
23-29	23-28	23-27

Legend

ZONING


— Proposed Zoning

ADDRESSES

- 10 Lot Number
- 234 Street Address
- Indicates Address Fronting Street
- City Boundary

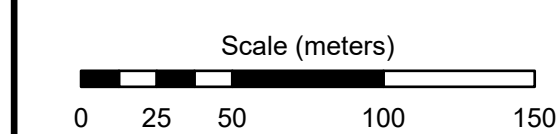
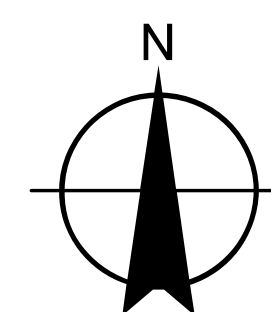
SCHEDULE B

This forms part of application
Z24-0001



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials AC



Scale: 1:2500

Revision: 1/15/2024

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Index


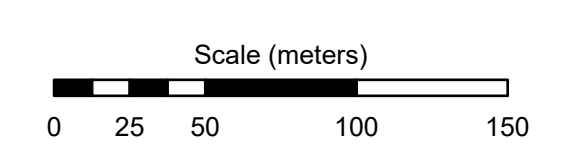
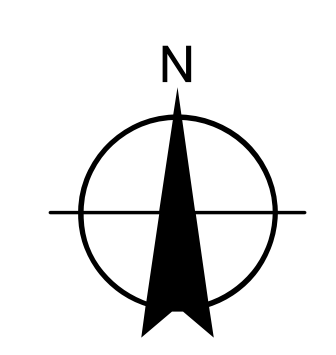
	20-03	20-02
23-33	23-34	23-35
23-28	23-27	23-26

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC

Scale: 1:2500

Revision: 1/15/2024

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Index

20-03	20-02
23-34	23-35
23-27	23-26

Legend

ZONING

— Proposed Zoning

ADDRESSES


10
234
— Lot Number
— Street Address

• Indicates Address Fronting Street

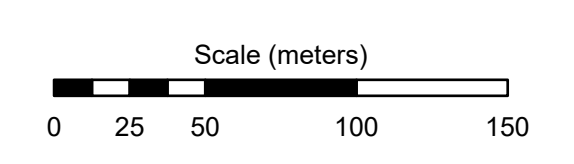
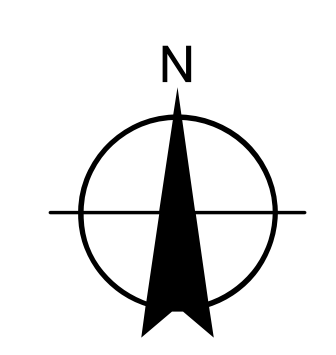
--- City Boundary

SCHEDULE B
This forms part of application
Z24-0001

Planner Initials AC



City of
Kelowna
DEVELOPMENT PLANNING



Scale: 1:2500

Revision: 1/15/2024

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Index

25-12	26-07
25-01	26-06
28-36	29-31

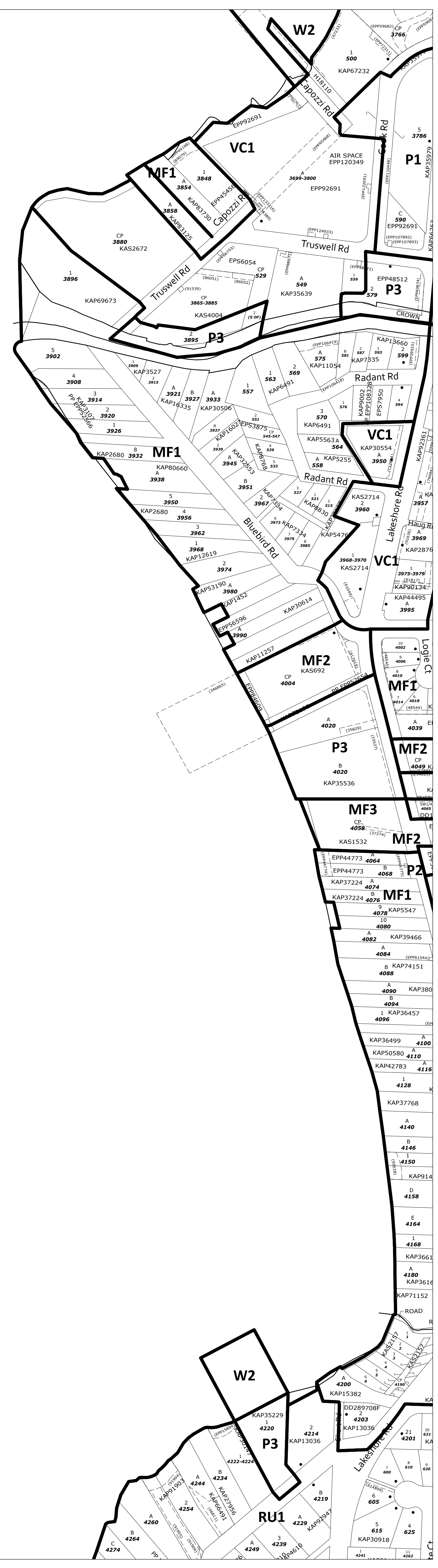
Legend

- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

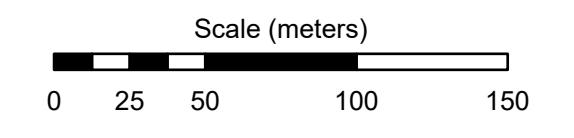
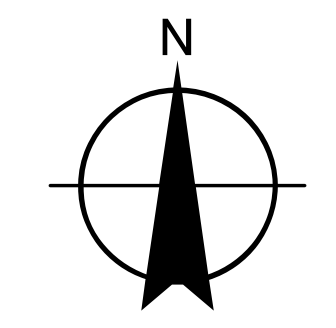
SCHEDULE B

This forms part of application
Z24-0001

Planner Initials: AC

W1



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 25-12

Index

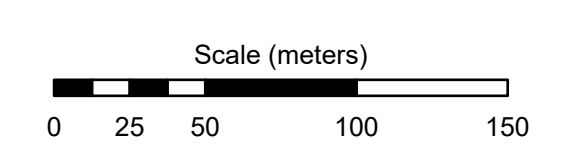
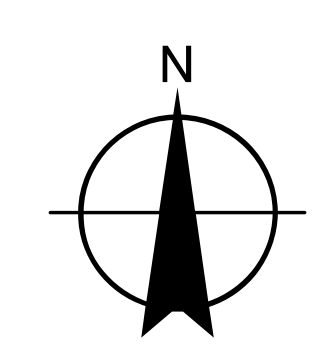
25-13	26-18
25-12	26-07
25-01	26-06

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



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Revision: 1/15/2024

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W1



City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 25-13

Index

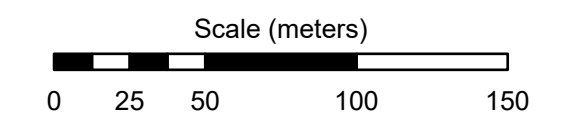
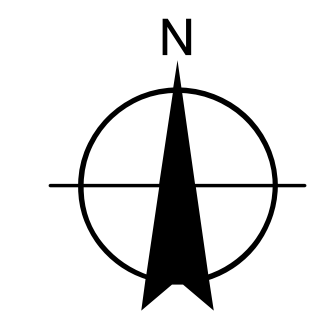
25-24	26-19
25-13	26-18
25-12	

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



Scale: 1:2500
Revision: 1/15/2024

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W1



City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 25-25

Index

25-36	26-31
25-25	26-30
25-24	

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

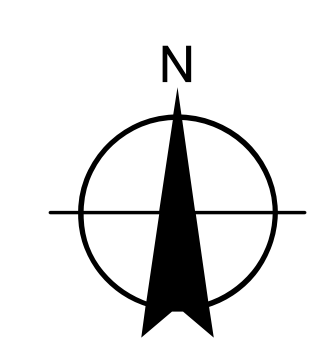
• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B

This forms part of application # Z24-001

Planner Initials AC



Scale (meters)
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Scale: 1:2500
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W1

Index


		23-06
25-36		26-31
25-25		

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials: AC




Scale: 1:2500

Revision: 1/15/2024

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Index

26-11	26-12	27-07
26-02	26-01	27-06
29-35	29-36	

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address


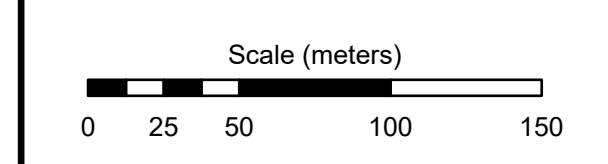
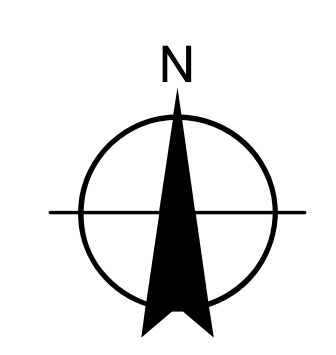
• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B

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Planner Initials AC

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 26-02

Index	26-10	26-11	26-12
	26-03	26-02	26-01
	29-34	29-35	29-36

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

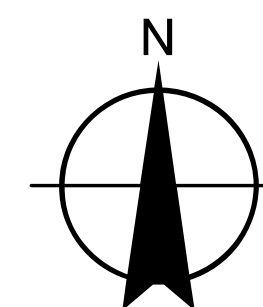
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City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



Scale (meters)
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Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-03

Index

26-09	26-10	26-11
26-04	26-03	26-02
29-33	29-34	29-35

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-04

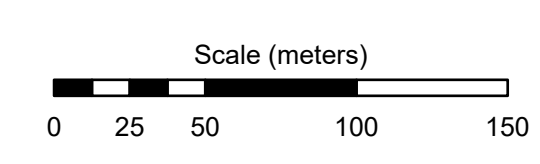
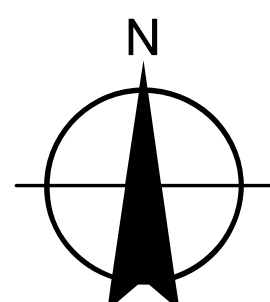
Index	26-08	26-09	26-10
	26-05	26-04	26-03
	29-32	29-33	29-34

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-05

Index	26-07	26-08	26-09
	26-06	26-05	26-04
	29-31	29-32	29-33

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC

City of Kelowna DEVELOPMENT PLANNING

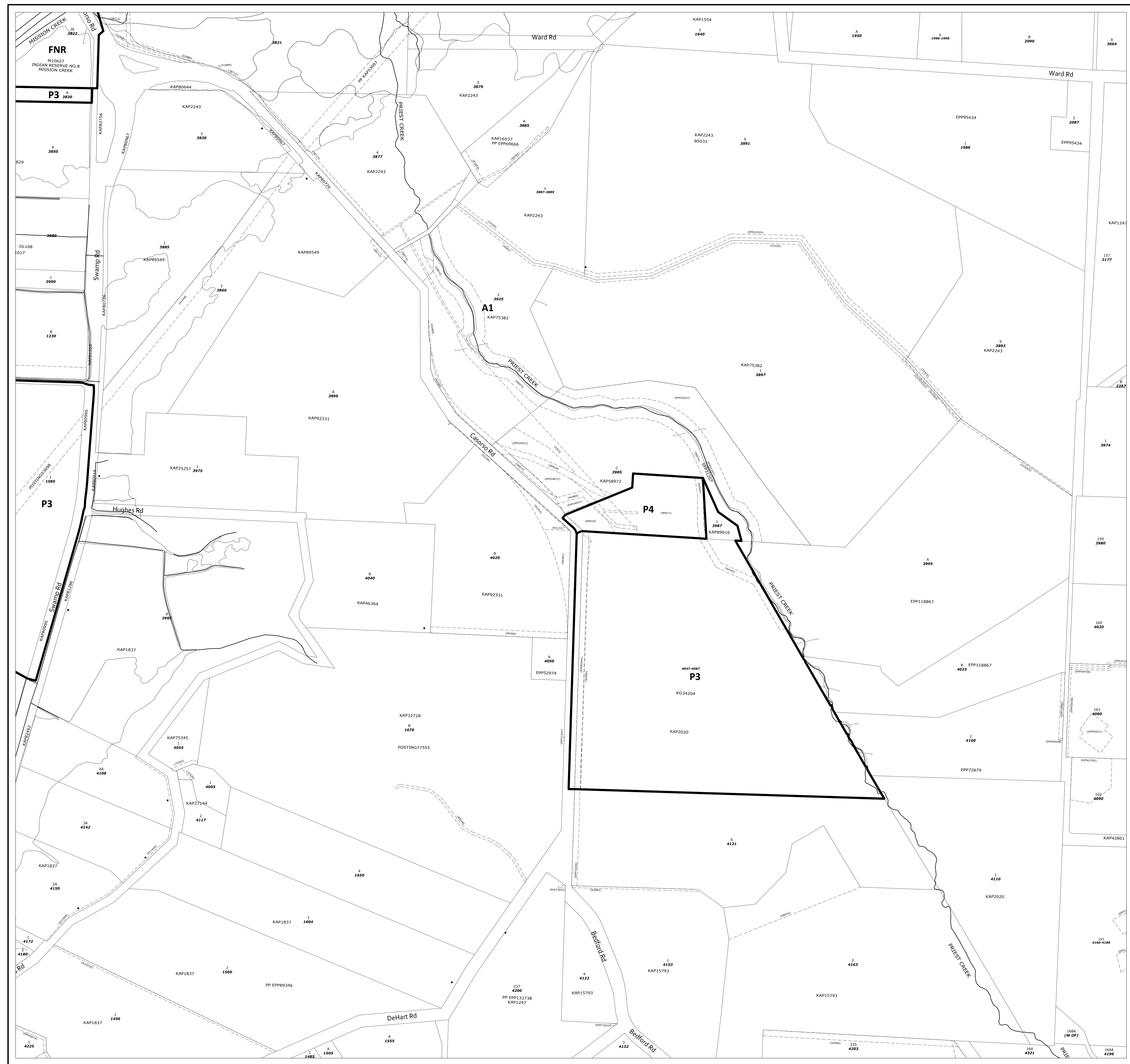


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Index

25-12	26-07
25-01	26-06
28-36	29-31

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

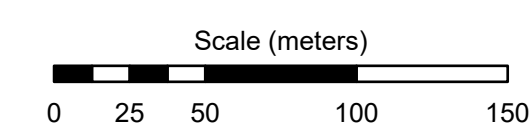
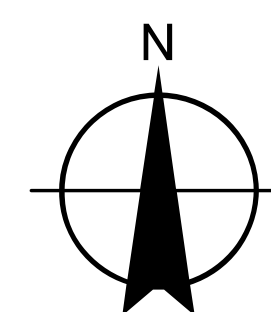
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City Boundary

SCHEDULE B
This forms part of application # Z24-0001

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: AC



Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 26-07

Index

25-13	26-18	26-17
25-12	26-07	26-08
25-01	26-06	26-05

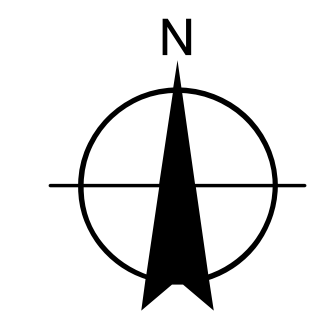
- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-001

Planner Initials: AC

City of Kelowna



Scale: 1:2500
Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 26-08

Index

26-18	26-17	26-16
26-07	26-08	26-09
26-06	26-05	26-04

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-001

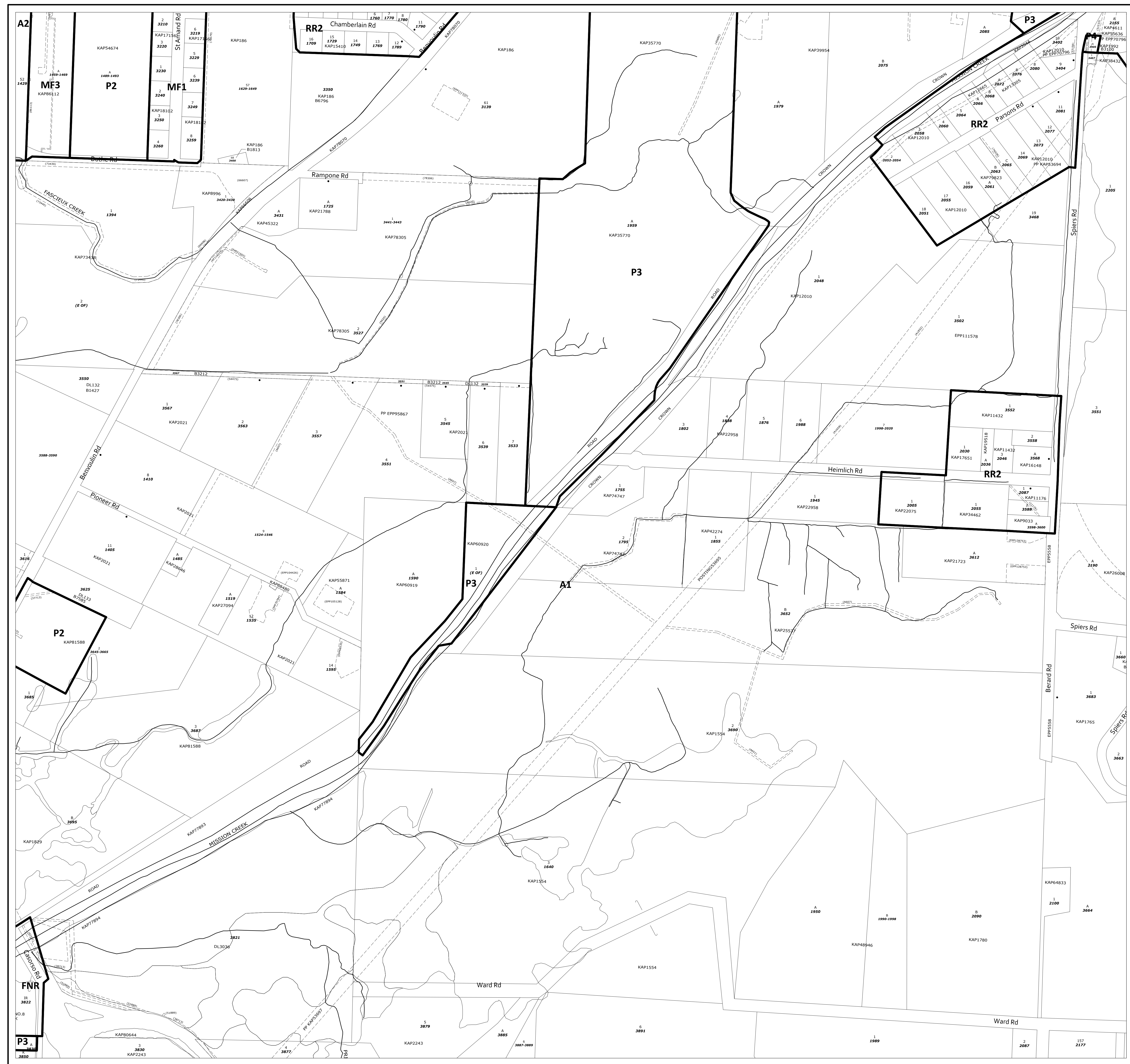
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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-09

Index

26-17	26-16	26-15
26-08	26-09	26-10
26-05	26-04	26-03

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials: AC

City of Kelowna DEVELOPMENT PLANNING



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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-10

Index

26-16	26-15	26-14
26-09	26-10	26-11
26-04	26-03	26-02

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials: AC

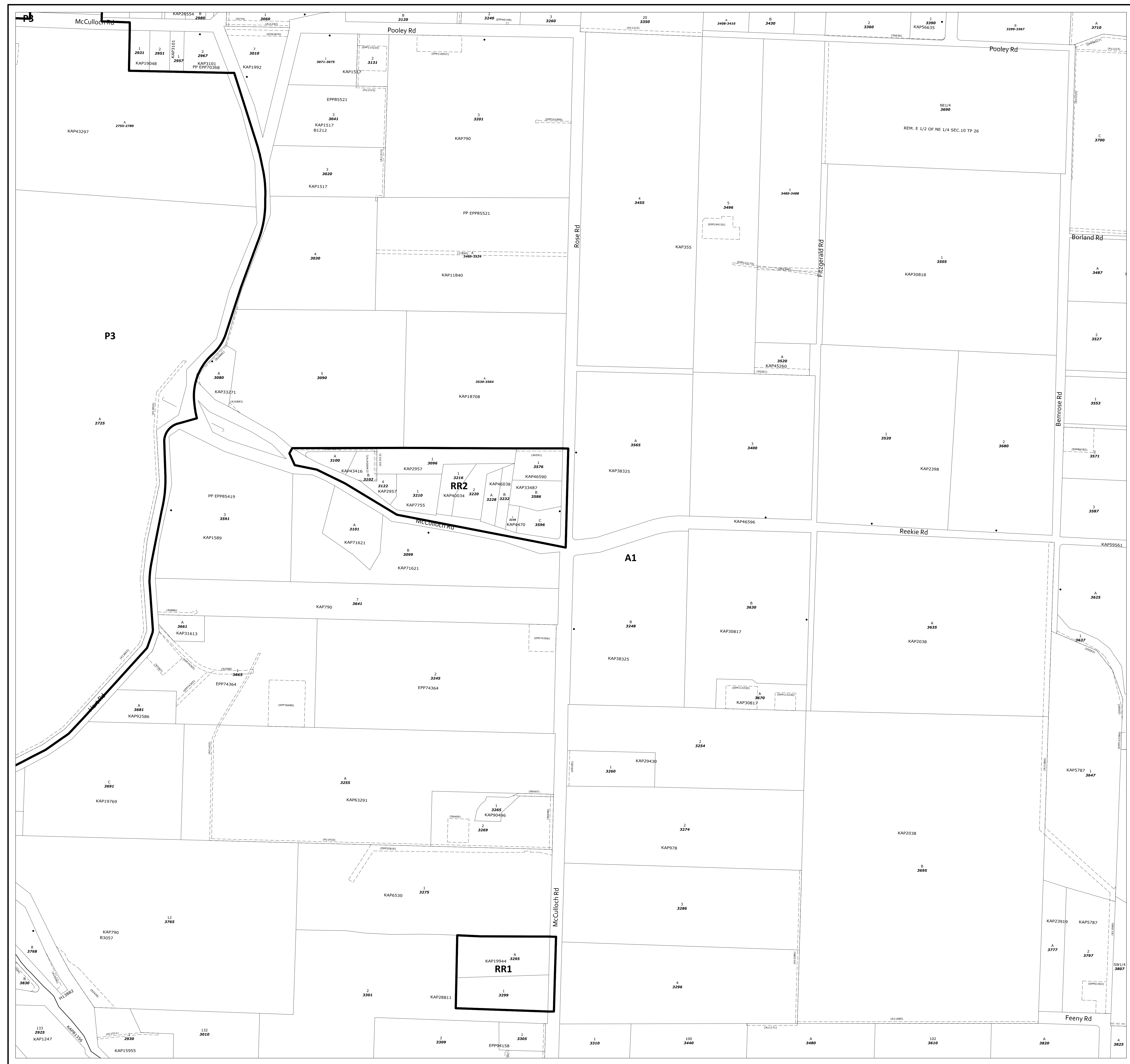


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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 26-11

26-15	26-14	26-13
26-10	26-11	26-12
26-03	26-02	26-01

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

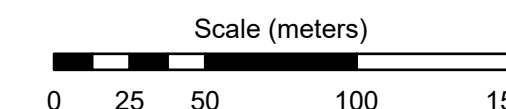
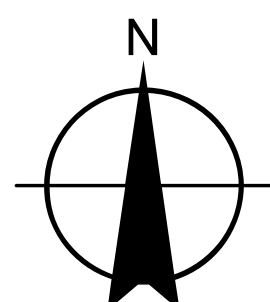
• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B

This forms part of application # Z24-0001

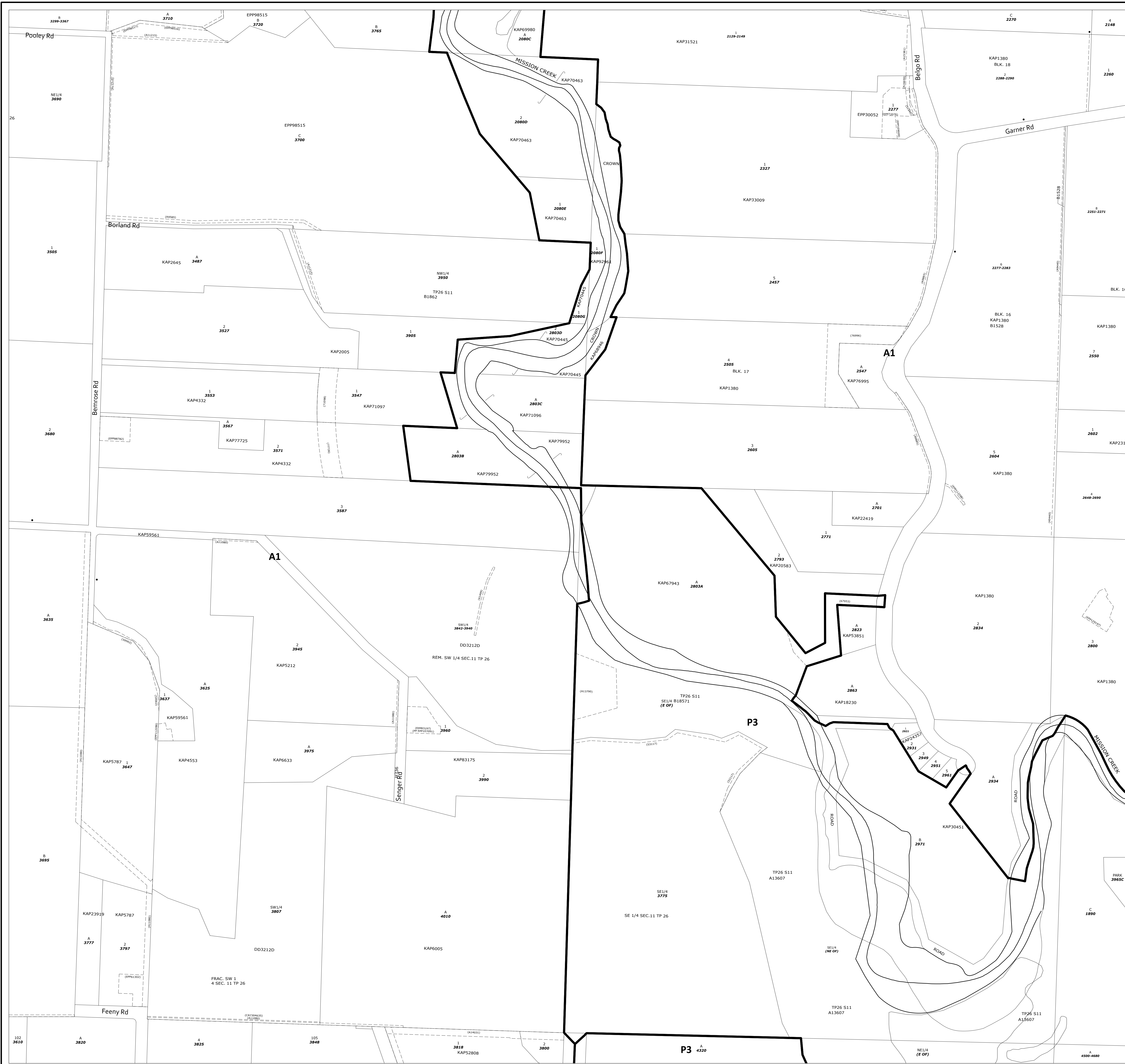
Planner Initials AC



Scale: 1:2500

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Index

26-14	26-13	27-18
26-11	26-12	27-07
26-02	26-01	27-06

Legend

- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B
This forms part of application # Z24-0001

Planner Initials: AC




Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-14

Index

26-22	26-23	26-24
26-15	26-14	26-13
26-10	26-11	26-12

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC

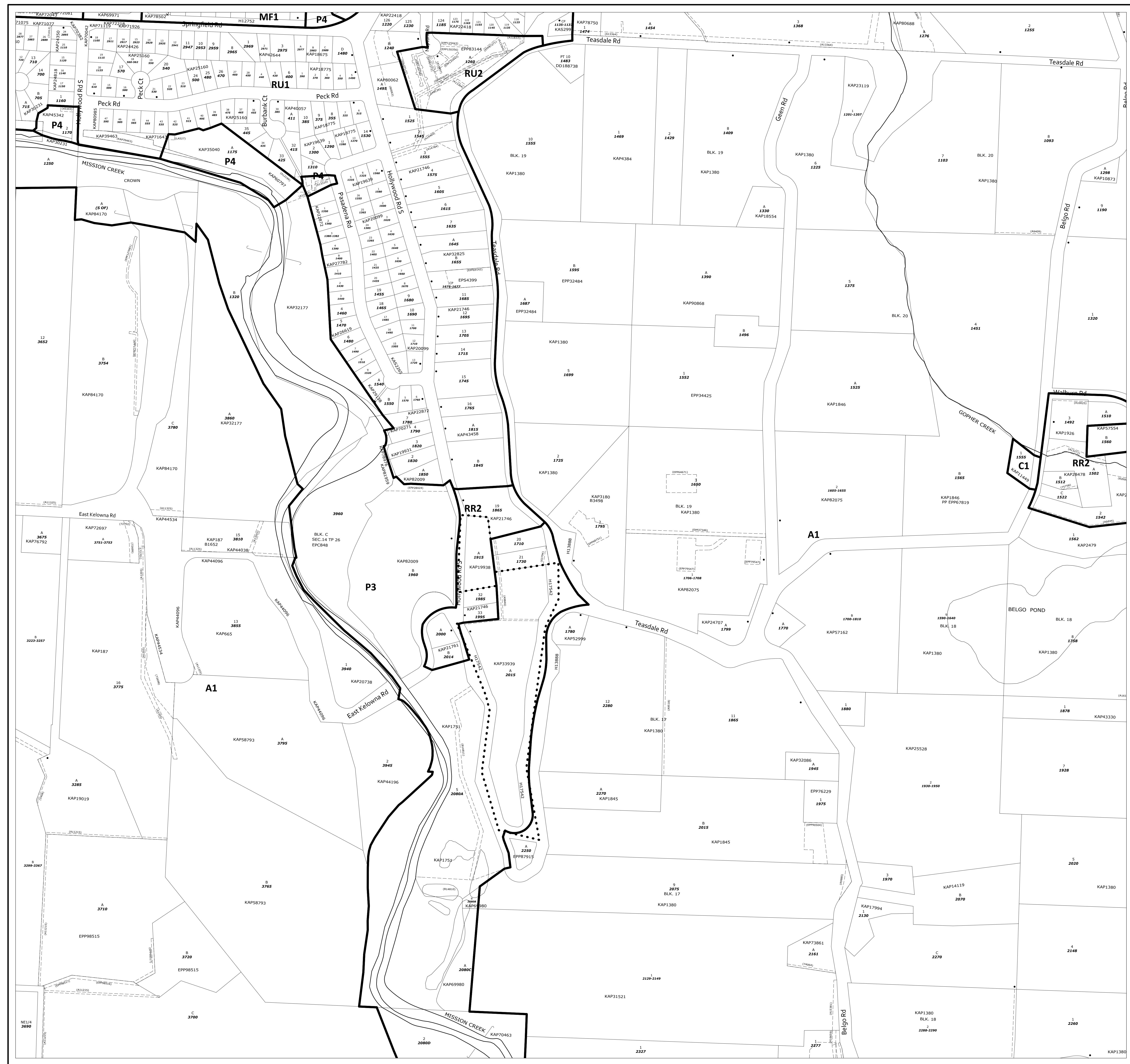
City of Kelowna



Scale: 1:2500
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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-001

No. 26-15

Index

26-21	26-22	26-23
26-16	26-15	26-14
26-09	26-10	26-11

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

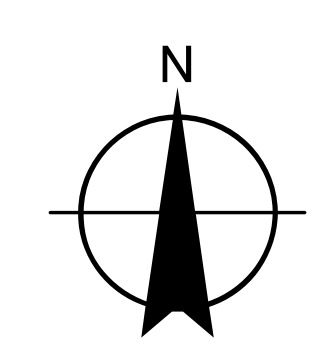
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--- City Boundary

SCHEDULE B

This forms part of application # Z24-001

Planner Initials AC



Scale (meters)
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Scale: 1:2500
Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-16

Index

26-20	26-21	26-22
26-17	26-16	26-15
26-08	26-09	26-10

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



Scale (meters)

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Scale: 1:2500

Revision: 1/15/2024

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Index

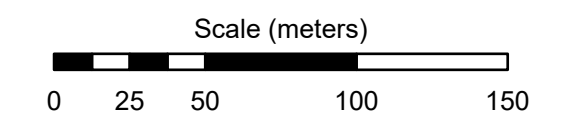
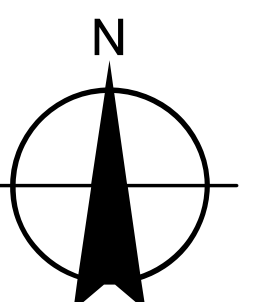
26-19	26-20	26-21
26-18	26-17	26-16
26-07	26-08	26-09

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 26-18

Index	25-24	26-19	26-20
	25-13	26-18	26-17
	25-12	26-07	26-08

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

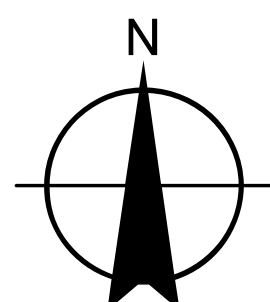
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City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC

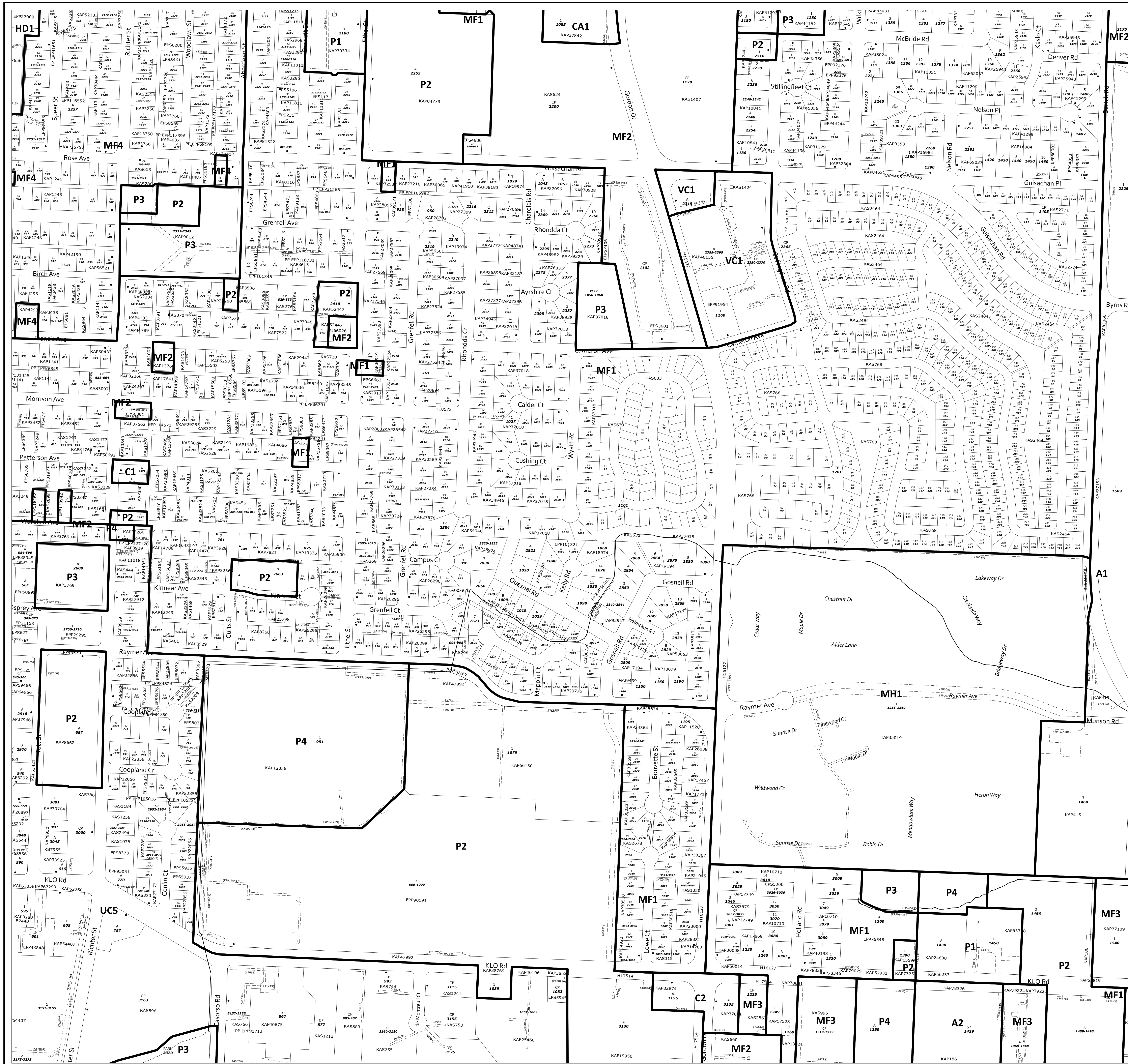


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Scale: 1:2500

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Index

25-25	26-30	26-29
25-24	26-19	26-20
25-13	26-18	26-17

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

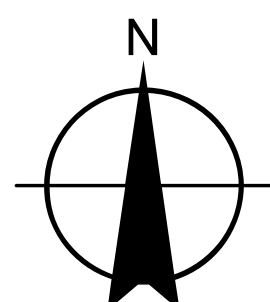
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City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC

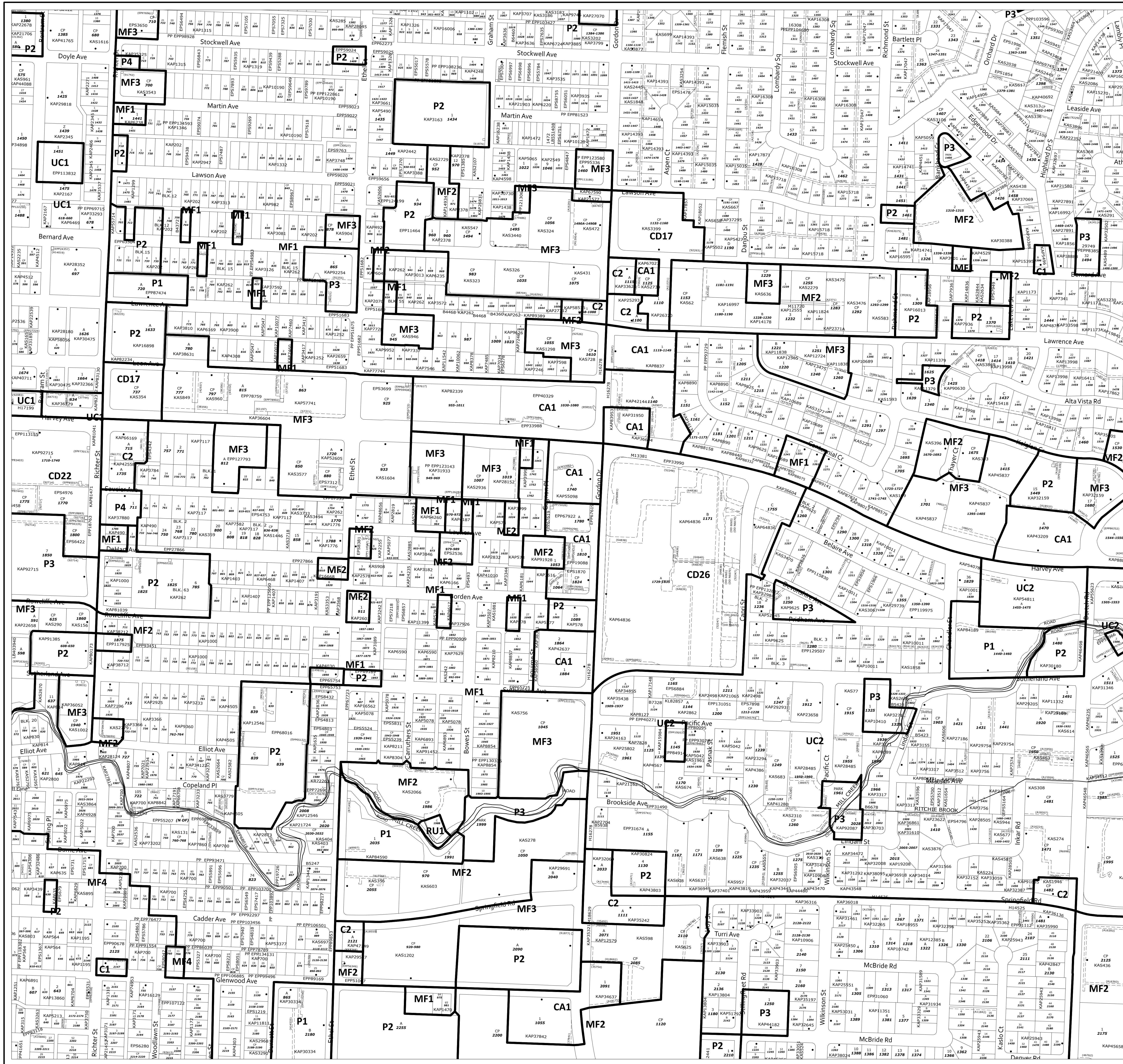


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Scale: 1:2500

Revision: 1/15/2024

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Index

26-28	26-27	26-26
26-21	26-22	26-23
26-16	26-15	26-14

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

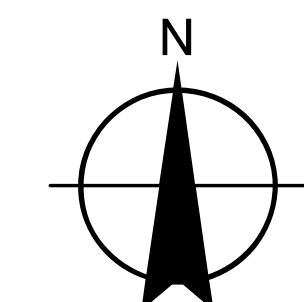
City Boundary

SCHEDULE B

This forms part of application # Z24-0001



Planner Initials AC



Scale (meters)
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Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 26-23

Index	26-27	26-26	26-25

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

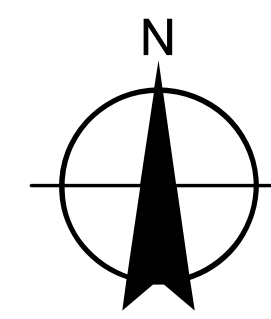
City Boundary

SCHEDULE B

This forms part of application # Z24-001



Planner Initials AC

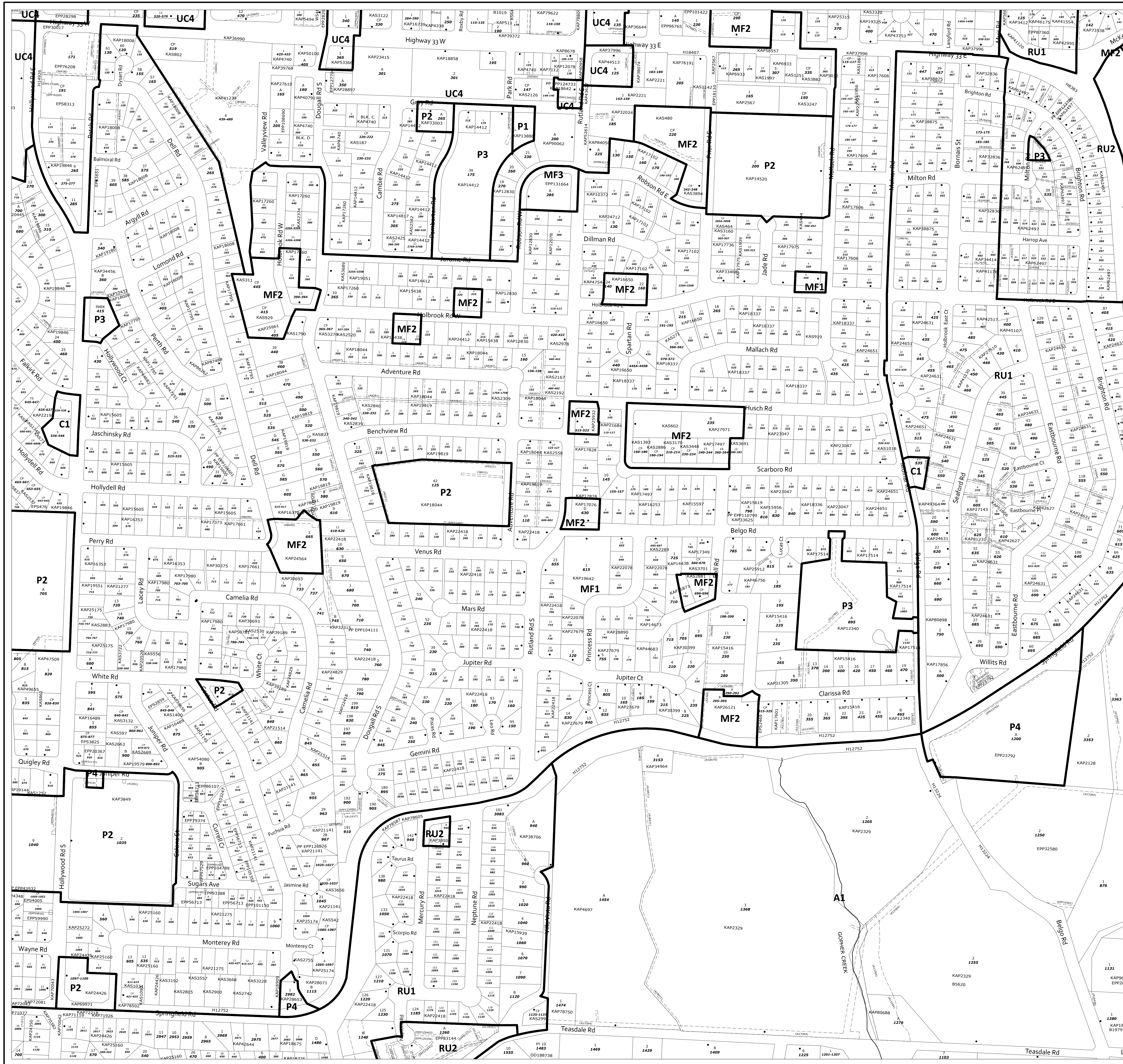


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Scale: 1:2500

Revision: 1/15/2024

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Index

26-26	26-25	27-30
26-23	26-24	27-19
26-14	26-13	27-18

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address


• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B

This forms part of application # Z24-0001

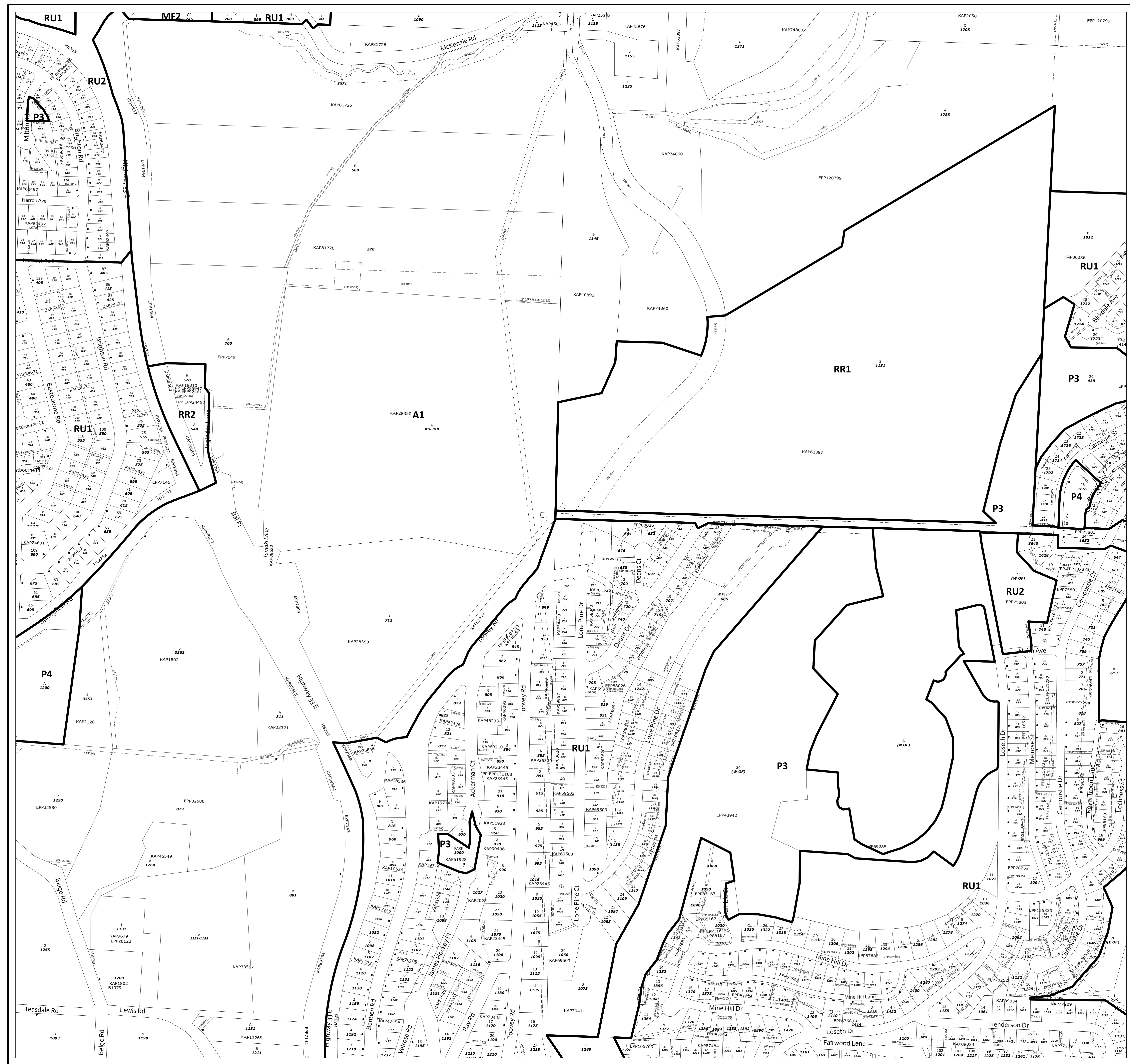
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Revision: 1/15/2024

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Index

26-35	26-36	27-31
26-26	26-25	27-30
26-23	26-24	27-19

Legend
ZONING

— Proposed Zoning


ADDRESSES

10 Lot Number
234 Street Address

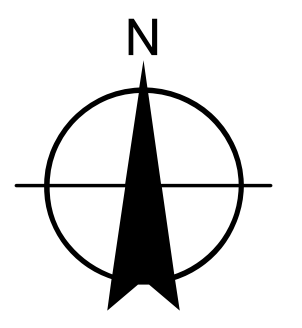
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--- City Boundary

SCHEDULE B
This forms part of application # Z24-0001



Planner Initials: AC



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Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 26-27

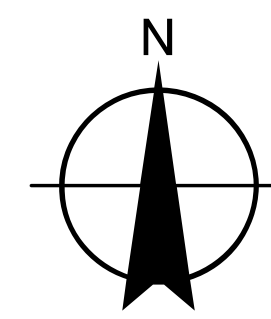
Index	26-33	26-34	26-35
	26-28	26-27	26-26
	26-21	26-22	26-23

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-001

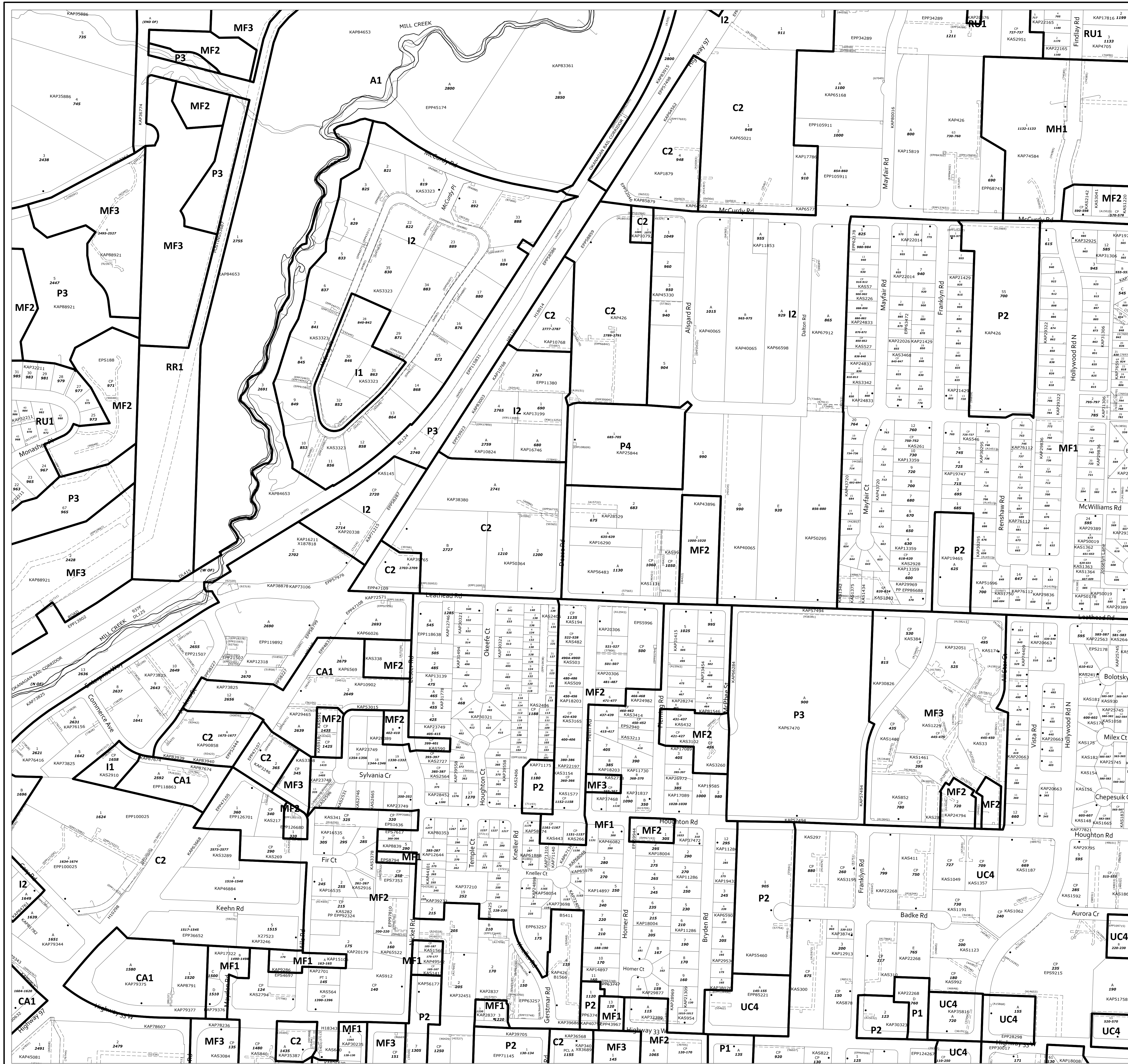
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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 26-28

Index	26-32	26-33	26-34
	26-29	26-28	26-27
	26-20	26-21	26-22

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

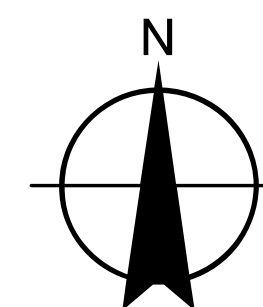
--- City Boundary

SCHEDULE B

This forms part of application # Z24-0001



Planner Initials AC



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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-29

Index	26-31	26-32	26-33
	26-30	26-29	26-28
	26-19	26-20	26-21

Legend

ZONING

Proposed Zoning

ADDRESSES

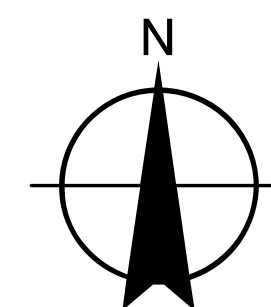
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Indicates Address Fronting Street

City Boundary

SCHEDULE B
This forms part of application # Z24-0001

Planner Initials: AC

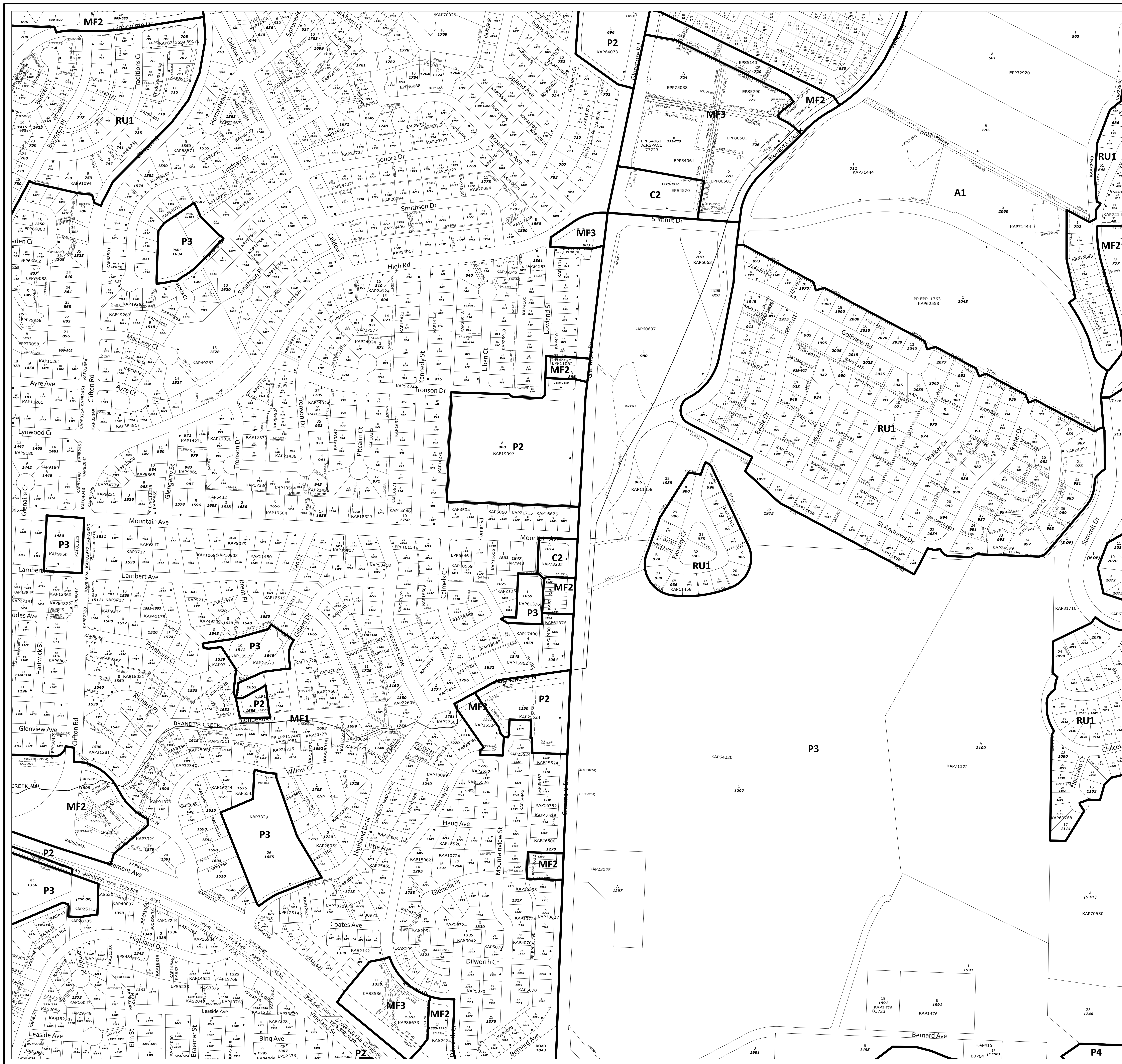


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Index

25-36	26-31	26-32
25-25	26-30	26-29
25-24	26-19	26-20

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary

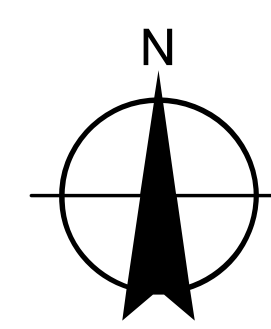
SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



City of Kelowna DEVELOPMENT PLANNING

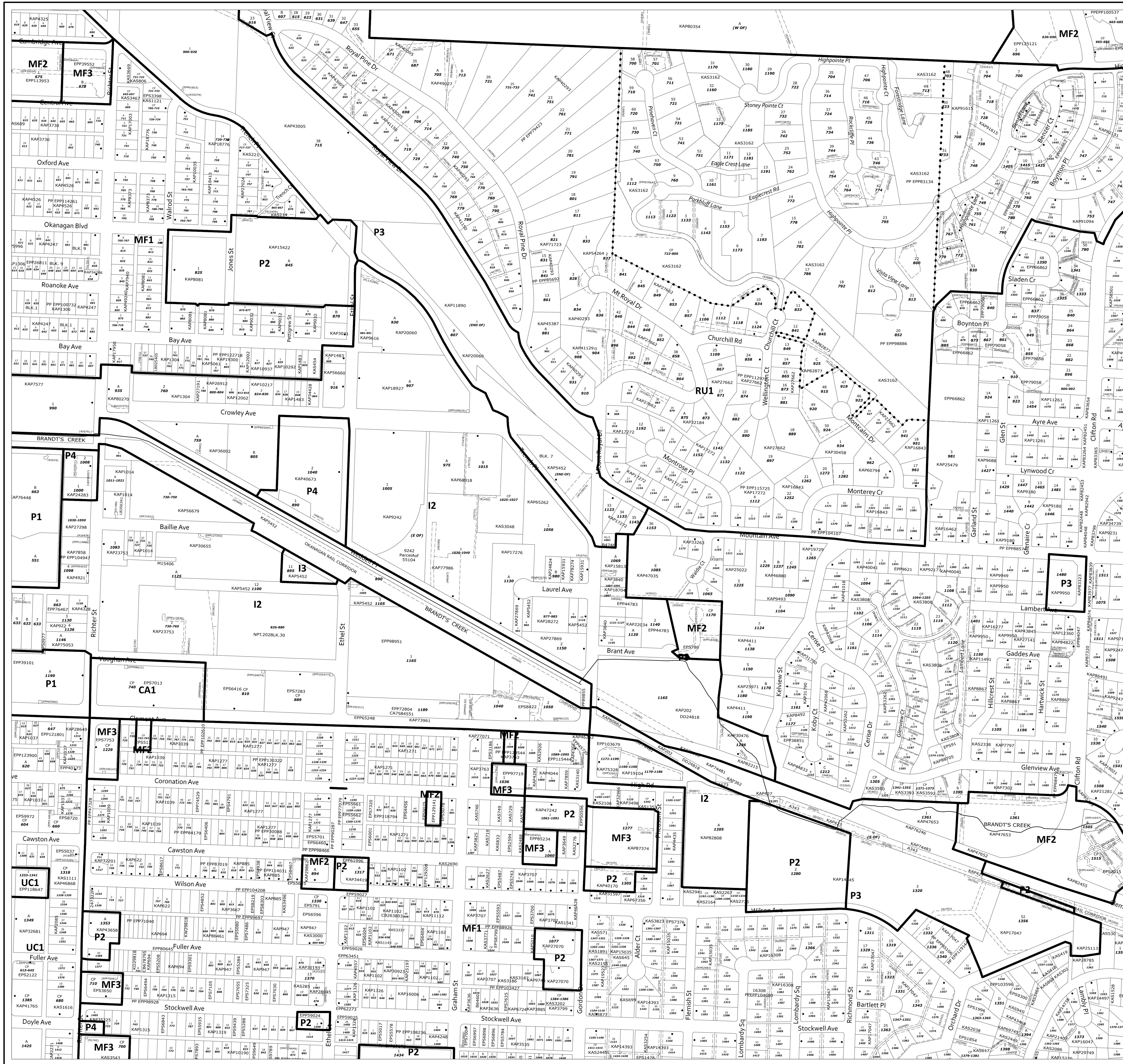


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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-32

Index	23-06	23-05	23-04
	26-31	26-32	26-33
	26-30	26-29	26-28

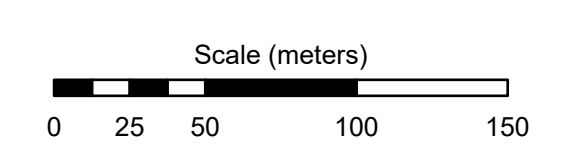
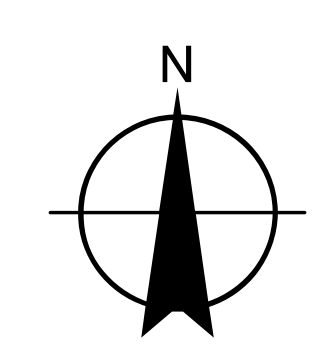
Legend

- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials: AC



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-33

Index

23-05	23-04	23-03
26-32	26-33	26-34
26-29	26-28	26-27

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: AC



Scale (meters)

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Scale: 1:2500

Revision: 1/15/2024

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RR1
(END OF)

MF2
P3



City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-34

Index

23-04	23-03	23-02
26-33	26-34	26-35
26-28	26-27	26-26

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

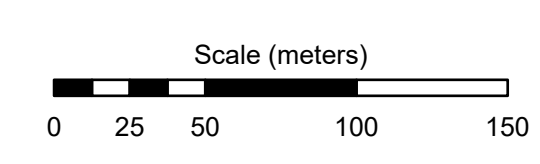
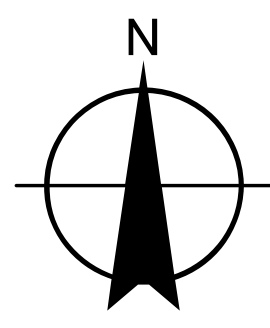
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--- City Boundary

SCHEDULE B

This forms part of application # Z24-0001

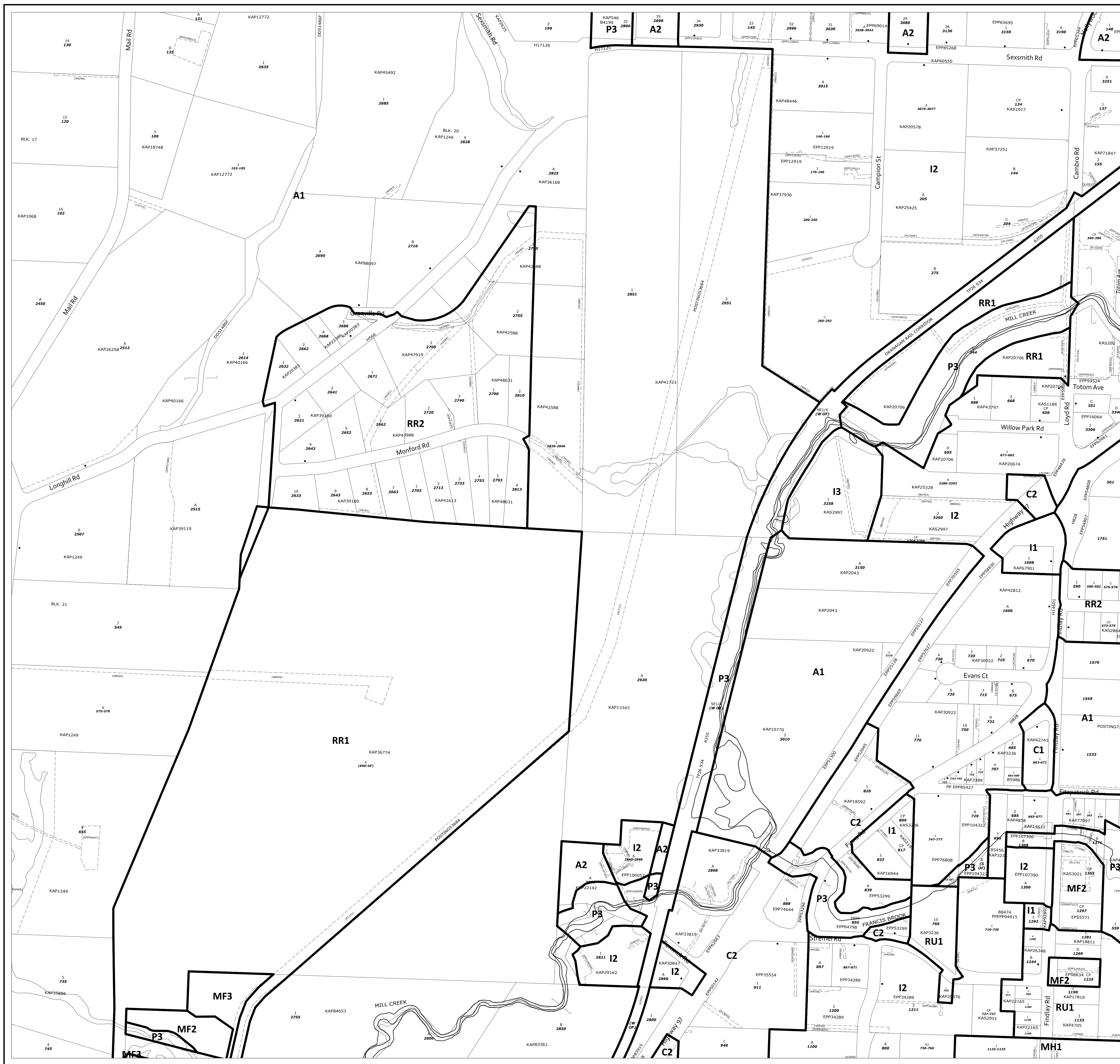
Planner Initials AC



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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-35

Index	23-03	23-02	23-01
	26-34	26-35	26-36
	26-27	26-26	26-25

Legend

ZONING

— Proposed Zoning

ADDRESSES

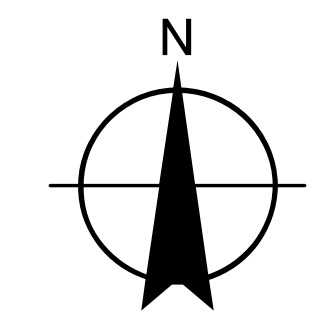
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Lot Number
Street Address

• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B

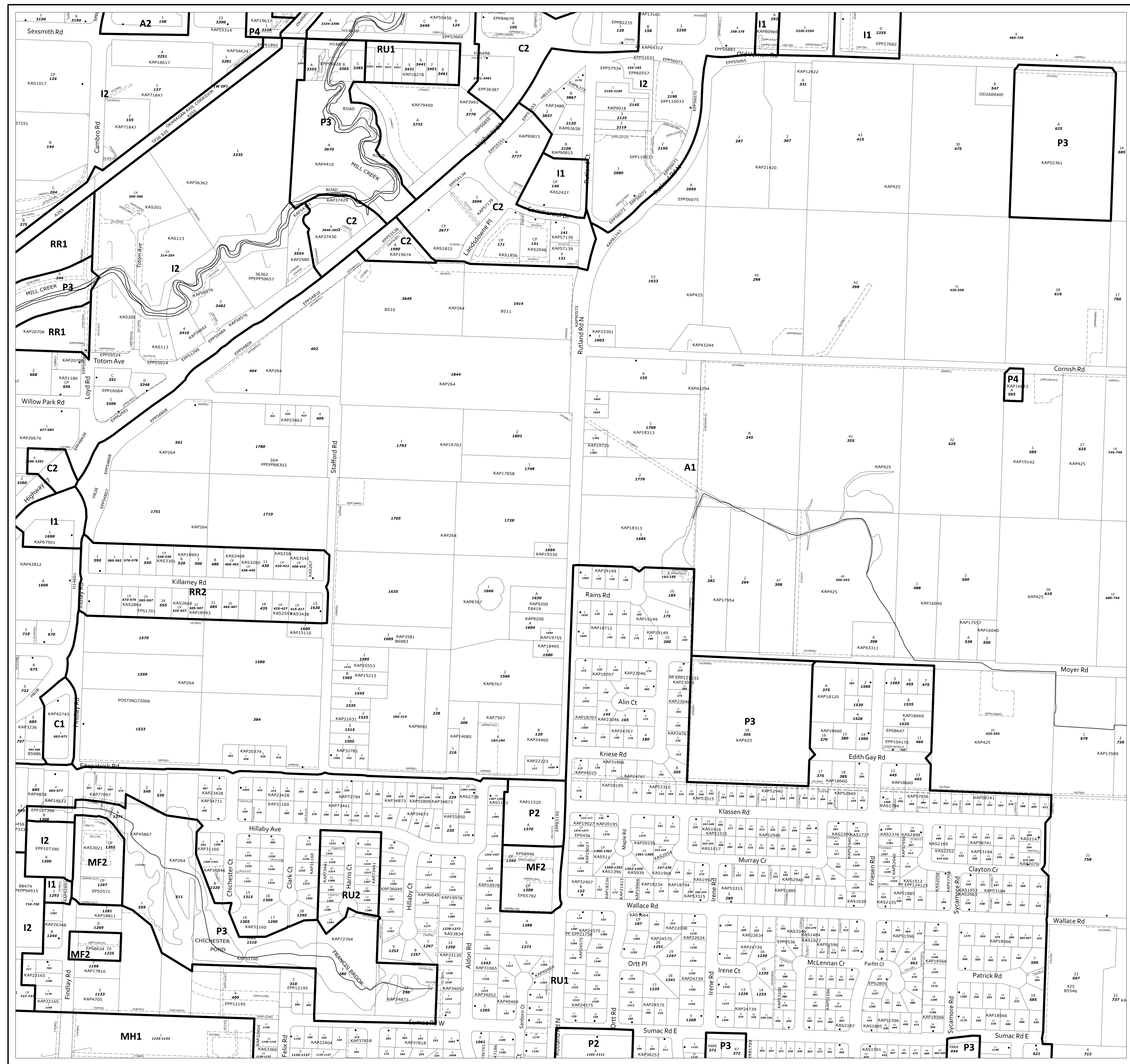
This forms part of application # Z24-0001
City of Kelowna
Development Planning
Planner Initials AC



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Scale: 1:2500
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Index

23-02	23-01
26-35	26-36 27-31
26-26	26-25 27-30

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address


• Indicates Address Fronting Street

--- City Boundary

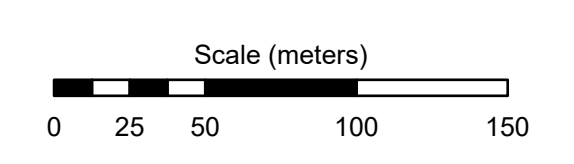
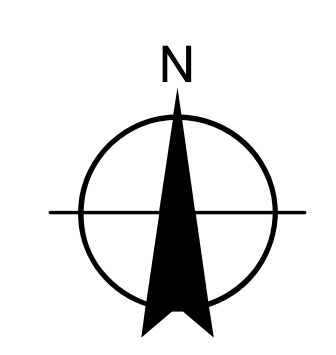
SCHEDULE B

This forms part of application
Z24-0001

Planner Initials AC



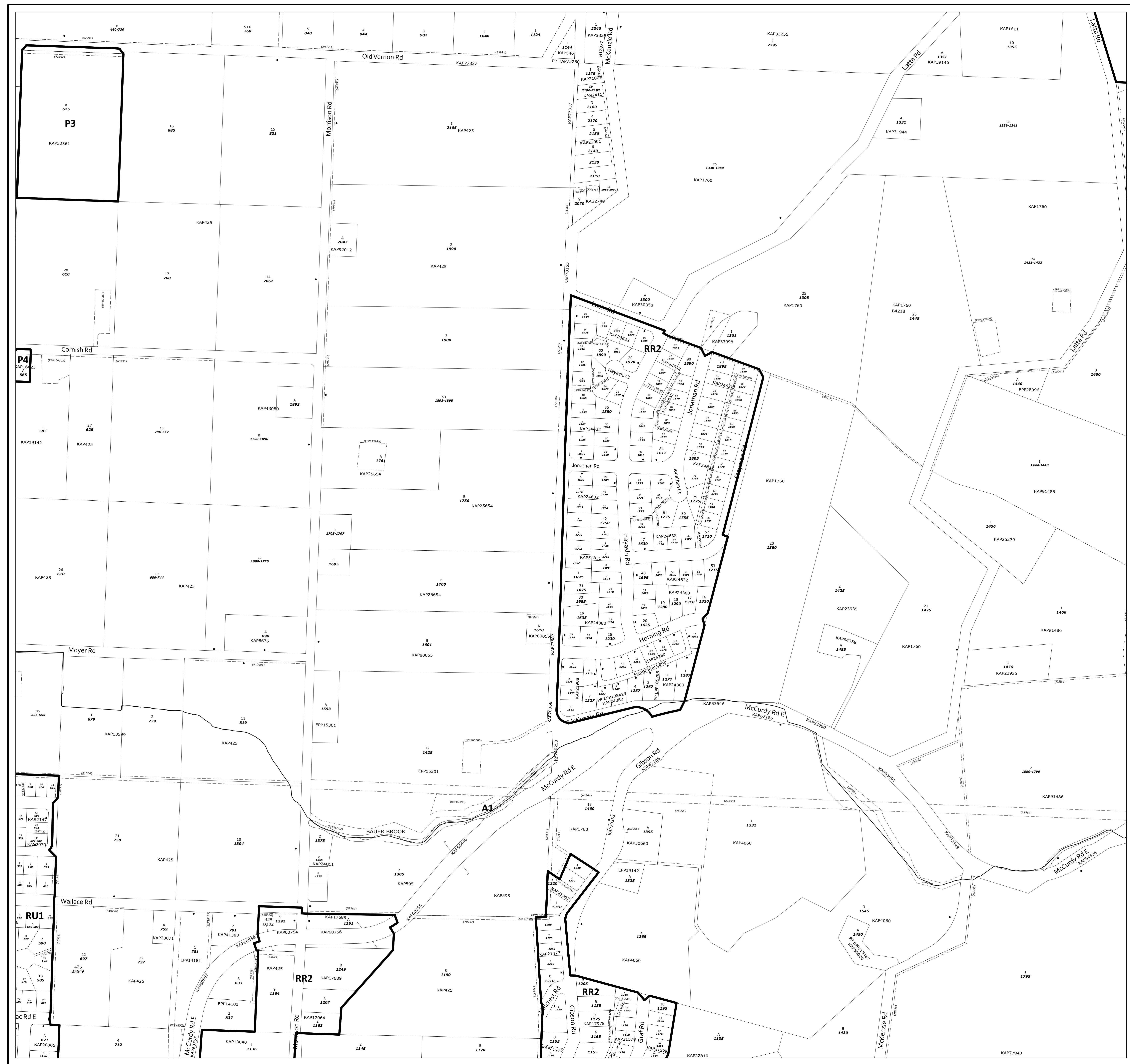
City of Kelowna
Development Planning



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Index


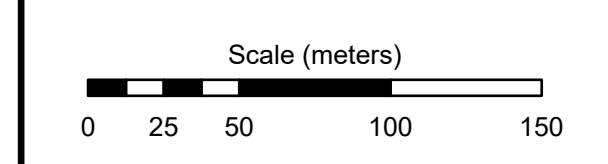
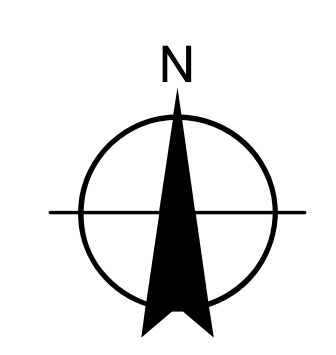
26-12	27-07	27-08
26-01	27-06	
29-36		

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10
234
Lot Number
Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application
Z24-0001

Planner Initials AC

Scale: 1:2500

Revision: 1/15/2024

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Index

26-13	27-18	27-17
26-12	27-07	27-08
26-01	27-06	

Legend

ZONING

— Proposed Zoning


ADDRESSES

10 Lot Number
234 Street Address

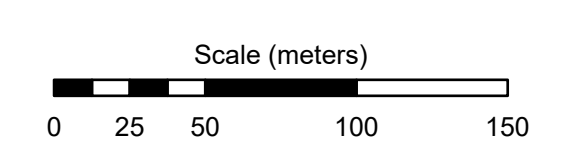
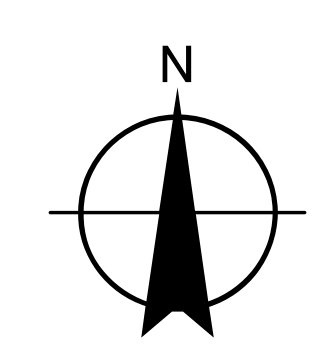
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--- City Boundary

SCHEDULE B
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Planner Initials: AC



Scale: 1:2500

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**Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001**

No. 27-08

Index	27-18	27-17
	27-07	27-08
	27-06	

Legend

ZONING

— Proposed Zoning

ADDRESSES

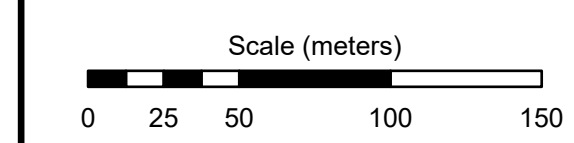
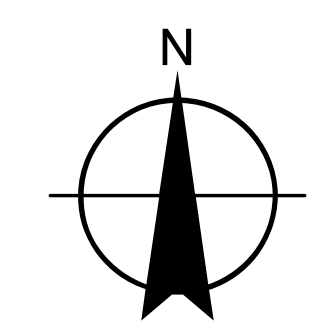
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234 Street Address

• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B
This forms part of application # Z24-0001

Planner Initials AC



Scale: 1:2500

Revision: 1/15/2024

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Index

27-18	27-17
27-07	27-08

Legend

ZONING

— Proposed Zoning

ADDRESSES

10
234
— Lot Number
— Street Address

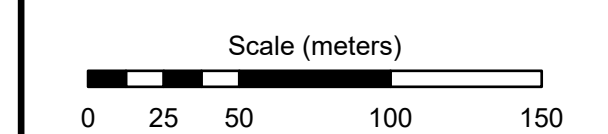
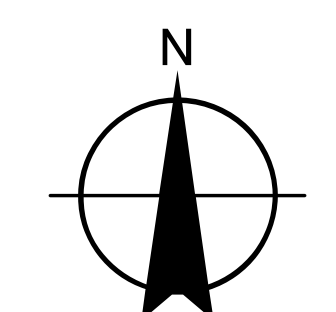
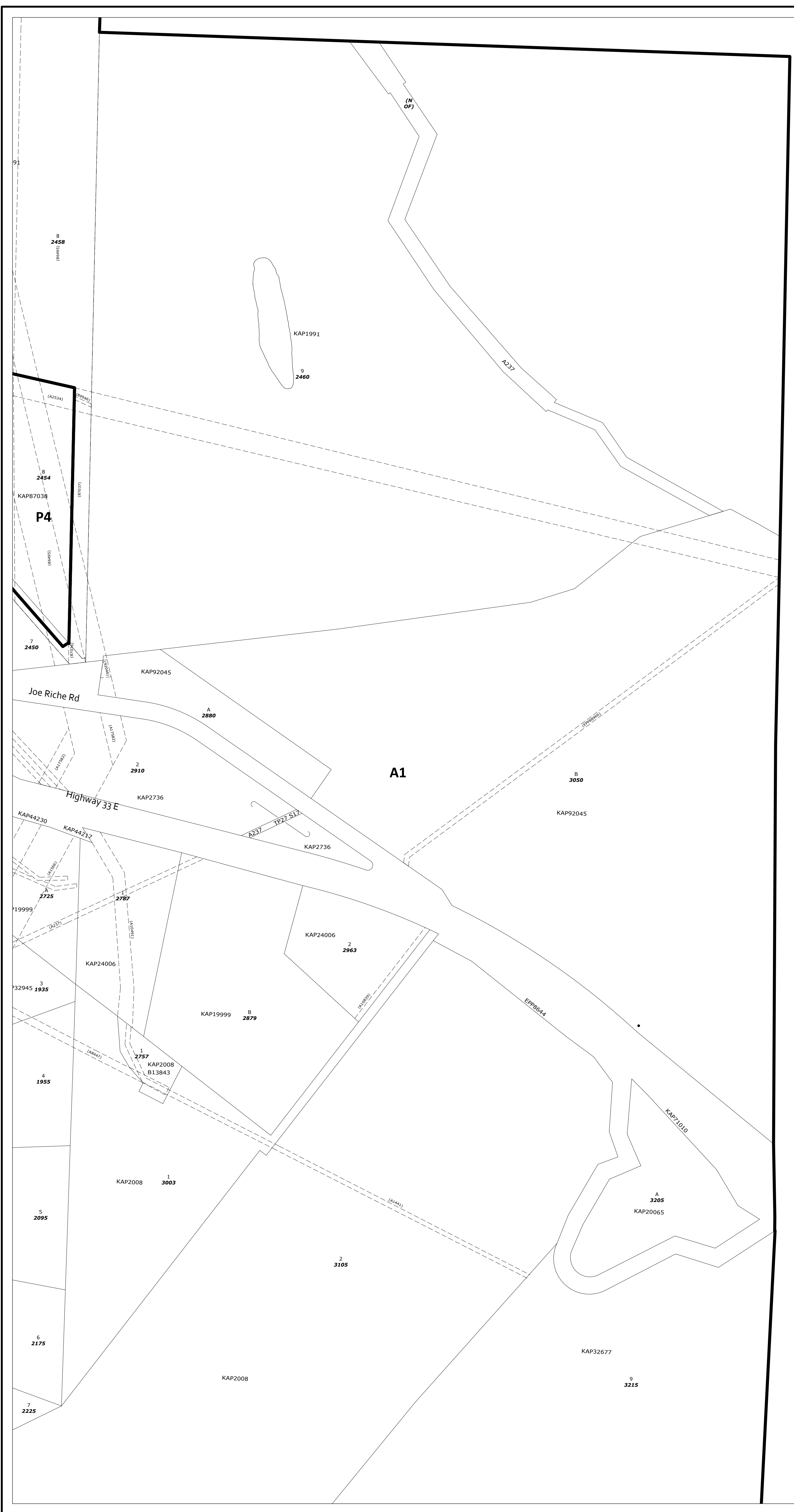
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Fronting Street

--- City Boundary

SCHEDULE B

This forms part of application
Z24-0001

Planner
Initials AC



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 27-18

Index

26-24	27-19
26-13	27-18
26-12	27-07
27-08	

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

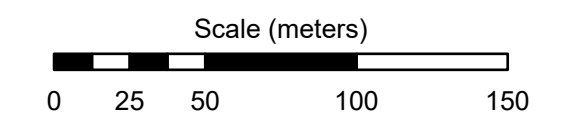
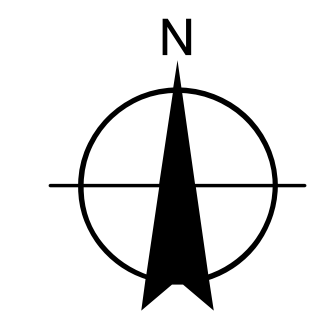
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--- City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



Scale: 1:2500

Revision: 1/15/2024

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Index	26-25	27-30
	26-24	27-19
	26-13	27-17

Legend

ZONING

— Proposed Zoning

ADDRESSES

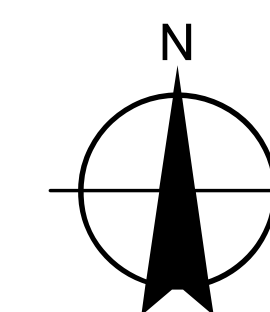
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234 Street Address

• Indicates Address Fronting Street

--- City Boundary

SCHEDULE B
This forms part of application
Z24-0001

Planner Initials AC

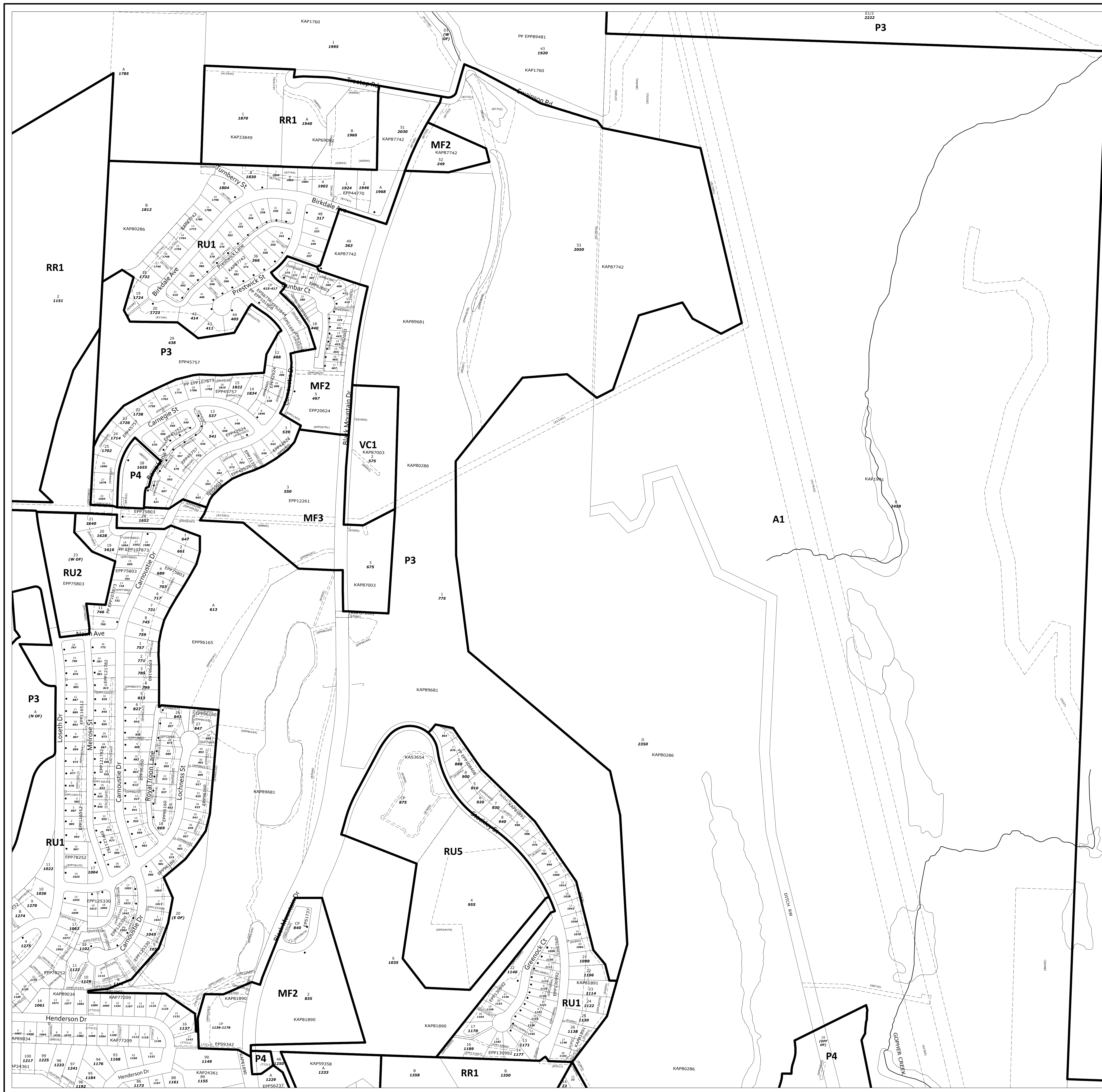


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Index

26-36	27-31
26-25	27-30
26-24	27-19

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 234
Lot Number
Street Address
 - Indicates Address Fronting Street
 - City Boundary

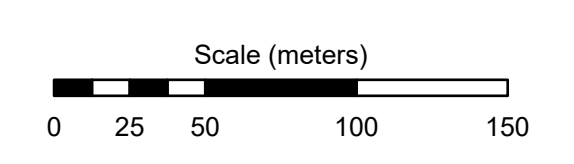
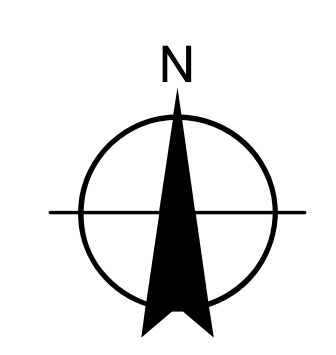
SCHEDULE B

This forms part of application
Z24-0001

Planner Initials: AC



City of Kelowna
DEVELOPMENT PLANNING



Scale: 1:2500
Revision: 1/15/2024

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Index

23-01	
26-36	27-31
26-25	27-30

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

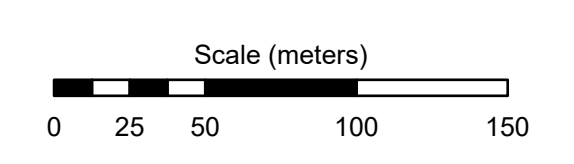
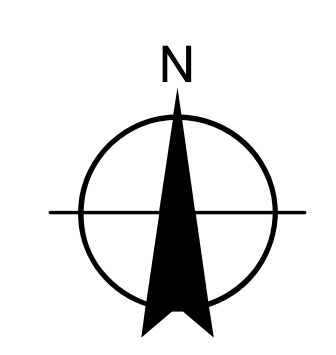
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--- City Boundary

SCHEDULE B

This forms part of application # Z24-0001

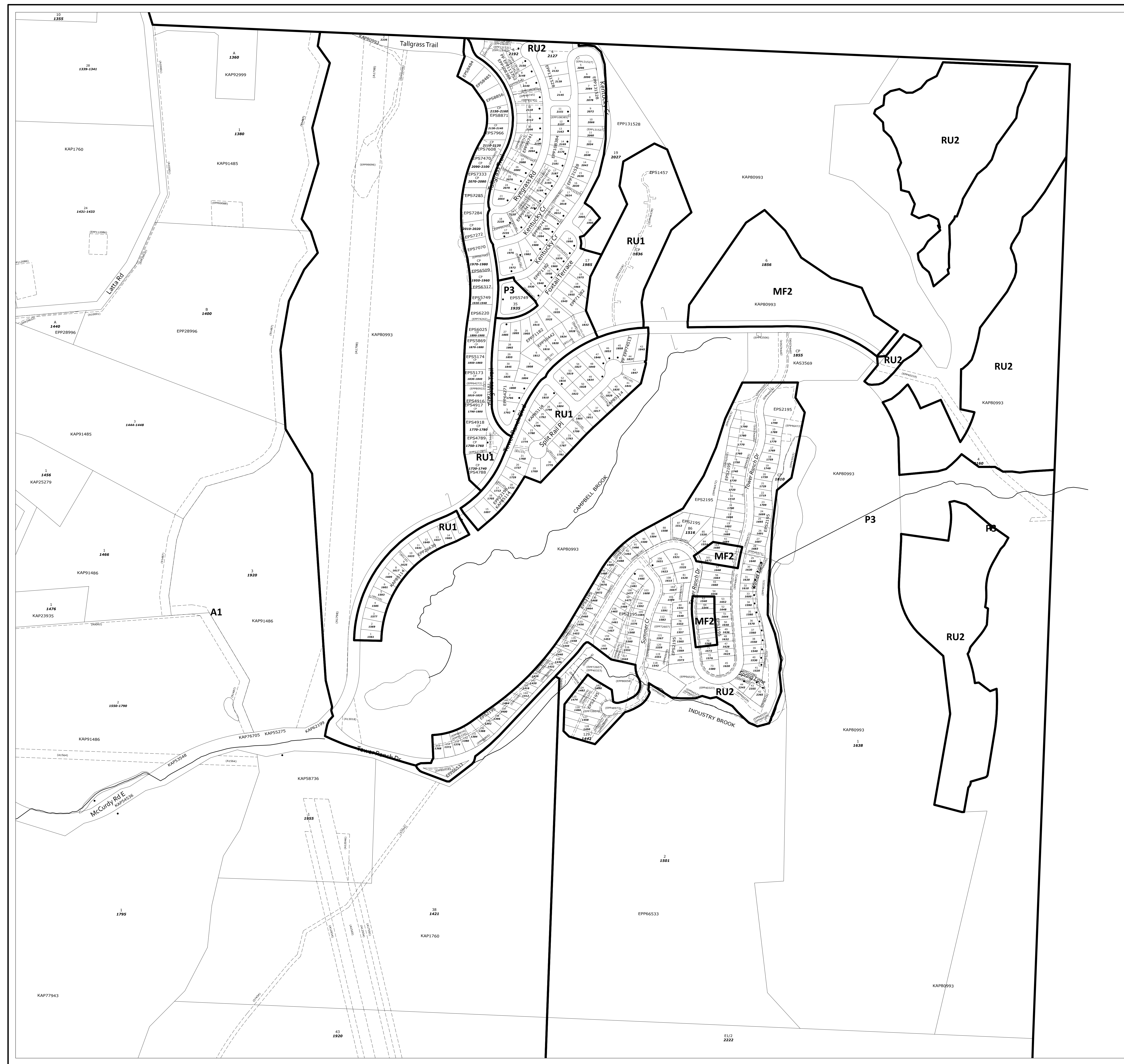
City of Kelowna
Planner Initials AC



Scale: 1:2500
Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 28-13

Index

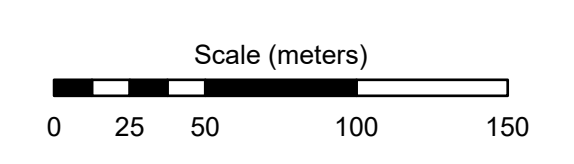
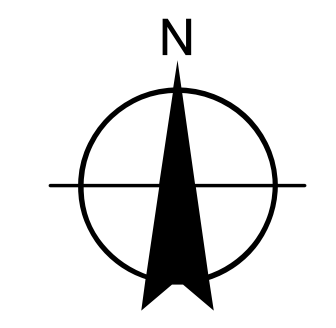
28-26	28-25	29-30
28-23	28-24	29-19
28-14	28-13	

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials: AC



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 28-14

Index

	28-26	28-25
28-22	28-23	28-24
28-15	28-14	28-13

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

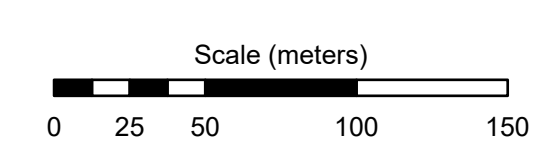
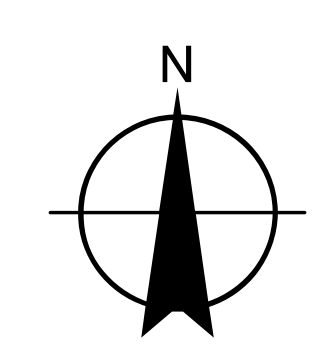
--- City Boundary

SCHEDULE B

This forms part of application
Z24-0001

Planner Initials: AC

City of Kelowna
CITY OF KELLOWNA
SUSTAINABILITY PLANNING

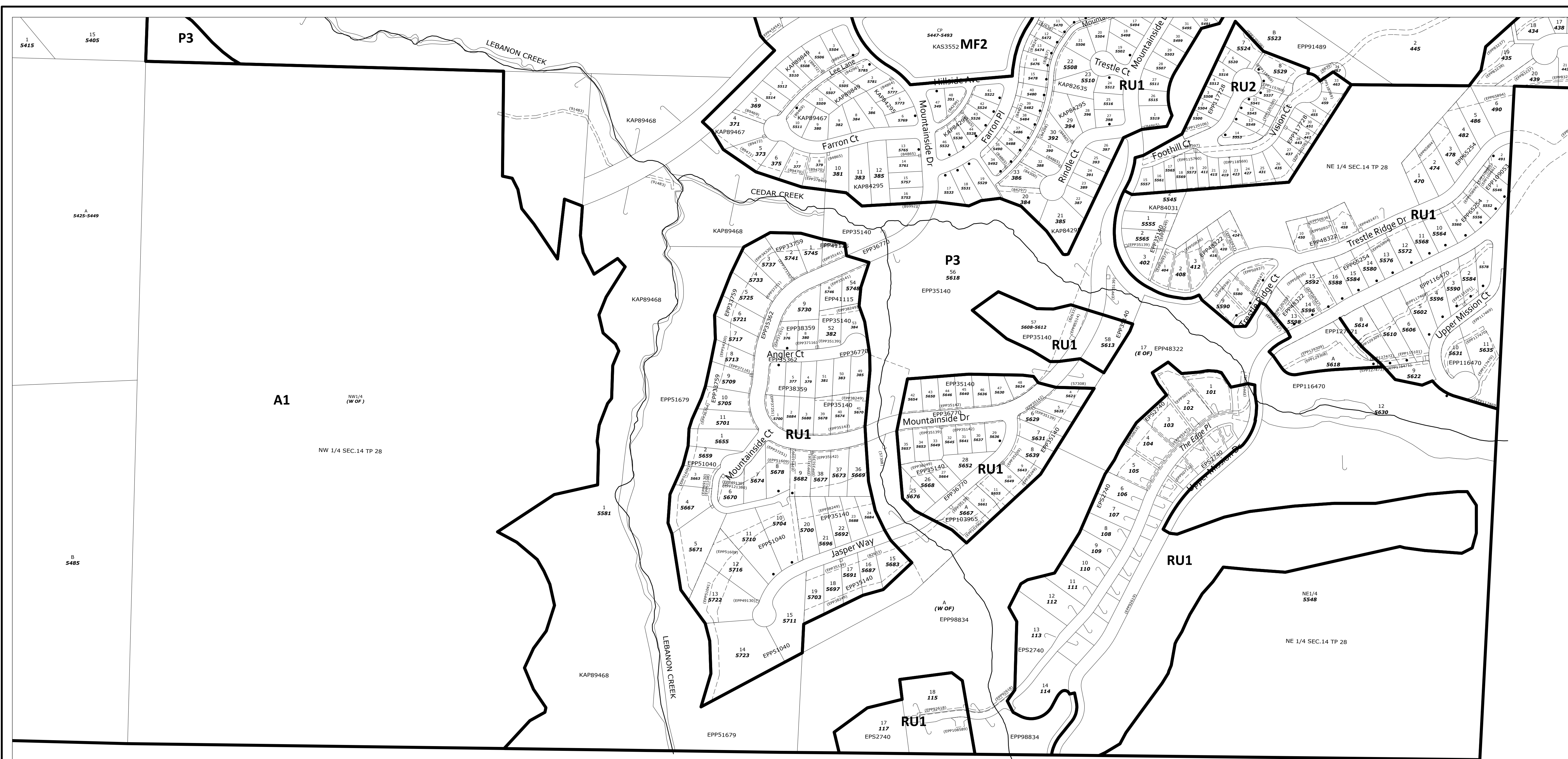


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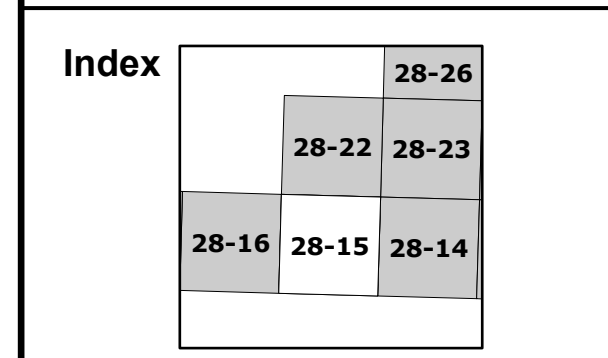


City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 28-15

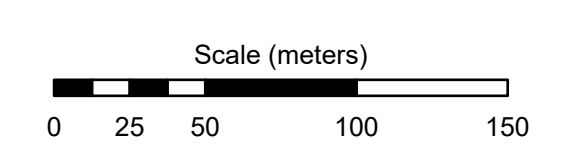
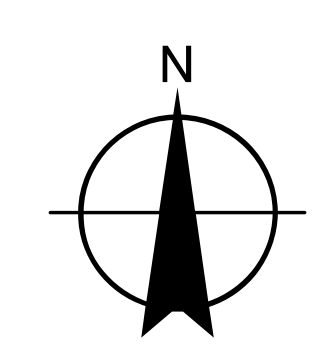


- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



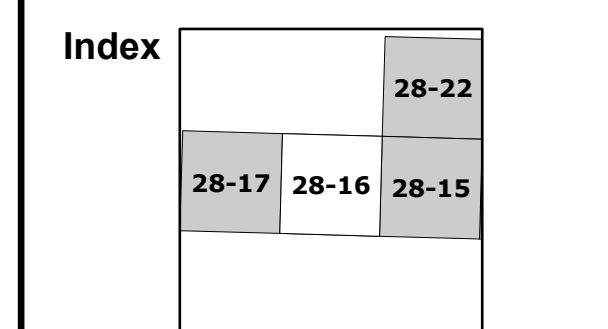
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Planner Initials AC

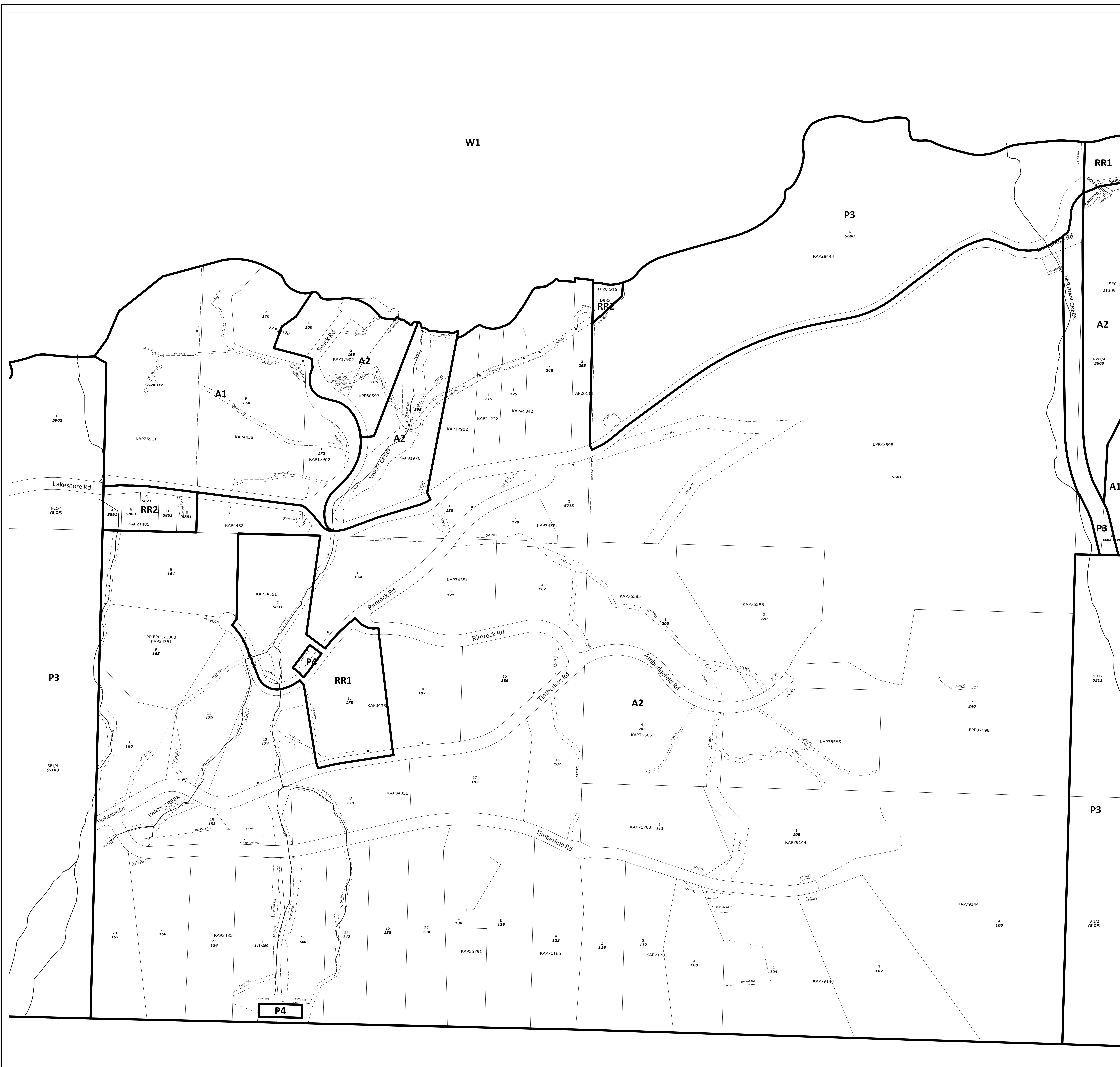


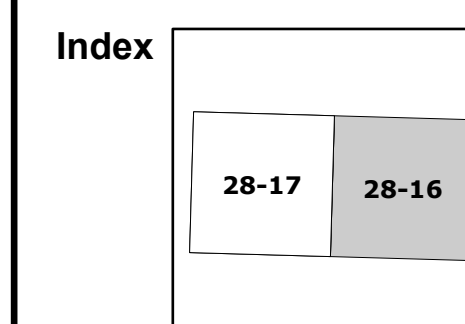

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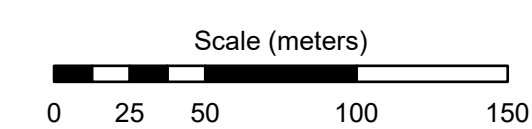
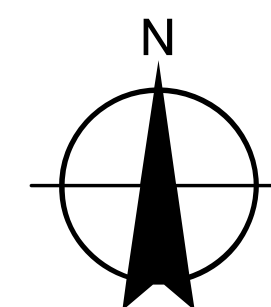
SCHEDULE B

This forms part of application
Z24-0001



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials AC



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W1

A1

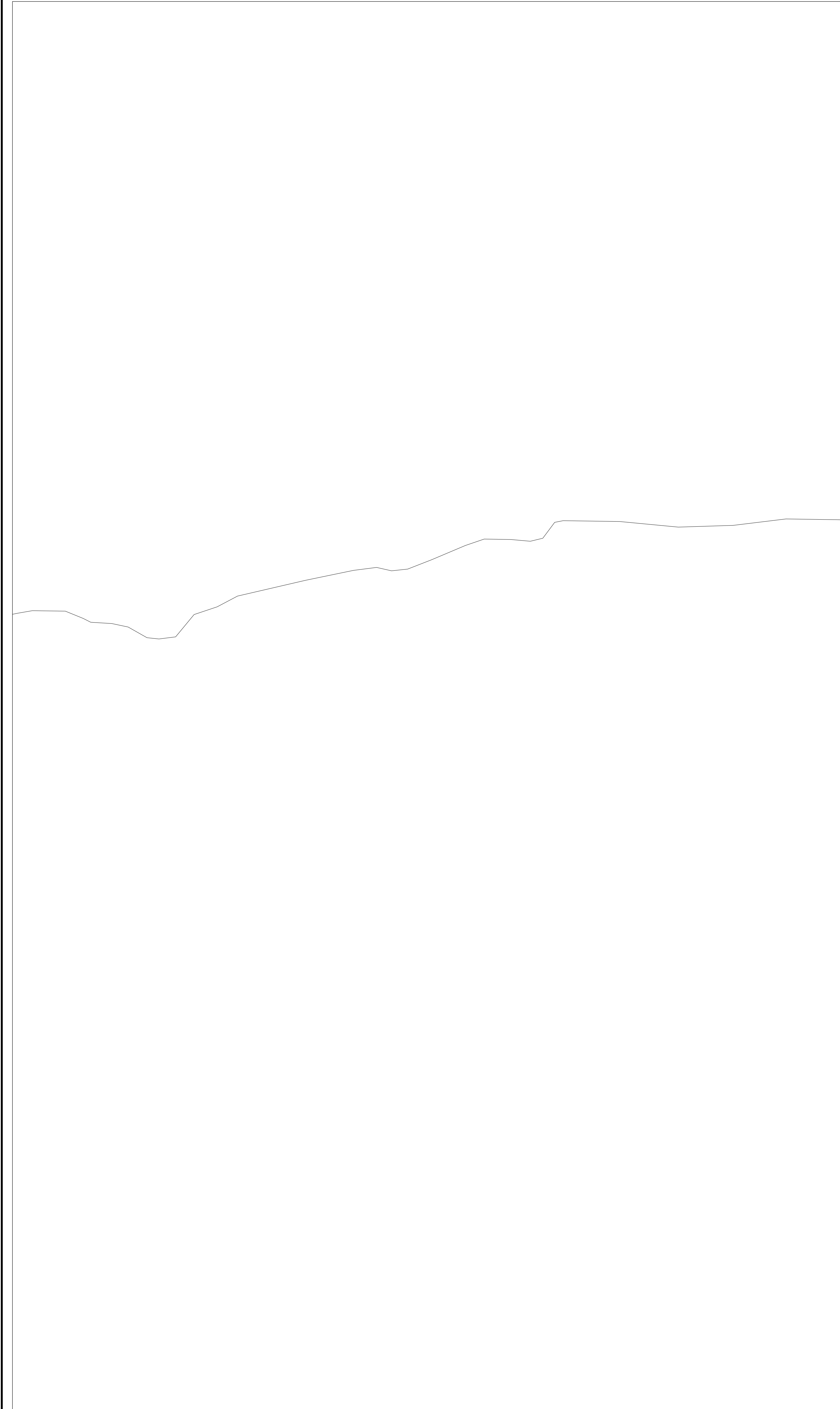
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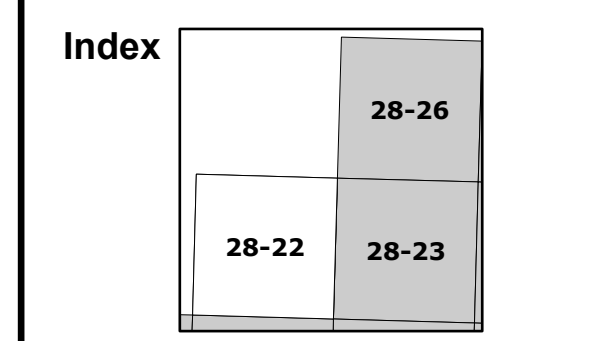
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P3

SE 1/4 SEC. 17 TP 28

SE 1/4 (S OP)





- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10
234
Lot Number
Street Address
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SCHEDULE B

This forms part of application
Z24-0001

Planner Initials AC




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Index	28-26	28-25
	28-22	28-23
	28-15	28-14
	28-13	

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

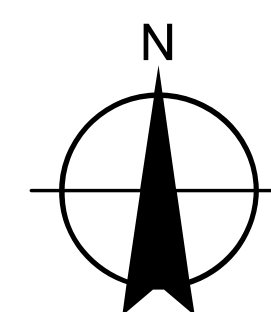
City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC

City of Kelowna DEVELOPMENT PLANNING



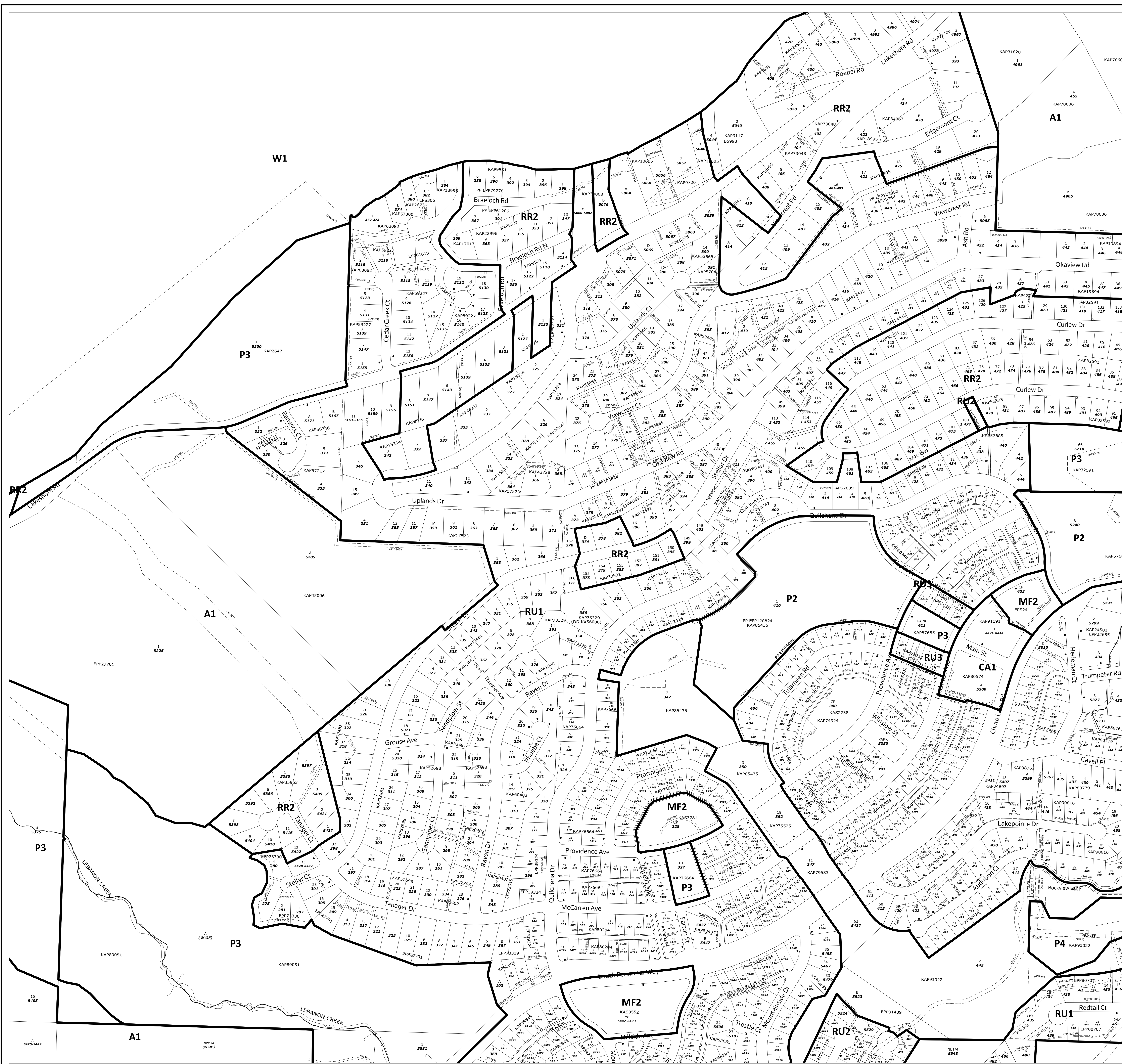
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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 28-24

Index	28-26	28-25	29-31
	28-26	28-25	29-30
	28-23	28-24	29-19
	28-14	28-13	

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

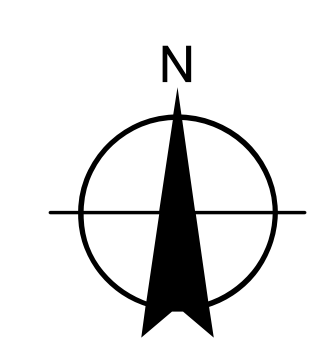
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SCHEDULE B

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Planner Initials AC



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Index	25-01	26-06
	28-36	29-31
	28-26	28-25
	28-23	28-24
	29-30	29-19

Legend

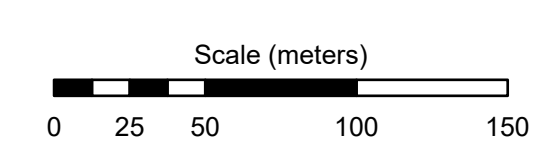
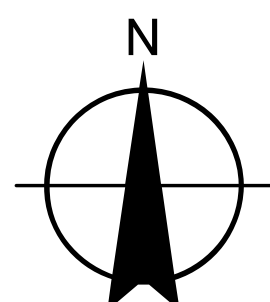
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SCHEDULE B

This forms part of application # Z24-001

Planner Initials AC

City of Kelowna



Scale: 1:2500

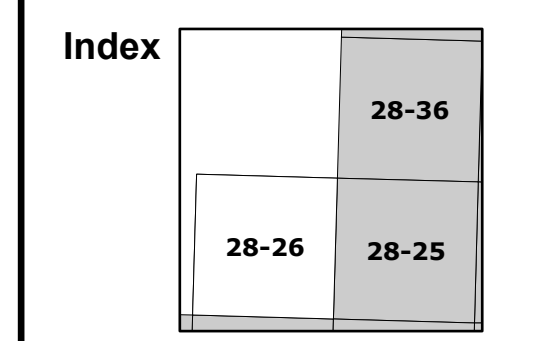
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W1




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- Proposed Zoning
- ADDRESSES**
- 10
234
— Lot Number
— Street Address
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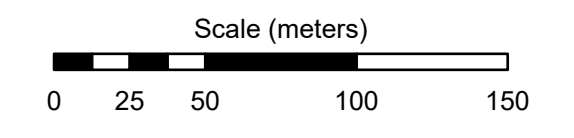
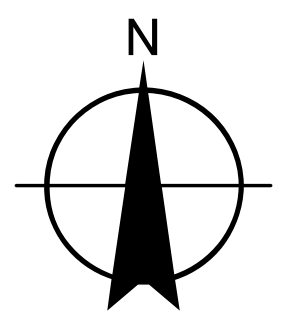
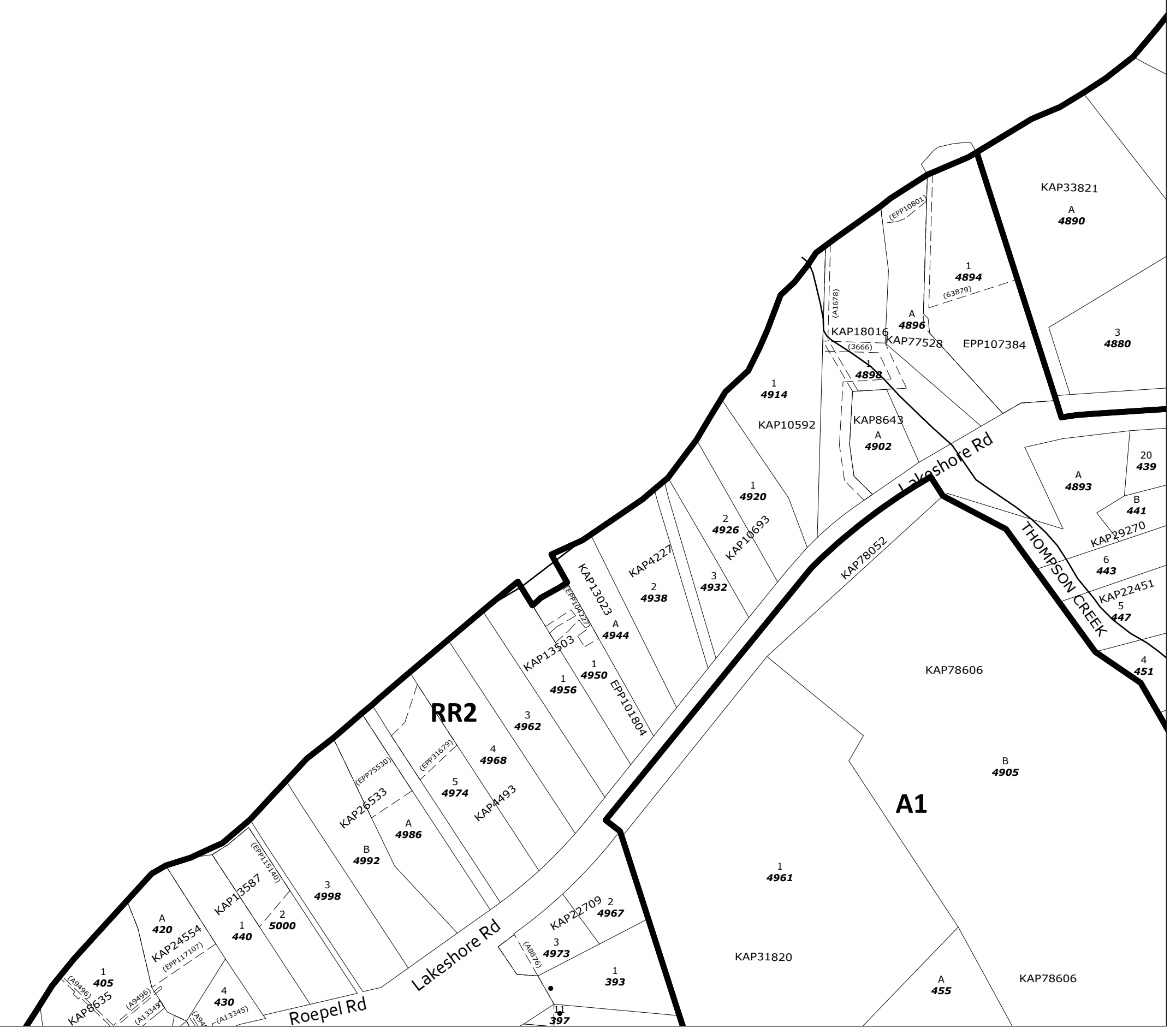
SCHEDULE B

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Z24-0001

Planner Initials AC



W1



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Index

25-01	26-06
28-36	29-31

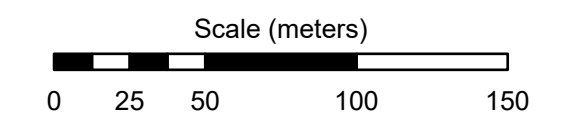
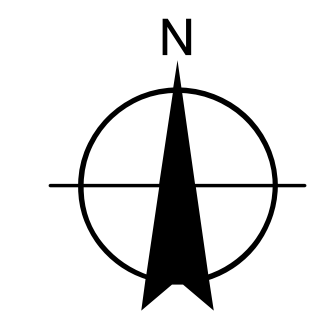
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SCHEDULE B

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City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

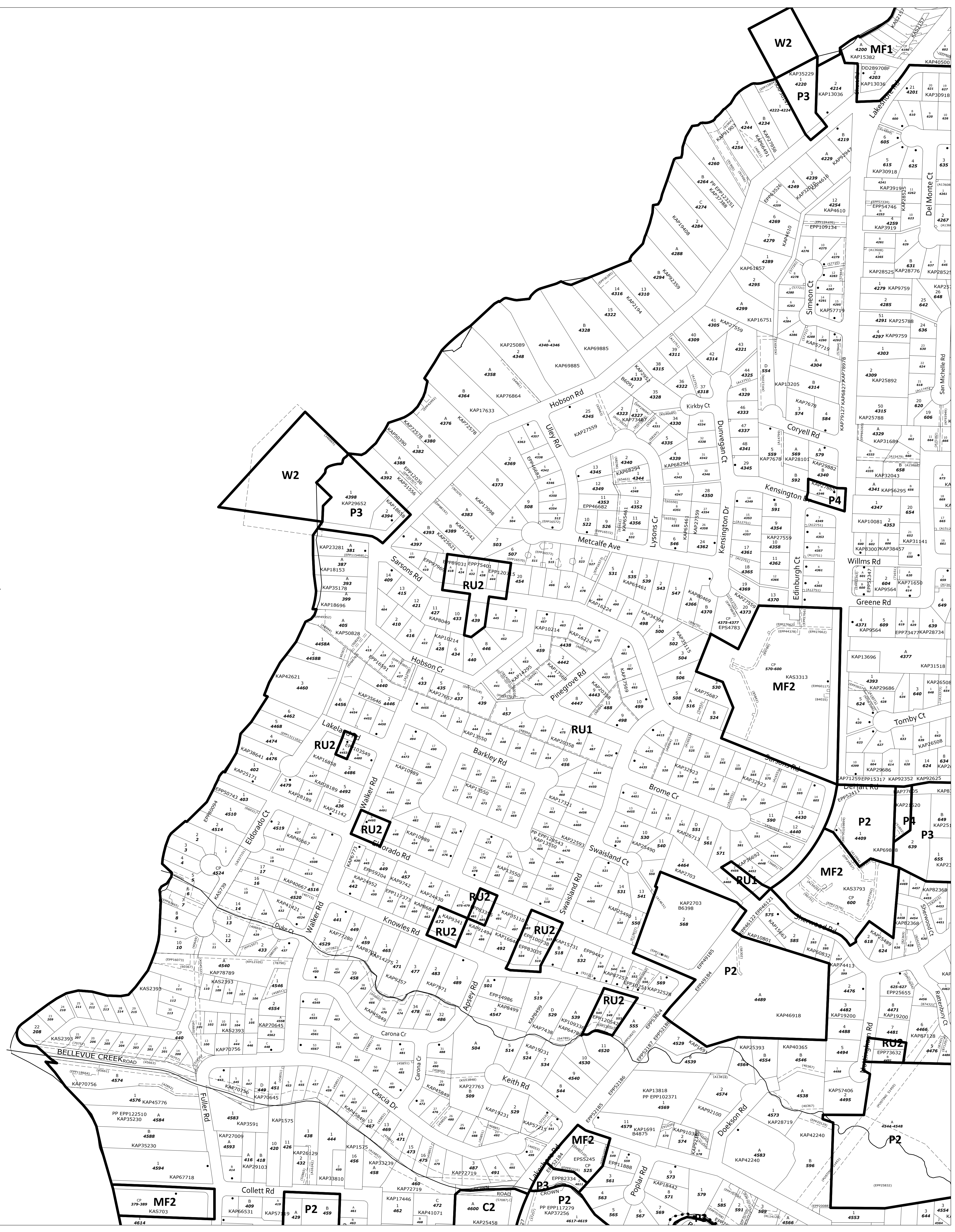


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W1

W2

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P3

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P2

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P2

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Index


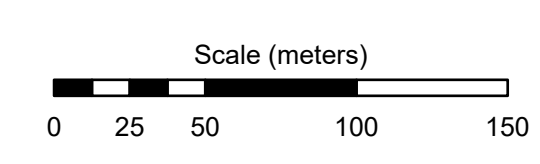
29-30	29-29
29-19	29-20

- Legend**
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Z24-0001

Planner Initials AC

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 29-28

Index	29-32	29-33
	29-29	29-28
	29-20	

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

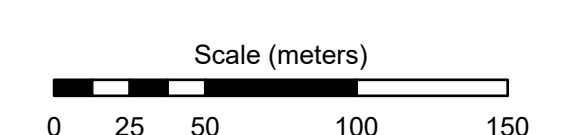
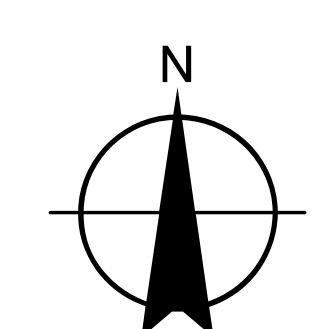
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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-001

No. 29-31

Index	25-12	26-07	26-08
	25-01	26-06	26-05
	28-36	29-31	29-32
	28-25	29-30	29-29

Legend

ZONING

Proposed Zoning

ADDRESSES

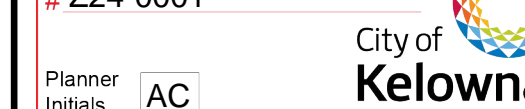
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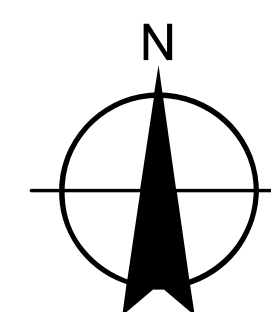
City Boundary

SCHEDULE B

This forms part of application # Z24-001



Planner Initials: AC

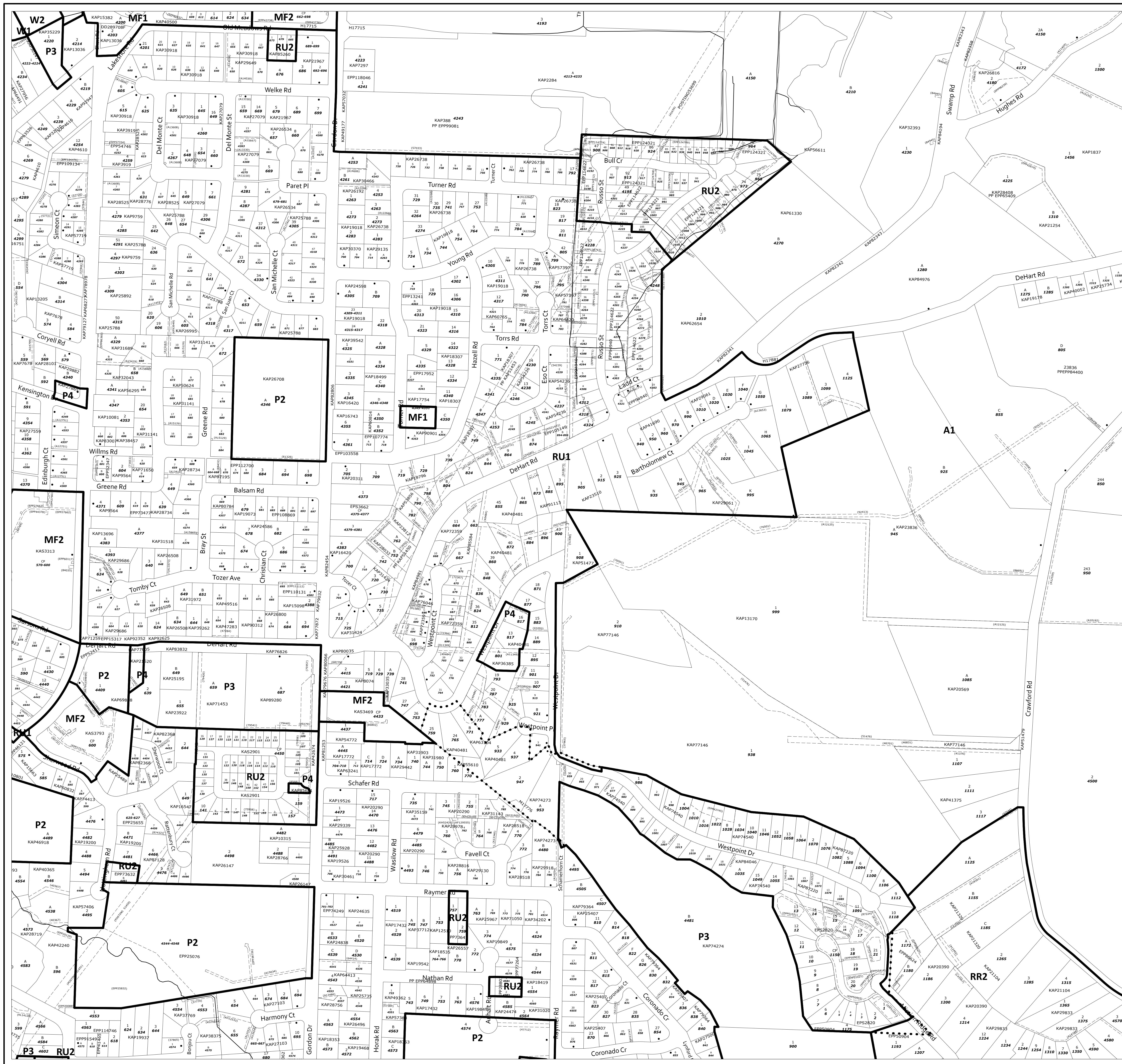


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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 29-32

Index	26-06	26-05	26-04
	29-31	29-32	29-33
	29-30	29-29	29-28

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

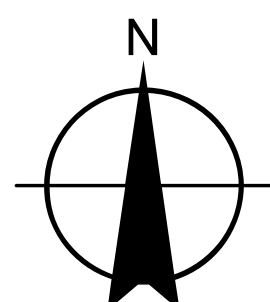
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City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials AC



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Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 29-33

Index	26-05	26-04	26-03
	29-32	29-33	29-34
	29-29	29-28	

Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

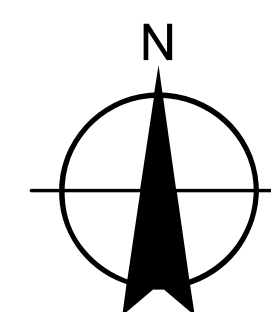
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SCHEDULE B

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Planner Initials AC

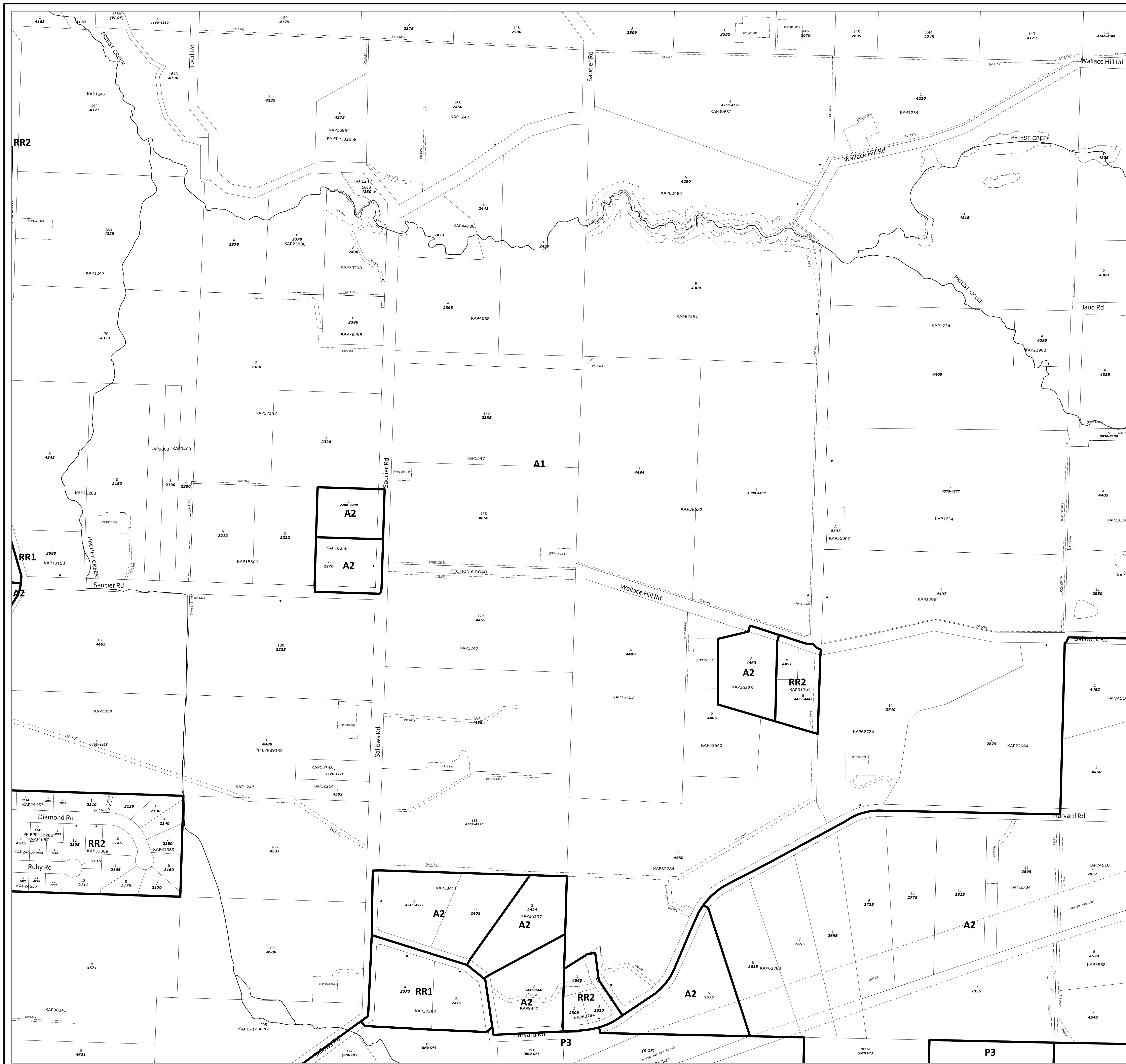


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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 29-34

Index	26-04	26-03	26-02
	29-33	29-34	29-35
	29-28		

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
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 - City Boundary

SCHEDULE B

This forms part of application # Z24-001

Planner Initials: AC

City of Kelowna
DEVELOPMENT PLANNING



Scale: 1:2500

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P3
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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 29-35

Index

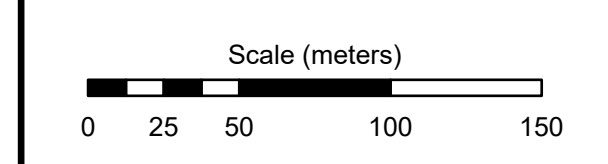
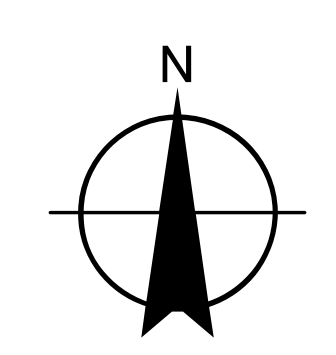
26-10	26-11	26-12
26-03	26-02	26-01
29-34	29-35	29-36

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
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 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials: AC

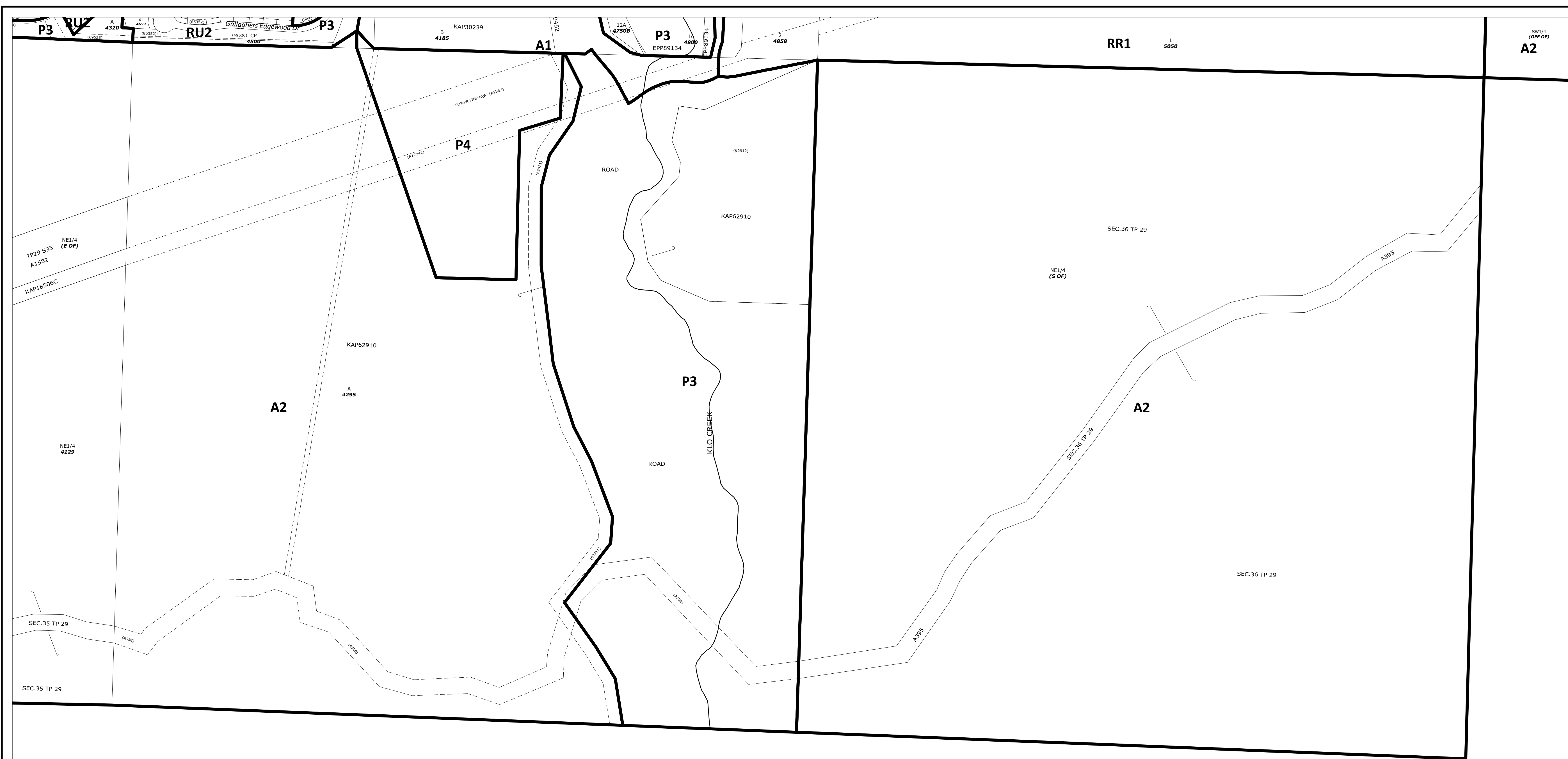


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**Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001**

No. 29-36

Index

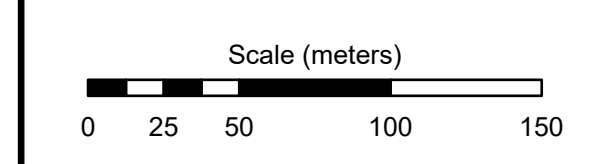
26-02	26-01
29-35	29-36

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10
234
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Street Address
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 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

Planner Initials: AC



Scale: 1:2500
Revision: 1/15/2024

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Schedule C – Proposed Amendments to Official Community Plan Bylaw 12300

Mapping Changes to Official Community Plan Bylaw No. 12300


No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Chapter 4 Urban Centres Map 4.5 Pandosy Building Heights	See Chart A	See Chart B	To implement and comply with the provincial Transit Oriented Development Areas legislation regarding building heights and density.
2.	Chapter 4 Urban Centres Map 4.7 Rutland Building Heights	See Chart C	See Chart D	To implement and comply with the provincial Transit Oriented Development Areas legislation regarding building heights and density.

SCHEDULE C

This forms part of application
OCP24-0001

Planner Initials

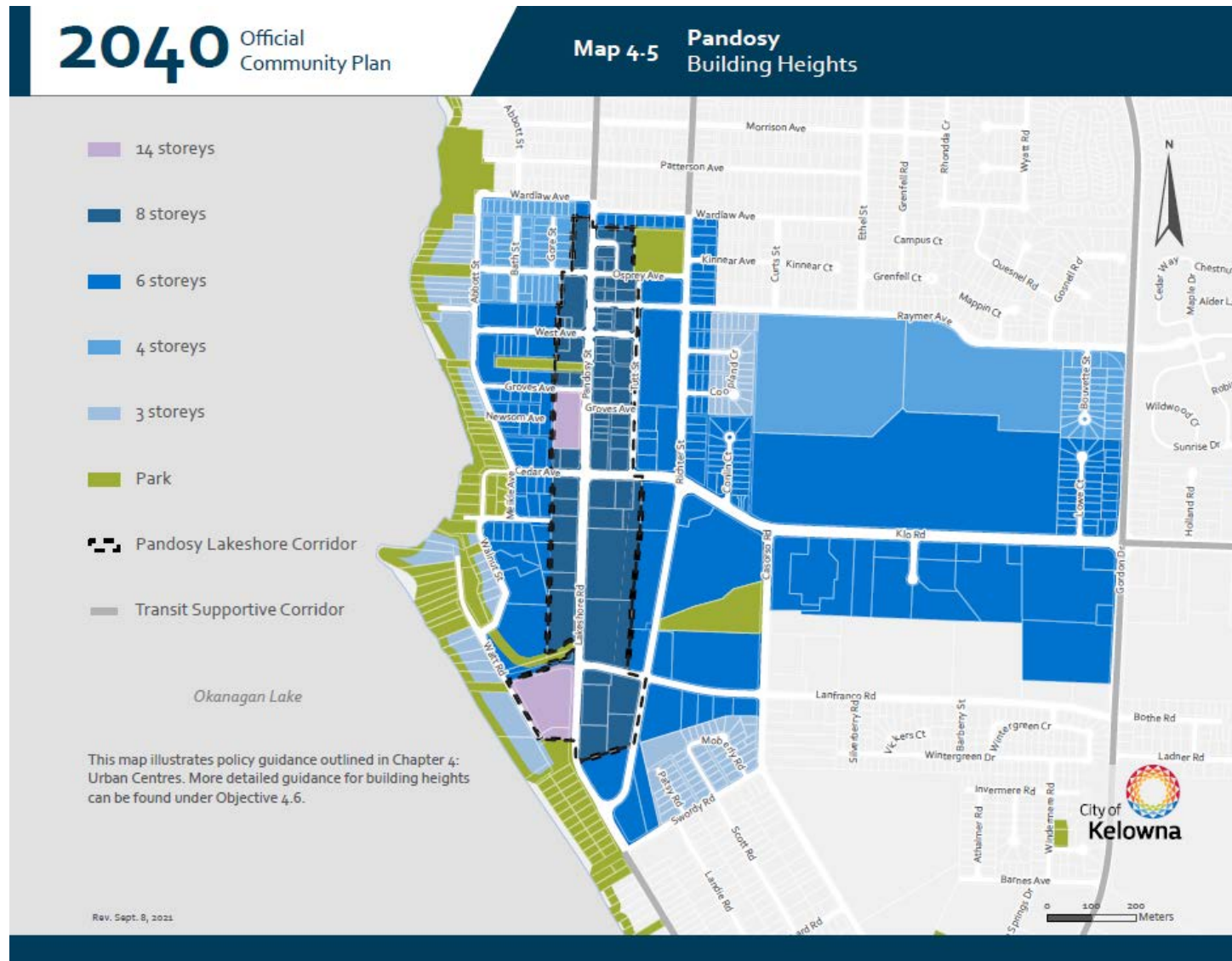
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City of Kelowna
DEVELOPMENT PLANNING

Chart A

Original – Chapter 4 – Map 4.5 Pandosy Building Heights



SCHEDULE C

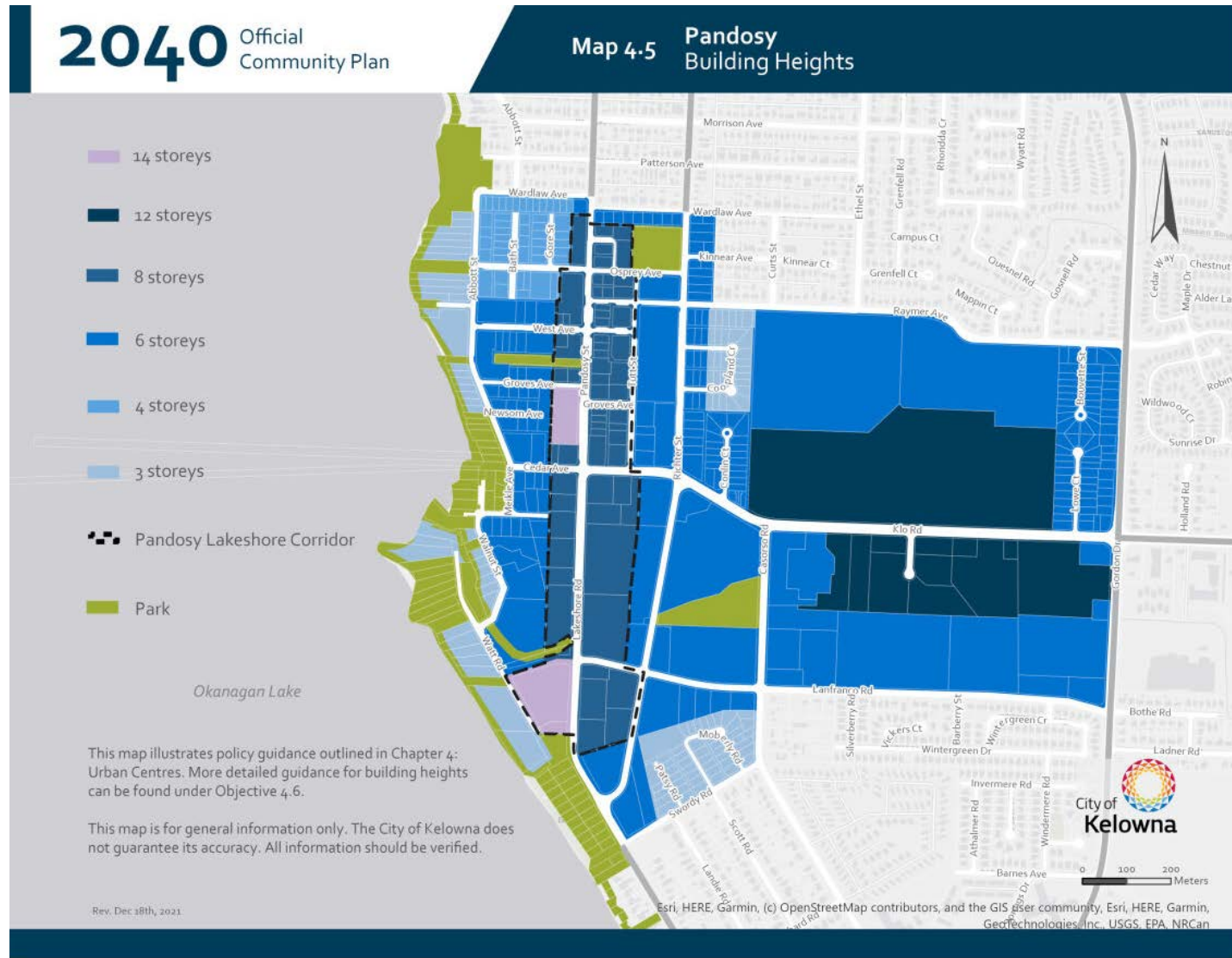
This forms part of application # OCP24-0001

Planner Initials **AC**

City of Kelowna DEVELOPMENT PLANNING

Chart B

Proposed – Chapter 4 – Map 4.5 Pandosy Building Heights



SCHEDULE C

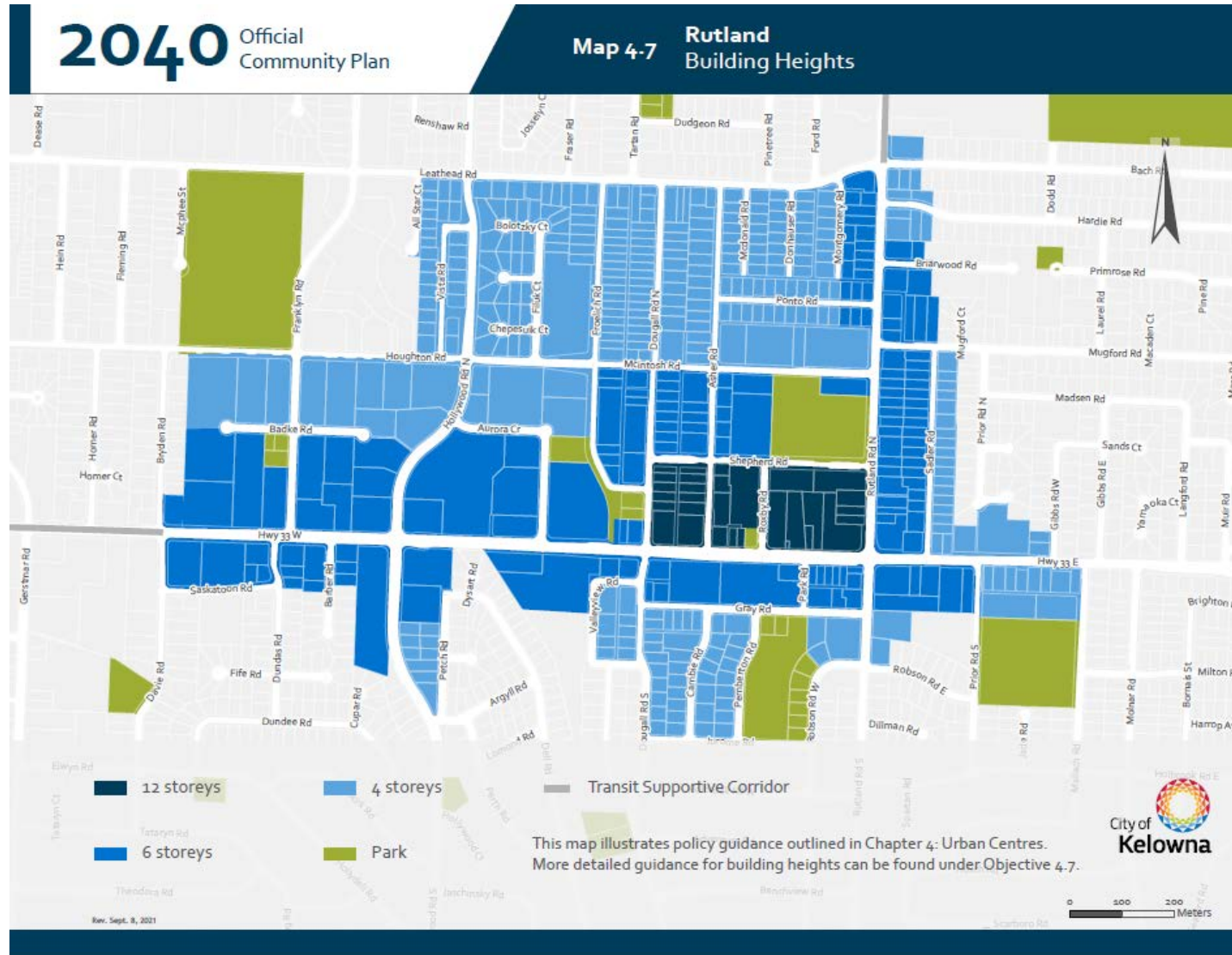
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City of Kelowna
DEVELOPMENT PLANNING

Chart C

Original – Chapter 4 – Map 4.7 Rutland Building Heights



SCHEDULE C

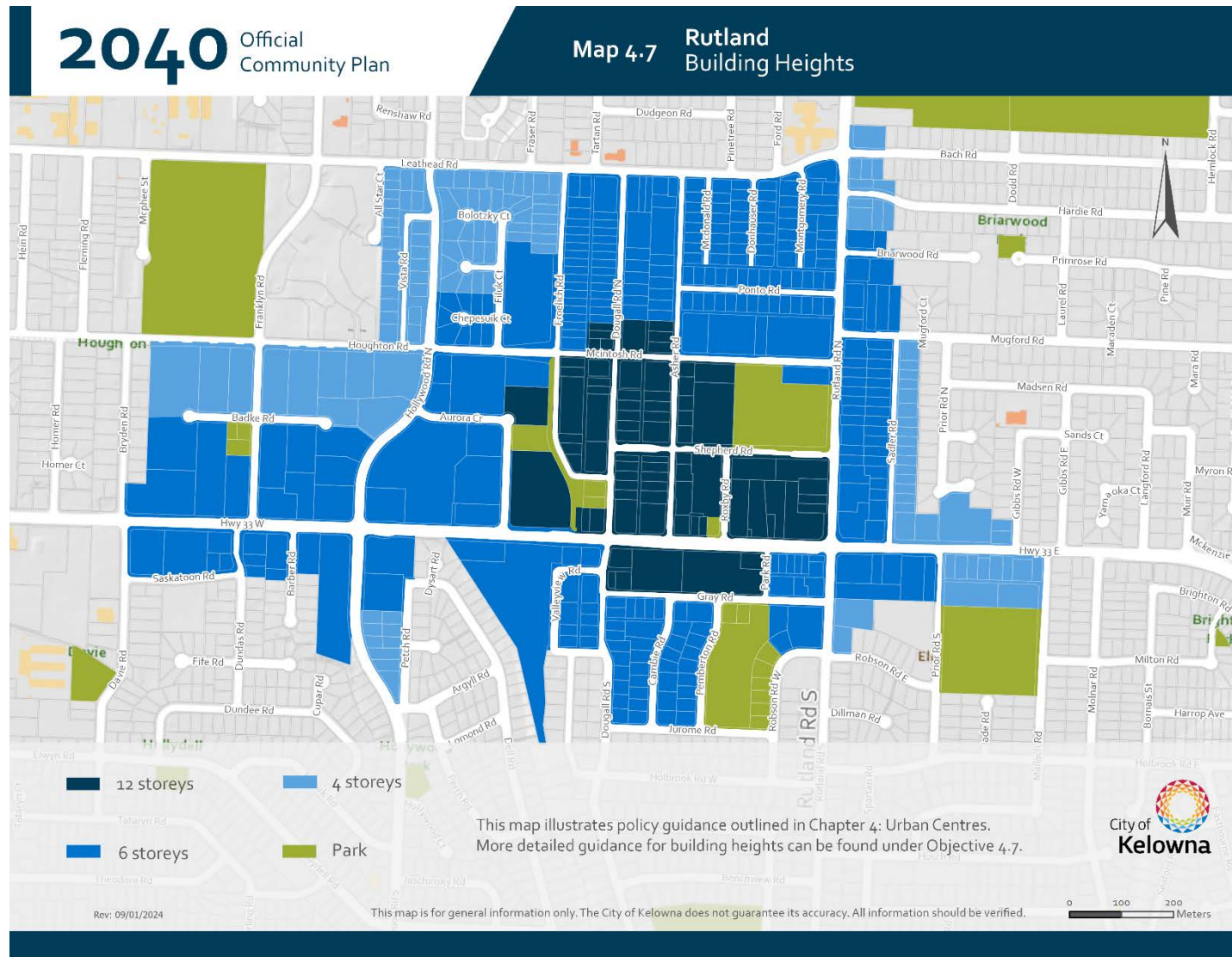
This forms part of application
OCP24-0001

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

Chart D

Proposed – Chapter 4 – Map 4.7 Rutland Building Heights



CITY OF KELOWNA

BYLAW NO. 12619

TA24-0001– Small-Scale Multi-Unit Housing and Transit Oriented Areas

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 that City of Kelowna Zoning Bylaw No. 12375 be amended as follows:

1. THAT **Section 1 – General Administration, 1.6 – Applications in Process, 1.6.1** be deleted in its entirety;
2. AND THAT **Section 1 – General Administration, 1.6 – Applications in Process** be amended by adding the following in its appropriate location:

"1.6.2 A development for any property zoned MF1 – Infill Housing as of the date of adoption of this bylaw will be processed in accordance with City of Kelowna Zoning Bylaw No. 12375 (immediately before this bylaw was adopted) provided a development permit or development variance permit was issued or a complete building permit was submitted for the development prior to adoption of this bylaw. A building permit for any development processed in accordance with City of Kelowna Zoning Bylaw No. 12375 as of adoption of this bylaw must be issued within 12 months of the effective date of this bylaw. All other development must comply with this Bylaw.";

3. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, BOARDING OR LODGING HOUSE** be amended by:

Deleting the following:

"dwelling unit within single detached housing and semi-detached housing. The owner or manager may supply accommodation for their family, and sleeping unit accommodation, for remuneration."

And replacing it with:

"ground oriented dwelling unit in which the owner or manager may supply sleeping unit accommodation for family and for remuneration.";

4. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions** be amended by deleting the following:

"BACHELOR DWELLING means a dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a dwelling unit containing a separate bedroom or bedrooms.";

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

" STUDIO means a dwelling unit in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a dwelling unit containing a separate bedroom or bedrooms.";

6. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, DWELLING** be amended by adding **"UNIT"** after **"DWELLING"**;

7. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, DWELLING** be amended by deleting "Secondary suites are considered a separate dwelling unit." and replacing it with "A secondary suite and a carriage house are each considered a dwelling unit.";

8. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, SECONDARY SUITE** be amended by deleting "housing unit, a semi-detached housing unit, or a duplex unit" and replacing it with "dwelling, a semi-detached unit, a duplex unit, or a townhouse unit";

9. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, SECONDARY SUITE** be amended by:

- a) Deleting "." after "building that is a single real estate entity" and replacing it with ";", and
- b) Adding the following in its appropriate location: "(g) Located on a lot serviced with community water.";

10. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, SINGLE DETACHED HOUSING** be amended by deleting **"HOUSING"** and replacing it with **"DWELLING"**;

11. AND THAT **Section 7 – Site Layout, 7.2 – Landscaping Standards, Table 7.2 – Tree & Landscaping Planting Requirements** be deleted in its entirety and replaced with Table 7.2 outlined in **Schedule A** as attached to and forming part of this bylaw;

12. AND THAT **Section 7 – Site Layout, 7.2 – Landscaping Standards, 7.2.3** be deleted in its entirety and replaced with the following:

"7.2.3 Landscaping within the landscape areas shall follow the regulations within Table 7.2 to provide for the masking or separating of various land uses. See Section 8.2.2 for parking restrictions within the landscape areas.";

13. AND THAT **Section 7 – Site Layout, 7.2 – Landscaping Standards, 7.2.10** be deleted in its entirety;
14. AND THAT **Section 7 – Site Layout, 7.3 Refuse and Recycling Bins** be deleted in its entirety and replaced with Section 7.3 as outlined in **Schedule B** as attached to and forming part of this bylaw;
15. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.2** be deleted in its entirety and replaced with the following:

“**8.2.2** Parking shall not be permitted within the landscape area except when the parking is within a driveway that is perpendicular to the fronting or flanking street; or when the landscape area is abutting a lane.”;
16. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.4** be deleted in its entirety and replaced with the following:

“**8.2.4** For residential dwelling units with 2 dwelling or less (thus do not have a landscape area) then any parking space that is not perpendicular to the front or flanking side yards must be setback at least three (3) metres from the front or flanking side yard.”;
17. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.5** be deleted in its entirety;
18. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.5** be amended by deleting **Figure 8.2.5 – Parking Stall Configurations** in its entirety;
19. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.6** be deleted in its entirety and replaced with the following:

“**8.2.6** Tandem parking spaces are permitted only for:

 - (a) developments with 6 or less dwelling units but only one tandem parking space is permitted in front of any garage or carport; or
 - (b) townhouses with 7 or more dwelling units where the lot is located within the Core Area. Visitor parking stalls cannot be configured in tandem.”;
 20. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, Table 8.2.7.b Ratio of Parking Space Sizes** be deleted in its entirety and replaced with Table 8.2.7.b as outlined in **Schedule C** as attached to and forming part of this bylaw;
 21. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.17 Accessible Parking Standards** be deleted in its entirety and replaced with Section 8.2.17 as outlined in **Schedule D** as attached to and forming part of this bylaw;

22. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.18 Electric Vehicle Charging** be deleted in its entirety and replaced with Section 8.2.18 as outlined in **Schedule E** as attached to and forming part of this bylaw;
23. AND THAT **Section 8 – Parking and Loading, 8.3 – Required Off-Street Parking Requirements, Table 8.3 – Required Residential Off-Street Parking Requirements** be deleted in its entirety and replaced with Table 8.3 as outlined in **Schedule F** as attached to and forming part of this bylaw;
24. AND THAT **Section 8 – Parking and Loading, 8.3 – Required Off-Street Parking Requirements, Table 8.3.1 – Other Residential Parking** be deleted in its entirety and replaced with Table 8.3.1 as outlined in **Schedule G** as attached to and forming part of this bylaw;
25. AND THAT **Section 8 – Parking and Loading, 8.5 – Off-Street Bicycle Parking, Table 8.5 – Minimum Bicycle Parking Required** be amended by:
 - a) Adding “1.0 bike space per dwelling unit when the development occurs on a lot within a Transit Oriented Areas identified in Map 8.3.a , Map 8.3.b , Map 8.3.c , or Map 8.3.d” to the “Apartment Housing” row under “Required Long-term”;
 - b) Adding in the appropriate location **Map 8.3.a, Map 8.3.b, Map 8.3.c, and Map 8.3.d** as attached to and forming part of this bylaw;
26. AND THAT **Section 9 – Specific Use Regulations, 9.3 – Bed and Breakfast Homes, 9.3.1** be amended by:
 - a) Deleting “the principal building” and replacing it with “a Single Detached Dwelling”;
 - b) Deleting “and” after “area of 11 metres² each;”;
 - c) Deleting “.” after “breakfast operation is located” and replacing it with “;”;
 - d) Adding the following in its appropriate location:

“(c) Short-term rental accommodation is not permitted in combination with a bed and breakfast home, and

(d) Short-term rental accommodation is not permitted in combination with a bed and breakfast home. For example, If the licensed operator is not residing on site during the stay of paid guests then the operator is engaging in short-term rental accommodations.”;
27. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.2 – Sub-Zones** be deleted in its entirety and replaced with Section 10.2 as outlined in **Schedule H** as attached to and forming part of this bylaw;
28. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.3 – Permitted Land Uses** be deleted in its entirety and replaced with Section 10.3 as outlined in **Schedule I** as attached to and forming part of this bylaw;

29. AND THAT **Section 11 – Single and Two Dwelling Zones** be deleted in its entirety and replaced with Section 11 as outlined in **Schedule J** as attached to and forming part of this bylaw;
30. AND THAT **Section 13 – Multi-Dwelling Zones** be deleted in its entirety and replaced with Section 13 as outlined in **Schedule K** as attached to and forming part of this bylaw;
31. AND THAT **Section 14 – Core Area & Other Zones, 14.11 – Commercial and Urban Centre Zone Development Regulations** be amended by inserting a row for “Min. Riparian Management Area and Trail width” under the “Max. Parkade Exposure” row, and by adding the following under “C1”, under “C2”, under “CA1”, under “VC1”, under “UC1”, under “UC2”, under “UC3”, under “UC4”, and under “UC5”:

“Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA.”;

32. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, “UC3 (Midtown)”** under “Min. Density (if applicable) & Max. Base Density FAR ¹, ⁷” be amended as follows:
 - a) Adding “.13” after “For areas identified as 6 storeys = 1.8 FAR ⁹”, and
 - b) Deleting “3.3” after “For areas identified as 12 storeys =” and replacing it with “3.5”;
33. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, “UC4 (Rutland)”** under “Min. Density (if applicable) & Max. Base Density FAR ¹, ⁷” be amended as follows:
 - a) Adding “.13” after “For areas identified as 6 storeys = 1.8 FAR ⁹”, and
 - b) Deleting “3.3” after “For areas identified as 12 storeys =” and replacing it with “3.5”;
34. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, “UC5 (Pandosy)”** under “Min. Density (if applicable) & Max. Base Density FAR ¹, ⁷” be amended as follows:
 - a) Adding “.13” after “For areas identified as 6 storeys = 1.8 FAR ⁹”, and
 - b) Adding “For areas identified as 12 storeys = 3.5 FAR ⁹” in its appropriate location;
35. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, “CA1”** under “Min. Density (if applicable) & Max. Base Density FAR ¹, ⁷” be amended by adding “.4” after “= 1.6 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor”;

36. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, FOOTNOTE ¹²** be amended by deleting “RU4,”;

37. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, FOOTNOTES** be amended as follows:

Deleting the following:

“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”

And replacing it with:

“⁴ The base FAR is adjusted to 3.5 and the maximum height is adjusted to 12 storeys & 39 metres only in situations where:

- a) the development is a hotel on a lot fronting a Provincial Highway that does not abut a lot that is zoned RR1, RR2, RU1, RU2, RU3, or RU5; or
- b) a primarily residential development is located within Map 8.3.c Orchard Park Exchange;”;

38. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, FOOTNOTES** be amended by adding the following in its appropriate location:

“¹³ Lots identified in a Transit Oriented Area identified by Map 8.3.b, Map 8.3.c, or Map 8.3.d have the base FAR for the 6-storey category increased from 1.8 FAR to 2.5 FAR. Developments that use this base density cannot apply the Underground Parking Base FAR Adjustment referenced in footnote ¹².”;

39. AND FURTHER THAT the footer at the bottom of all sections be deleted in its entirety and replaced by the footer as outlined in **Schedule L** as attached to and forming part of this bylaw.

40. 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, 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 7.2 – Tree & Landscaping Planting Requirements <small>cm =centimetres / m = metres / m² = square metres</small>			
Criteria	Any MF1, RU1, RU2, or RU3 zone for which the lot contains 3 or more dwelling units.	MF2 zone, MF3 zones, Core Area Zone, Village Centre Zone, Health District Zones, and Institutional Zones	Urban Centre Zones, Commercial Zones, Industrial Zones, & Comprehensive Development Zones
Minimum Number of Trees within Landscape Areas ^{.2}	1 tree per 10 linear metres of landscape area ^{.2, .7, .10, .11}	1 tree per 10 linear metres of landscape area ^{.2}	1 tree per 10 linear metres of landscape area ^{.2, .6}
Minimum Growing Medium Area ^{.4}	75% soil-based landscaping groundcover in landscape areas ^{.9, .11} See Visual Example Figure 7.2.1	75% soil-based landscaping groundcover in landscape areas ^{.9} See Visual Example Figure 7.2.1	75% soil-based landscaping groundcover in landscape areas ^{.6, .9} See Visual Example Figure 7.2.1
Minimum Landscaping for any surface parking lot over 15 vehicles ^{.5}	(a) Notwithstanding Section 7.2.3, if a parking lot over 15 vehicles abuts a street, that interface must have at least a minimum 1.5 metres landscape area (the setback landscaping area might be larger). See Figure 7.2.10; (b) landscaped islands are required at the end of each parking aisle; (c) the maximum number of parking spaces in a consecutive row is 14 with a landscaped island or drive aisle separating the next 14 spaces; (d) landscaped islands are not to be longer than the adjacent parking space; (e) landscaped islands shall be clearly delineated as separate and in addition to required parking and loading spaces; (f) locate landscaped islands such that loading and unloading vehicles can gain access without undue interference; and (g) a minimum of one tree must be included in a landscaped island.		
Minimum / Maximum Tree Spacing	Minimum tree spacing is based on site requirements for sightlines or accessibility along with standard planting practices for the tree species. Trees may be planted closer together as needed and additional trees are highly encouraged. Spacing is not dictated by requirements for the number of trees required in the Landscape Area.		
Minimum Setback from buildings, raised patios, and balconies to on-site trees	Large: 3 m radius from centre of tree up to the second storey of the building Medium: 2 m radius from centre of tree up the second storey of the building Small: 1 m radius from centre of tree up to the second storey of the building Any underground parkade, underground building, underground structure (such as a stormwater detention tank) must be setback at least 1 metre volumetrically measured from the centre of the tree at finished grade (trunk flare).		

Table 7.2 – Tree & Landscaping Planting Requirements

cm =centimetres / m = metres / m² = square metres

Criteria	Any MF ₁ , RU ₁ , RU ₂ , or RU ₃ zone for which the lot contains 3 or more dwelling units.	MF ₂ zone, MF ₃ zones, Core Area Zone, Village Centre Zone, Health District Zones, and Institutional Zones	Urban Centre Zones, Commercial Zones, Industrial Zones, & Comprehensive Development Zones	
Minimum Deciduous Tree Planting Stock Caliper ⁻¹	Large: 5 cm Medium: 4 cm Small: 3 cm			
Minimum Coniferous Tree Planting Stock Height	250 cm			
Minimum Ratio between Tree size ⁻³	Large: Min 50% Medium: No min or max Small: Max 25%			
Minimum Growing Medium Volumes per Tree ^{-4, -8}		Single Tree	Pair	Shared
	Large Tree	30 m ³	20 m ³	15 m ³
	Medium Tree	20 m ³	15 m ³	12 m ³
	Small Tree	15 m ³	12 m ³	10 m ³

FOOTNOTES (Section 7.2):

- ⁻¹ All deciduous trees shall have a minimum clear stem height of 1.5 m.
- ⁻² The linear metre calculation is used to determine a minimum number of trees that is to be planted within the **landscape area** (not the minimum spacing). At least one tree per **landscape area** is required.
- ⁻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 determination of the tree size ratio. However, these trees require the equivalent Large Tree Growing Medium Volume. All trees onsite including the trees within the **landscape area** and the trees within parking lot landscape islands must meet this ratio.
- ⁻⁴ Minimum **growing medium** may be shared through the **landscape area** (tree, turf, and shrub). Electrical transformers and driveways within the landscape areas can be excluded from the minimum percentage of **growing medium** area.
- ⁻⁵ The minimum number of trees within **landscape areas** and within parking islands are separate calculations and cannot be double counted to meet minimum numbers. However, trees in adjacent parking landscape islands may share growing medium with the Landscape Area to meet trenched/shared growing medium minimum amounts.
- ⁻⁶ The minimum number of trees in the **front yard or flanking yard landscape area** can be planted outside the **front yard or flanking yard landscape areas** if the **abutting** boulevard contains an irrigated boulevard with planted street trees. If the minimum number of trees is planted outside the **front yard or flanking yard landscape area** then there is no minimum **growing medium** area required in the **front yard or flanking yard landscape area**.

Table 7.2 – Tree & Landscaping Planting Requirements

cm =centimetres / m = metres / m² = square metres

Criteria	Any MF ₁ , RU ₁ , RU ₂ , or RU ₃ zone for which the lot contains 3 or more dwelling units.	MF ₂ zone, MF ₃ zones, Core Area Zone, Village Centre Zone, Health District Zones, and Institutional Zones	Urban Centre Zones, Commercial Zones, Industrial Zones, & Comprehensive Development Zones
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^{.7} The minimum landscaping and number of trees required are only required when a lot contains three or more dwelling units.

^{.8} For growing medium volume calculation, any continuous growing medium the roots can reach on the subject property to a depth of 1 metre can be applied. The boulevard can be used for growing medium volume if the growing medium volume does not interfere with the necessary growing medium volume for street trees. If this growing medium area is covered by sidewalk or other impervious surface, soil cells will be required to achieve the minimum growing medium requirement. If the overall soil volumes cannot be met but soil cells are installed, then there is no minimum growing medium volume requirement.

^{.9} There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area.

^{.10} The minimum number of trees in the front yard or flanking yard landscape area can be planted outside the front yard or flanking yard landscape areas if the abutting boulevard contains overhead electrical power lines that would interfere with the growth of the trees.

^{.11} There is no minimum number of trees onsite and no minimum growing medium area within the front yard or flanking yard landscape area if adequately sized large trees are planted within the boulevard utilizing soil cells and the boulevard contains a sidewalk or a sidewalk is installed.

Schedule B

7.3 Refuse and Recycling Bins

Private Collection

- 7.3.1 All refuse and recycling bins (including all other large receptacles used for the temporary storage of materials) that are placed wholly above [natural grade](#) (in zones other than agricultural zones) shall:
- (a) require opaque screening from [adjacent lots](#) and [streets](#).
 - (b) all screening shall be a minimum of 1.3 metres in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
 - (c) all sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 metres in height.
 - (d) all refuse or recycling bins shall be setback a minimum of 3.0 metres from any [lot](#) line [abutting](#) a [rural residential, single & two dwelling](#), or [multi-dwelling](#) zone.
 - (e) an unobstructed access [lane](#) with a minimum width of 3.0 metres and a minimum vertical [clearance](#) of 4.6 m shall be provided to provide access to a required garbage and recycling room or enclosure
- 7.3.2 All refuse and recycling bins that are placed in-ground must be set back 0.5 metres from a [front lot line](#) or [side lot line](#).

Public Collection

- 7.3.3 All garbage and recycling containers must be stored within a building, enclosure, or a garage. The space allocated per bin must meet the dimensions shown in Table 7.3.3 Minimum Refuse and Recycling Bin Space.

Table 7.3.3 Minimum Refuse and Recycling Bins Space				
Container Size:	Min. Cart Length (m)	Min. Cart Width (m)	Min. Cart Height (m)	Min. Cart Aisle Width ⁻¹
120 litre Cart	0.6 m	0.5 m	1.8 m	0.6 m
240 litre Cart	0.7 m	0.6 m	1.9 m	0.7 m
360 litre Cart	0.9 m	0.7 m	2.0 m	0.8 m

FOOTNOTES (Table 7.3.3):

⁻¹ The bins cannot overlap with any other allocated space such as a parking space. The minimum bin aisle space is necessary to roll the bins to the outside and cannot overlap with any other space such as a parking space.

Schedule C

Table 8.2.7.b Ratio of Parking Space Sizes		
Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces
Principal Dwelling units in the A1, A2, RR1, RR2, RU1, RU2, RU3, and RU5 zones.	100% ³	0%
Carriage house or secondary suite	0%	100% ^{3, 4}
Dwelling units in the MF1 zone with access to a lane	0% ⁵	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> <ul style="list-style-type: none"> 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 or when a surface parking space abuts a lane perpendicularly. ⁵ For any MF1 development with two dwelling units or less, the minimum regular size vehicle parking spaces for the principal dwelling units is 100%. 		

Schedule D

Accessible Parking Standards

8.2.17 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](#). However, if a development is within a Transit Oriented Area as identified in Map 8.3.a , Map 8.3.b , Map 8.3.c , or Map 8.3.d and utilizes the parking exemption to provide less parking than would otherwise be required by Table 8.3 Required Off-Street Parking Requirements then development must provide at least the minimum required amount of Accessible Parking spaces onsite as identified in Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas.

- (a) if one or more visitor parking spaces are required, then at least one of those visitor [parking spaces](#) shall be configured as an accessible [parking space](#);
- (b) designate as an accessible [parking space](#) using appropriate signage;
- (c) include accessible [parking spaces](#) in the calculation of the applicable minimum parking requirement; and
- (d) accessible [parking spaces](#) shall be located as close to a main [building](#) entrance, on a level non-skid surface.

Table 8.2.17 Amount of Accessible Parking Spaces		
Total Number of Parking Spaces Onsite.	Min. Number of Required Accessible Parking Spaces	Min. Number of Required Van-Accessible Parking Spaces
1 – 4 spaces	0 spaces	0 spaces
5 – 36 spaces	1 space	0 spaces
37 – 68 spaces	2 spaces	1 space
69 – 100 spaces	3 spaces	1 space
101-150 spaces	4 spaces	1 space
151-200 spaces	5 spaces	1 space
201-300 spaces	6 spaces	2 spaces
301-400 spaces	7 spaces	2 spaces
401-500 spaces	8 spaces	2 spaces
Over 500 spaces	2% of the total spaces	2 spaces

Note: The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6) and two (2) of which must be van accessible.

Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas		
Total Number of Dwelling Units	Min. Number of Required Accessible Parking Spaces	Min. Number of Required Van-Accessible Parking Spaces
1 – 9 units	0 spaces	0 spaces
10 – 50 units	1 space	0 spaces

Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas		
Total Number of Dwelling Units	<u>Min.</u> Number of Required Accessible Parking Spaces	<u>Min.</u> Number of Required Van-Accessible Parking Spaces
51-100 units	2 spaces	1 space
101 – 200 units	3 spaces	1 space
201-300 units	4 spaces	1 space
301-400 units	5 spaces	1 space
Over 400 units	6 spaces	2 spaces

Note: The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6) and two (2) of which must be van accessible.

Schedule E

Electric Vehicle Charging

- 8.2.18 Any development with residential **dwelling units** that provides an on-site parking **spaces** for that **dwelling unit** must be an electric vehicle **energized outlet** capable of providing **level 2 charging**. The rate shall be one energized **space** per **dwelling unit** that is provided a parking stall. For example, if a development does not provide a parking space onsite for that dwelling unit then there is no requirement for an electric vehicle **energized outlet** for that **dwelling unit**.
- a) The minimum energized electric vehicle energized outlets do not apply to the visitor parking.
 - b) **Energized Outlets** must be labelled for their intended use for electric vehicle charging only.
 - c) **Energized Outlets** must be assigned to an individual vehicle parking space and must be located no further than 1.0 metre from that parking space.
 - d) No more than one **Energized Outlet** may be assigned to an individual vehicle parking space.
 - e) The minimum energized electric vehicle energized outlets do not apply to secondary suites or carriage houses.
 - f) The minimum amount of electric vehicle **energized outlets** per parking space capable of providing **level 2 charging** can be reduced by 75% if the lot is zoned with a "r – rental only" sub-zone that restricts the **dwelling units** to a rental only tenure and prohibits any building stratification or bareland stratification.
 - g) The Effective date these regulation will come into effect is April 1st 2024.

Table 8.2.18 [Deleted]

Schedule F

Table 8.3 – Required Residential Off-Street Parking Requirements					
Location of Residential Development	Required Parking by Unit Type				Visitor Parking Required ^{.1, .2}
	Studio Units	1 – bedroom Units	2 – bedroom Units	3 – bedroom or more Units	
Dwelling Units within an Urban Centre Zone ^{.5, .8}	Min 0.8 spaces & Max 1.25 spaces per studio	Min 0.9 spaces & Max 1.25 spaces per 1 bedroom	Min 1.0 space & Max 1.5 spaces per 2 bedroom	Min 1.0 space & Max 1.5 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units within a Village Centre Zone	Min 0.9 spaces & Max 1.25 spaces per studio	Min 1.0 space & Max 1.25 spaces per 1 bedroom	Min 1.1 spaces & Max 1.6 spaces per 2 bedroom	Min 1.4 spaces & Max 2.0 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units within the MF1 Zone ^{.8}	Min 1.0 space & Max 1.5 spaces per studio ^{.10}	Min 1.0 space & Max 1.5 spaces per 1 bedroom ^{.10}	Min 1.0 space & Max 1.5 spaces per 2 bedroom ^{.10}	Min 1.0 space & Max 2.0 spaces per 3 bedroom ^{.10}	n/a
Dwelling Units for lots fronting a Transit Supportive Corridor ^{.8, .9}	Min 0.9 spaces & Max 1.25 spaces per studio	Min 1.0 space & Max 1.25 spaces per 1 bedroom	Min 1.1 spaces & Max 1.6 spaces per 2 bedroom	Min 1.4 spaces & Max 2.0 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units for lots within the Core Area ^{.8, .9}	Min 1.0 space & Max 1.25 spaces per studio	Min 1.2 spaces & Max 1.6 spaces per 1 bedroom	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom	Min 1.6 spaces & Max 2.2 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units for lots outside the Core Area with 4 or less dwelling units	Min 1.25 space & Max 1.5 spaces per studio ^{.10}	Min 1.25 space & Max 1.5 spaces per 1 bedroom ^{.10}	Min 1.25 space & Max 1.5 spaces per 2 bedroom ^{.10}	Min 1.25 space & Max 2.0 spaces per 3 bedroom ^{.10}	n/a
Dwelling Units for lots outside the Core Area with 5 or more dwelling units	Min 1.0 space & Max 1.25 spaces per studio ^{.10}	Min 1.25 spaces & Max 1.6 spaces per 1 bedroom ^{.10}	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom ^{.10}	Min 2.0 spaces & Max 2.6 spaces per 3 bedroom ^{.10}	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units within A1, A2, RR1, & RR2 Zones	Min 2.0 spaces per dwelling unit ^{.12} & Max is n/a				Min 0.0 ^{.13} spaces & Max n/a
Dwelling Units within the CD20 Zone	Min 1.0 space per dwelling unit, except 0.15 spaces per student only residences &				Min 0.14 spaces ^{.11} & Max 0.2

Table 8.3 – Required Residential Off-Street Parking Requirements

Location of Residential Development	Required Parking by Unit Type				Visitor Parking Required ^{.1, .2}
	Studio Units	1 – bedroom Units	2 – bedroom Units	3 – bedroom or more Units	
	Max 1.5 spaces per dwelling unit				spaces per dwelling unit
Dwelling Units within the CD22 zone	Min 0.75 spaces & Max 1.0 space per studio	Min 0.9 spaces & Max 1.25 spaces per 1 bedroom	Min 1.0 space & Max 1.6 spaces per 2 bedroom	Min 1.1 spaces & Max 2.0 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units within the CD26 zone	Min 1.0 space & Max 1.5 space per studio	Min 1.0 space & Max 1.5 spaces per 1 bedroom	Min 1.0 space & Max 1.5 spaces per 2 bedroom	Min 1.0 space & Max 1.5 spaces per 3 bedroom	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Congregate Housing, Group Homes, & Supportive Housing ^{.8}	Min 0.35 spaces per sleeping unit; Plus a Min 0.5 spaces per non-resident on-duty employee or a Min of 3.0 spaces (whichever is greater) & Max 2.0 spaces per sleeping unit				Min 0.14 spaces & Max 0.2 spaces per dwelling unit

FOOTNOTES (Table 8.3):

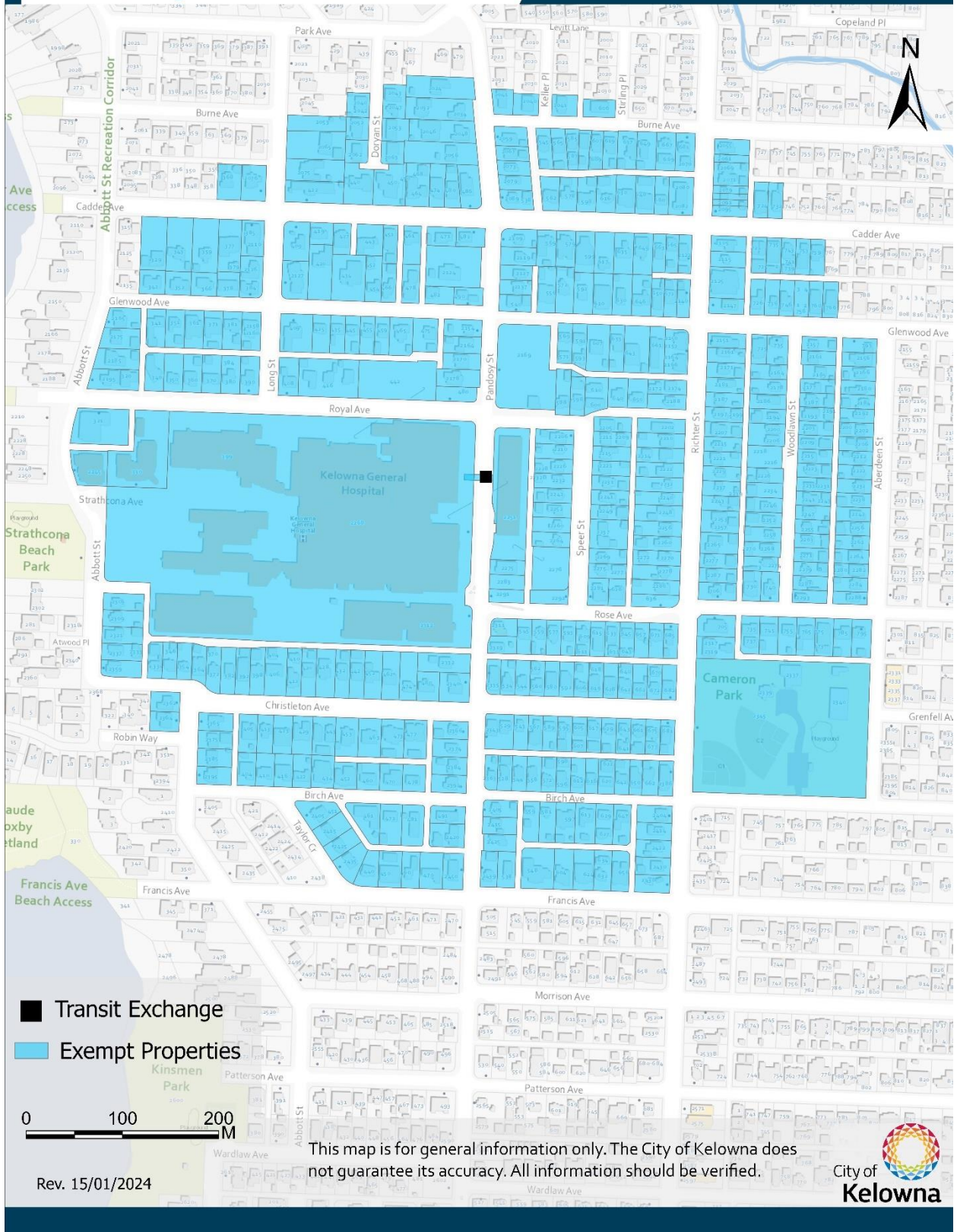
- ^{.1} Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ^{.2} Regardless of the parking rate (spaces per unit). The minimum number of dwelling units when the first visitor parking space is required is seven (7) dwelling units. For example, a lot with six (6) dwelling units does not require a visitor parking space.
- ^{.3} [Deleted]
- ^{.4} [Deleted]
- ^{.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.
- ^{.6} [Deleted]
- ^{.7} [Deleted]
- ^{.8} Lots in a Transit Oriented Area (identified in Map 8.3.a, Map 8.3.b, Map 8.3.c, and Map 8.3.d) have no minimum residential parking requirement. However, there is a minimum number of accessible parking spaces required in all new developments (See Section 8.2.17 Accessible Parking Standards).
- ^{.9} This category does not apply to any lots that are zoned MF1, UC1, UC2, UC3, UC4, UC5, or VC1.
- ^{.10} There is no maximum when a lot contains two or fewer dwelling units.
- ^{.11} The minimum visitor parking is 0.05 spaces per student only residences.
- ^{.12} Except secondary suites and carriage houses only require 1.0 space per dwelling unit. The parking spaces for the secondary suites and carriage houses 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.

Table 8.3 – Required Residential Off-Street Parking Requirements					
Location of Residential Development	Required Parking by Unit Type				Visitor Parking Required ^{.1, .2}
	Studio Units	1 – bedroom Units	2 – bedroom Units	3 – bedroom or more Units	
^{.13} Within a residential strata with five or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit .					

Residential Parking Exemptions

Map 8.3.a

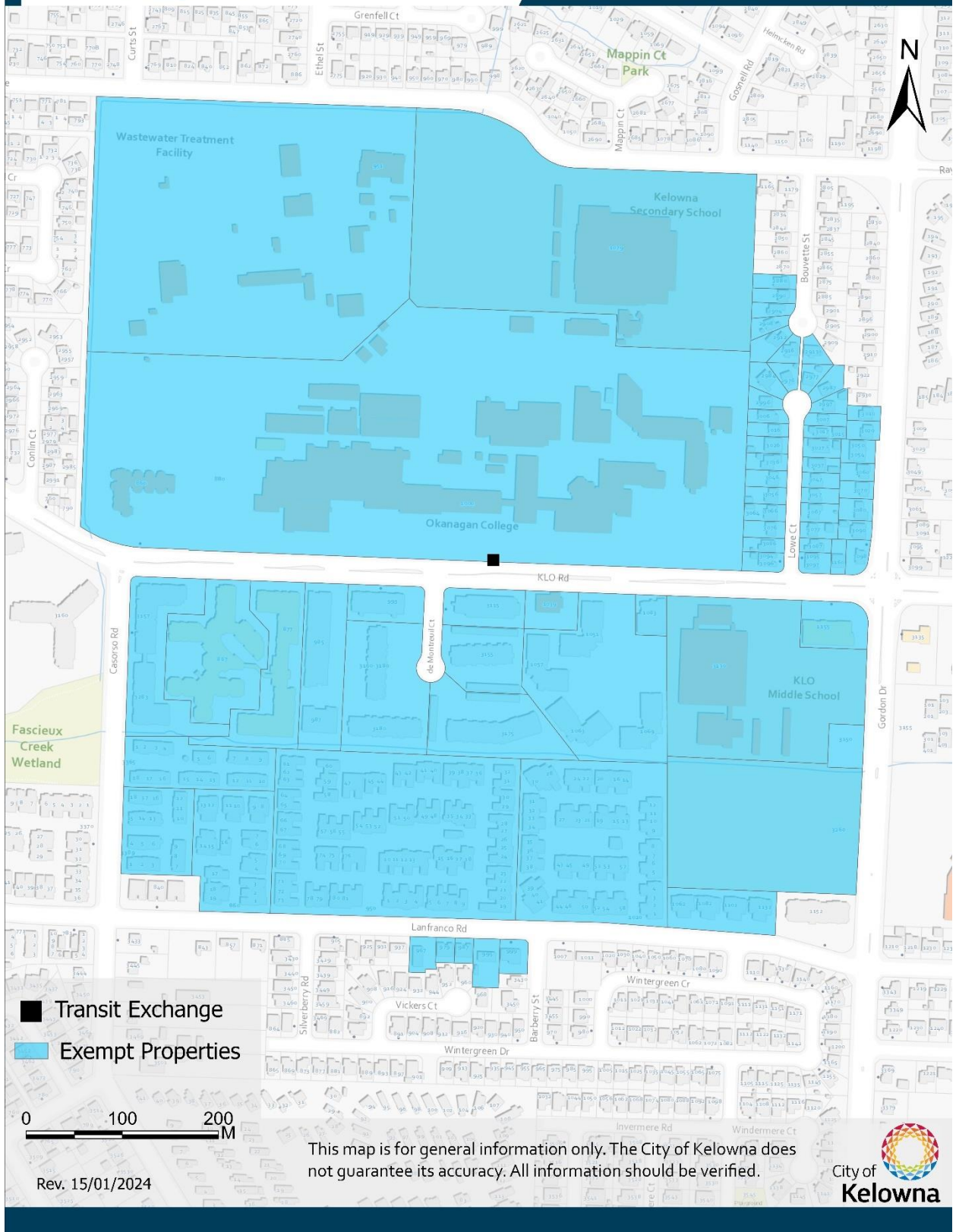
Hospital Exchange



Residential Parking Exemptions

Map 8.3.b

Okanagan College Exchange



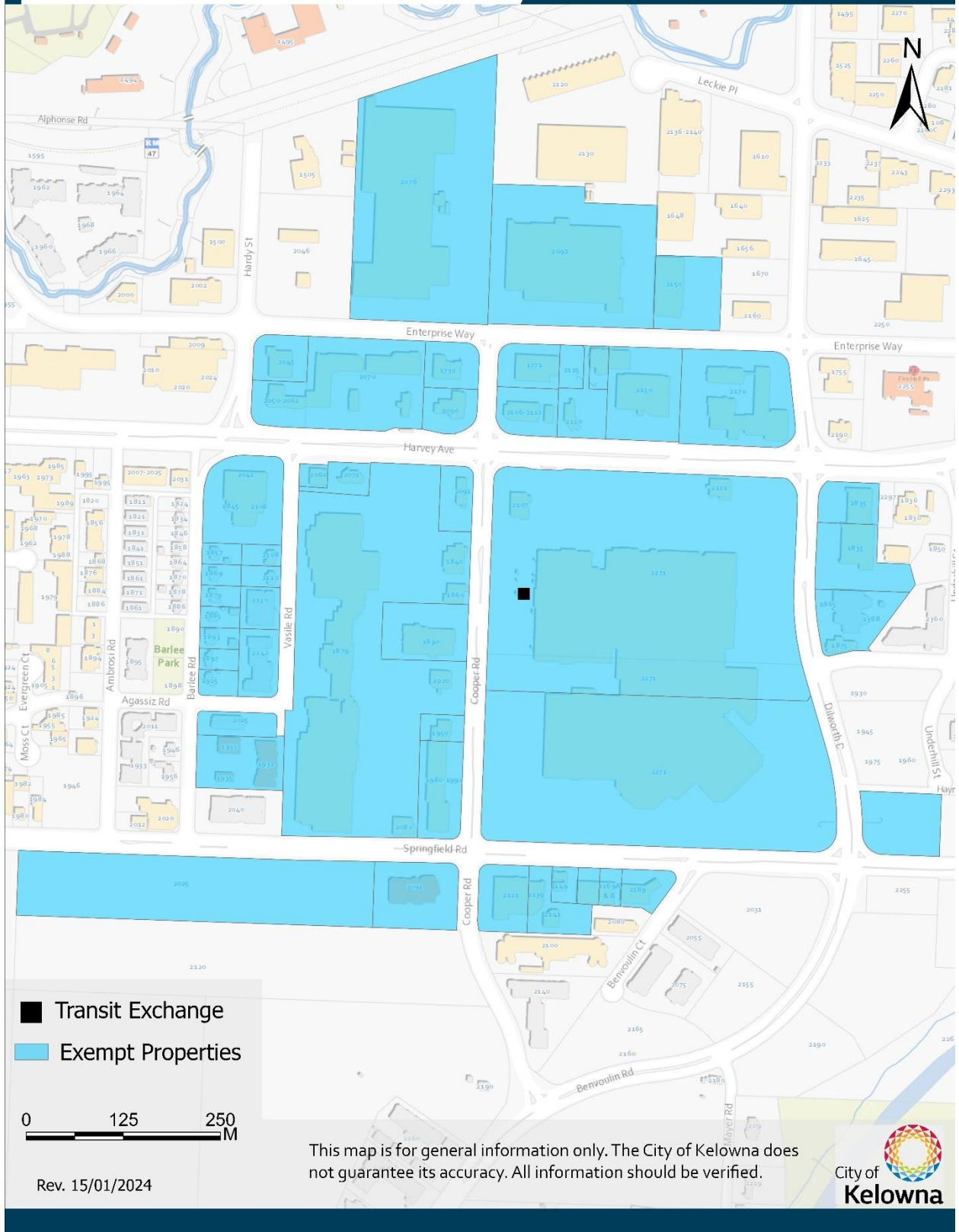
Rev. 15/01/2024

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



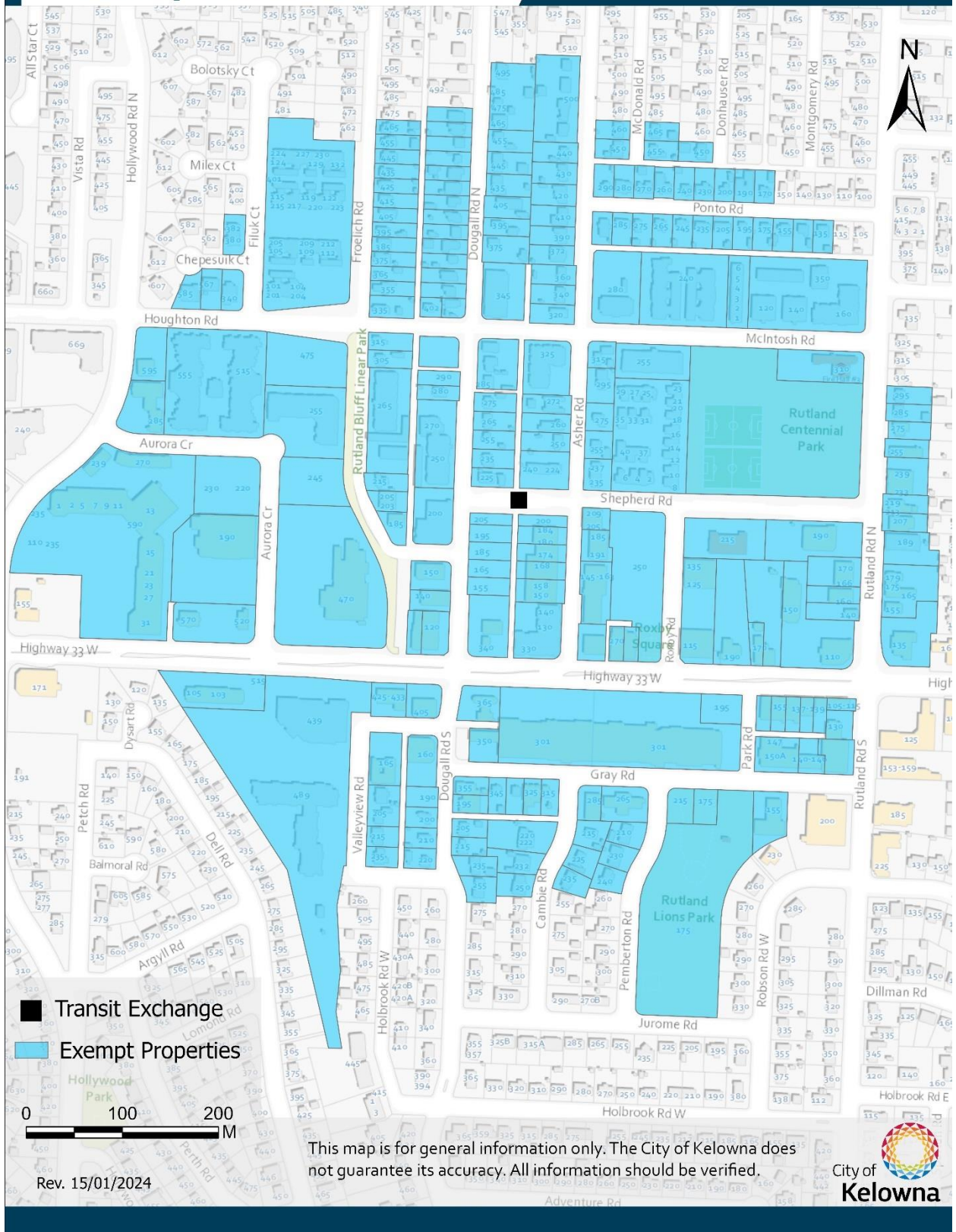
Residential Parking Exemptions

Map 8.3.c Orchard Park Exchange



Residential Parking Exemptions

Map 8.3.d Rutland Exchange



Schedule G

Table 8.3.1 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	
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 spaces per sleeping unit	1.5 space; plus 2.0 spaces per sleeping unit	n/a
[Deleted]	[Deleted]	[Deleted]	[Deleted]
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
[Deleted]	[Deleted]	[Deleted]	[Deleted]
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
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]
[Deleted]	[Deleted]	[Deleted]	[Deleted]

Table 8.3.1 Other Residential Parking

GFA = gross floor area
m² = square metres

Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ⁻¹
	Minimum	Maximum	

FOOTNOTES (Table 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 [Deleted]

⁻³ [Deleted]

Schedule H

Section 10.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
A1 - Agriculture	n/a	n/a
A2 – Agriculture / Rural Residential	n/a	n/a
RR1 – Large Lot Rural Residential	RR1cc – Large Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR1 lots to allow child care centre , major on a case-by-case basis were supported by OCP policy.
RR2 – Small Lot Rural Residential	RR2cc – Small Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR2 lots to allow child care centre , major on a case-by-case basis were supported by OCP policy.

Schedule I

Section 10.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
Accessory Buildings or Structures	S	S	S	S
Agriculture	P	P	-	-
Agriculture, Urban	P	P	P	P
Agriculture, Intensive .10	P	-	-	-
Agri-Tourism .10	S	S	-	-
Alcohol Production Facility .10	S	-	-	-
Animal Clinics, Major	P	S .5	S .5	-
Animal Clinics, Minor	P	S	S	-
Aquaculture	P	P	-	-
Bed and Breakfast Homes	S .12	S .12	S .12	S .12
Cannabis Cultivation .10	P	-	-	-
Carriage House	S .8	S .8	S .8	S .8
Child Care Centre, Major	-	-	P .1	P .1
Child Care Centre, Minor	S	S	S	S
Farm Retail Sales Stands .10	S	-	-	-
Forestry	P	-	-	-
Greenhouses and Plant Nurseries	P .4	P .4	P .4	-
Group Home	-	P	P	P
Home-Based Business, Major	S	S	S	S
Home-Based Business, Minor	S	S	S	S
Home-Based Business, Rural	S .9	S .9	S .9	-
Kennels	P .5	P .5	P .5	-

Section 10.3 - Permitted Land Uses				
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)			
	A1	A2	RR1	RR2
Mobile Home	P ^{.6}	-	-	-
On-Farm Processing of Cannabis ^{.10}	S	-	-	-
On-Farm Processing ^{.10}	S	-	-	-
Secondary Suite	S ^{.3}	S ^{.3}	S ^{.3}	S ^{.3}
Single Detached Dwelling	P ^{.6}	P	P	P
Stables	P	P ^{.5}	-	-
Temporary Farm Worker Housing (TFWH) ^{.10}	S ^{.7}	S ^{.7}	-	-

FOOTNOTES (Section 10.3):

^{.1} The lot must have a child care sub-zone ‘cc’ on the property for a child care centre, major to be permitted.

^{.2} [Deleted].

^{.3} Secondary suites must be on a lot serviced with community water.

^{.4} Greenhouses and plant nurseries may include the accessory sale of landscaping and gardening non-farm products provided that this accessory use is limited to 150 m² on the lot.

^{.5} Minimum lot area for animal clinics, major, kennels, and stables (stables only in the A2 zone) is 20,000 m².

^{.6} Maximum one single detached dwelling or mobile home per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the Agricultural Land Commission Act (and related regulation and policy).

^{.7} Existing structure with a building permit that was approved at least two (2) years prior to TFWH application, can be converted into TFWH, on the parcel within the farm unit. New TFWH must be in temporary structures on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.

^{.8} 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. Mobile homes may be used as carriage houses in the A1 zone.

^{.9} All home-based business, rural must have a minimum lot area as described in Section 9.2 Home-based businesses.

^{.10} Other legislation like the Agriculture Land Commission Act applies and may limit land uses.

^{.11} [Deleted]

^{.12} [Deleted]

Schedule J

SECTION 11 -

Suburban Residential Zones

Section 11.1 - Zone Purposes	
Zones	Purpose
RU1 – Large Lot Housing	The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses , on larger serviced urban lots .
RU2 – Medium Lot Housing	The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses , on medium serviced urban lots .
RU3 – Small Lot Housing	The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses , on smaller serviced urban lots .
[Deleted]	[Deleted]
RU5 – Multiple Suburban Housing	The purpose is to provide a zone for multiple single detached dwellings , duplexes, or triplexes including compatible secondary uses , on a single serviced urban lot .

Section 11.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
RU1 – Large Lot Housing	RU1cc – Large Lot Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU1 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RU2 – Medium Lot Housing	RU2cc – Medium Lot Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU2 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RU3 – Small Lot Suburban Housing	n/a	n/a
[Deleted]	[Deleted]	[Deleted]
RU5 – Multiple Suburban Housing	n/a	n/a

Section 11.3 - Permitted Land Uses					
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)				
	RU1 ^{.6, .7}	RU2 ^{.6, .7}	RU3 ^{.6, .7}	[Deleted]	RU5 ^{.6, .7}
Accessory Buildings or Structures	S	S	S	[Deleted]	S
Agriculture, Urban	P	P	P		P
Bed & Breakfast	S ^{-.9, -.10}	S ^{-.9, -.10}	S ^{-.9, -.10}		-
Boarding or Lodging	P (RU1b only)	-	-		-
Carriage House	S	S	S		S
Child Care Centre, Major	P ^{.3}	P ^{.3}	-		P ^{.3}
Child Care Centre, Minor	S	S	S		S
Duplex Housing	P	P	P		P
Group Home	P	P	P		P
Home-Based Business, Major	S	S	-		S
Home-Based Business, Minor	S	S	S		S
Secondary Suite	S	S	S		S
Semi-Detached Housing	P	P	P		P
Single Detached Dwelling	P	P	P		P
Townhouses	P	P	P	-	

FOOTNOTES (Section 11.3):

^{-.1} [Deleted]

^{-.2} [Deleted]

^{-.3} The lot must have a child care sub-zone ‘cc’ on the property for a child care centre, major to be permitted.

^{-.4} [Deleted]

^{-.5} [Deleted]

^{-.6} Any lot with more than one dwelling unit must be on a lot serviced with community water.

^{-.7} Any lot with more than two dwelling units must be on a lot serviced with community sanitary sewer.

^{-.8} [Deleted]

^{-.9} A bed & breakfast can only occur if there is only one dwelling unit on the lot.

^{-.10} [Deleted]

Section 11.4 – Subdivision Regulations

m = metres / m² = square metres

	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	[Deleted]	RU5 ^{.1}
Min. Lot Width without access to a Rear Lane	16.5 m ^{.2}	13.0 m	8.5 m	[Deleted]	40.0 m
Min. Lot Width with access to a Rear Lane or Strata Road	15.0 m ^{.2}	12.0 m	8.5 m		40.0 m
Min. Lot Width for Corner Lots	17.0 m ^{.2}	15.0 m	10.0 m		40.0 m
Min. Lot Depth	30.0 m	27.0 m	27.0 m		30.0 m
Min. Lot Area ^{.1}	450 m ² ^{.2}	350 m ² ^{.3}	255 m ²		4,000 m ²
Min. Building Envelope Area	150 m ²	130 m ²	n/a		n/a
New lots must have access to side or rear lane	no	no	yes		no

FOOTNOTES (Section 11.4):

^{.1} Minimum **lot width**, **lot depth**, and **lot area** also apply to **bareland strata lots**.

^{.2} Where a **lot** is developed with a **semi-detached housing** form and is being subdivided along a party wall then: the minimum **lot area** is 270 m², the minimum **lot width** is 10 m for **corner lots**, the minimum **lot width** is 9 m for all other **lots**, and the minimum **building envelope area** is 100 m².

^{.3} The minimum **lot area** is 325 m² when the **lot** has access to a **rear lane** or strata road.

Section 11.5 – Development Regulations

m = metres / m² = square metres

	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	[Deleted]	RU5 ^{.1}
Max. Site Coverage of all Buildings	40% ^{.11}	40% ^{.11}	40% ^{.11}	[Deleted]	40%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	70% ^{.12}	70% ^{.12}	70% ^{.12}		70% ^{.6}
Min. Front Yard and Flanking Yard Setback	3.0 m ^{.2}	3.0 m ^{.2}	3.0 m ^{.2}		3.0 m ^{.5}
Min. Side Yard Setback	2.1 m ^{.3, .10}	1.5 m ^{.3}	1.2 m ^{.3}		3.0 m ^{.5, .10}
Min. Rear Yard Setback	6.0 m ^{.13}	6.0 m ^{.13}	6.0 m ^{.13}		6.0 m ^{.5}
Min. Rear Yard Setback on Wide Lots	4.5 m ^{.13}	4.5 m ^{.13}	4.5 m ^{.13}		n/a
Min. Rear Yard Setback for accessory structures or carriage houses	1.5 m ^{.4}	1.5 m ^{.4}	1.5 m ^{.4}		1.5 m ^{.5}
Min. Setback between Principal Buildings	2.5 m	2.5 m	2.5 m		2.5 m
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	n/a		n/a
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	n/a		n/a
Max. Building Footprint per Accessory Buildings / Structures	90 m ²	90 m ²	90 m ²		90 m ²
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²		90 m ²
Min. Riparian Management Area	Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP, dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA.				
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.				
FOOTNOTES (Section 11.5): ^{.1} Development Regulations apply to bareland strata lots.					

Section 11.5 – Development Regulations					
m = metres / m ² = square metres					
	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	[Deleted]	RU5 ^{.1}
<p>^{.2} The minimum setback for any attached garage or carport that faces the street shall be 6.0 metres 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 principal buildings and / or accessory structures within a building strata.</p> <p>^{.6} Private roadways that access more than two dwelling units are excluded from the calculation of maximum site coverage of all buildings, structures, and impermeable surfaces.</p> <p>^{.7} [Deleted]</p> <p>^{.8} [Deleted]</p> <p>^{.9} [Deleted]</p> <p>^{.10} The minimum side yard setback for any accessory structures or carriage houses is 1.5 metres.</p> <p>^{.11} The maximum site coverage of all buildings when a lot contains three or more dwelling units is 55%.</p> <p>^{.12} The maximum site coverage of all buildings, structures, and impermeable surfaces when a lot contains three or more dwelling units is 75%.</p> <p>^{.13} The minimum rear yard setback when a lot contains three or more dwelling units is 3.0 metres, except it is 1.5 metres if the rear yard is abutting a lane.</p>					

Section 11.6 –Density and Height Development Regulations					
m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area					
		Zones			
		RU1	RU2	RU3	RU5
Max. Density		4 dwelling units per lot	4 dwelling units per lot	4 dwelling units per lot	9 dwelling units per 1,000 m ² ^{.1}
Max. Height		11.0 m & 3 storeys	11.0 m & 3 storeys	11.0 m & 3 storeys	11.0 m & 3 storeys
Max. Height for Buildings with Walkout Basements	Front or Flanking Yard Building Elevation	9.0 m	9.0 m	9.0 m	9.0 m
	Rear Building Elevation	12.5 m	12.5 m	12.5 m	12.5 m

Section 11.6 –Density and Height Development Regulations

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

	Zones			
	RU1	RU2	RU3	RU5
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 Figure 5.11 for Example Diagram	70% See Figure 5.11 for Example Diagram	70% See Figure 5.11 for Example Diagram	70% See Figure 5.11 for Example Diagram
Max. Height for Carriage Houses	5.7 m ^{.2}	n/a	n/a	5.7 m ^{.2}
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See Figure 5.9 as Example Diagram	70% of the carriage house footprint area See Figure 5.9 as Example Diagram	70% of the carriage house footprint area See Figure 5.9 as Example Diagram	70% of the carriage house footprint area See Figure 5.9 as Example Diagram
Max. Height for Accessory Buildings / Structures	4.8 m	4.8 m	4.8 m	4.8 m

FOOTNOTES (Section 11.6):

^{.1} The maximum density is one (1) dwelling unit per 1,000 m² if the lot is not connected to community sanitary sewer and community water.

^{.2} 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.

Section 11.7 – Site Specific Regulations

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

	Legal Description	Civic Address	Regulation
1.	Lot B District Lot 136 ODYD Plan 30919	2473 Ethel Street	<p>Notwithstanding, Section 5.3 General Definitions, & Table 8.3.1 Other Residential Parking, the following uses and regulations are permitted:</p> <ul style="list-style-type: none"> • Boarding and Lodging Houses can operate within an accessory building in addition to the Single Detached Housing; and • The minimum parking is two parking spaces for the Boarding and Lodging use for the site; and • The maximum of 14 residents on the subject property.

Schedule K

SECTION 13

Multi-Dwelling Zones

Section 13.1 - Zone Purposes	
Zones	Purpose
MF ₁ – Infill Housing	The purpose is to provide a zone for infill development within the core area of the City limiting development to 6 ground-oriented residential dwelling units or less.
MF ₂ – Townhouse Housing	The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.
MF ₃ – Apartment Housing	The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors.
MF ₄ – Transit Oriented Areas	The purpose is to provide a zone that permits a range of redevelopments from infill housing up to 6 storey apartments.

Section 13.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
MF ₁ – Infill Housing	MF _{1r} – Infill Housing 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.
	MF _{1cc} – Infill Housing with Child Care Centre, Major	The purpose is to provide a sub-zone to allow for Child Care Centre, Major land uses on a case-by-case basis were supported by OCP policy.
	MF _{1b} – Infill Housing with Boarding or Lodging House	The purpose is to provide a sub-zone to allow for Boarding or Lodging House land uses on a case-by-case basis were supported by OCP policy.
	MF _{1hc} – Infill Housing with Heritage Commercial	The purpose is to provide a sub-zone for the preservation of land and buildings that have heritage value for low density residential uses to expand into complimentary commercial uses related to health services, and minor retail activities

MF2 – Townhouse Housing	MF2r – Townhouse Housing 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.
MF3 – Apartment Housing	MF3r – Apartment Housing 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.
MF4 – Transit Oriented Areas	MF4 r – Transit Oriented Areas 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.
	MF4b – Transit Oriented Areas with Boarding or Lodging House	The purpose is to provide a sub-zone to allow for Boarding or Lodging House land uses on a case-by-case basis were supported by OCP policy.

Section 13.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	MF1	MF2	MF3	MF4
Accessory Buildings or Structures	S	S	S	S
Agriculture, Urban	S	S	S	S
Apartment Housing	-	-	P	P
Boarding or Lodging	P (MF1b only)	-	-	P (MF4b only)
Child Care Centre, Major	S	S	S	S
Child Care Centre, Minor	S	S	S	S
Cultural and Recreation Services	-	-	S ^{.2}	S ^{.2, .10}
Duplex Housing	P	P	-	P
Emergency and Protective Services	-	-	-	P ^{.8}
Food Primary Establishment	-	-	S ^{.2}	S ^{.2, .10}
Group Home	P ^{.1}	P ^{.1}	-	P ^{.1}
Health Services	P ^{.5}	-	S ^{.2}	P ^{.10}

Section 13.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	MF1	MF2	MF3	MF4
Home-Based Business, Major	S	S ^{.6}	S ^{.6}	S ^{.6}
Home-Based Business, Minor	S	S	S	S
Professional Services	-	-	S ^{.2}	S ^{.2, .10}
Participant Recreation Services, Indoor	-	-	S	S
Personal Service Establishments	-	-	S ^{.2}	S ^{.2, .10}
Retail	- ^{.5}	-	S ^{.2}	S ^{.2, .10}
Secondary Suites	S	-	-	S
Semi-Detached Housing	P	P	-	P
Single Detached Housing	P	P	-	P
Stacked Townhouses	P	P	P ^{.4}	P
Townhouses	P	P	P ^{.4}	P

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. Footnote .10 further restricts these land uses.

^{.3} [Deleted]

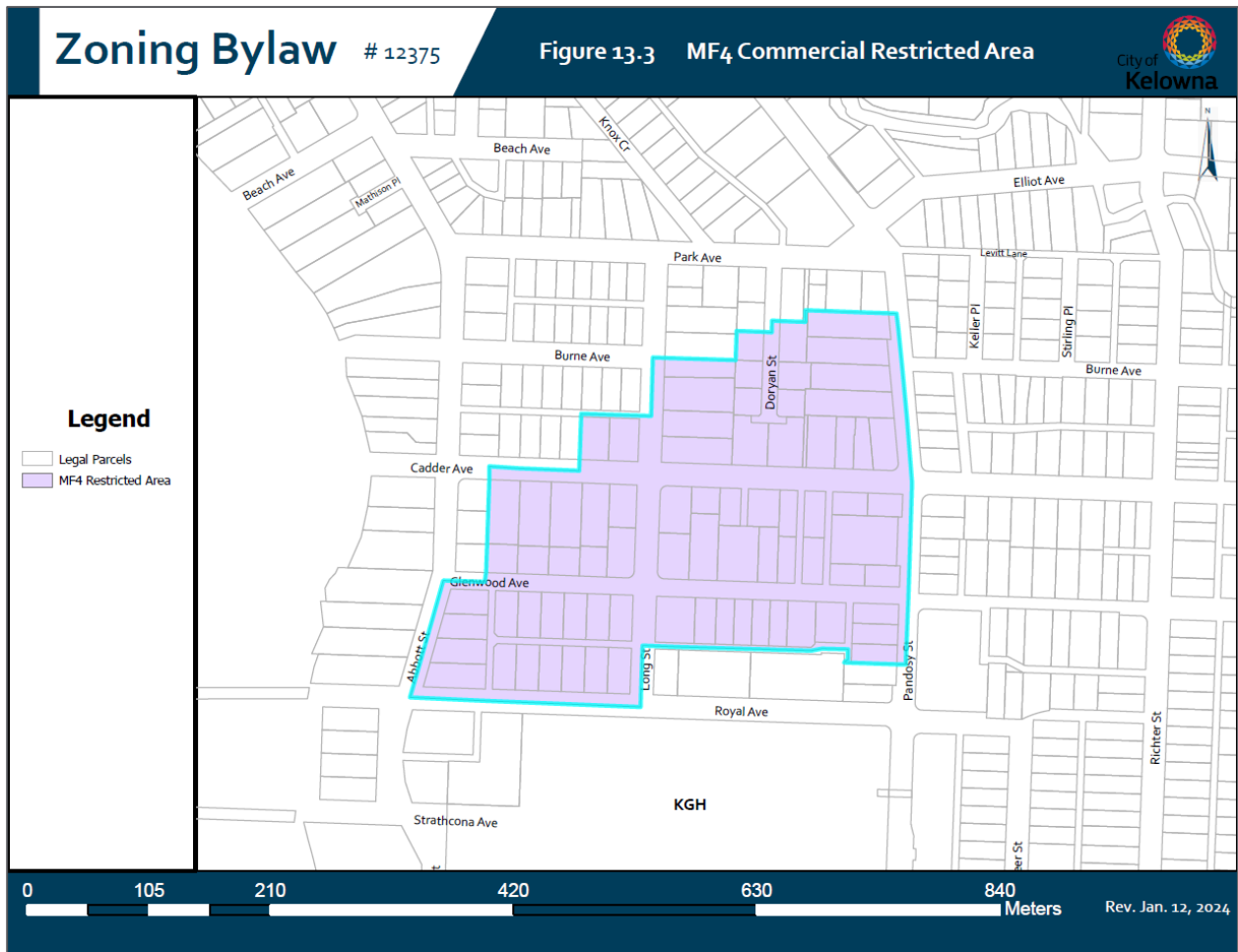
^{.4} Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.

^{.5} The Health Services land use or the Retail land use is only permitted as a principal use when the lot contains the 'hc' Heritage Commercial sub-zone. The health services use shall not generate more than two (2) clients to the site from which the business is being operated at any given time. The retail use shall be limited to those uses related to arts, crafts, or cultural activities such as souvenir, craft, or gift shops, bookstores, art galleries, or photography studios. Individual general retail services are limited to a maximum net floor area of 100 m².

^{.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.

^{.7} [Deleted].

Section 13.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	MF1	MF2	MF3	MF4
<p>⁸ Emergency and protective services are only permitted as a principal use only a lot that abuts a minor or major arterial road as determined by the OCP.</p> <p>⁹ [Deleted].</p> <p>¹⁰ These land uses are not permitted for lots identified in Figure 13.3 MF4 Commercial Restricted Area.</p>				



Section 13.4 – Subdivision Regulations					
m = metres / m ² = square metres					
		Zones			
		MF1	MF2	MF3	MF4
Min. Lot Width	Regular Lots	13.0 m ^{.1, .2}	20.0 m ^{.1}	30.0 m	30.0 m
	Corner Lots	15.0 m ^{.1, .2}			
Min. Lot Depth		27.0 m ^{.1, .2}	30.0 m ^{.1}	30.0 m	30.0 m
Min. Lot Area	Regular Lots	350 m ^{2, .1, .2}	900 m ^{2, .1}	1,400 m ²	1,400 m ²
	Corner Lots	400 m ^{2, .1, .2}			
Min. Building Envelope Area		140 m ²	n/a	n/a	n/a
FOOTNOTES (Section 13.4): ^{.1} Townhouse and semi-detached housing developments may be subdivided into smaller lots than the regulations listed above provided: the site is comprehensively developed under a single development permit, the lot is subdivided along a party wall, and a party wall agreement is registered on title. ^{.2} Minimum lot width, lot depth, and lot area also apply to bareland strata lots.					

Section 13.5 – Development Regulations						
m = metres / m ² = square metres						
		Zones				
		MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4
Max. Height	Max. Density	Section 13.6 – Density and Height Development Regulations				
Min. Setback from buildings, raised patios, and balconies to on-site trees		See Table 7.2 Tree & Landscaping Planting Requirements				
Max. Site Coverage of all Buildings		40%	55% ^{.10}	55%	65%	See Footnote ^{.11}

Section 13.5 – Development Regulations

m = metres / m² = square metres

	Zones				
	MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	70%	75% ^{.10}	80%	85%	See Footnote ^{.11}
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 Figure 5.11 for Example Diagram	70% See Figure 5.11 for Example Diagram	n/a	n/a	See Footnote ^{.11}
Min. Front Yard and Flanking Side Yard Setback for all building types	3.0 m ^{.5}	3.0 m ^{.3, .5}	3.0 m ^{.3, .5}	3.0 m ^{.3, .5}	See Footnote ^{.11}
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	n/a	3.0 m ^{.6}	See Footnote ^{.11}
Min. Side Yard Setback	1.8 m except 1.2 m from a lane ^{.2}	1.8 m except 1.2 m from a lane ^{.2}	2.1 m except 1.2 m from a lane ^{.2}	3.0 m ^{.7}	See Footnote ^{.11}
Min. Rear Yard Setback	6.0 m except 4.5 m for Wide Lots	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}	See Footnote ^{.11}
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	1.5 m except 0.9 m from a lane ^{.7}	See Footnote ^{.11}
Min. Separation between Detached Principal Buildings	2.0 m	2.0 m	3.0 m	n/a	See Footnote ^{.11}
Min. Common and Private Amenity Space	n/a	n/a	For Developments with 1 to 10 Dwelling Units = n/a For Developments with 11 to 20 Dwelling Units =		

Section 13.5 – Development Regulations

m = metres / m² = square metres

	Zones				
	MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4
			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}		
Min. Roadway Width	n/a	For any lot abutting a Transit Supportive Corridor, Major Arterial road, or a road with an Active Transportation Corridor (as designated in the OCP) the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the highway width requirement as described in Table 2: Road Requirements within Subdivision, Development, and Servicing Bylaw No. 7900. If road width does not meet the minimum then a road dedication would be necessary.			
Min. Riparian Management Area	n/a	For any lot abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP, dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA.			
Max. Net Floor Area for Secondary Suites	90 m ²				
Max. Building Footprint per Accessory Buildings / Structures	90 m ²				
Max. Building Frontage	A continuous building frontage shall not exceed 100 m in length.				

Section 13.5 – Development Regulations

m = metres / m² = square metres

	Zones				
	MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4

FOOTNOTES (Section 13.5):

- ¹ [Deleted]
- 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 only for portions of commercial ground-oriented units are 2.0 metres. The minimum setback can be reduced to 2.0 metres only for the of ground-oriented residential units if all of the following 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.
 - c) The abutting boulevard must have an installed sidewalk and irrigated landscape boulevard with street trees.
- ⁴ For portions of a parkade with lane access which do not project more than 2.3 metres above finished grade, the rear yard setback for the parkade is 1.5 metres.
- ⁵ The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 metres setback measured from back-of-curb or edge of road pavement, or edge of sidewalk to the building or 3.0 metres from lot line to the building (whichever is greater).
- ⁶ Minimum building setbacks apply only to buildings 5 storeys and taller. The setback 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 metres 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 A minimum of 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 amenity space is not required for fee simple townhouses.

Section 13.5 – Development Regulations					
m = metres / m ² = square metres					
	Zones				
	MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4
<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} In the MF4 zone, if the development is 3 storeys or less then the MF1 Development Regulations apply and if the development is 4 storeys or greater than the MF3 Development Regulations apply.</p>					

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	MF4
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} ^{.8} For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ^{.5} ^{.8}			
Max. Base Density	Max. 6 dwelling units per lot	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}	2.5 FAR
Max. Bonus Density for Public Amenity & Streetscape Bonus	n/a	An additional 0.15 FAR ^{.3}	An additional 0.25 FAR ^{.3}	n/a
Max. Bonus Density for Rental or Affordable Housing Bonus	n/a	An additional 0.3 FAR ^{.3}	An additional 0.3 FAR ^{.3}	An additional 0.3 FAR ^{.3}
Max. Base Height	11.0 m & 3 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys Or	22.0 m / 6 storeys

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	MF4
				22.0 m / 6 storeys ^{·1}	
Max. Bonus Height		n/a	n/a	22.0 m & 6 storeys ^{·3} Or 44.0 m & 12 storeys ^{·3, ·4}	n/a
Max. Base Height for Buildings with Walkout Basements	Front or Flanking Yard Building Elevation	9.0 m	9.0 m	n/a	n/a
	Rear Building Elevation	12.5 m	12.5 m	n/a	n/a
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 Figure 5.11 for Example Diagram	n/a	n/a	If development is 4 storeys or greater than this regulation does not apply If development is 3 storeys or less then 70% See Figure 5.11 for Example Diagram
Max. Height for Accessory Buildings / Structures		4.8 m	4.8 m	4.8 m	4.8 m

FOOTNOTES (Section 13.6):

^{·1} The base height is 18.0 m & 4 storeys except the maximum base height is 22.0 m / 6 storeys if the subject property is fronting onto a Transit Supportive Corridor.

^{·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	MF4
(a) lots are fronting a Provincial Highway; and				
(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				
(c) the abutting lots are not zoned A1, A2, RR1, or RR2; and				
(d) lots are within the Core Area Neighbourhood 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 one (1) unit per 125 m ² of commercial GFA.				
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.				
⁷ 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.				
⁸ The minimum density does not apply to MF1 zoned lots addressed on Cadder Avenue between Richter Street and Ethel Street.				

Section 13.7 - Site Specific Regulations

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

	Legal Description	Civic Address	Regulation
1.	Lot A, District Lot 140, ODYD, Plan KAP58184	1915-1925 Enterprise Way	This property is permitted to have hotels as principal land use.
2.	ODYD, Plan KAS3399	1132-1160 Bernard Ave	This property is permitted to have 16 storeys in height.
3.	Lot 1, Section 32, Township 26, ODYD, Plan KAP 91641	530 Caramillo Ct.	This property is permitted to have Apartment housing limited to 4 storeys.
4.	Strata Plan of Lot 3 & Remainder Lot 3, Section 28, Township 26, ODYD, PLAN KAP74074 (See Posting Plan EPP 104511)	777 Denali Drive	This property is permitted to have 3 storey apartment building on top of a two storey townhouse.
5.	Lot B, Section 24, Township 28, Land District 54, Plan KAP30848, EXCEPT Plan KAP79047, EPP23768	530 Quartz Crescent	This property is permitted to have Apartment housing limited to 3 storeys.
6.	Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641	1691 Cara Glen Way	The MF2 – Townhouse Housing portion of this property is permitted to have Apartment housing limited to 4 storeys.

Schedule L

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Suburban Residential Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

CITY OF KELOWNA

BYLAW NO. 12620

Z24-0001

Rezoning of Small-Scale Multi-Unit Housing and Transit Oriented Areas

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, **Schedule "A" Zoning Map** be deleted in its entirety and replaced with the Zoning Map as shown on **Schedule A** attached to and forming part of this bylaw.
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, second and third time by the Municipal Council this

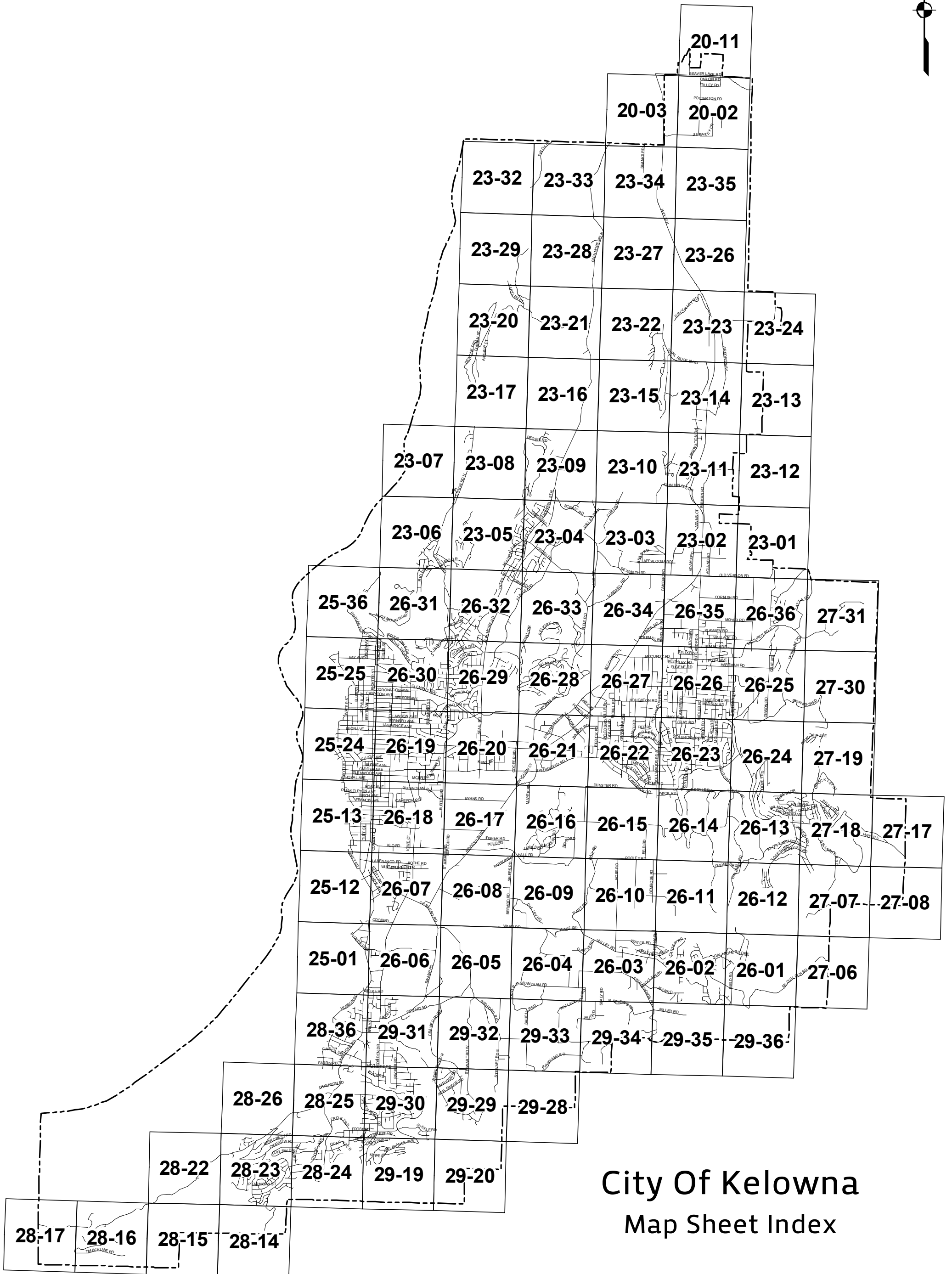
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City Of Kelowna
Map Sheet Index

Index

	20-11
20-03	20-02
23-34	23-35

Legend

ZONING

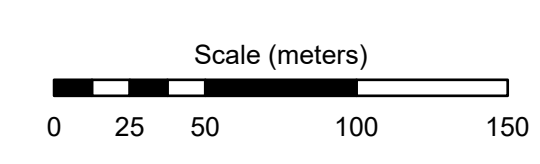
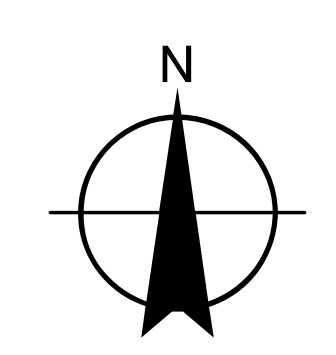
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index

23-10	23-11	23-12
23-03	23-02	23-01
26-34	26-35	26-36

Legend

ZONING

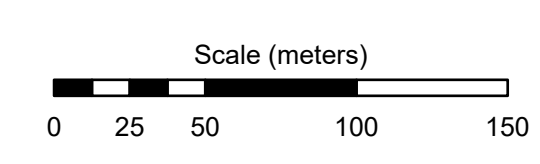
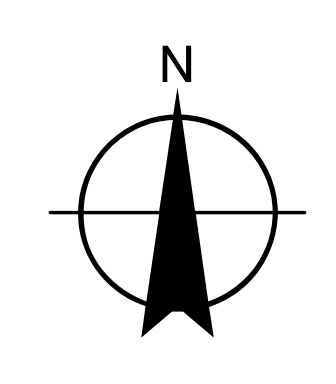
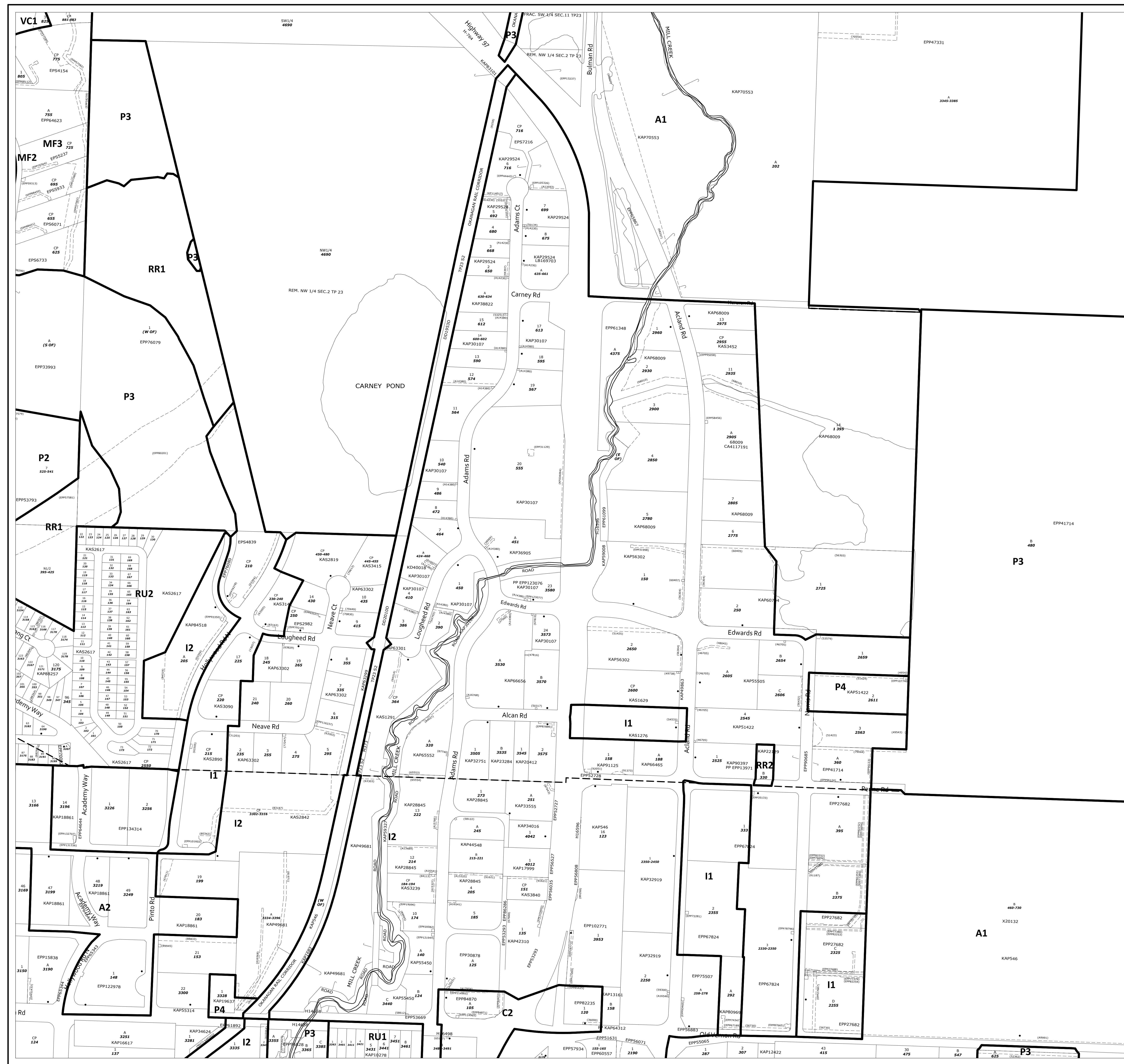
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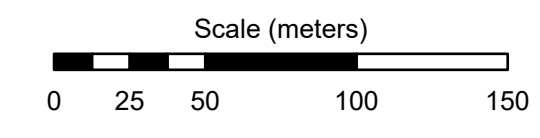
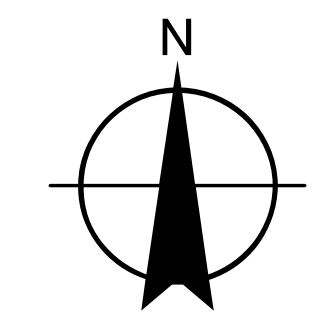
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Index

23-09	23-10	23-11
23-04	23-03	23-02
26-33	26-34	26-35

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 23-04

Index	23-08	23-09	23-10
	23-05	23-04	23-03
	26-32	26-33	26-34

Legend

ZONING

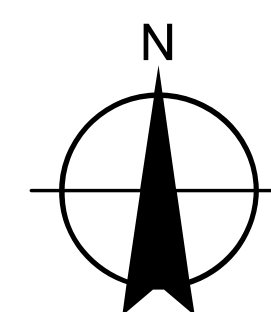
Proposed Zoning

ADDRESSES

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City Boundary



Scale (meters)
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Index	23-07	23-08	23-09
	23-06	23-05	23-04
	26-31	26-32	26-33

Legend

ZONING

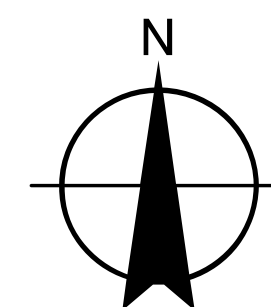
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

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City Boundary



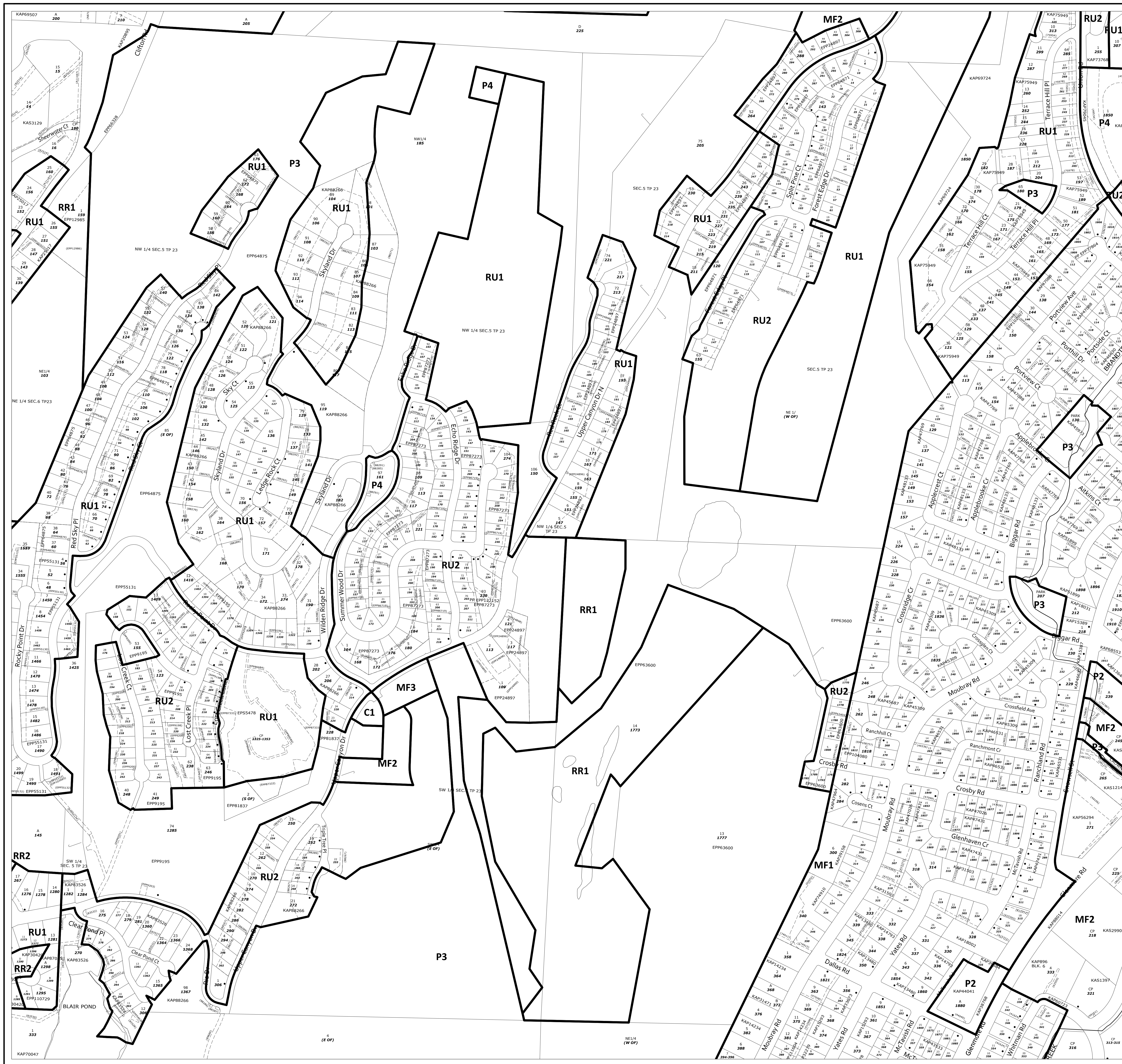
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Revision: 1/15/2024

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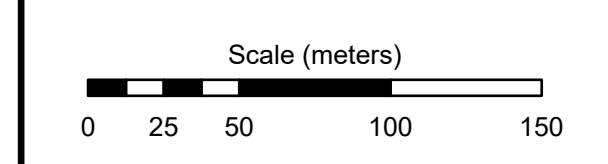
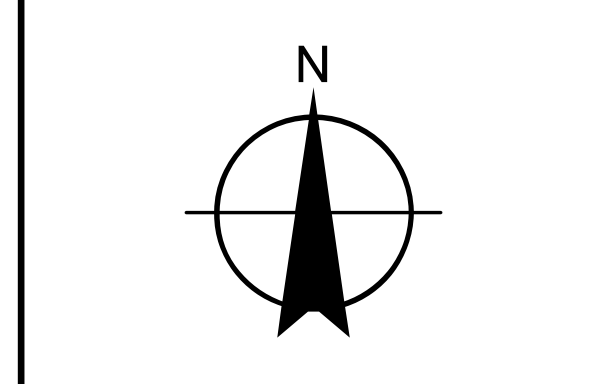
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Index

23-07	23-08
23-06	23-05
25-36	26-32

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

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Index

		23-17
23-07	23-08	
23-06		

Legend

ZONING

— Proposed Zoning

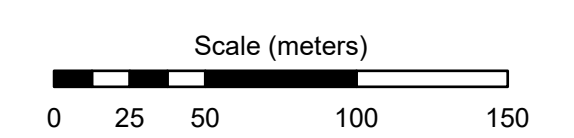
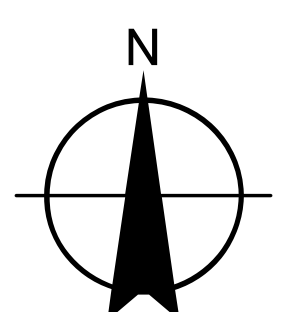
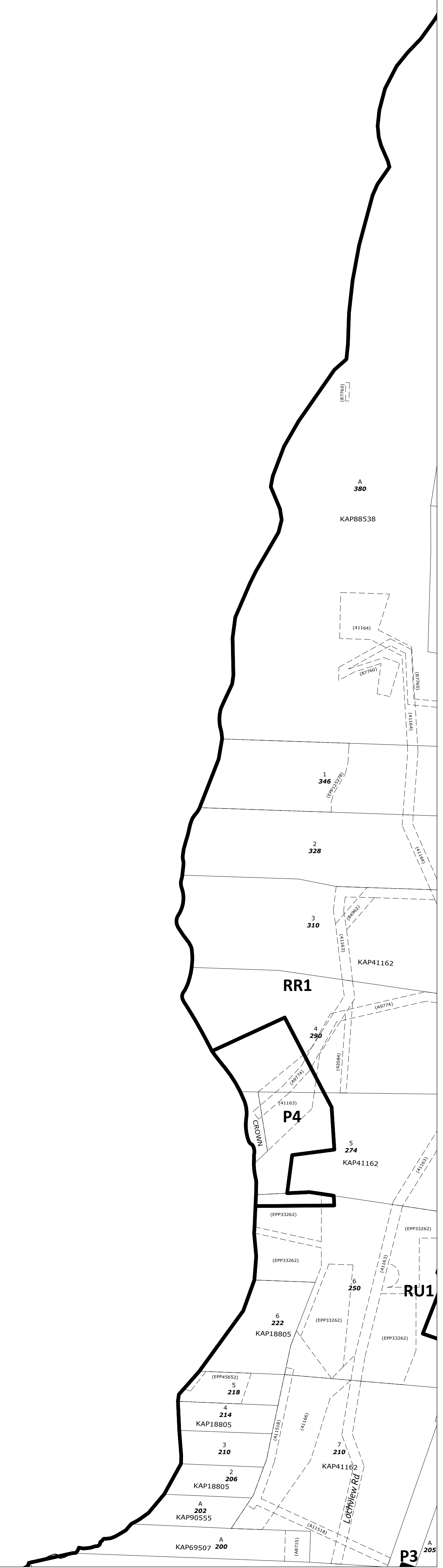
ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

W1



Scale: 1:2500

Revision: 1/15/2024

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Index

	23-17	23-16
23-07	23-08	23-09
23-06	23-05	23-04

Legend

ZONING

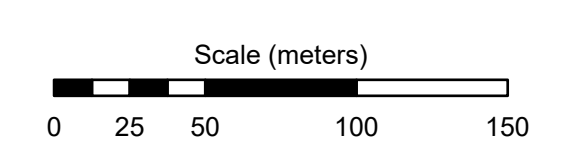
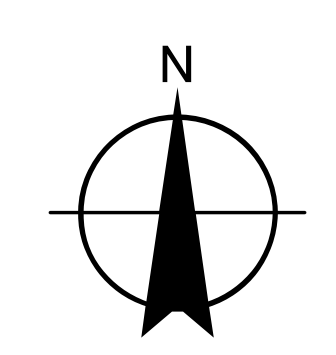
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500
Revision: 1/15/2024

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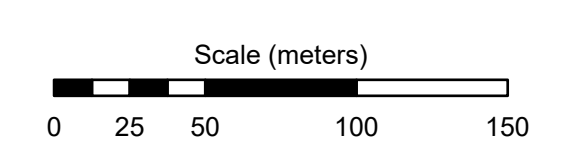
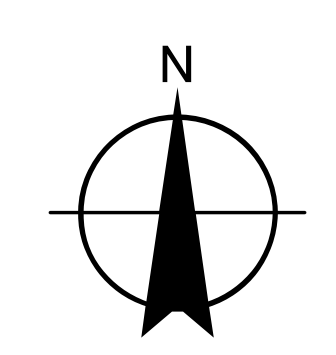
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Index

23-17	23-16	23-15
23-08	23-09	23-10
23-05	23-04	23-03

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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23-16	23-15	23-14
23-09	23-10	23-11
23-04	23-03	23-02

Legend

ZONING

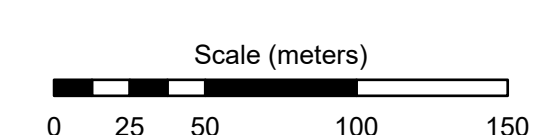
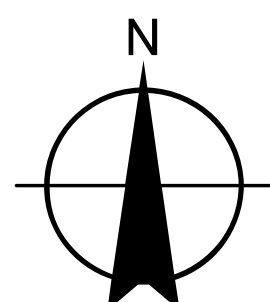
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary



Scale: 1:2500

Revision: 1/15/2024

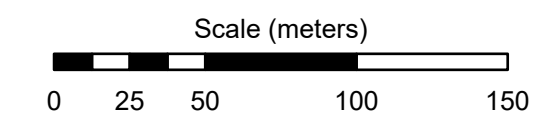
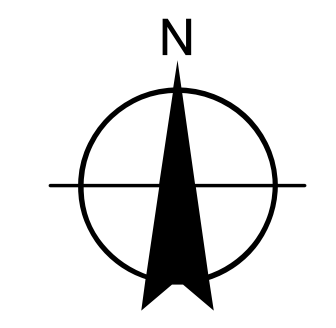
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Index

23-15	23-14	23-13
23-10	23-11	23-12
23-03	23-02	23-01

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

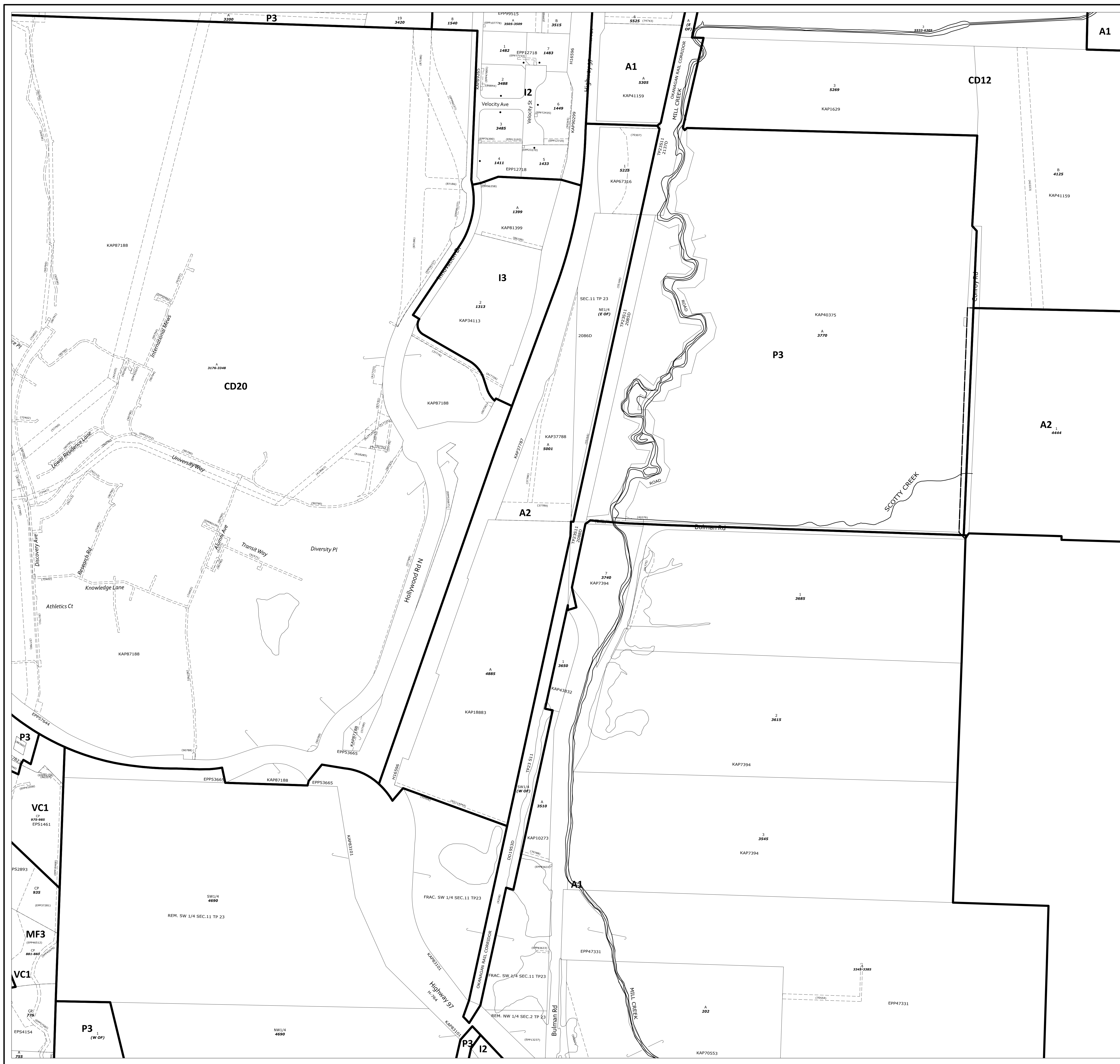


Scale: 1:2500

Revision: 1/15/2024

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Index

23-14	23-13
23-11	23-12
23-02	23-01

Legend

ZONING

— Proposed Zoning

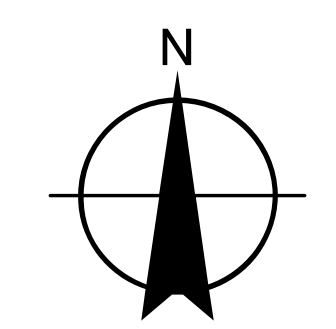
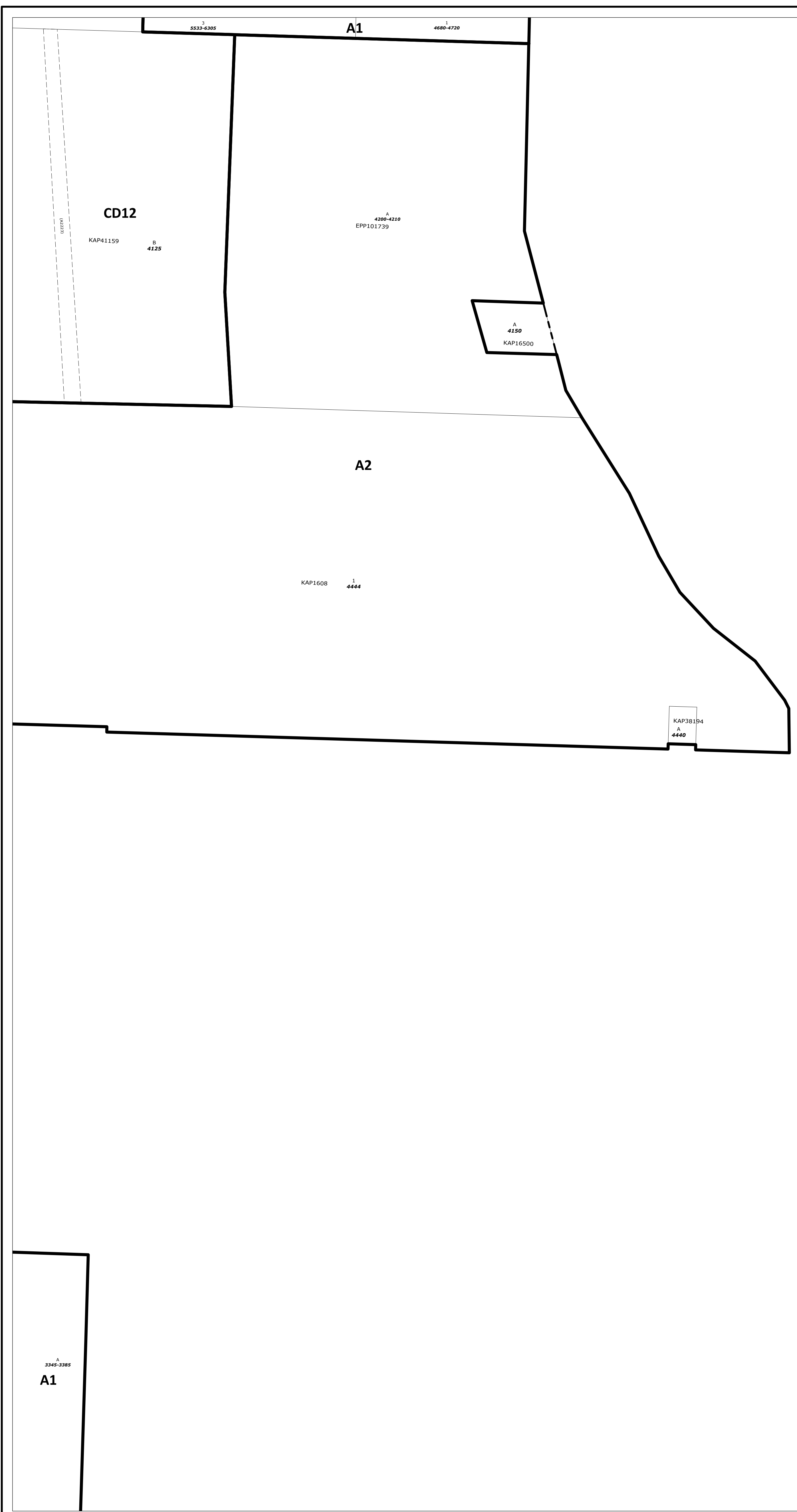
ADDRESSES

10
234

Lot Number
Street Address

• Indicates Address
Fronting Street

--- City Boundary



Scale: 1:2500

Revision: 1/15/2024

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City of
Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 23-13

23-23	23-24
23-14	23-13
23-11	23-12

Legend

ZONING

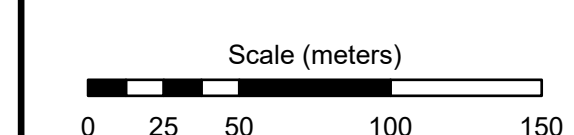
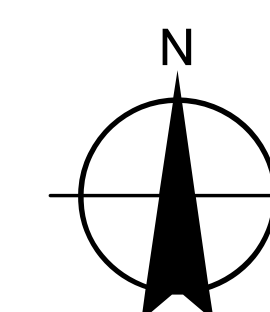
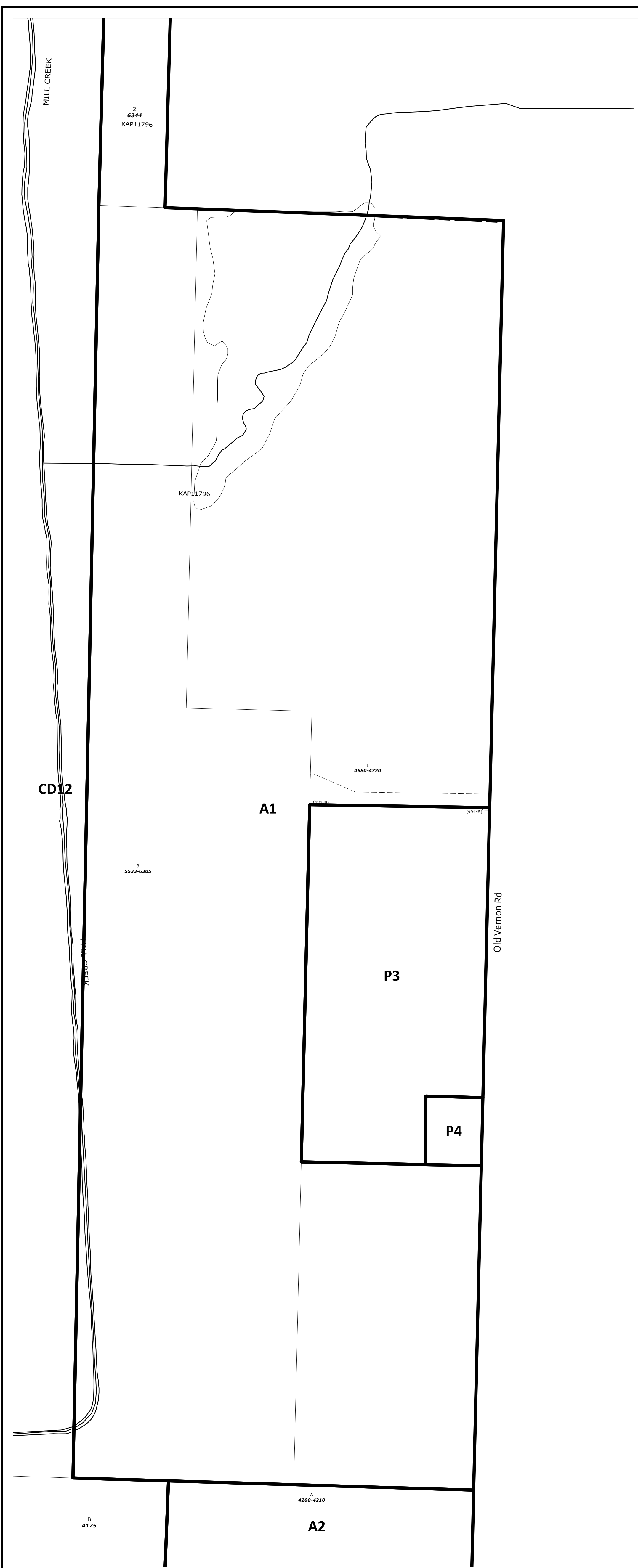
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address
Fronting Street

City Boundary



Scale: 1:2500

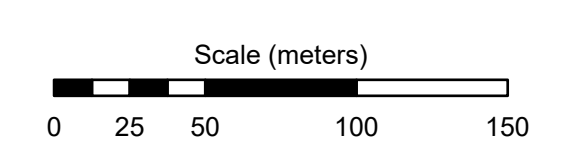
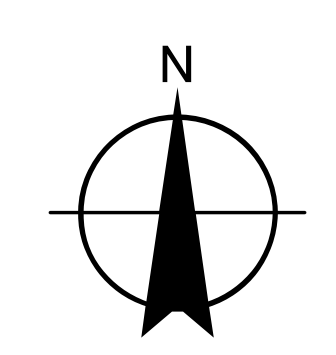
Revision: 1/15/2024

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Index

23-22	23-23	23-24
23-15	23-14	23-13
23-10	23-11	23-12

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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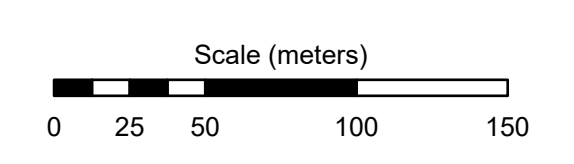
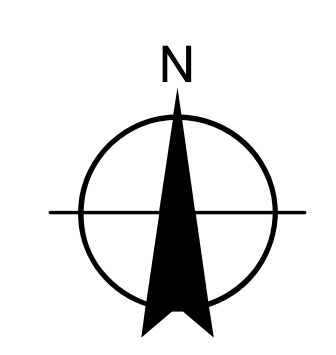
City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 23-15

Index	23-21	23-22	23-23
	23-16	23-15	23-14
	23-09	23-10	23-11

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index

23-20	23-21	23-22
23-17	23-16	23-15
23-08	23-09	23-10

Legend

ZONING

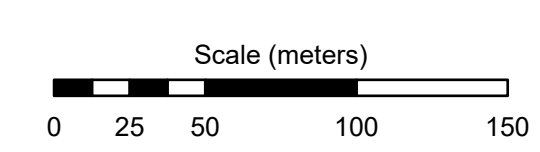
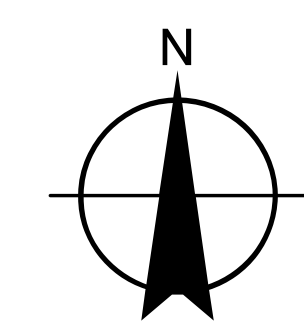
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 23-17

Index	23-20	23-21
	23-17	23-16
	23-07	23-08
	23-08	23-09

Legend

ZONING

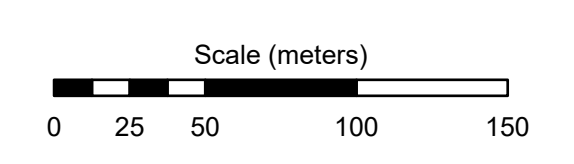
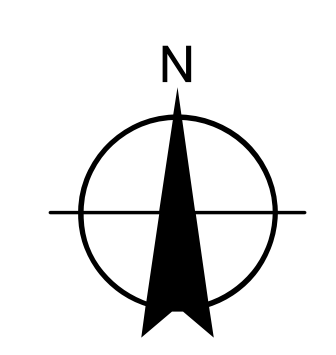
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index

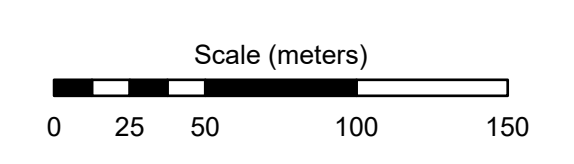
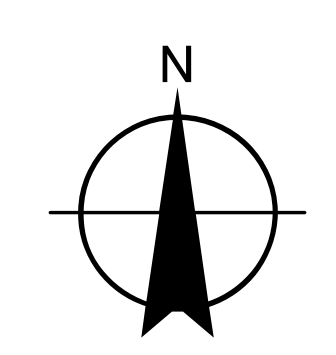
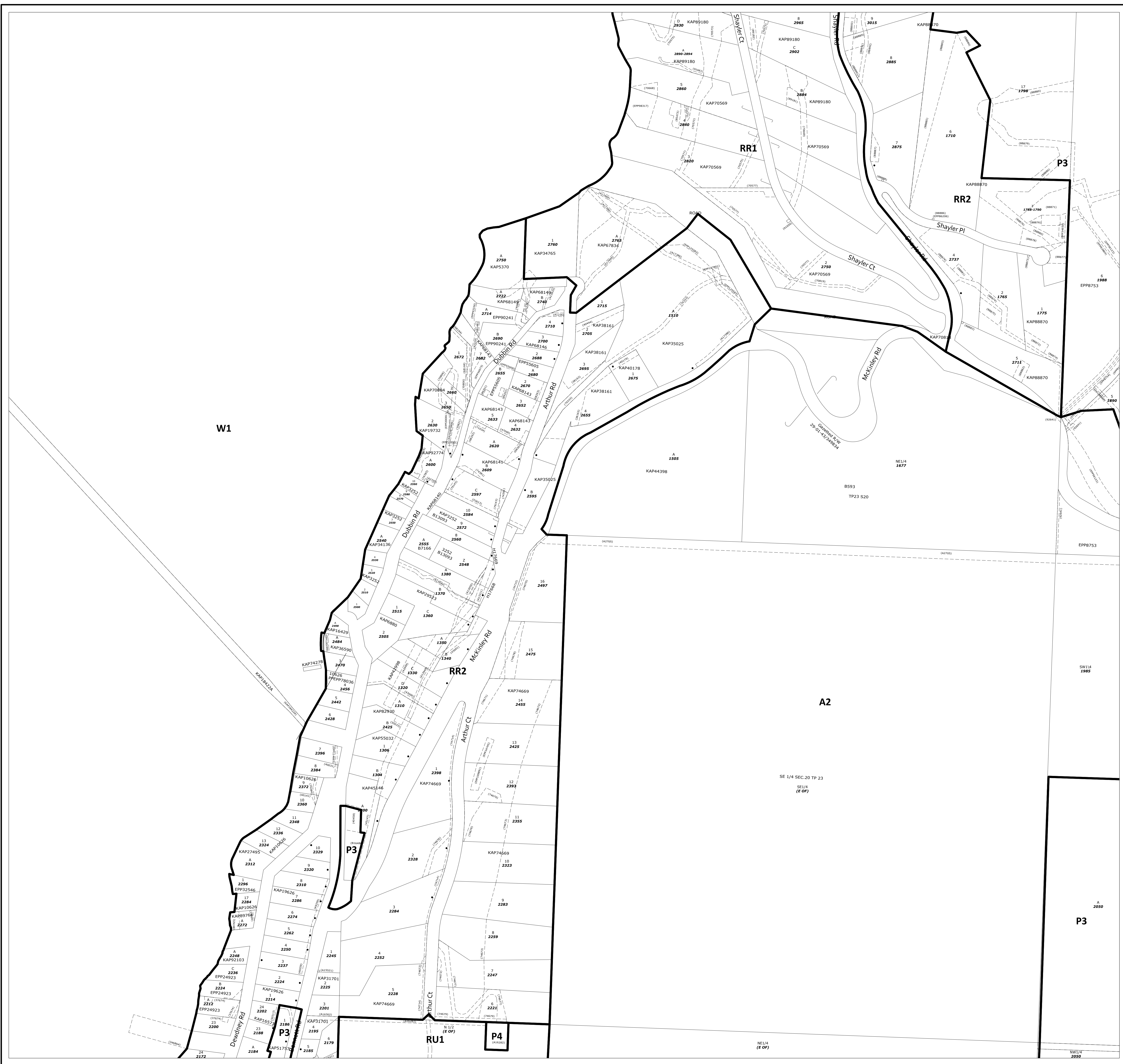
23-29	23-28
23-20	23-21
23-17	23-16

Legend
ZONING

— Proposed Zoning

ADDRESSES

- 10 Lot Number
- 234 Street Address
- Indicates Address Fronting Street
- City Boundary



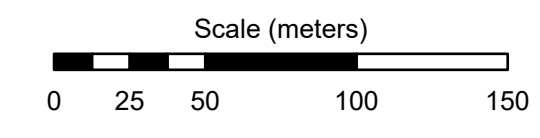
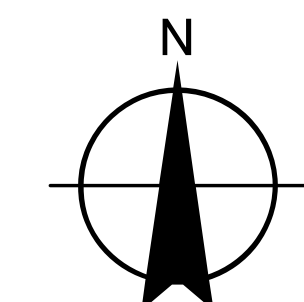
Scale: 1:2500
Revision: 1/15/2024

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Index

23-29	23-28	23-27
23-20	23-21	23-22
23-17	23-16	23-15

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

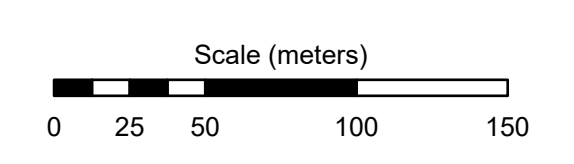
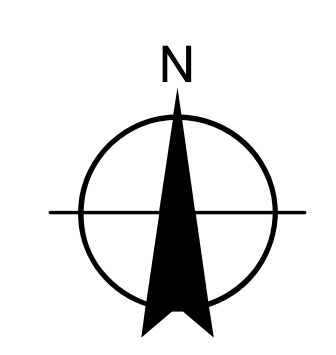
Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. **23-22**

Index

23-28	23-27	23-26
23-21	23-22	23-23
23-16	23-15	23-14

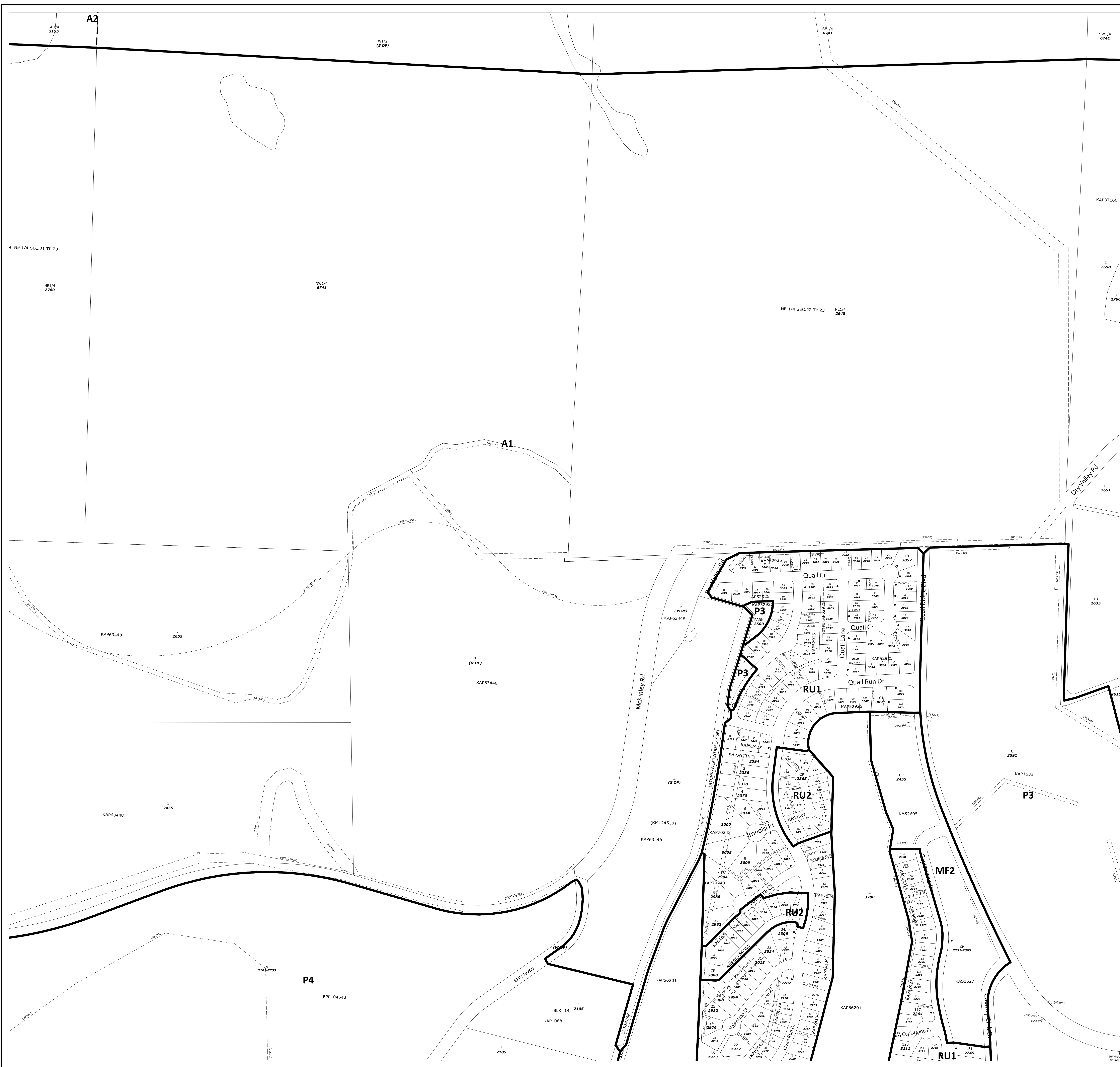
- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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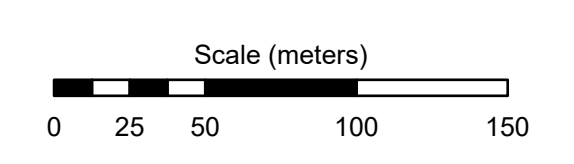
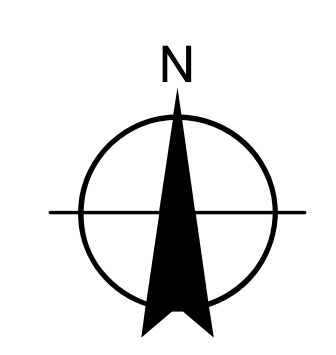
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Index

23-27	23-26
23-22	23-23
23-15	23-14

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index

23-26	
23-23	23-24
23-14	23-13

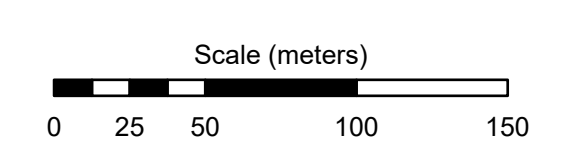
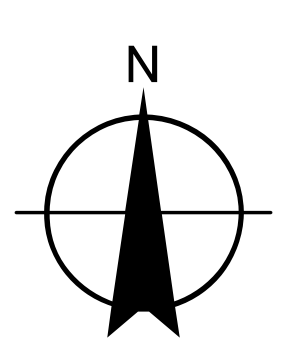
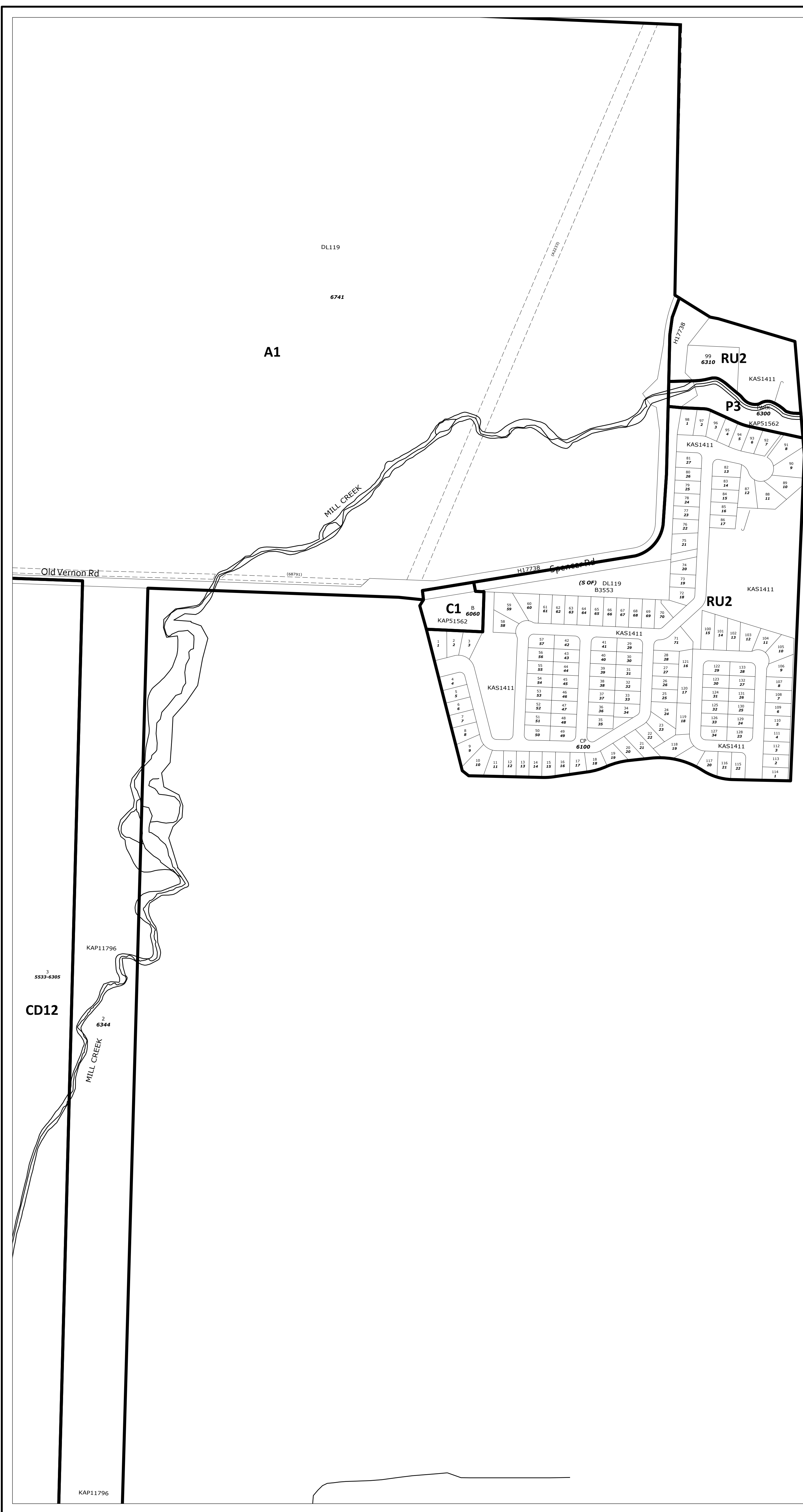
Legend

ZONING

— Proposed Zoning

ADDRESSES

- 10 Lot Number
- 234 Street Address
- Indicates Address Fronting Street
- City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index

23-34	23-35
23-27	23-26
23-22	23-23

Legend

ZONING

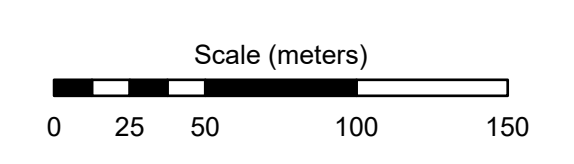
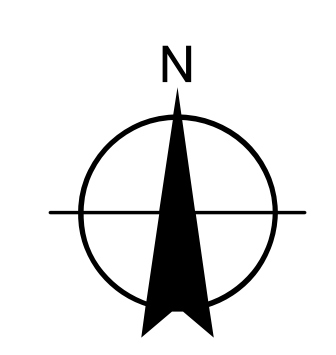
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500

Revision: 1/15/2024

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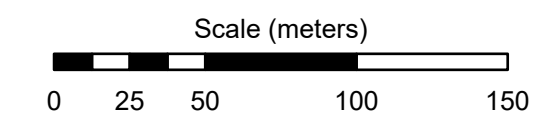
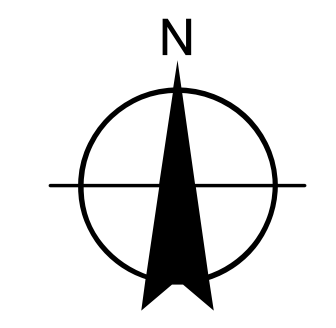
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Index

23-33	23-34	23-35
23-28	23-27	23-26
23-21	23-22	23-23

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 23-28

Index	23-32	23-33	23-34
	23-29	23-28	23-27
	23-20	23-21	

Legend

ZONING

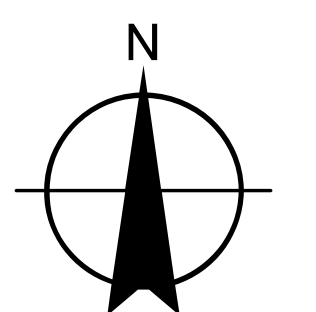
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary



Scale (meters)
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Scale: 1:2500

Revision: 1/15/2024

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Index

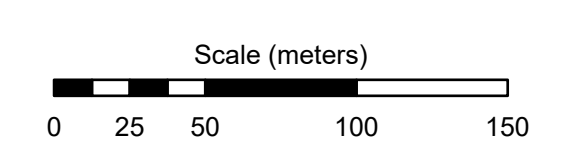
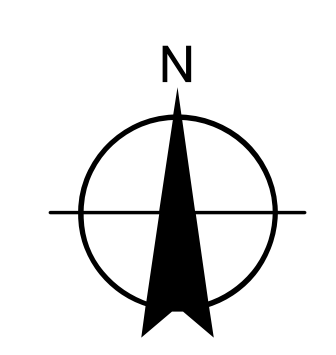
23-32	23-33
23-29	23-28
23-20	23-21

Legend
ZONING

Proposed Zoning

ADDRESSES

- 10 Lot Number
- 234 Street Address
- Indicates Address Fronting Street
- City Boundary

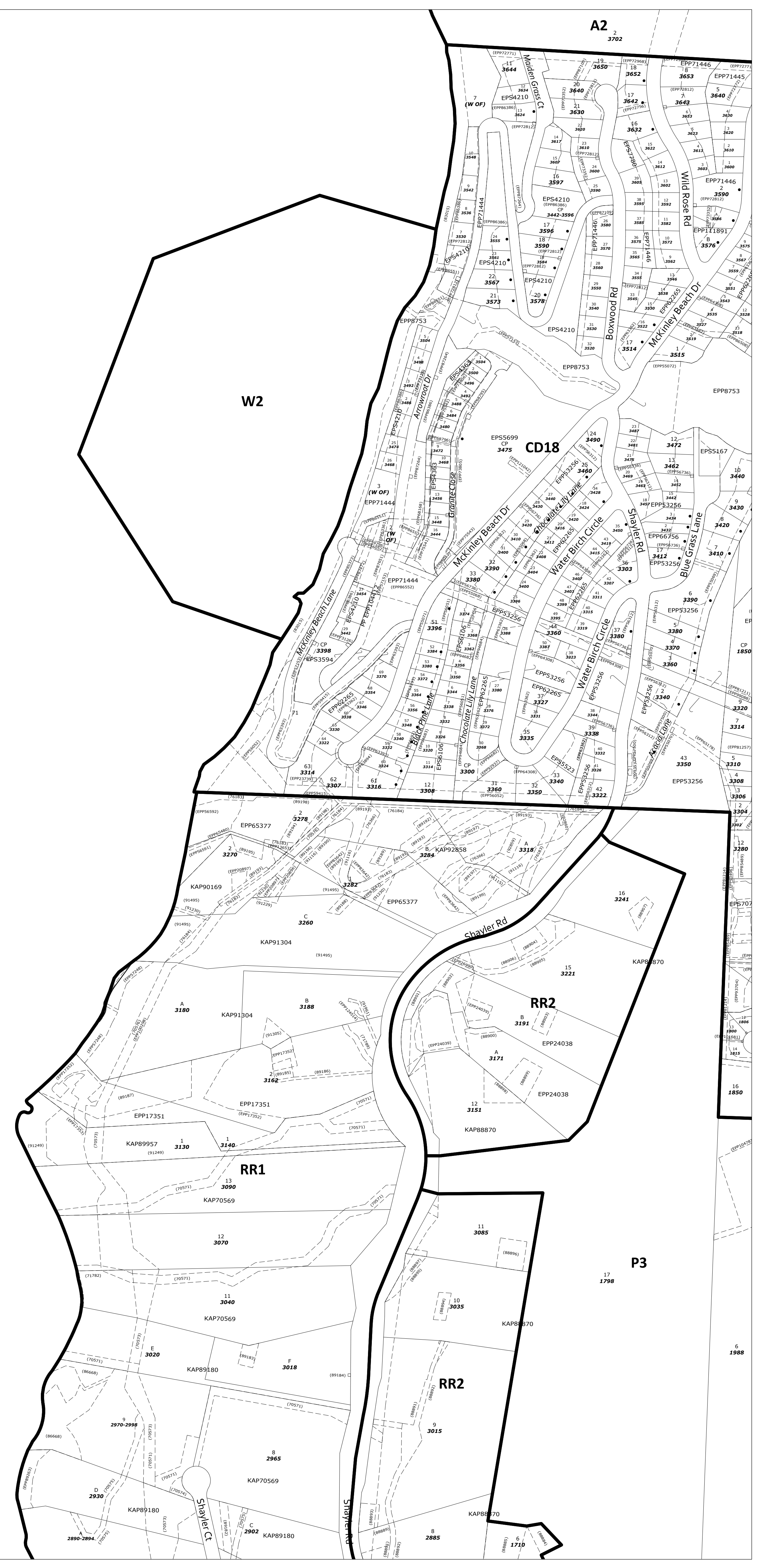


Scale: 1:2500

Revision: 1/15/2024

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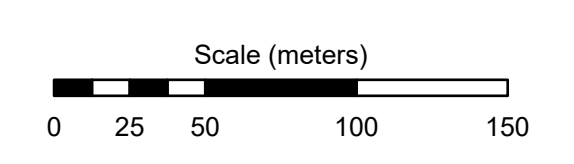
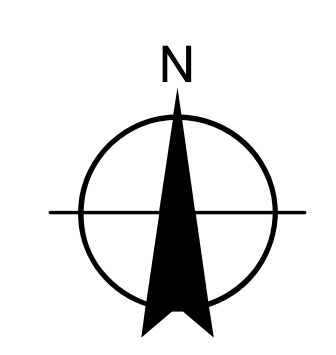
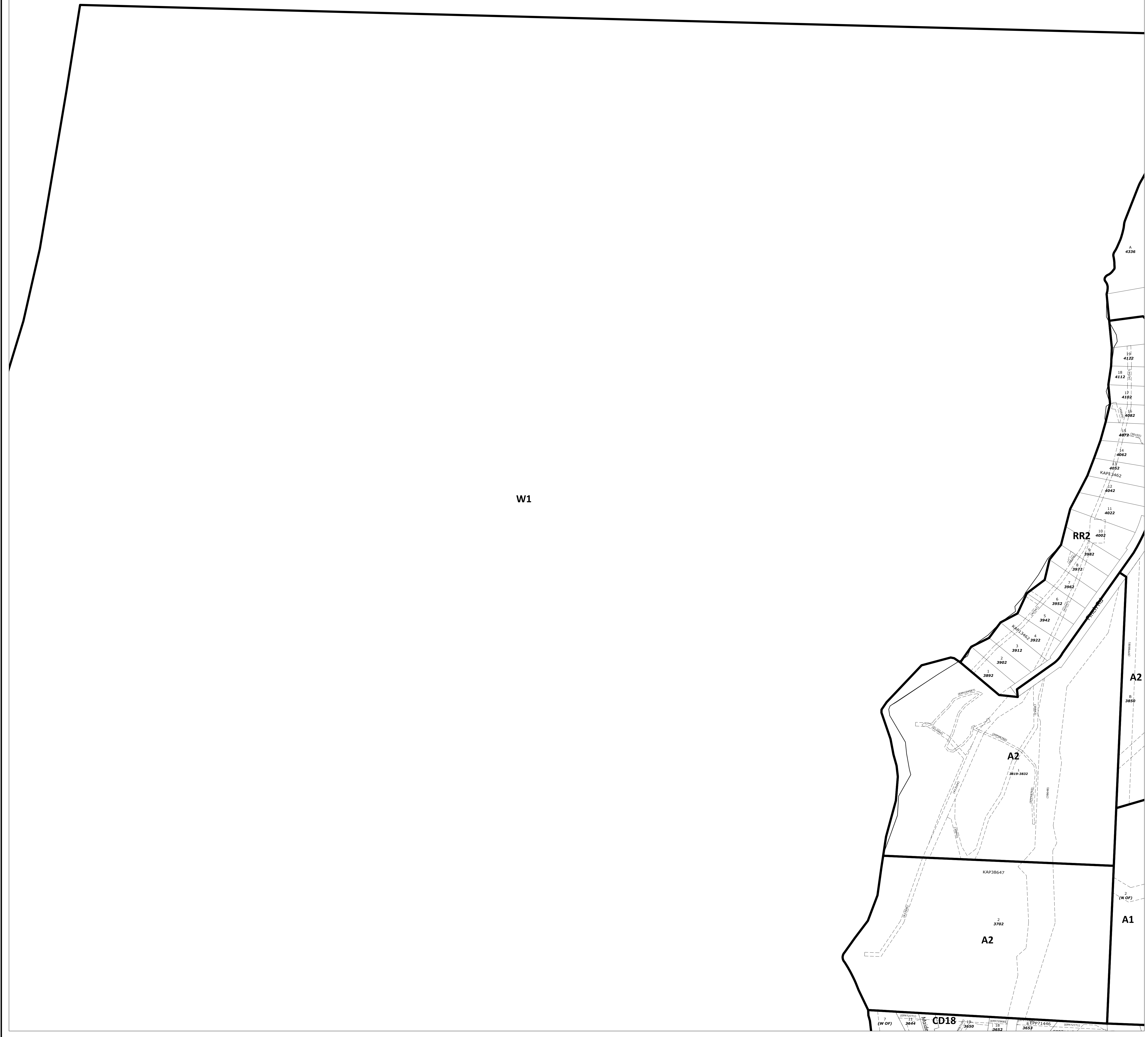


W1

Index

23-32	23-33
23-29	23-28

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

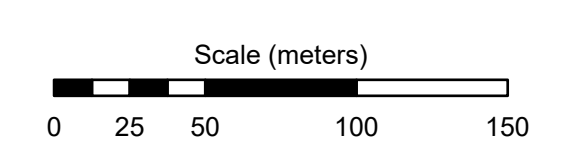
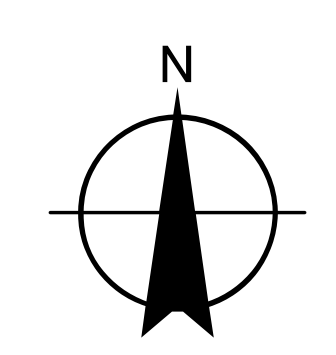
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Index

		20-03
23-32	23-33	23-34
23-29	23-28	23-27

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index

20-03	20-02
23-34	23-35
23-27	23-26

Legend

ZONING

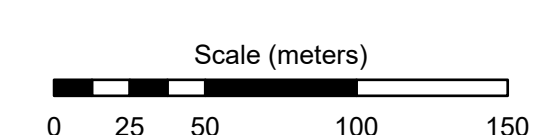
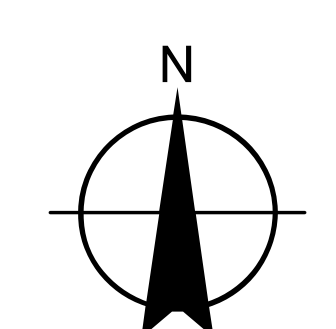
— Proposed Zoning

ADDRESSES

10
234
— Lot Number
— Street Address

• Indicates Address
Fronting Street

--- City Boundary



Scale: 1:2500

Revision: 1/15/2024

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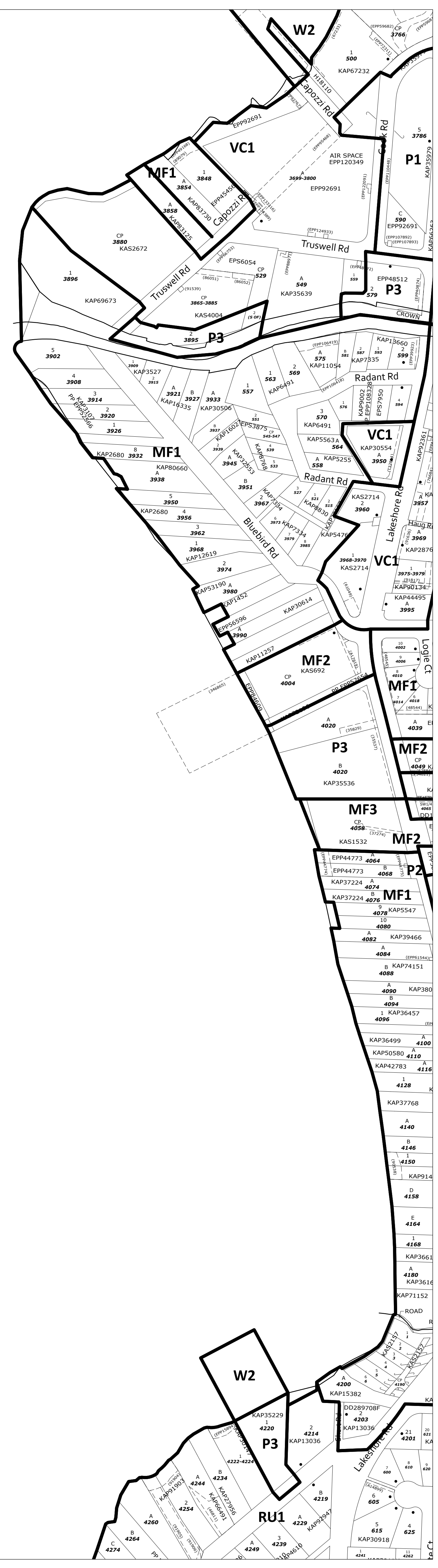
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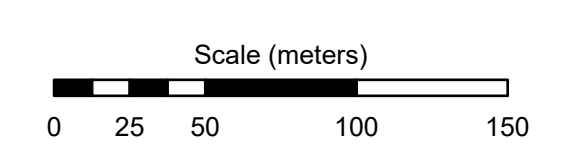
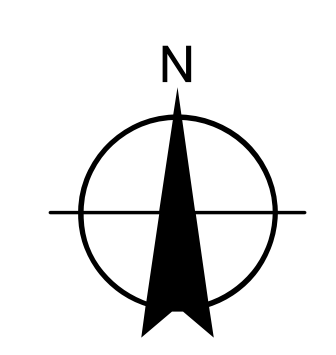
Index

25-12	26-07
25-01	26-06
28-36	29-31

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



W1



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 25-12

Index

25-13	26-18
25-12	26-07
25-01	26-06

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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W1



City of Kelowna

Zoning Bylaw Mapping Amendments Implementing Provincial Housing Legislation Z24-0001

No. 25-13

Index

25-24	26-19
25-13	26-18
25-12	

Legend

ZONING

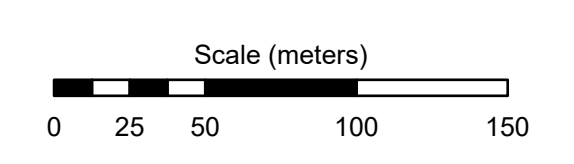
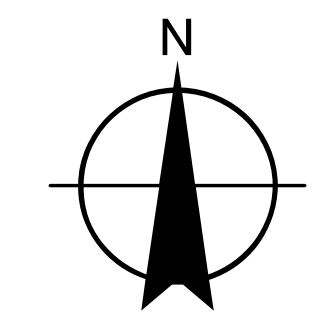
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ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

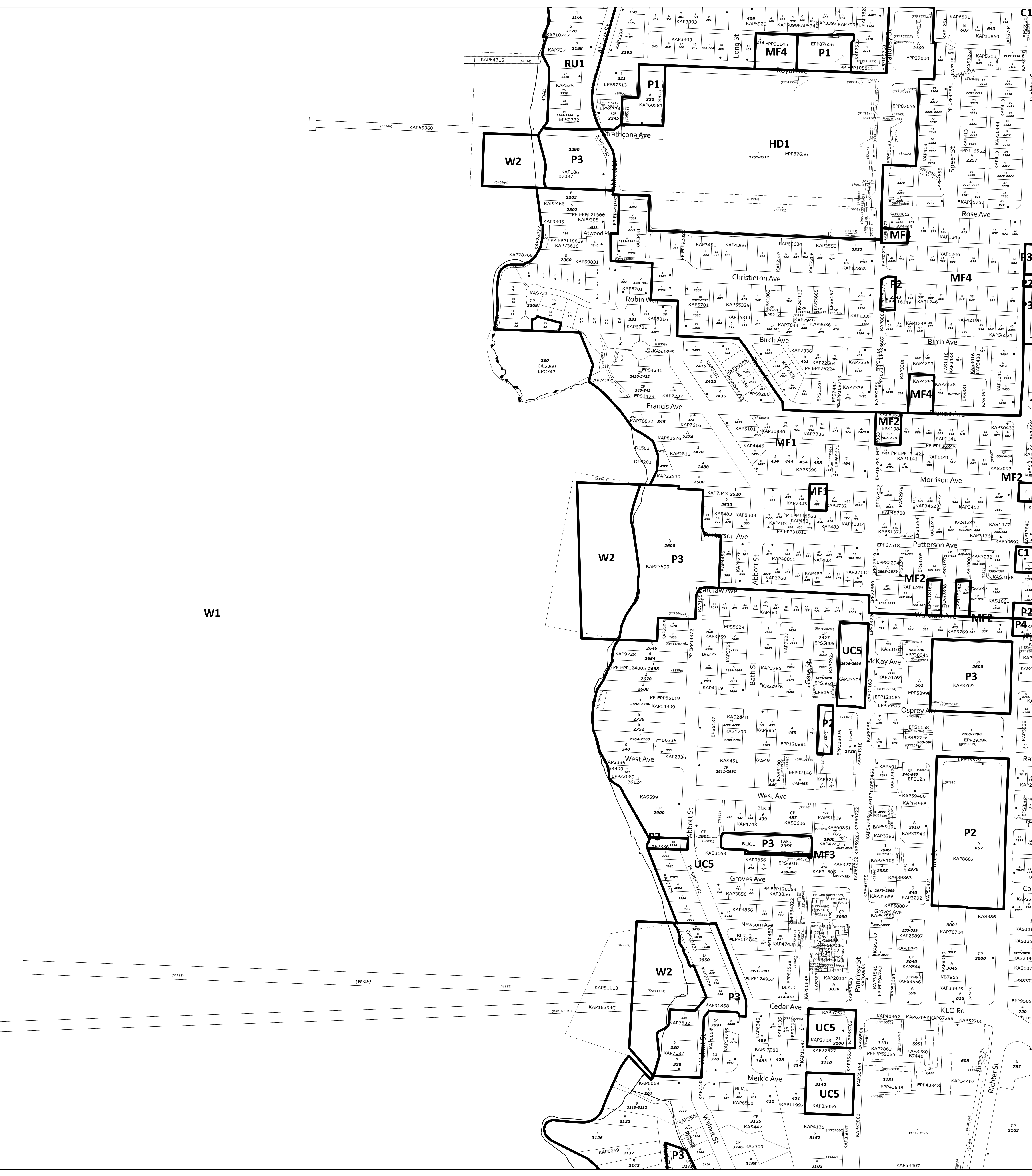
--- City Boundary



Scale: 1:2500
Revision: 1/15/2024

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W1



City of Kelowna

Zoning Bylaw Mapping Amendments Implementing Provincial Housing Legislation

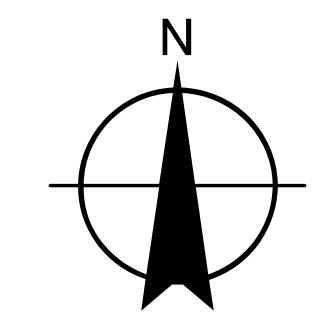
Z24-001

No. 25-24

Index

25-25	26-30
25-24	26-19

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale (meters)
0 25 50 100 150

Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

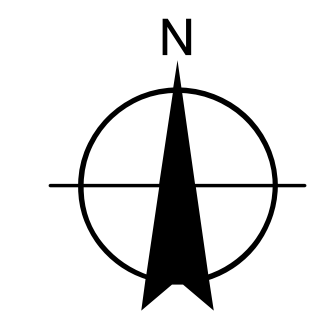
No. 25-25

Index

25-36	26-31
25-25	26-30
25-24	

Legend

- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

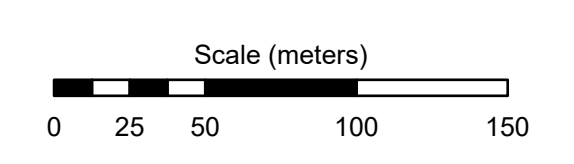
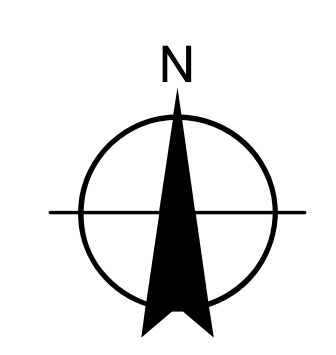
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Index

		23-06
25-36		26-31
25-25		

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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W1

(N END 007)

W2

Index

26-11	26-12	27-07
26-02	26-01	27-06
29-35	29-36	

Legend

ZONING

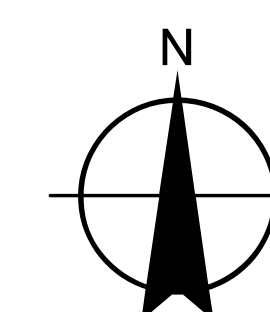
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address
Fronting Street

City Boundary



Scale (meters)
0 25 50 100 150

Scale: 1:2500

Revision: 1/15/2024

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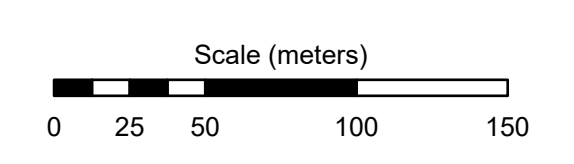
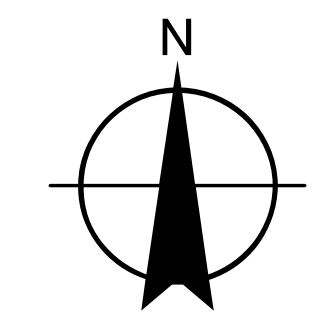
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Index

26-10	26-11	26-12
26-03	26-02	26-01
29-34	29-35	29-36

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-001

No. 26-03

Index	26-09	26-10	26-11
	26-04	26-03	26-02
	29-33	29-34	29-35

Legend

ZONING

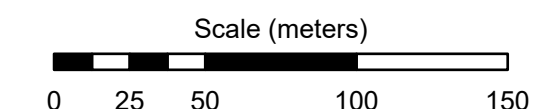
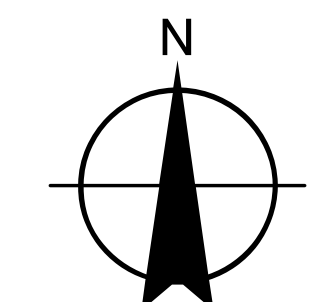
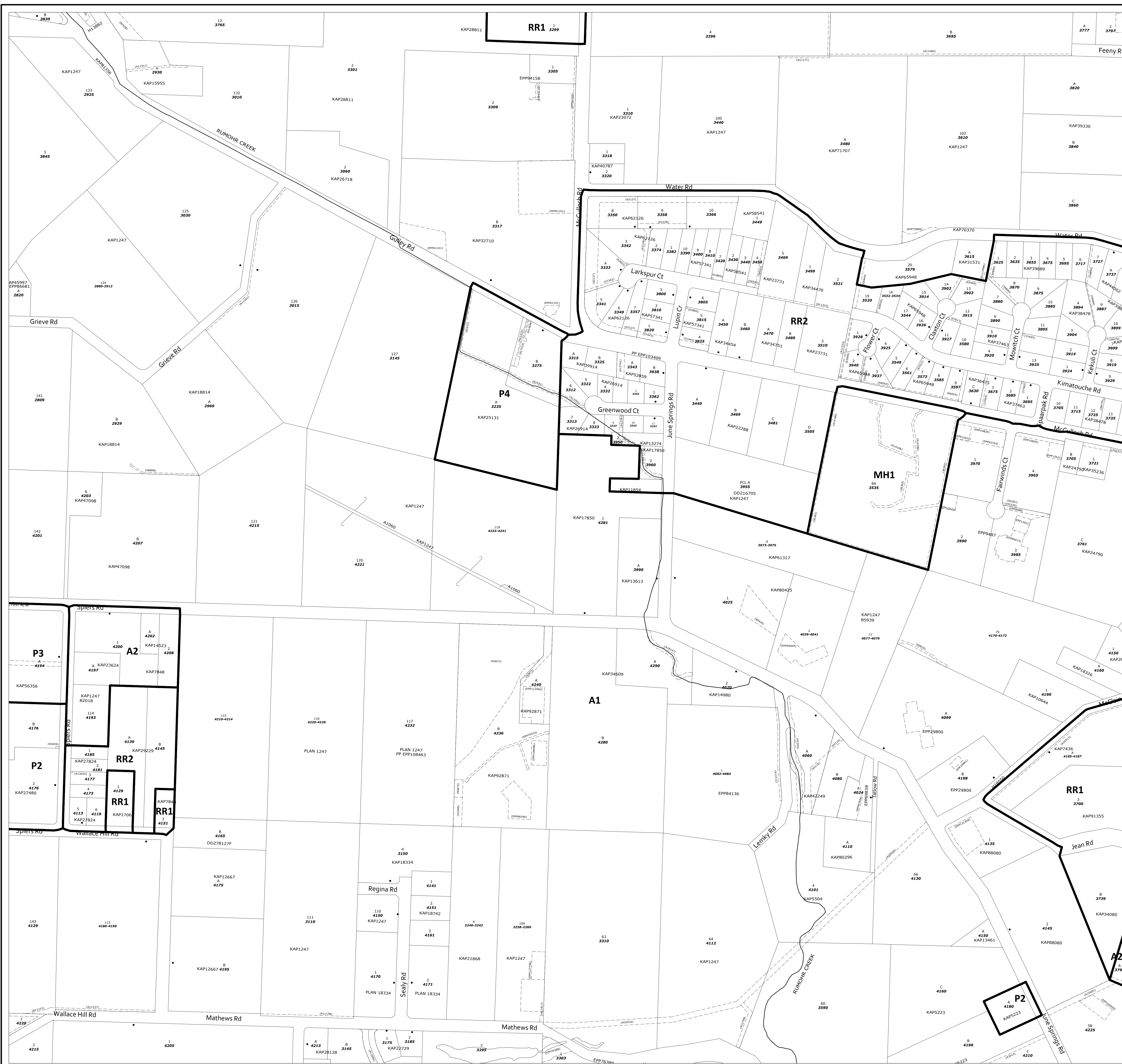
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-04

Index	26-08	26-09	26-10
	26-05	26-04	26-03
	29-32	29-33	29-34

Legend

ZONING

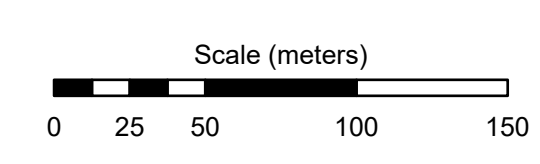
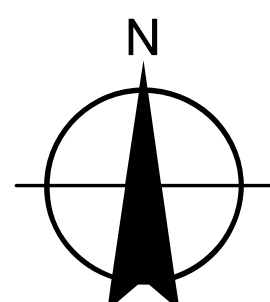
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 26-05

Index	26-07	26-08	26-09
	26-06	26-05	26-04
	29-31	29-32	29-33

Legend

ZONING

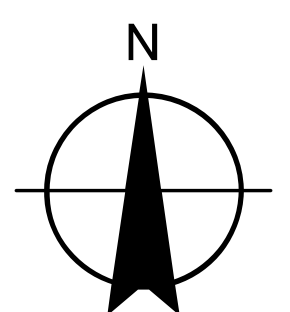
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



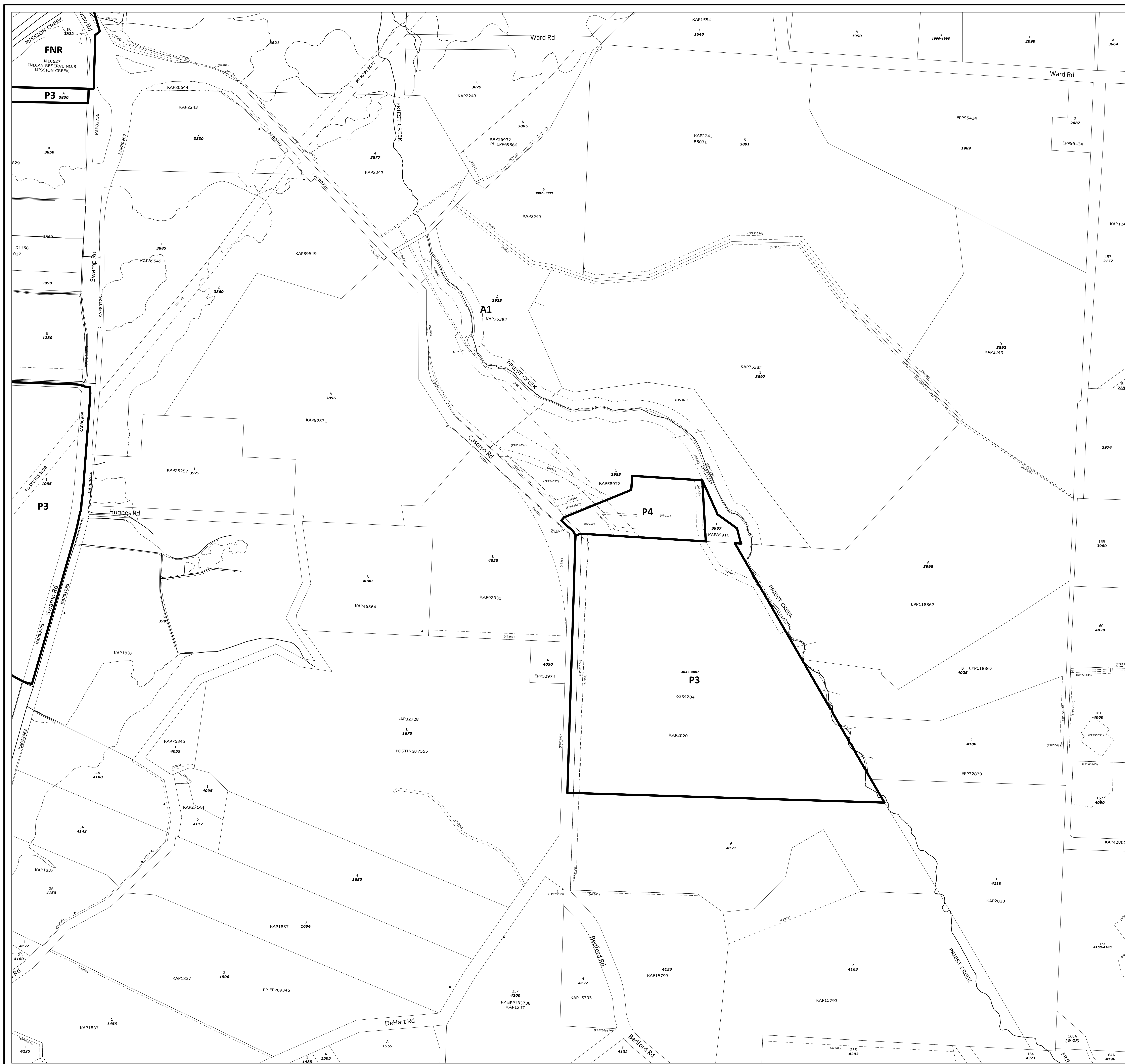
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Index

25-12	26-07
25-01	26-06
28-36	29-31

Legend

ZONING

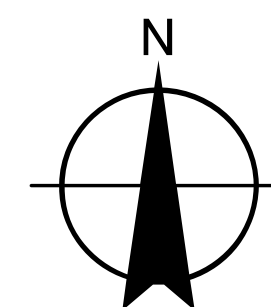
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary



Scale (meters)
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Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 26-08

Index

26-18	26-17	26-16
26-07	26-08	26-09
26-06	26-05	26-04

Legend

ZONING

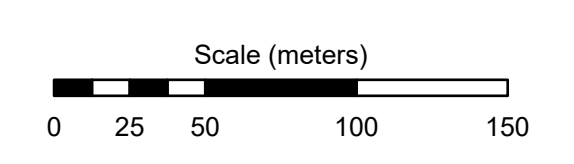
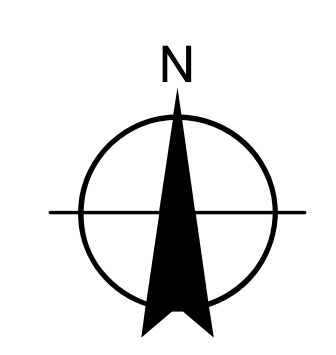
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ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

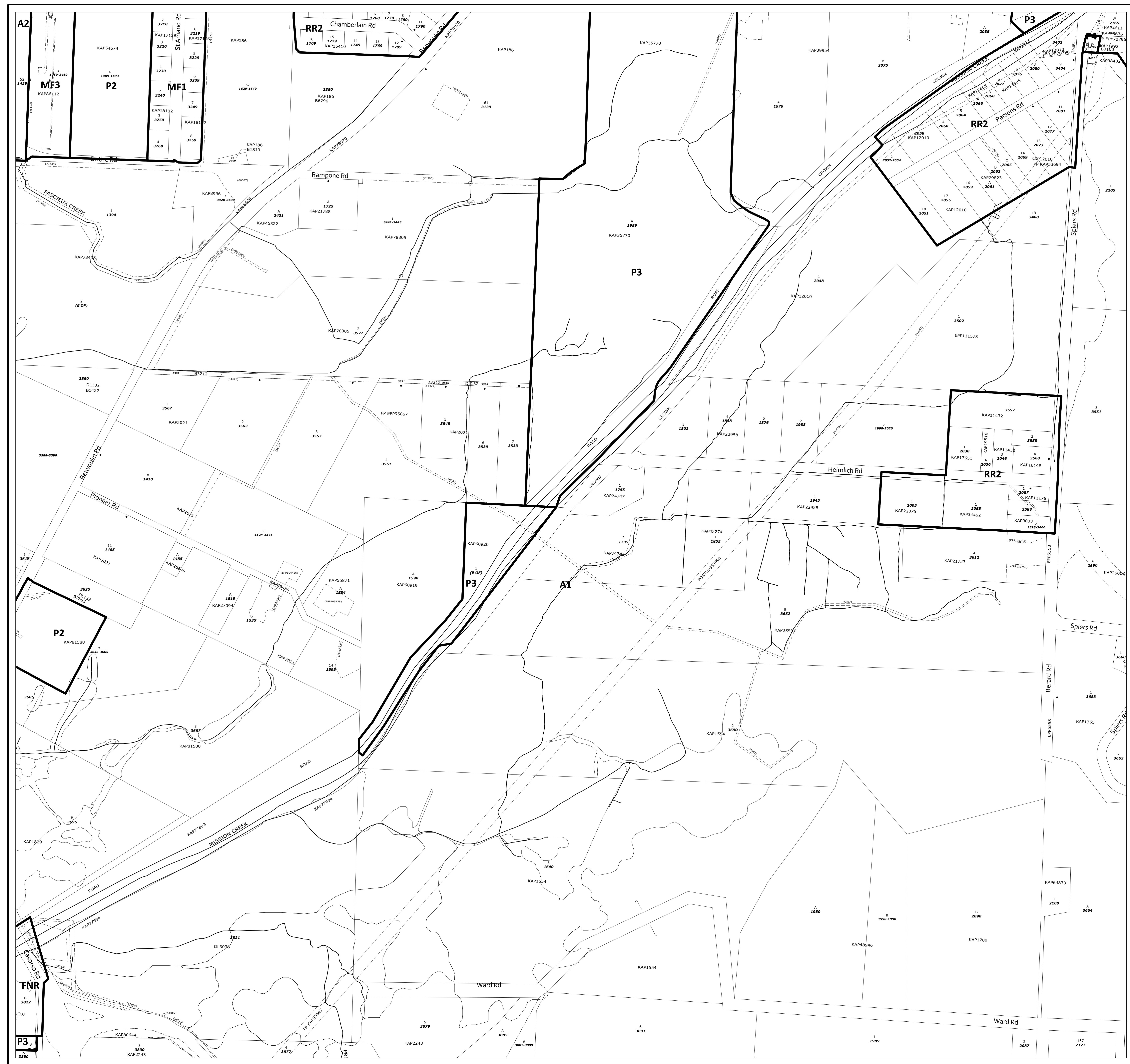
--- City Boundary



Scale: 1:2500
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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-001

No. 26-09

Index

26-17	26-16	26-15
26-08	26-09	26-10
26-05	26-04	26-03

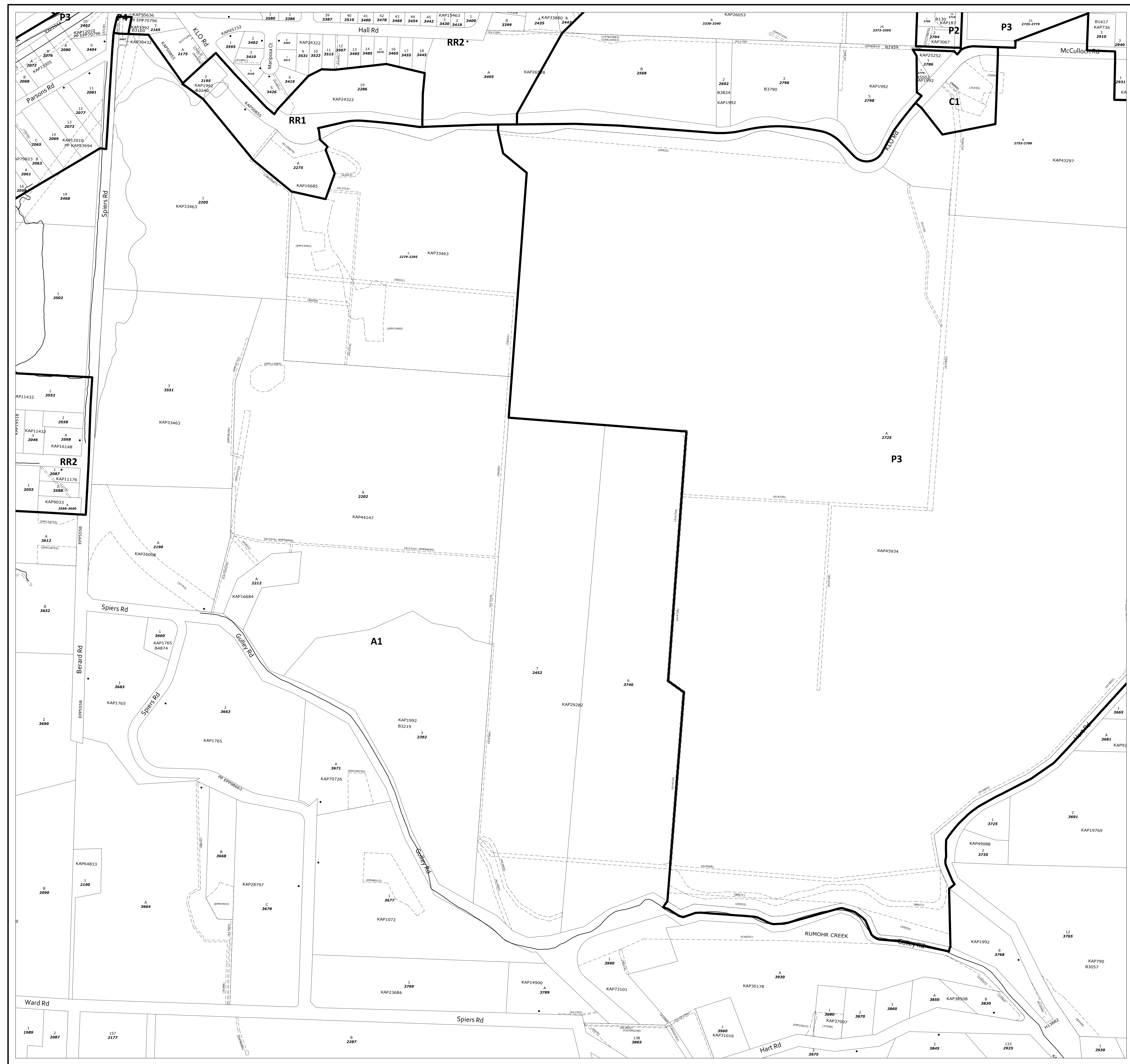
- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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City of Kelowna

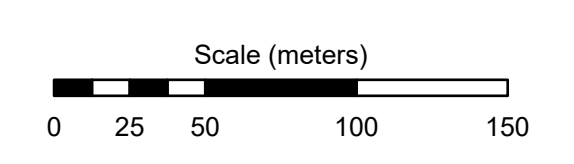
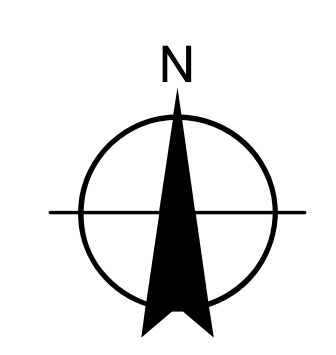
Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-11

Index

26-15	26-14	26-13
26-10	26-11	26-12
26-03	26-02	26-01

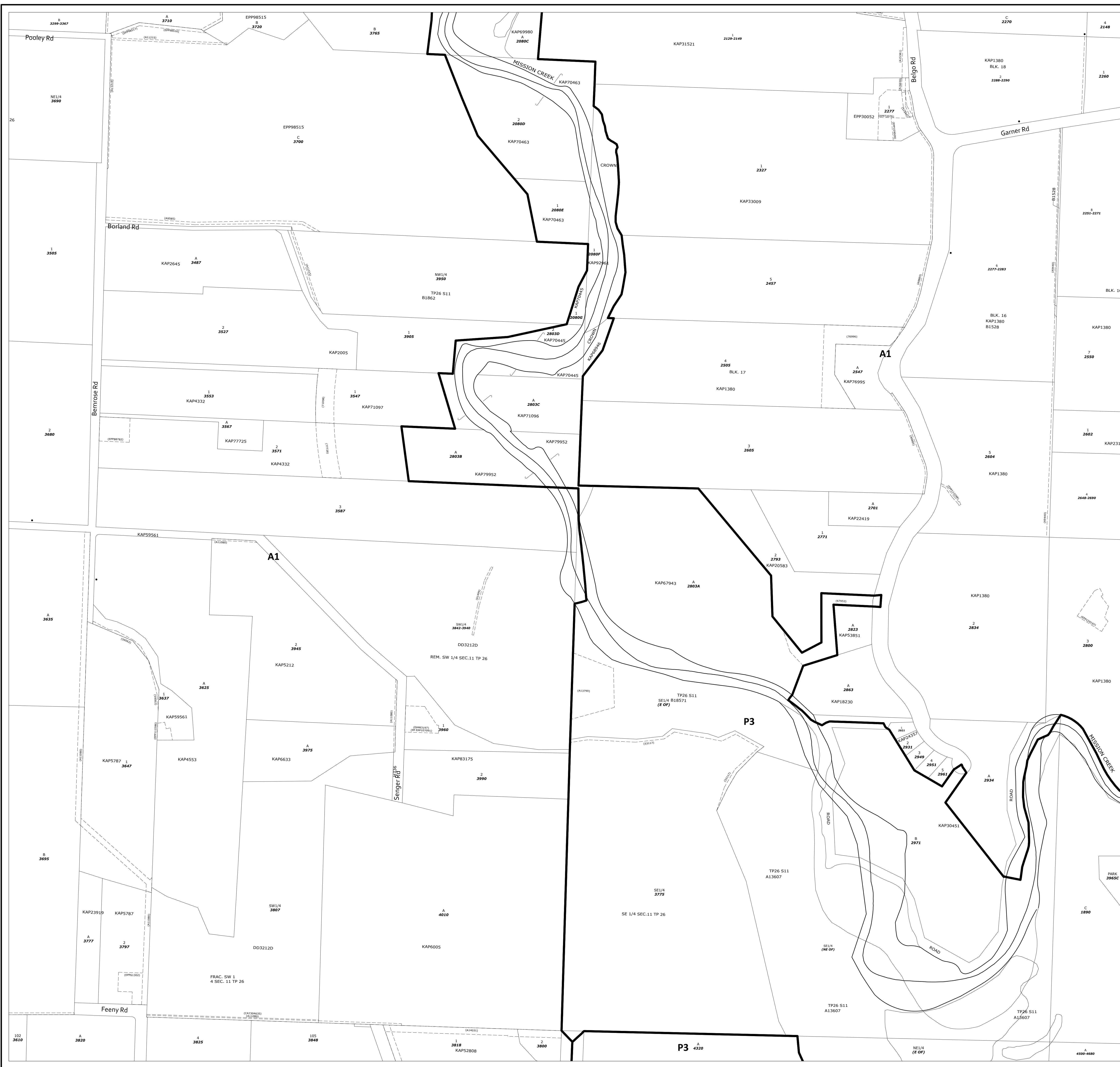
- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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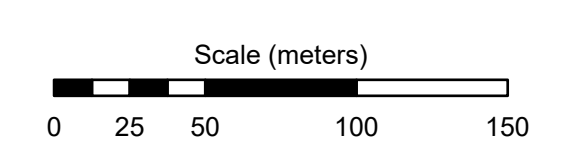
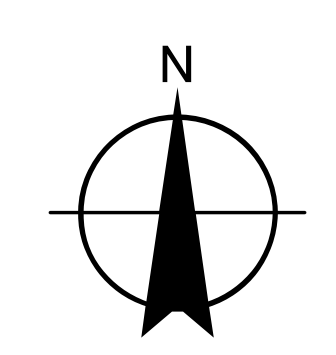
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Index

26-14	26-13	27-18
26-11	26-12	27-07
26-02	26-01	27-06

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index

26-23	26-24	27-19
26-14	26-13	27-18
26-11	26-12	27-07

Legend

ZONING

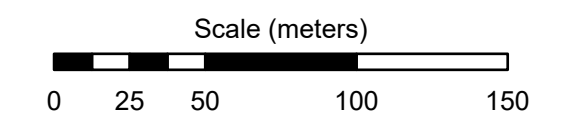
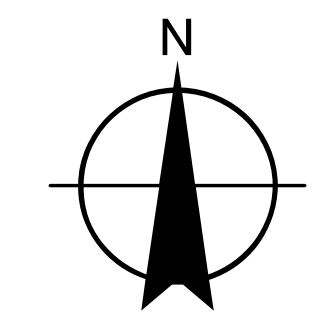
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500
Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

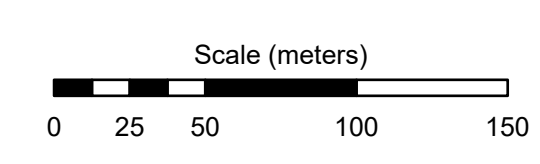
Z24-001

No. 26-14

Index

26-22	26-23	26-24
26-15	26-14	26-13
26-10	26-11	26-12

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

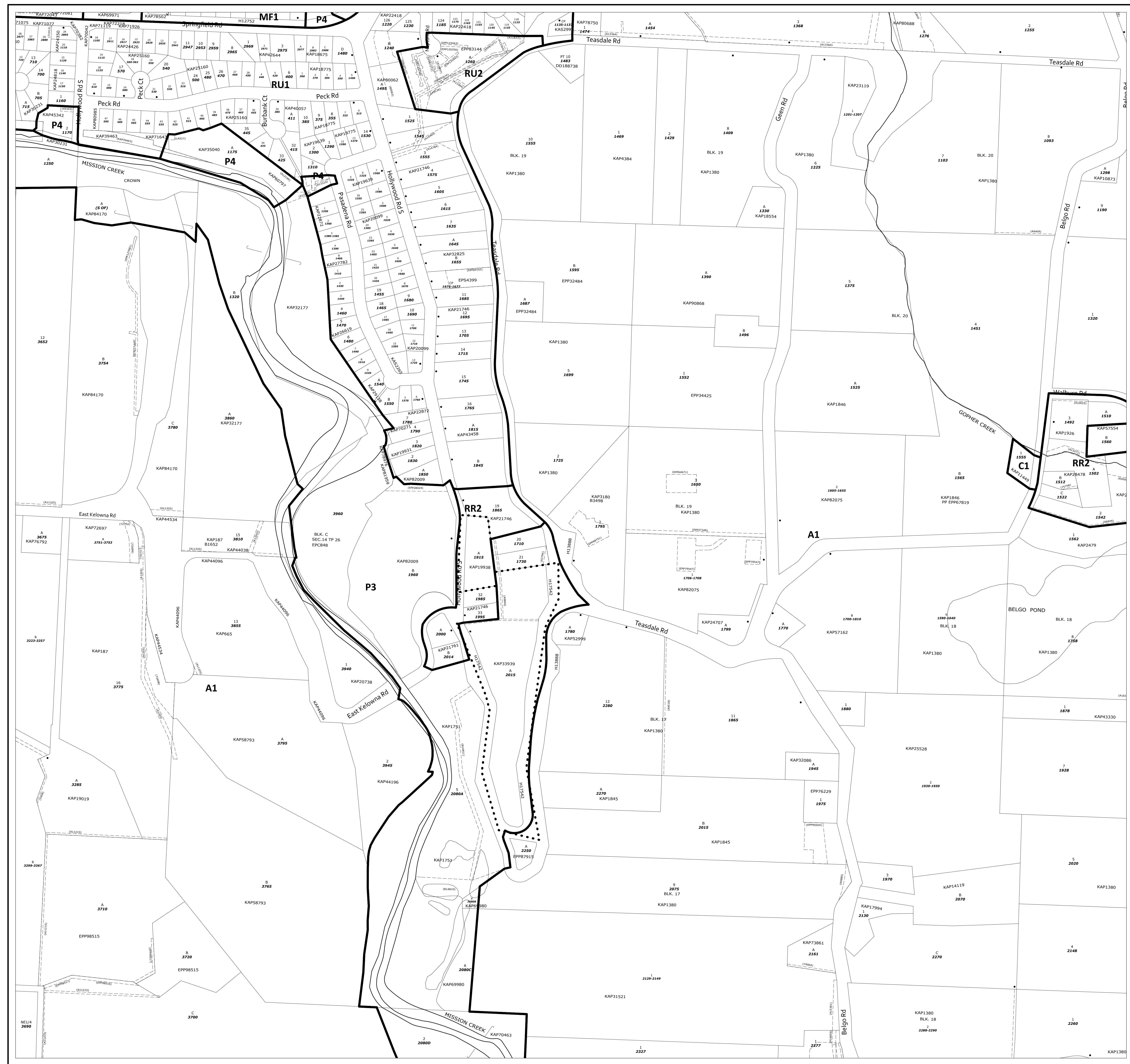


Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-001

No. 26-15

Index	26-21	26-22	26-23
	26-16	26-15	26-14
	26-09	26-10	26-11

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500
Revision: 1/15/2024

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Index	26-20	26-21	26-22
	26-17	26-16	26-15
	26-08	26-09	26-10

Legend

ZONING

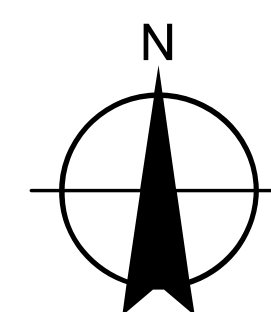
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary



Scale (meters)
0 25 50 100 150

Scale: 1:2500

Revision: 1/15/2024

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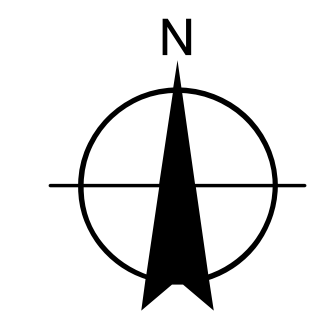




Index

26-19	26-20	26-21
26-18	26-17	26-16
26-07	26-08	26-09

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale (meters)
0 25 50 100 150

Scale: 1:2500
Revision: 1/15/2024

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Index

25-25	26-30	26-29
25-24	26-19	26-20
25-13	26-18	26-17

Legend

ZONING

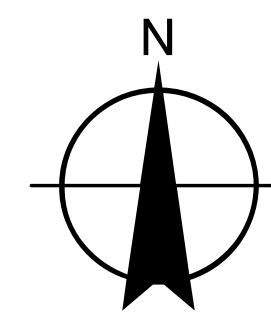
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

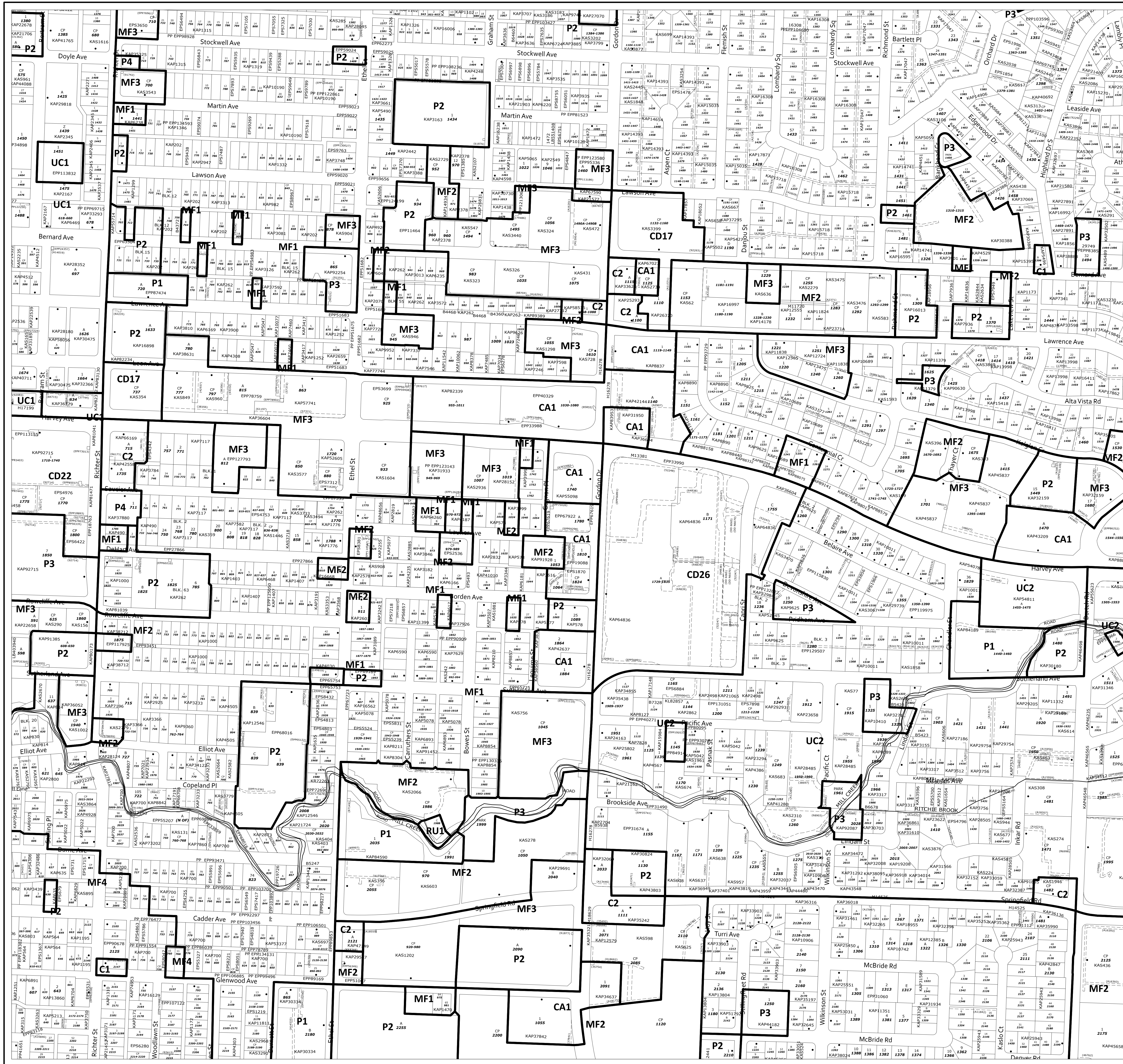
City Boundary



Scale (meters)
0 25 50 100 150

Scale: 1:2500
Revision: 1/15/2024

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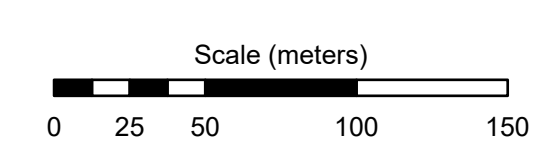
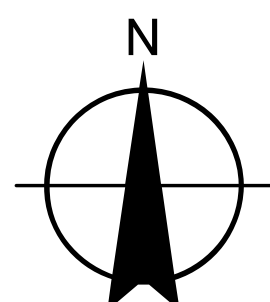
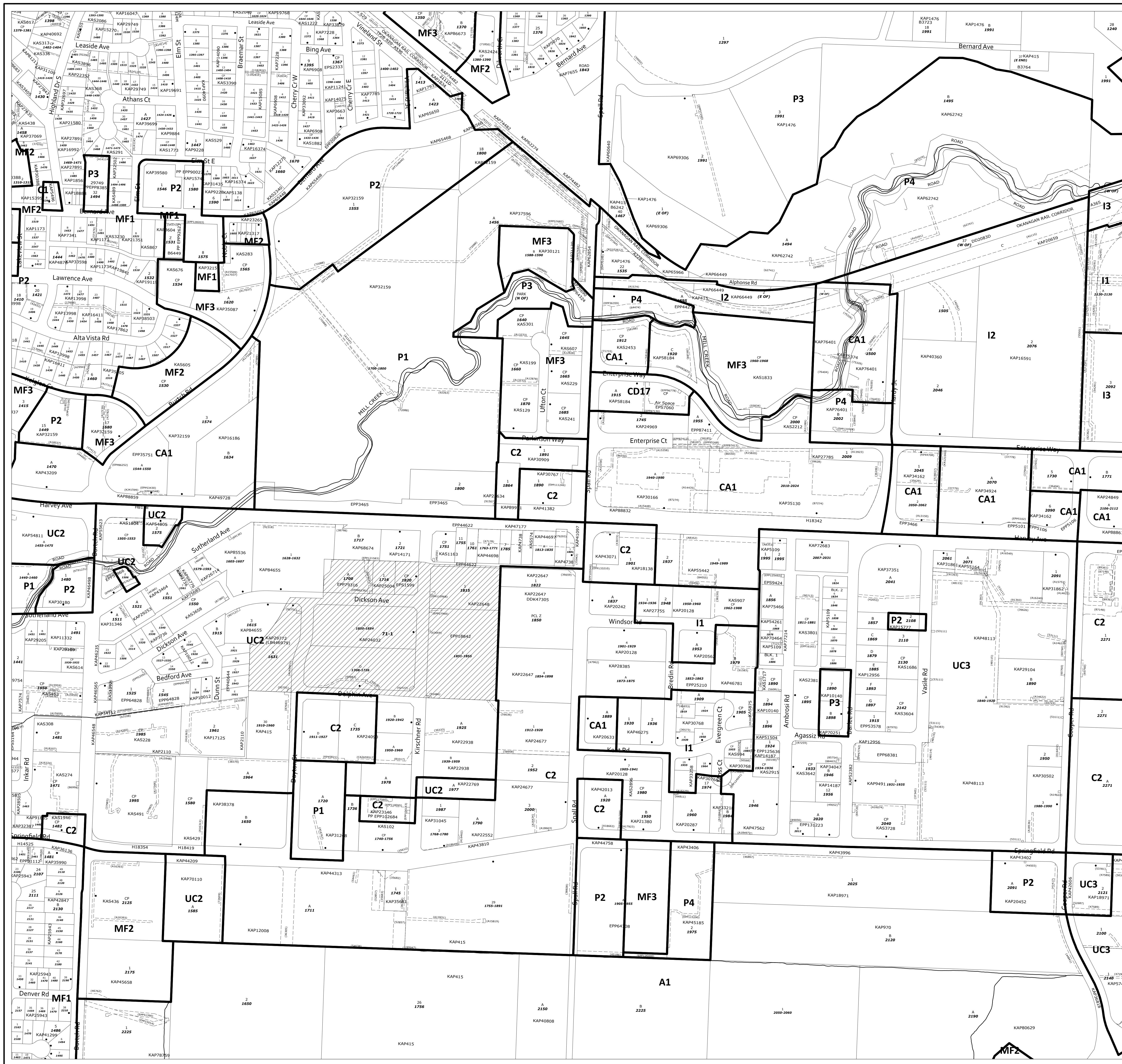




Index	26-30	26-29	26-28
	26-19	26-20	26-21
	26-18	26-17	26-16

Legend

- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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Index

26-28	26-27	26-26
26-21	26-22	26-23
26-16	26-15	26-14

Legend

ZONING

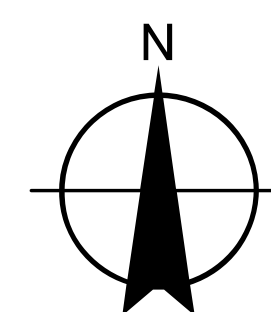
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary

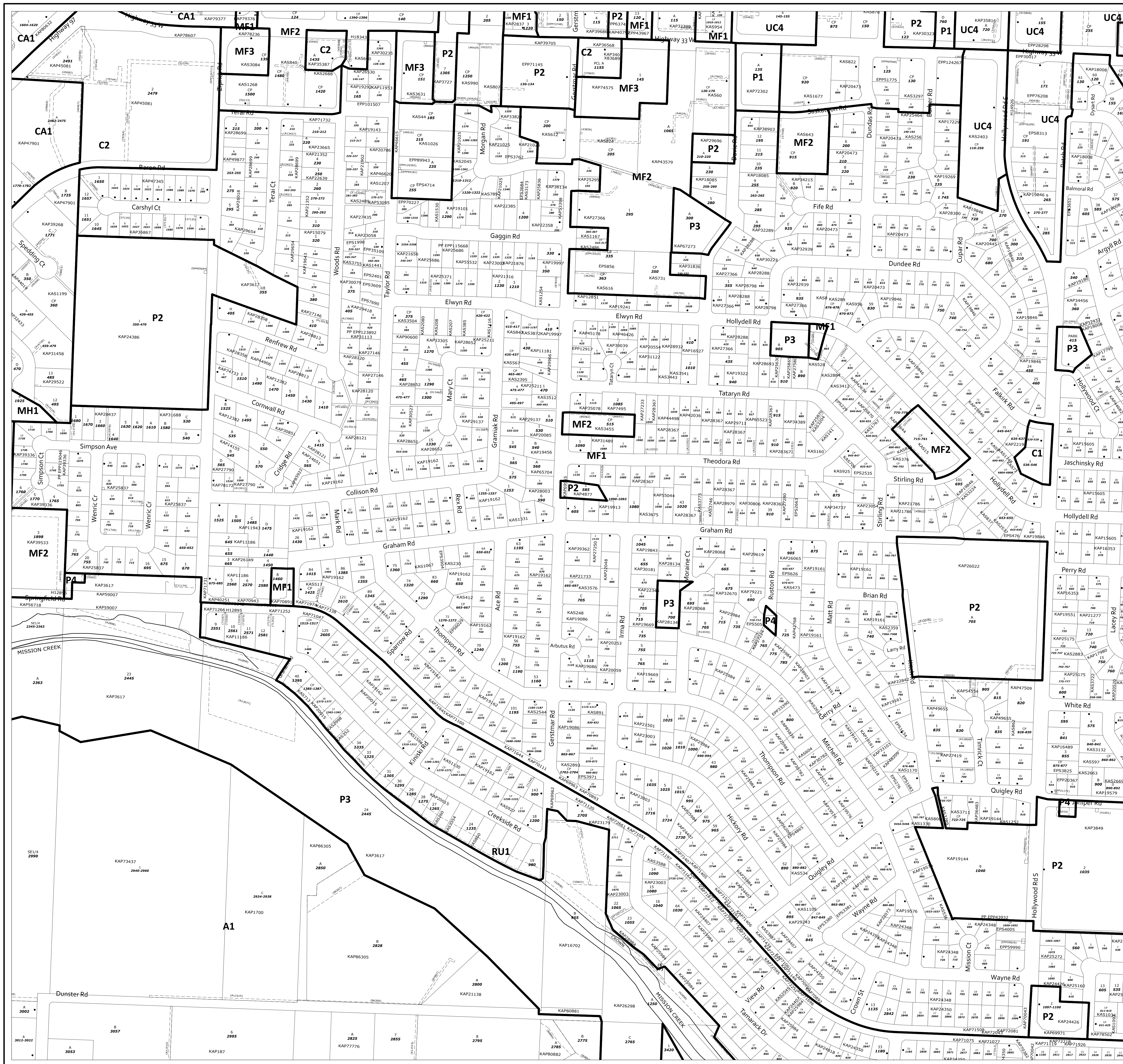


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Revision: 1/15/2024

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Index	26-27	26-26	26-25
	26-22	26-23	26-24
	26-15	26-14	26-13

Legend

ZONING

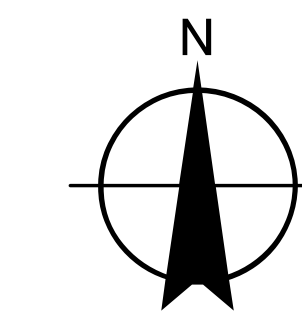
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ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary

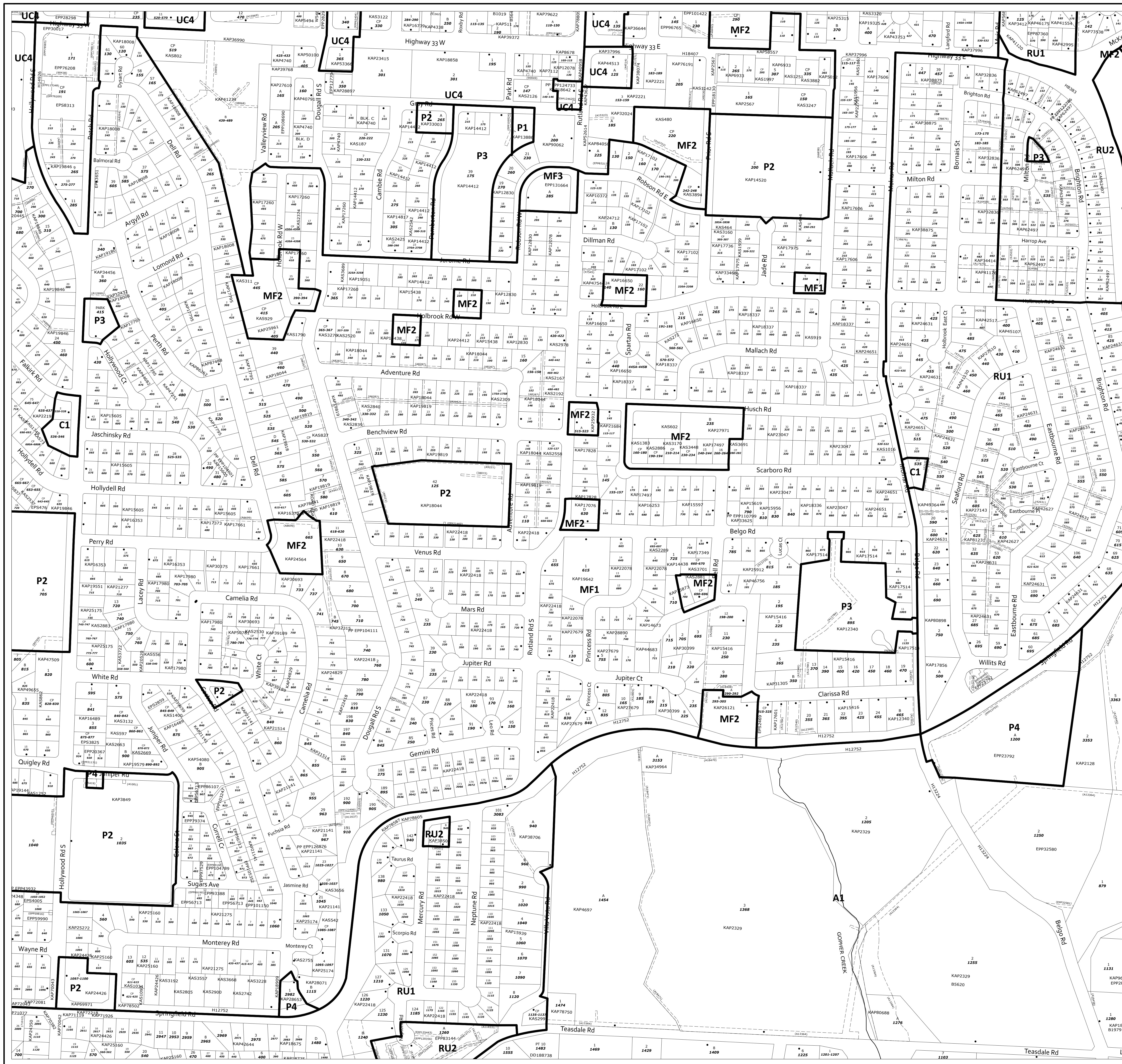


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Revision: 1/15/2024

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Index

26-26	26-25	27-30
26-23	26-24	27-19
26-14	26-13	27-18

Legend

ZONING

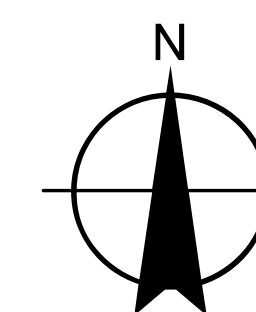
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

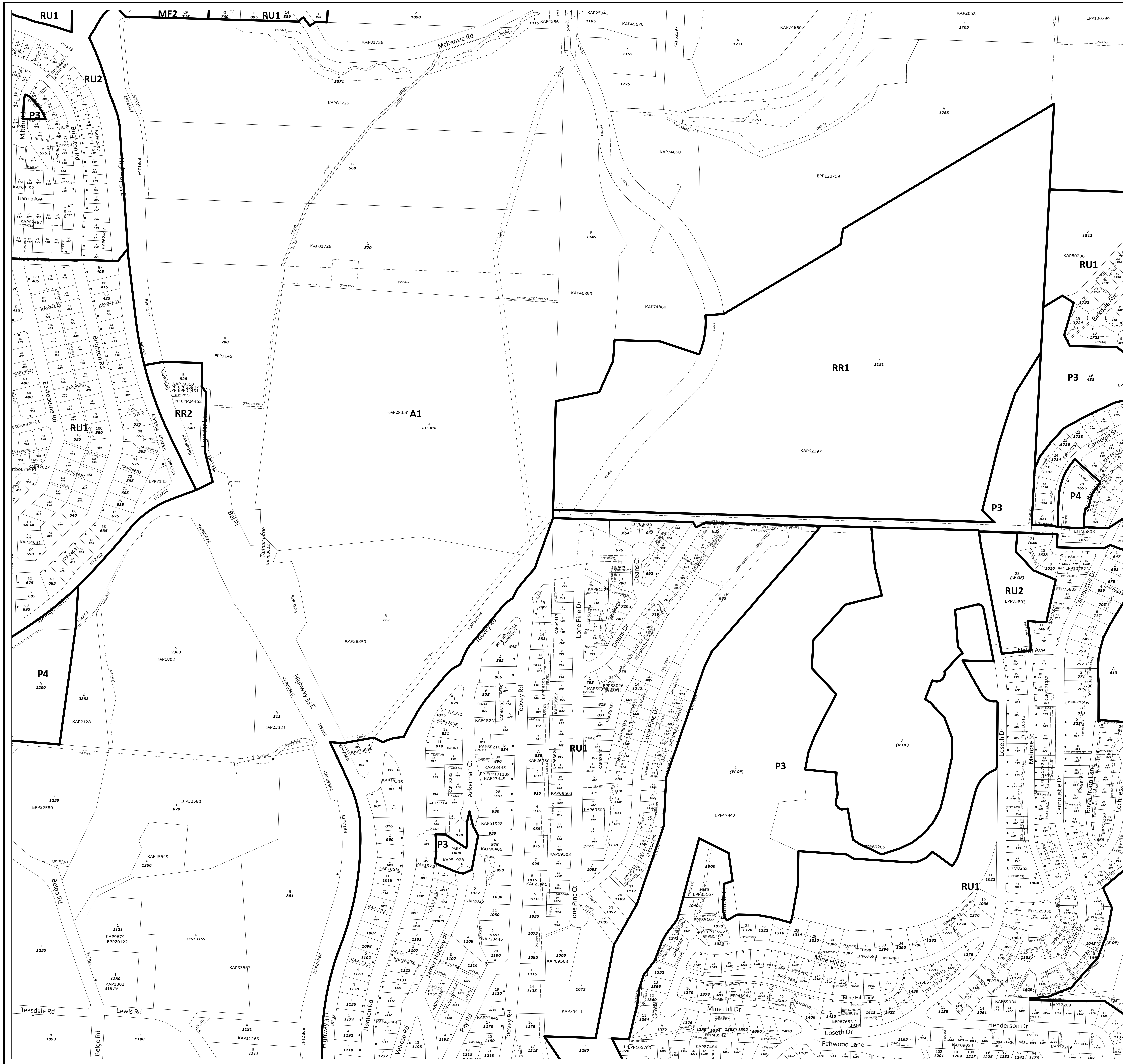


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Revision: 1/15/2024

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Index

26-35	26-36	27-31
26-26	26-25	27-30
26-23	26-24	27-19

Legend
ZONING

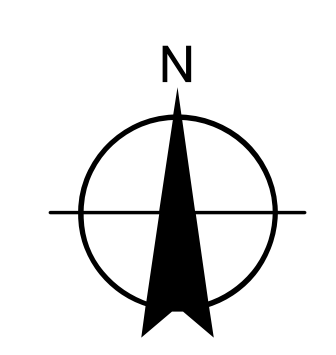
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale (meters)
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Scale: 1:2500
Revision: 1/15/2024

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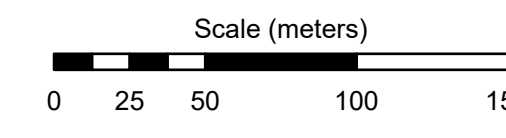
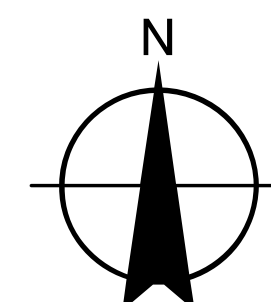
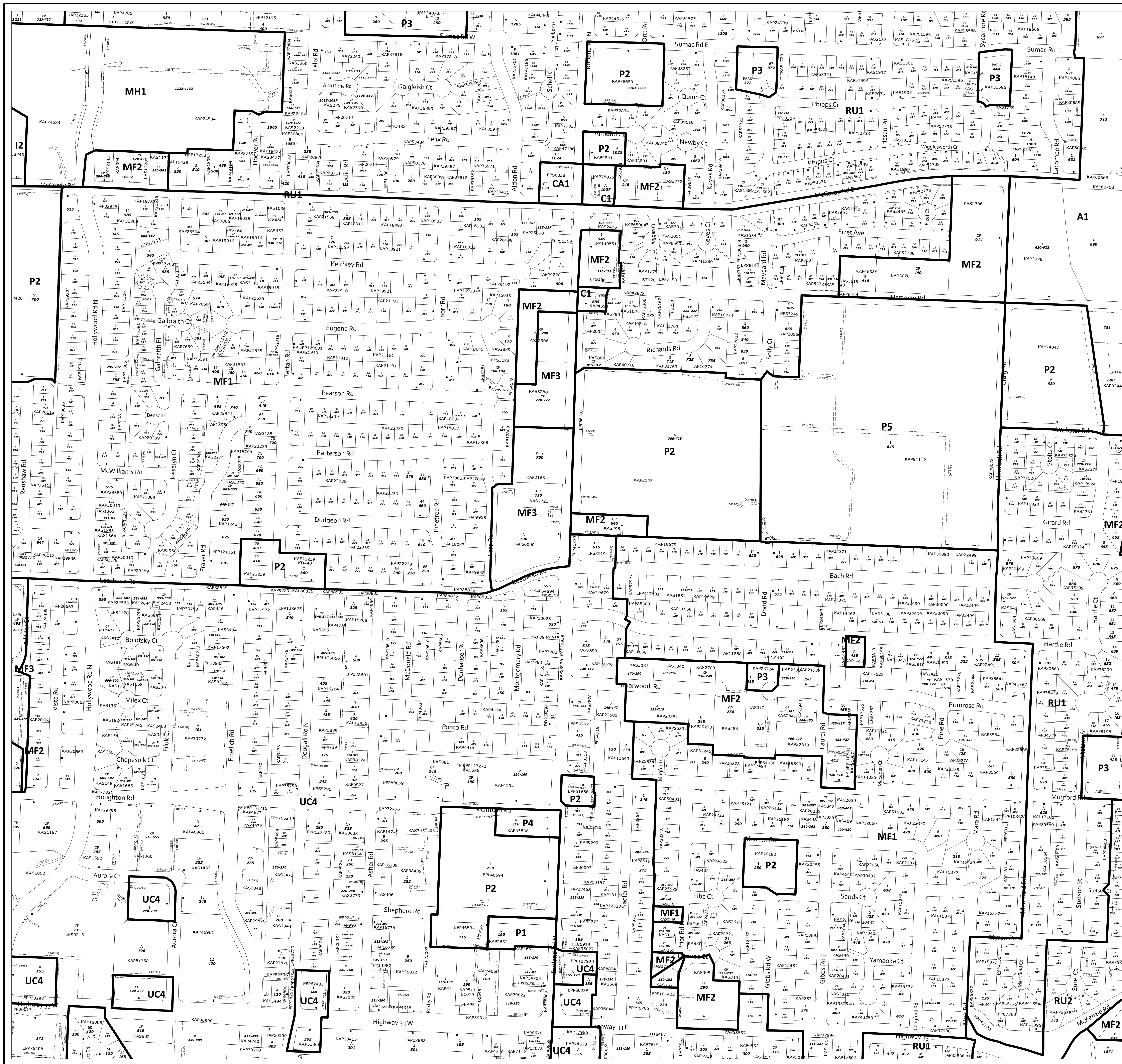


Index

26-34	26-35	26-36
26-27	26-26	26-25
26-22	26-23	26-24

Legend

- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-27

Index	26-33	26-34	26-35
	26-28	26-27	26-26
	26-21	26-22	26-23

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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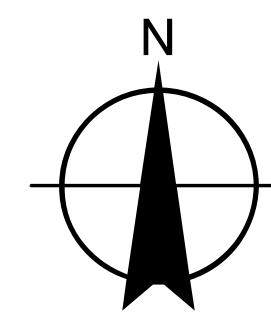
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Index

26-32	26-33	26-34
26-29	26-28	26-27
26-20	26-21	26-22

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale (meters)
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Scale: 1:2500

Revision: 1/15/2024

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Index	26-31	26-32	26-33
	26-30	26-29	26-28
	26-19	26-20	26-21

Legend

ZONING

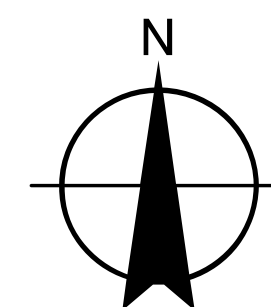
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary

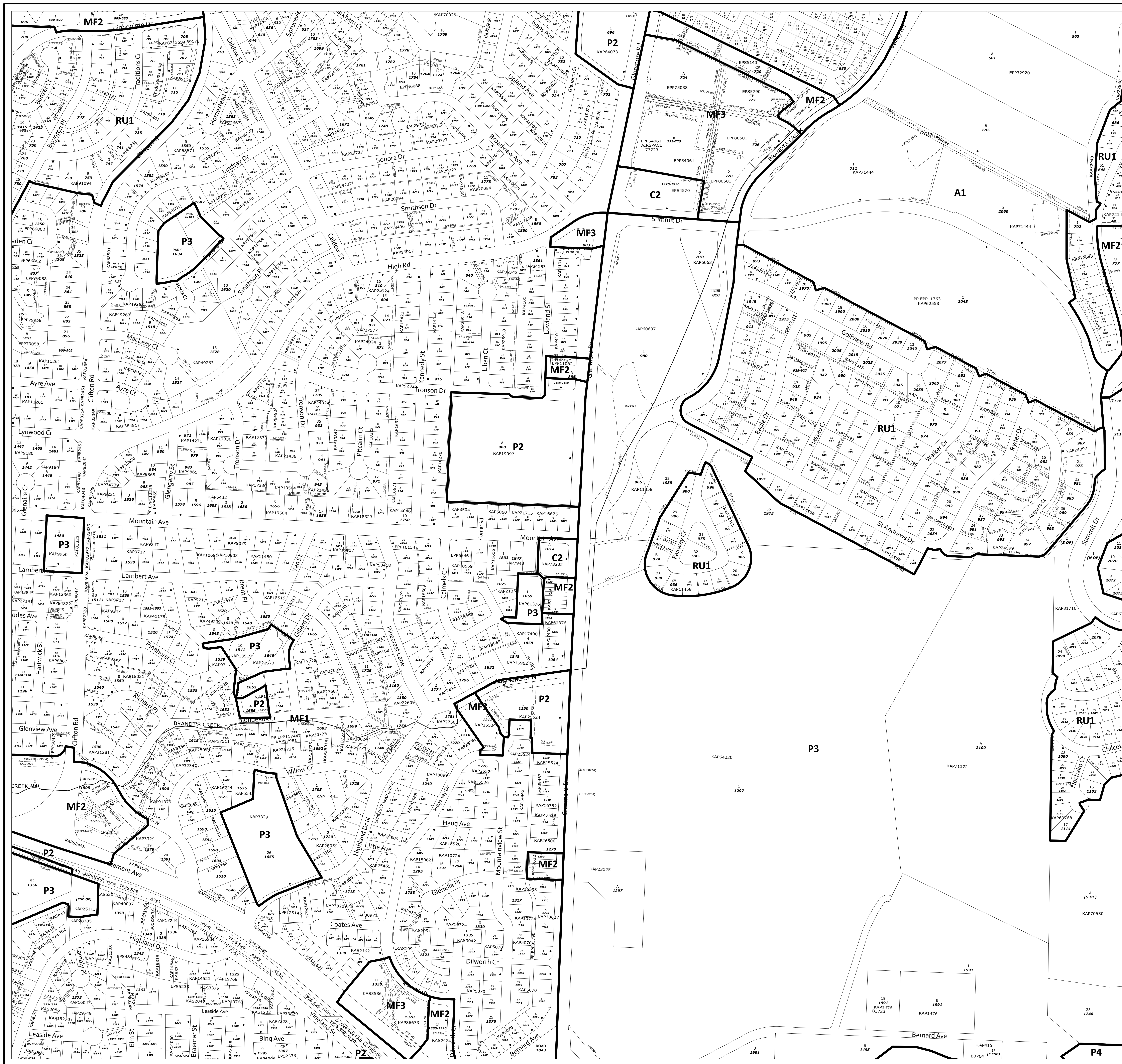


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Index	25-36	26-31	26-32
	25-25	26-30	26-29
	25-24	26-19	26-20

Legend

ZONING

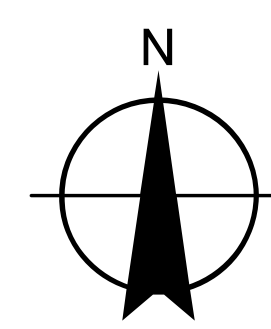
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ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary

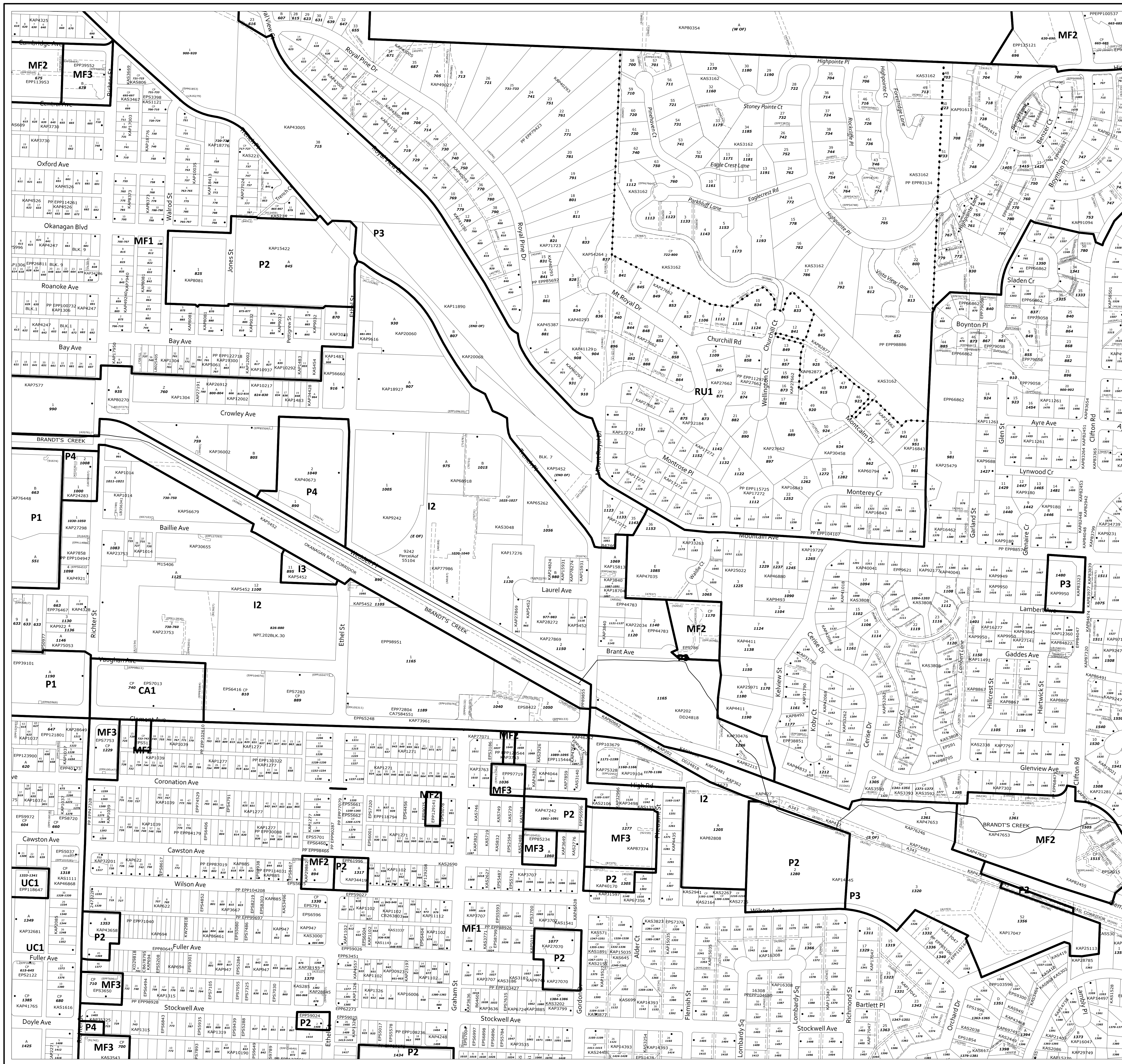


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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-001

No. 26-31

Index	23-06	23-05
	25-36	26-31
	25-25	26-29

Legend

ZONING

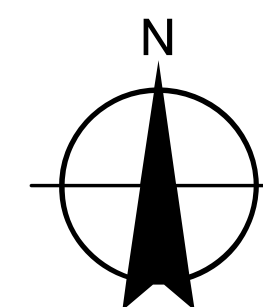
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ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



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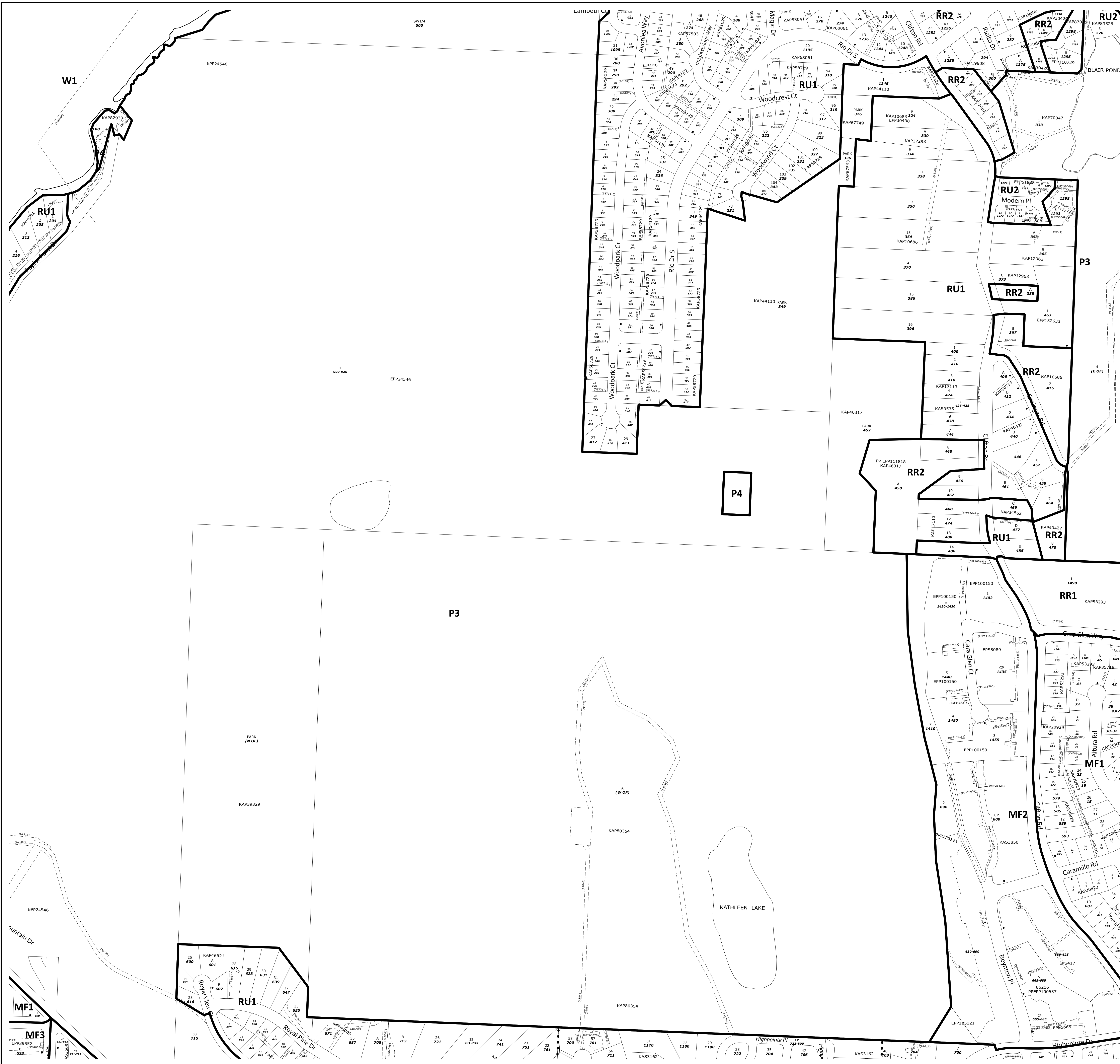
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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 26-32

Index	23-06	23-05	23-04
	26-31	26-32	26-33
	26-30	26-29	26-28

Legend

ZONING

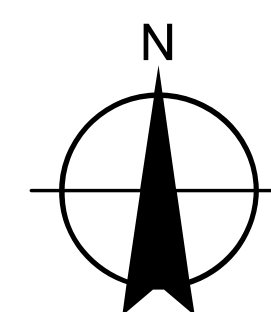
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

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--- City Boundary

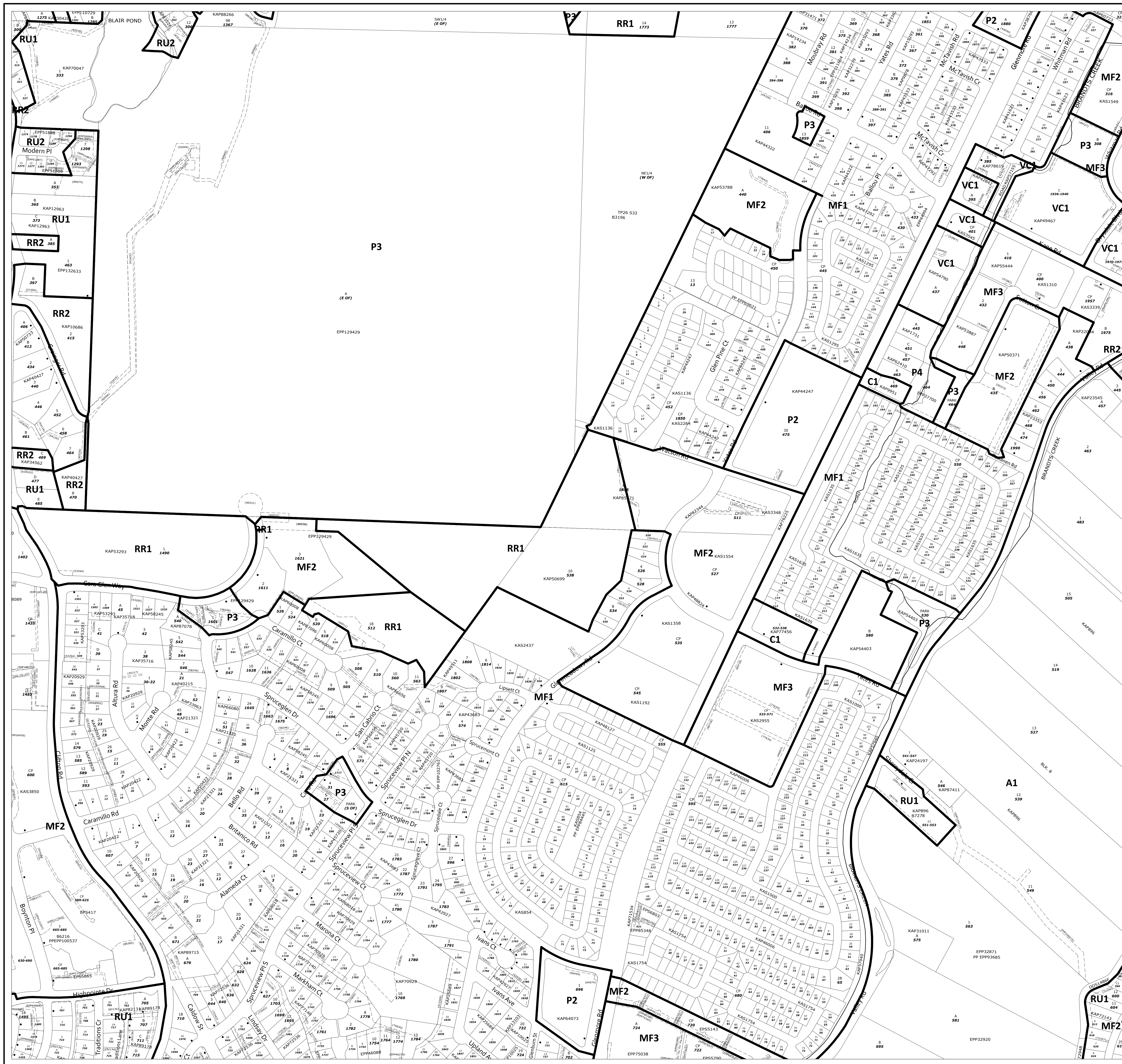


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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 26-33

Index	23-05	23-04	23-03
	26-32	26-33	26-34
	26-29	26-28	26-27

Legend

ZONING

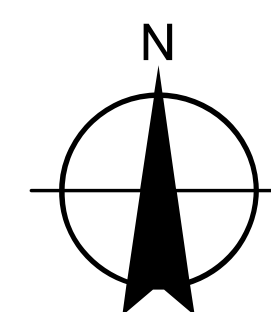
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale (meters)

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Scale: 1:2500

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RR1 (END OF)

MF2 P3



City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 26-34

Index	23-04	23-03	23-02
	26-33	26-34	26-35
	26-28	26-27	26-26

Legend

ZONING

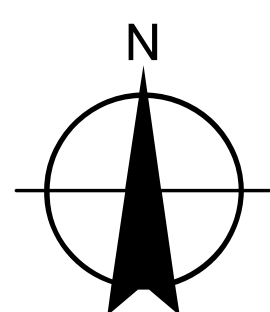
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ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

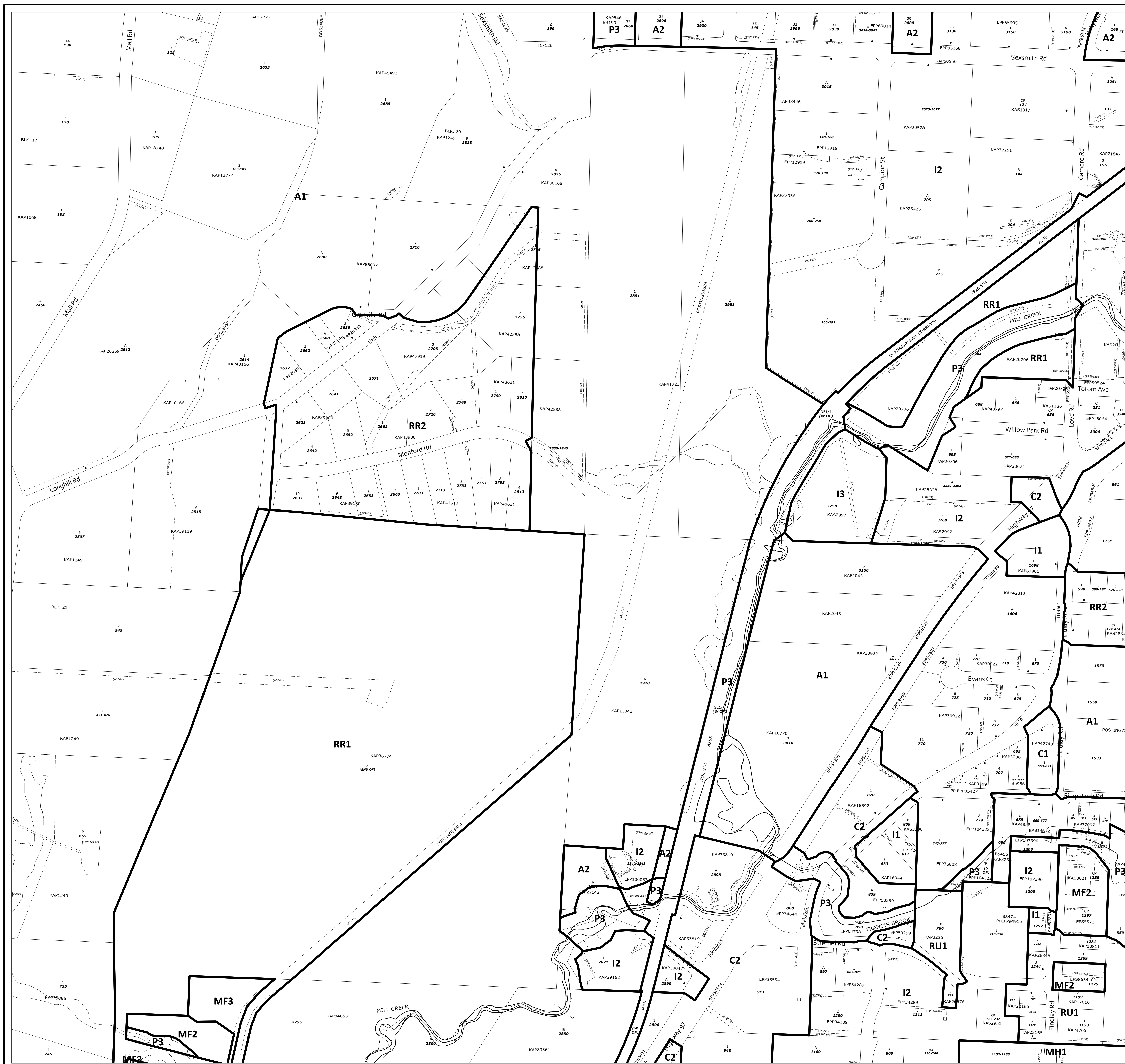


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Index	23-03	23-02	23-01
	26-34	26-35	26-36
	26-27	26-26	26-25

Legend

ZONING

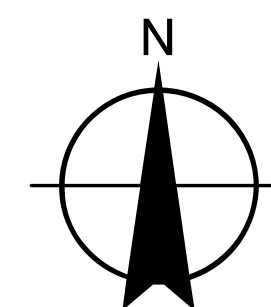
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ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary

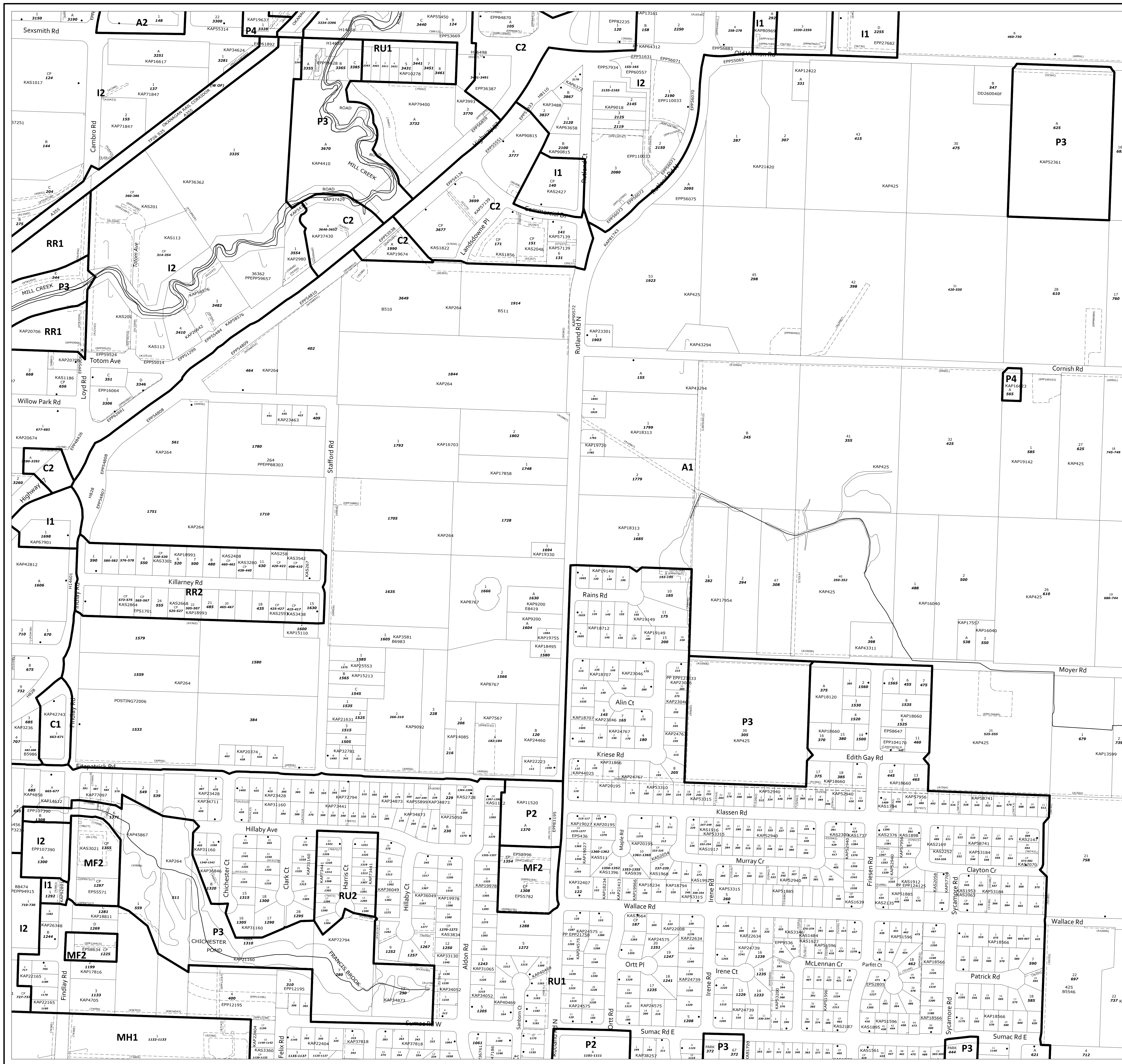


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Revision: 1/15/2024

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Index

23-02	23-01
26-35	26-36 27-31
26-26	26-25 27-30

Legend

ZONING

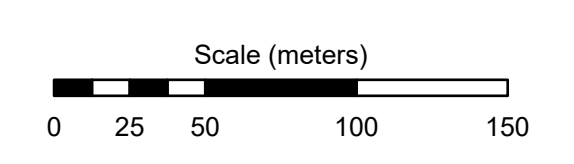
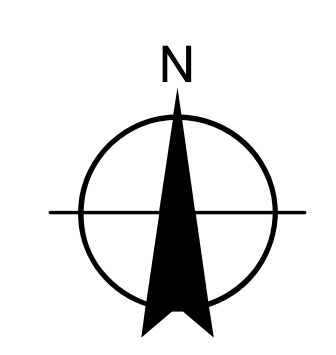
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

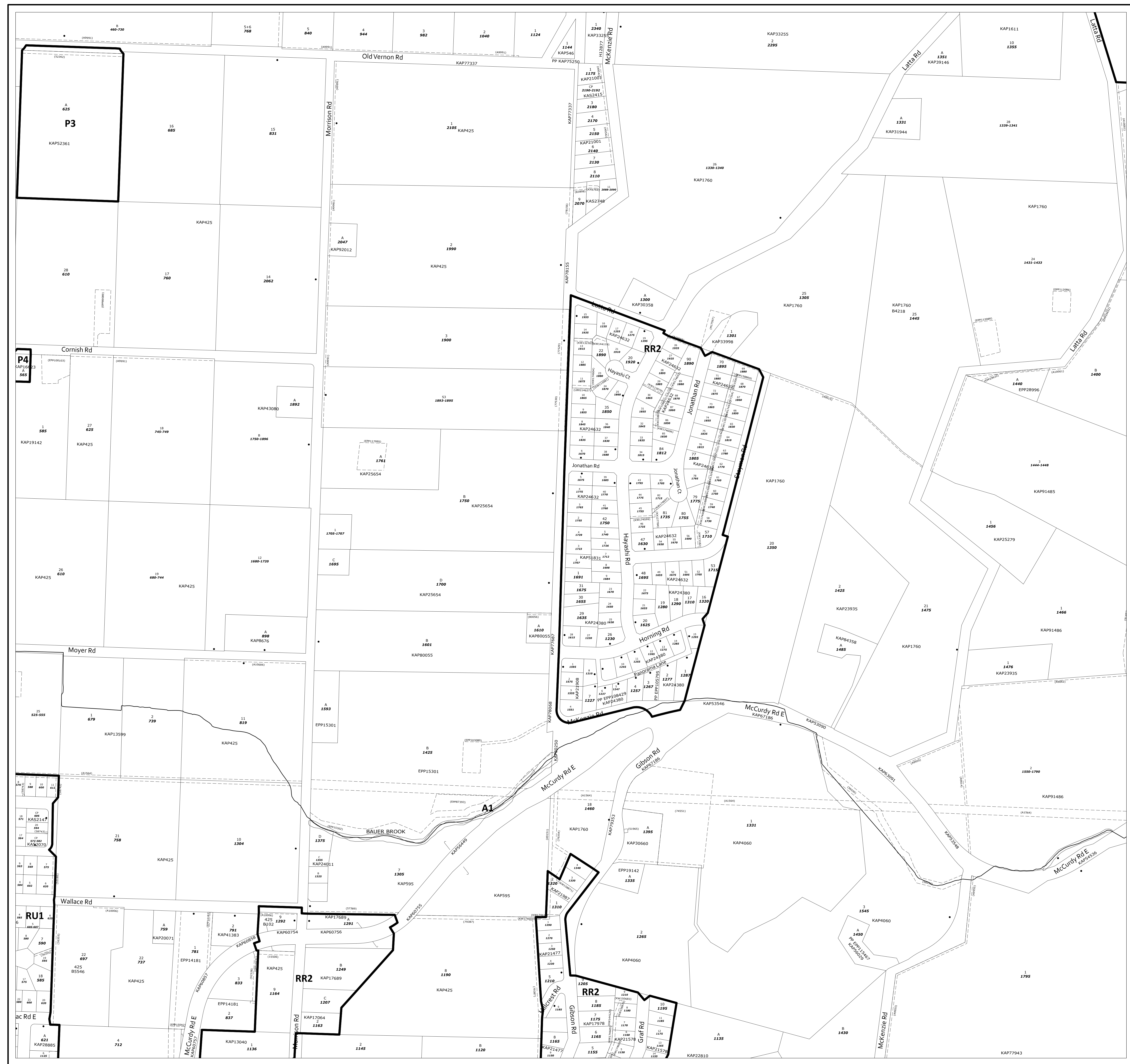


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Revision: 1/15/2024

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Index

26-12	27-07	27-08
26-01	27-06	
29-36		

Legend

ZONING

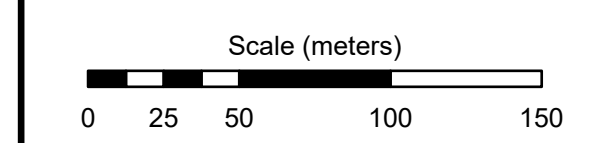
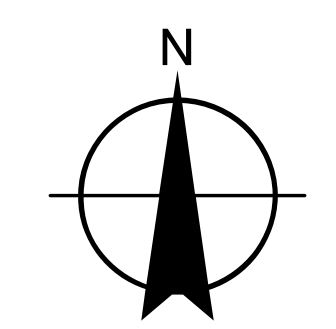
— Proposed Zoning

ADDRESSES

10
234
— Lot Number
— Street Address

• Indicates Address
Fronting Street

--- City Boundary



Scale: 1:2500

Revision: 1/15/2024

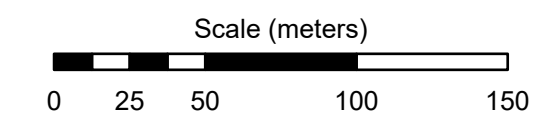
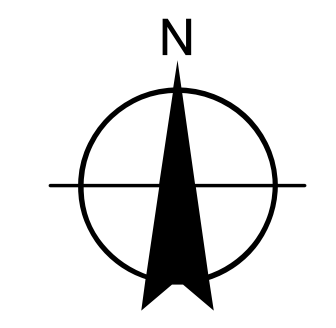
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Index

26-13	27-18	27-17
26-12	27-07	27-08
26-01	27-06	

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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City of
Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 27-08

Index	27-18	27-17
	27-07	27-08
	27-06	

Legend

ZONING

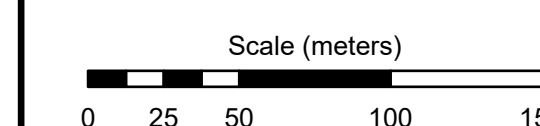
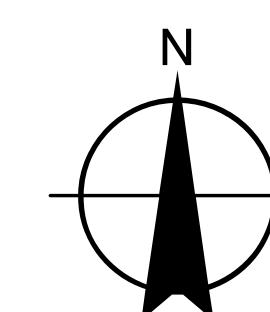
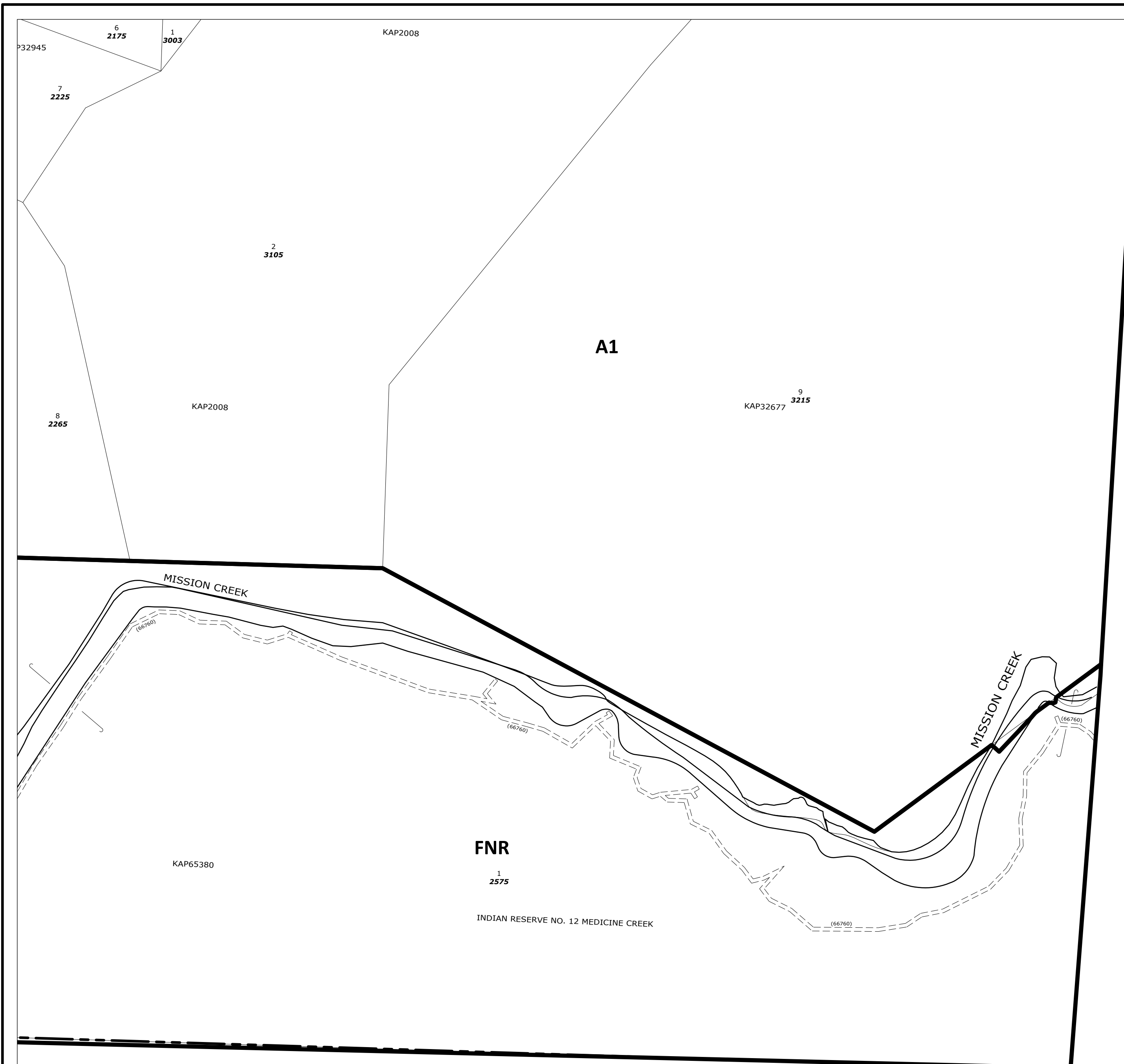
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index

27-18	27-17
27-07	27-08

Legend

ZONING

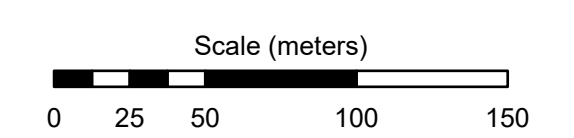
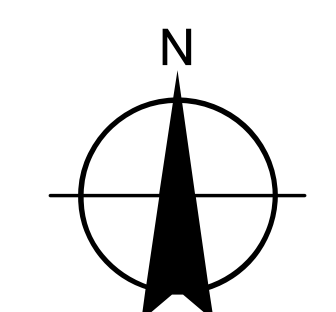
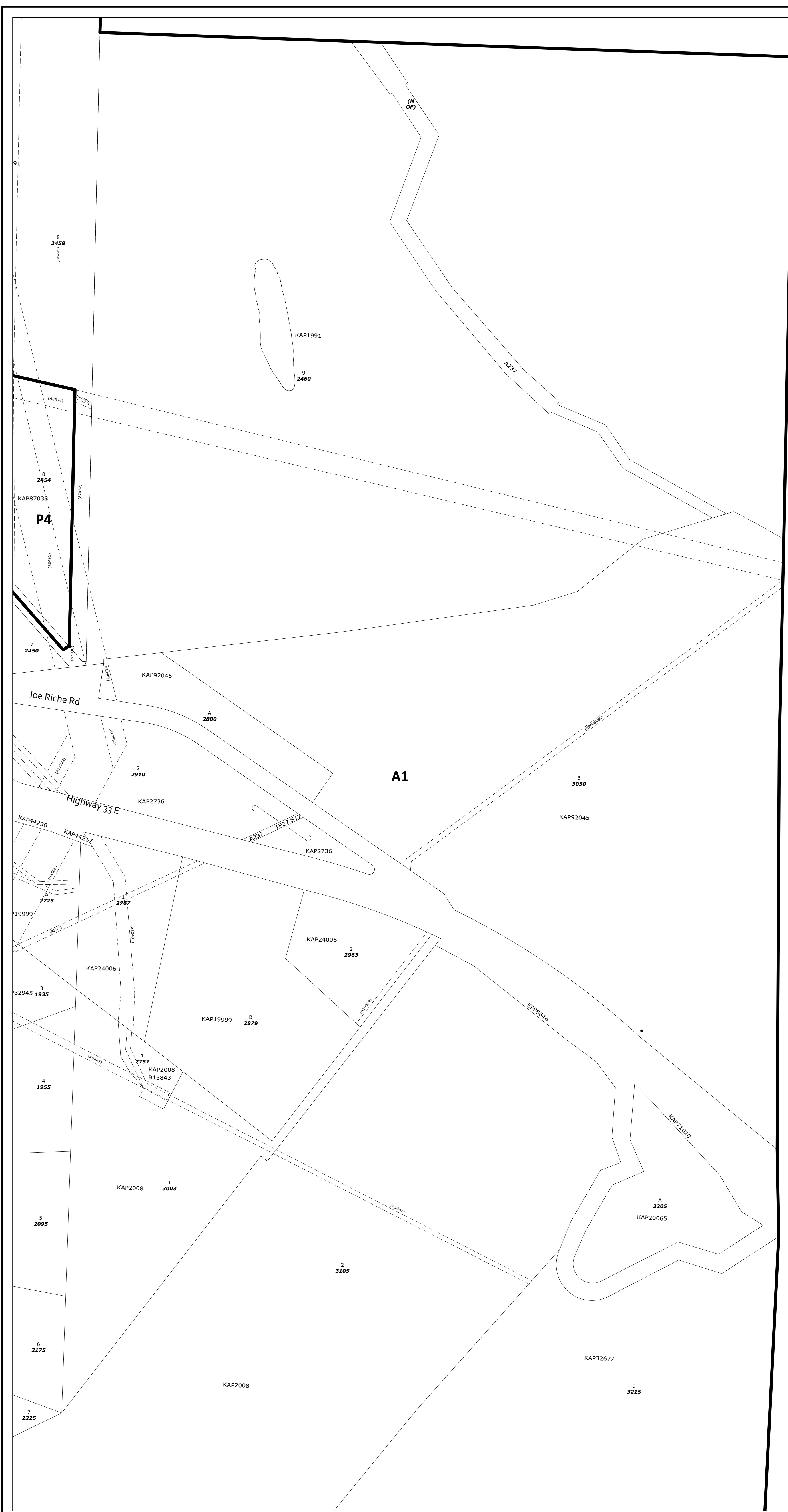
— Proposed Zoning

ADDRESSES

10
234
— Lot Number
— Street Address

• Indicates Address
Fronting Street

--- City Boundary



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 27-18

Index	26-24	27-19
	26-13	27-18 27-17
	26-12	27-07 27-08

Legend

ZONING

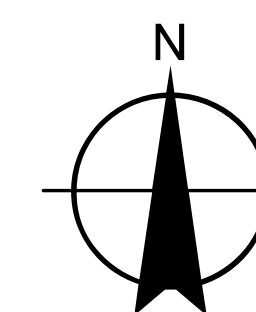
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary



Scale (meters)
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Scale: 1:2500

Revision: 1/15/2024

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Index	26-25	27-30
	26-24	27-19
	26-13	27-18 27-17

Legend

ZONING

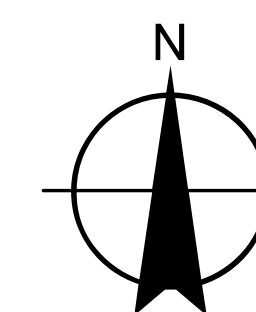
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ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

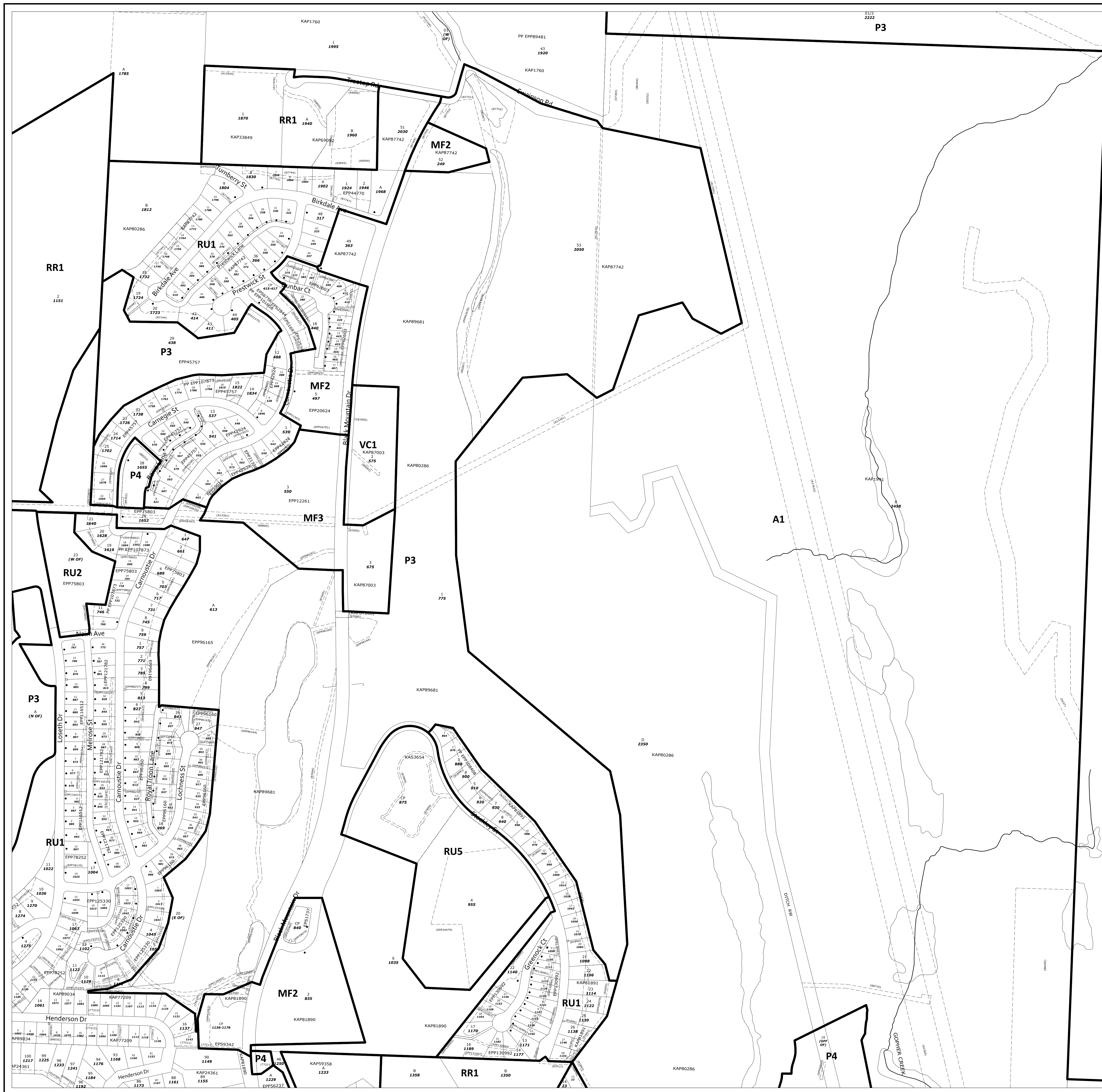


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Revision: 1/15/2024

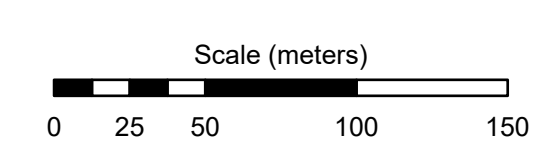
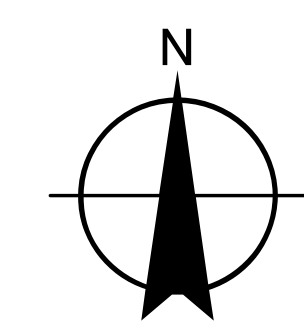
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Index

26-36	27-31
26-25	27-30
26-24	27-19

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10
234
Lot Number
Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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Index

23-01	
26-36	27-31
26-25	27-30

Legend
ZONING

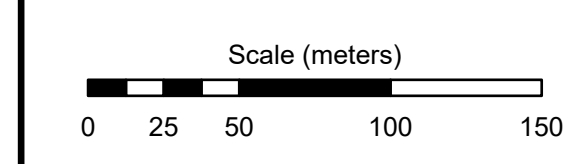
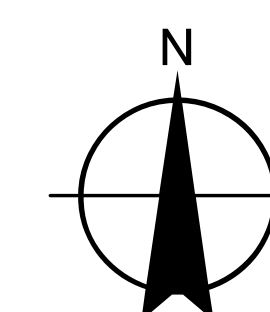
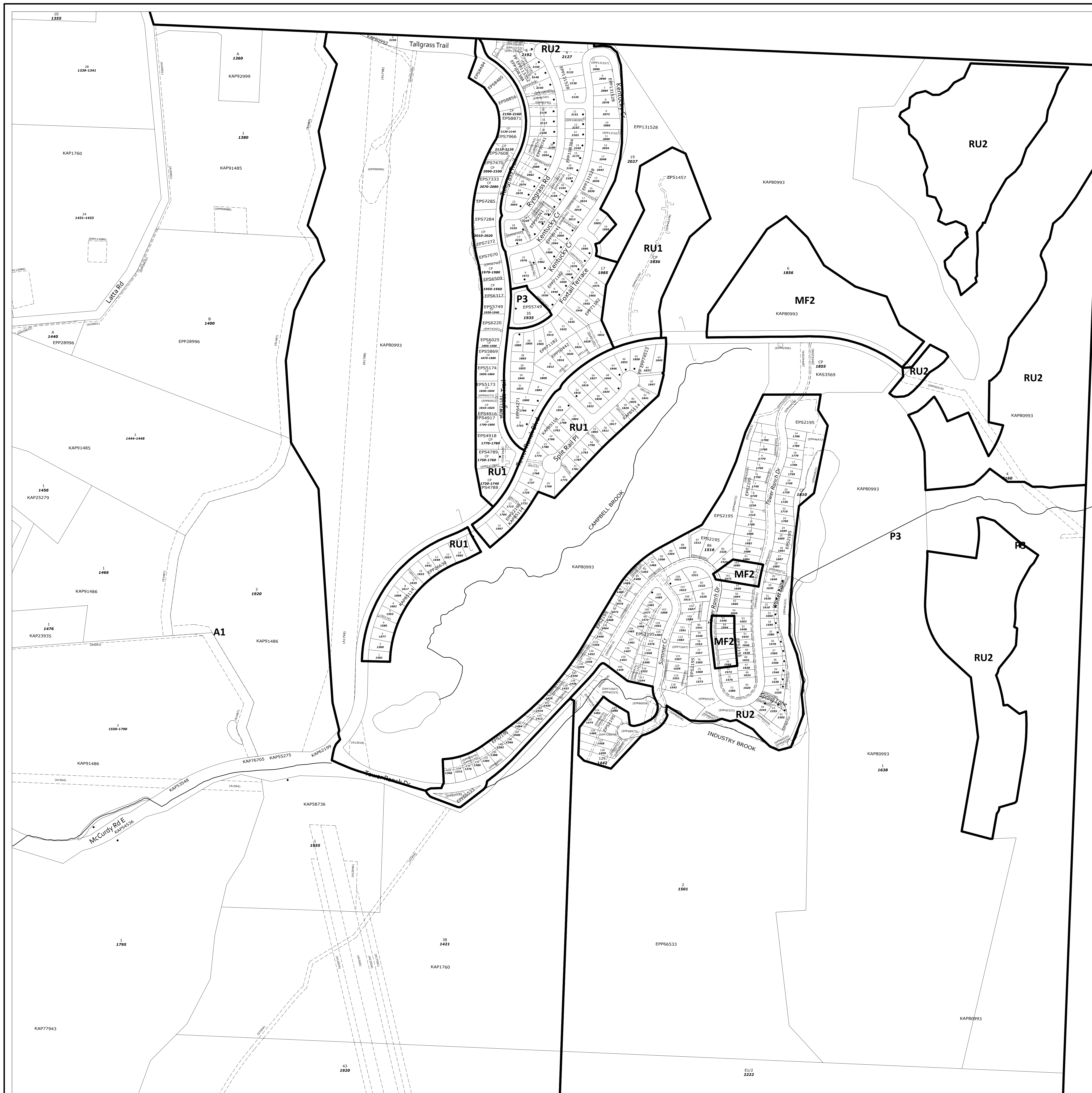
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 28-13

Index	28-26	28-25	29-30
	28-23	28-24	29-19
	28-14	28-13	

Legend

ZONING

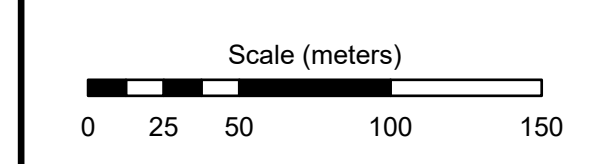
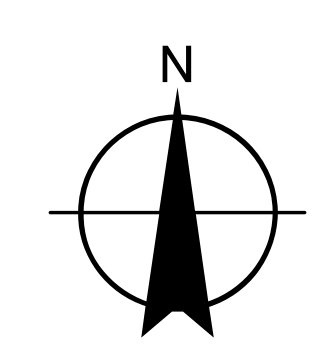
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

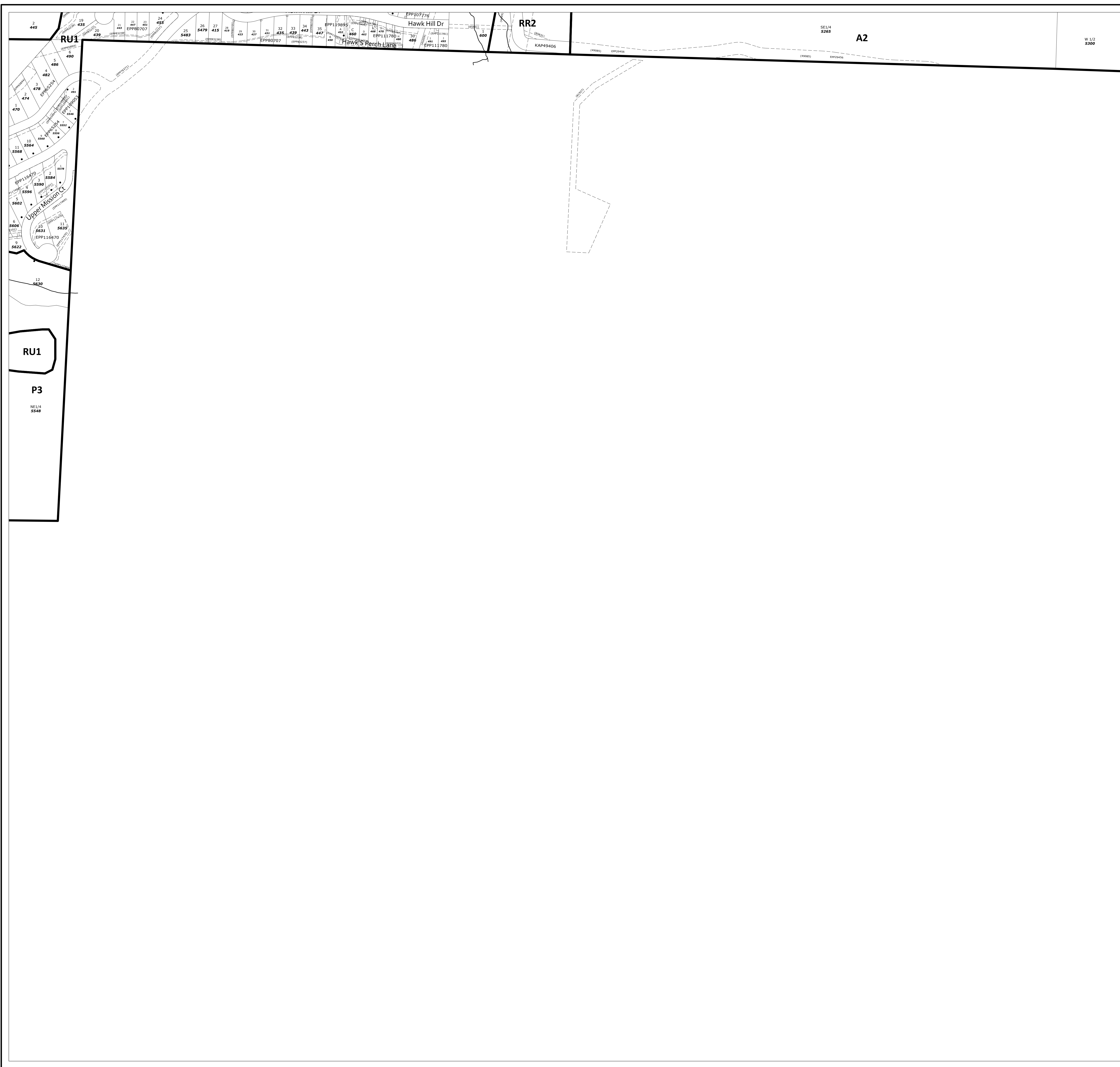


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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 28-14

Index

	28-26	28-25
28-22	28-23	28-24
28-15	28-14	28-13

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

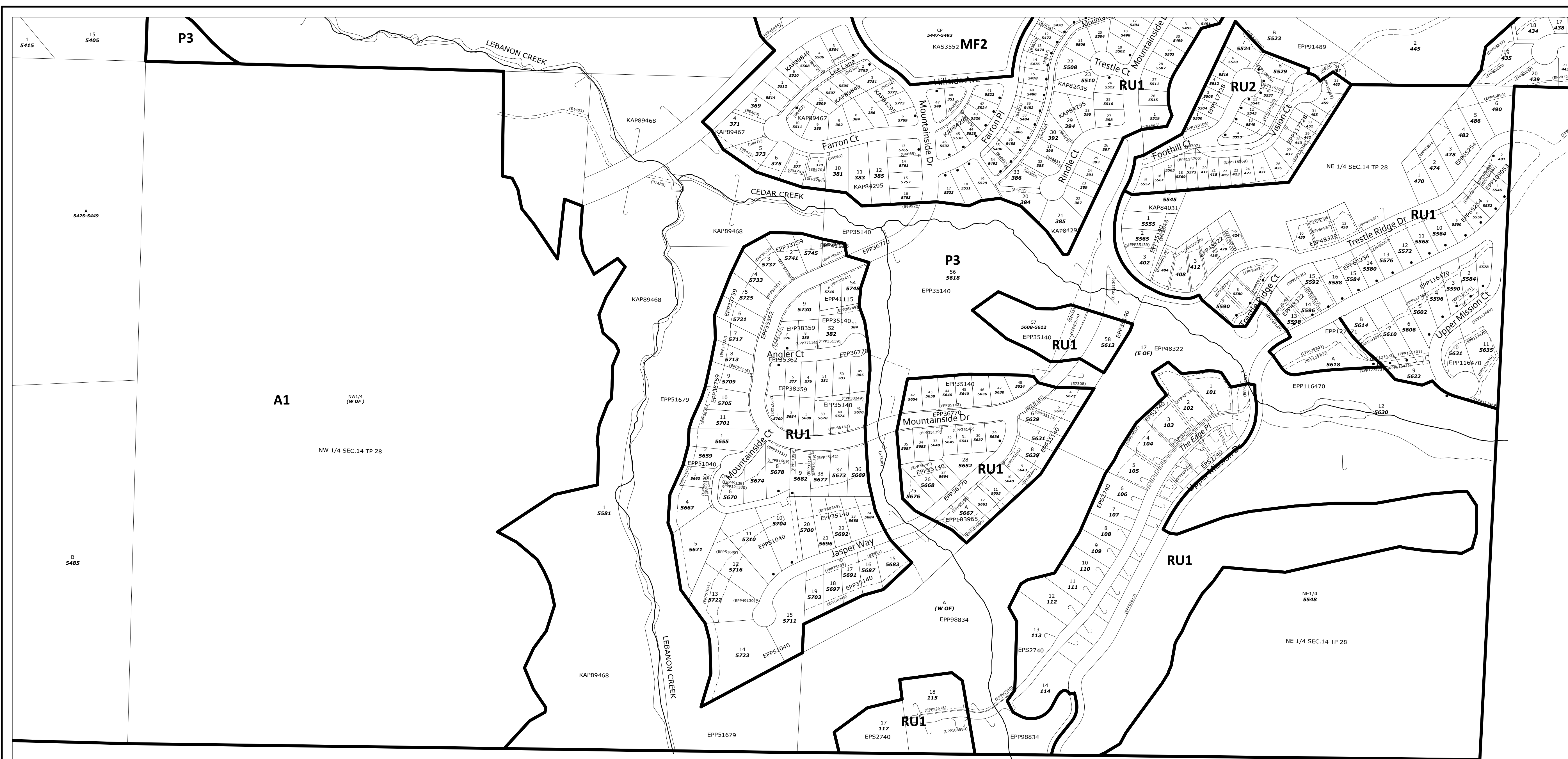


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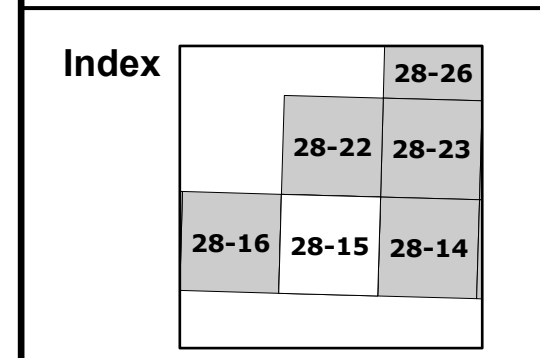


City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 28-15



Legend

ZONING

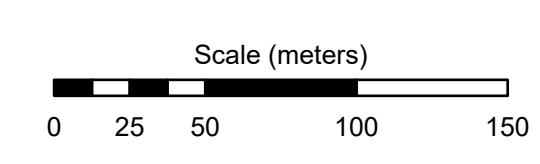
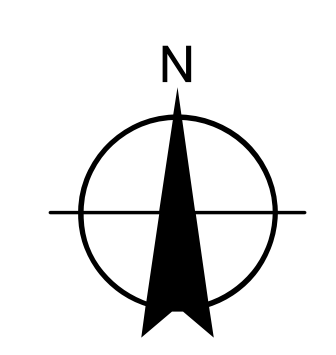
— Proposed Zoning

ADDRESSES

10
234
— Lot Number
— Street Address

• Indicates Address
Fronting Street

--- City Boundary



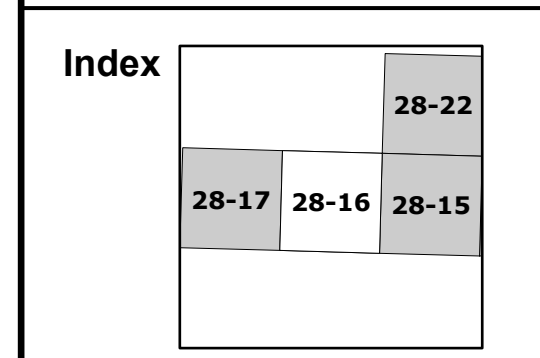
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Legend

ZONING

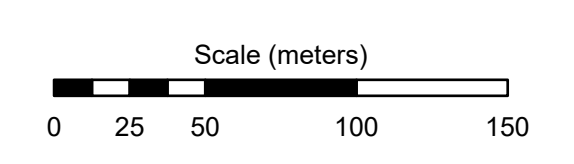
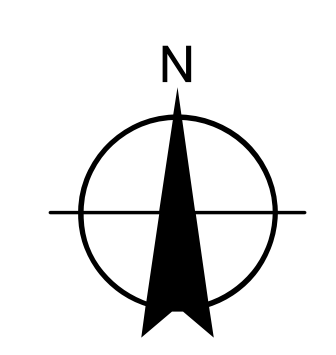
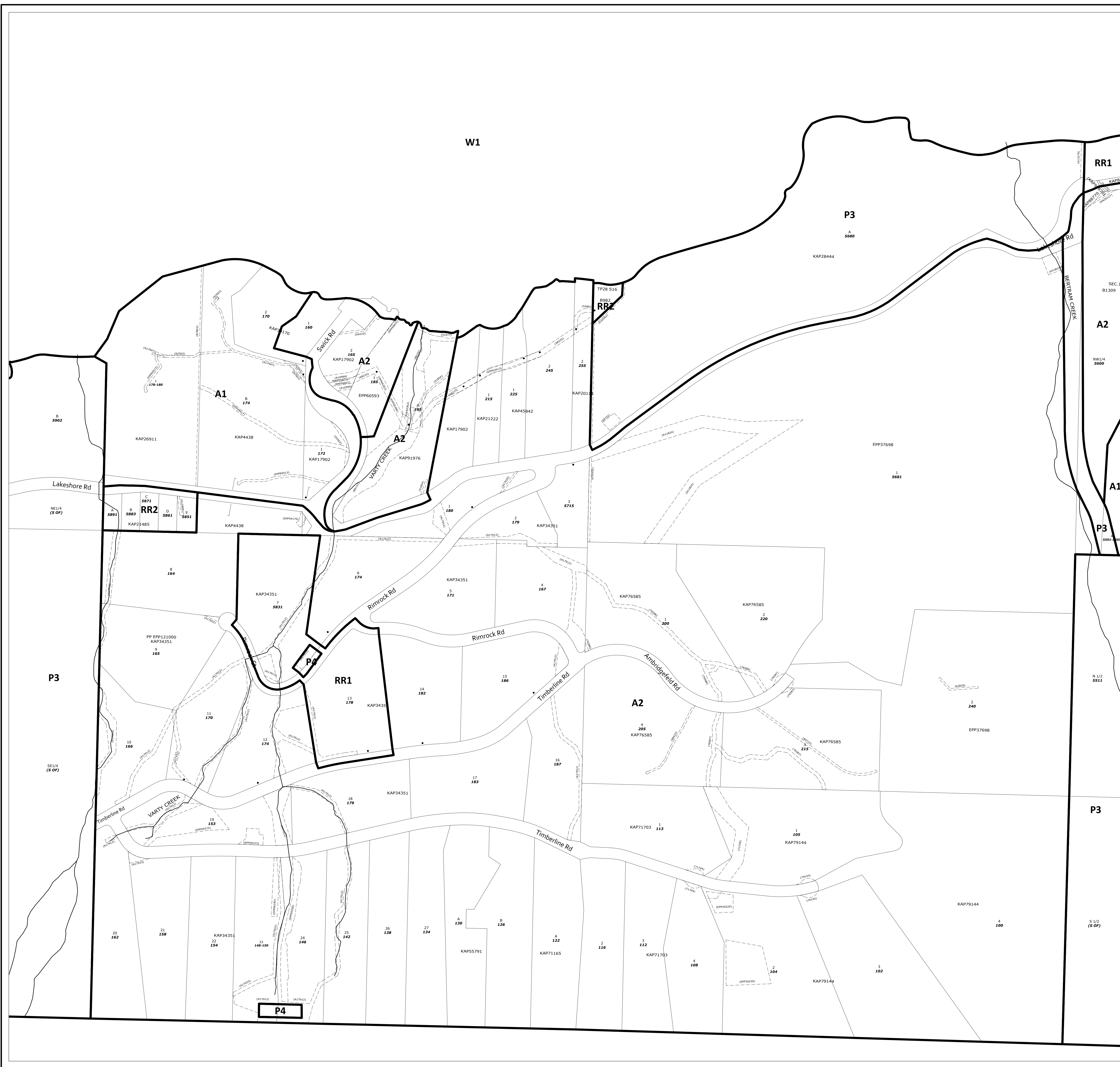
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

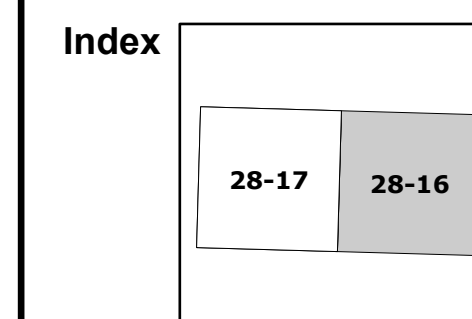


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Legend

ZONING

Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address
Fronting Street

--- City Boundary

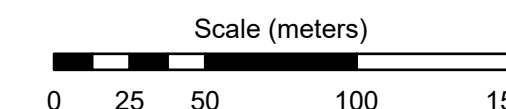
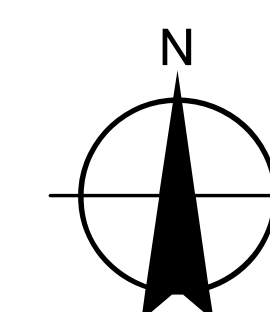
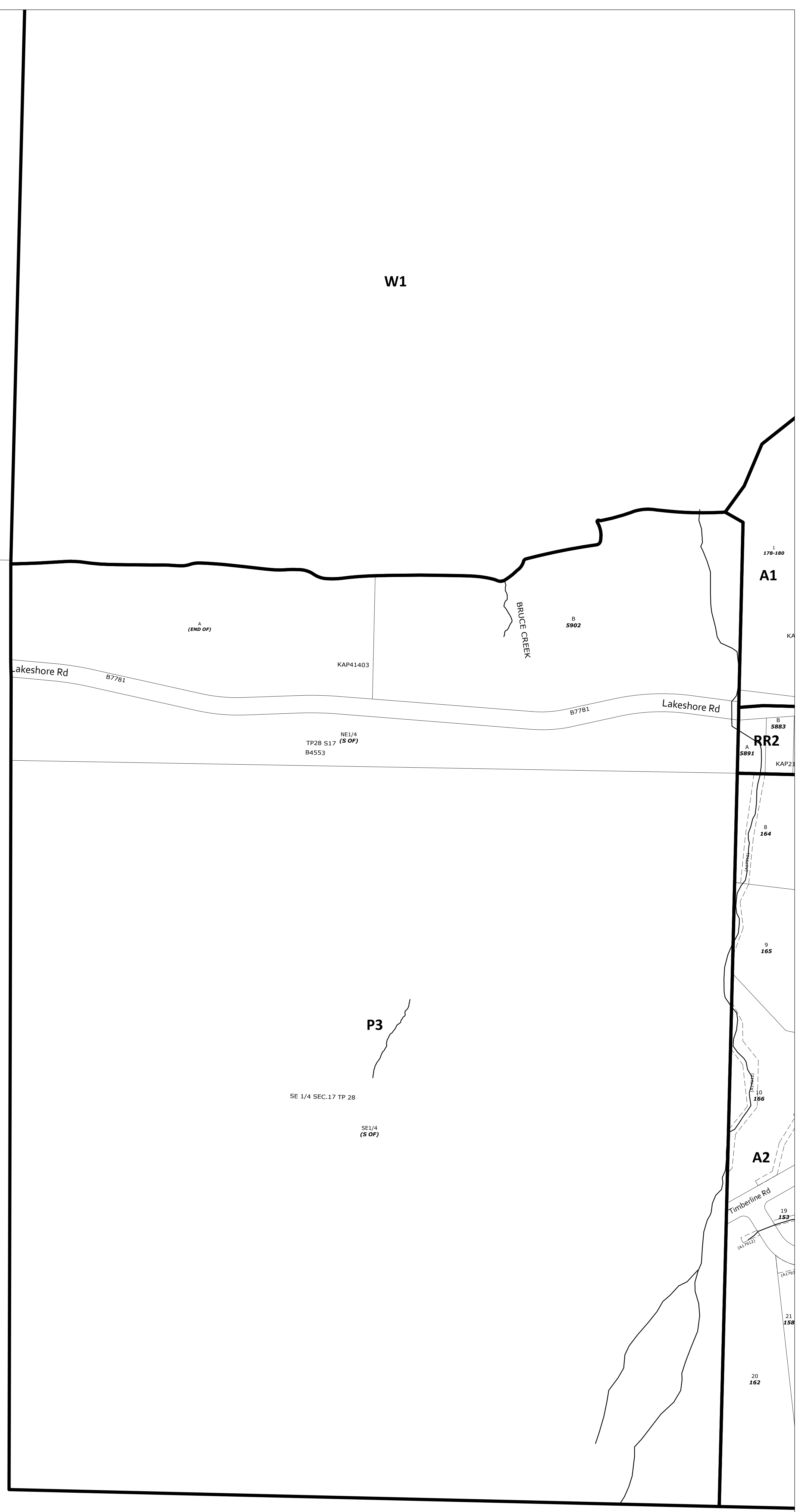
W1

A1

RR2

P3

A2

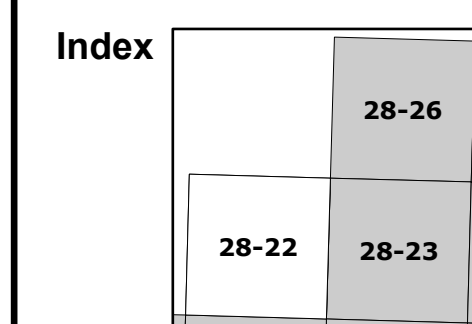


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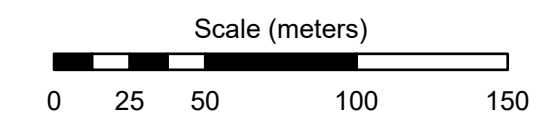
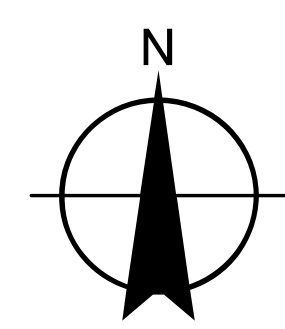
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- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index	28-36	29-31
	28-26	28-25
	28-23	28-24
	28-14	28-13

Legend

ZONING

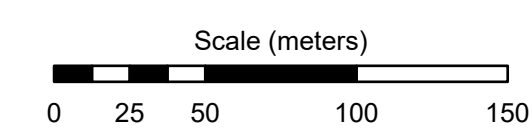
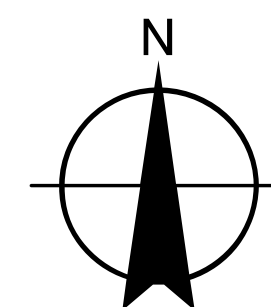
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index	25-01	26-06
	28-36	29-31
	28-26	28-30
	28-23	28-24
	28-25	29-19

Legend
ZONING

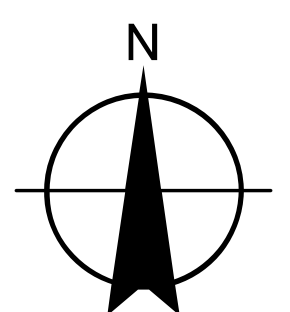
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary



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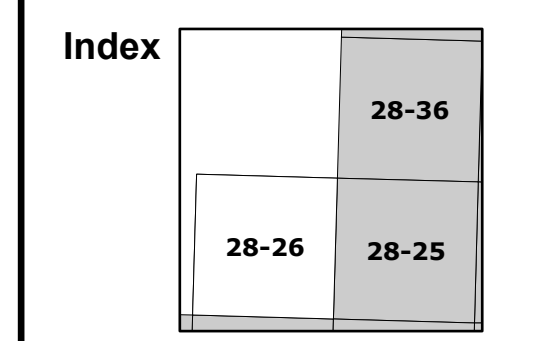
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Revision: 1/15/2024

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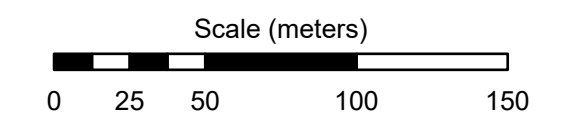
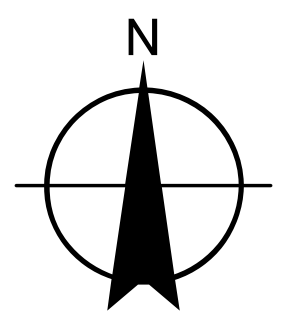
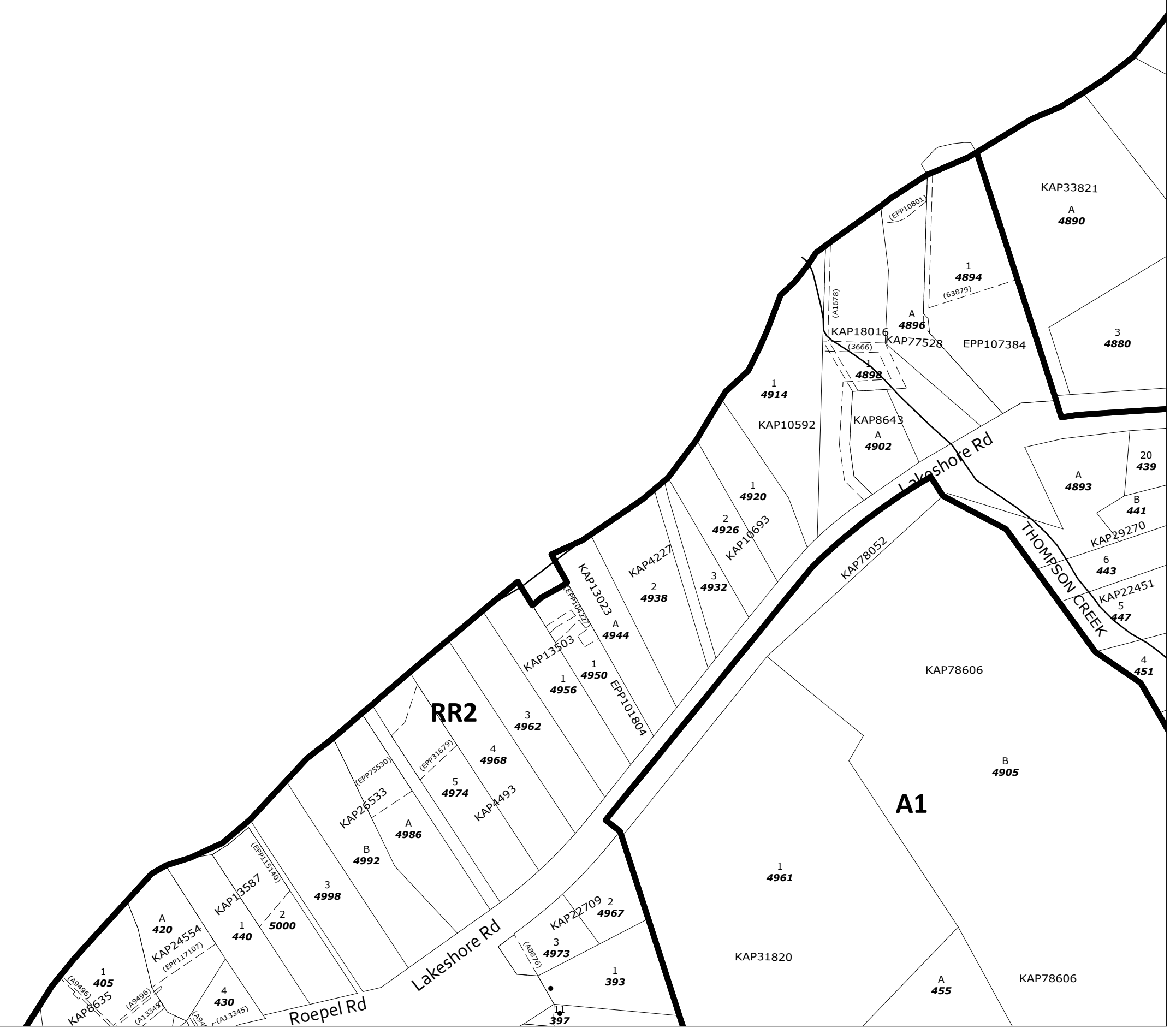


W1



- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10
234 Lot Number
Street Address
 - Indicates Address
Fronting Street
 - - - City Boundary

W1



Scale: 1:2500

Revision: 1/15/2024

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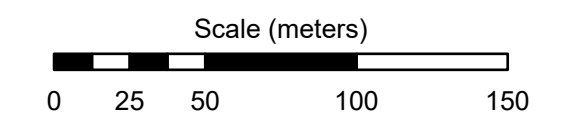
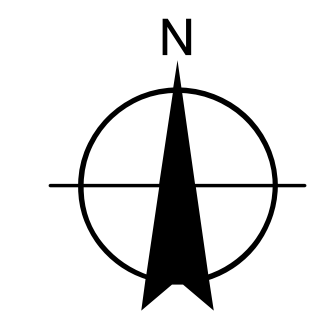
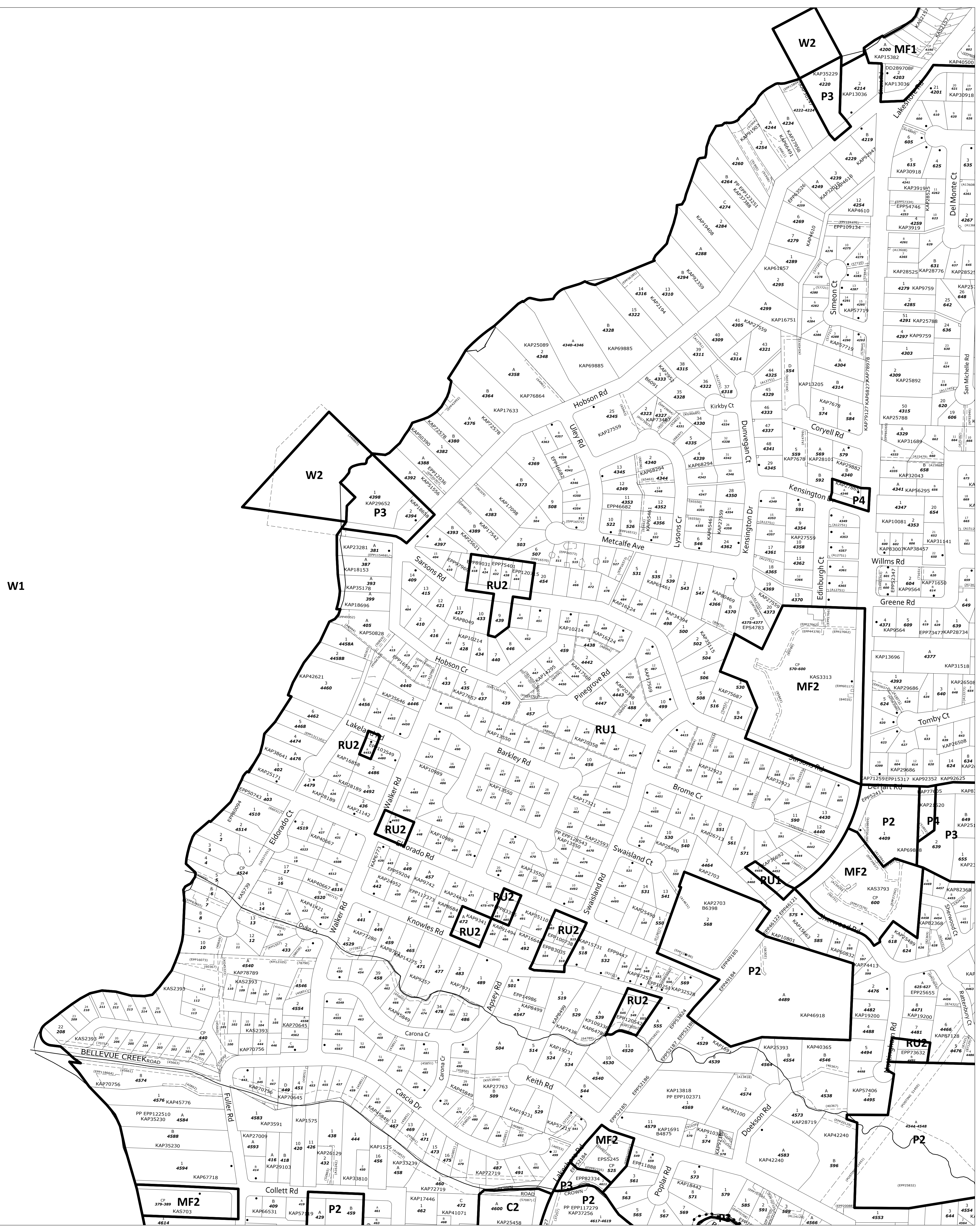
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Index

25-01	26-06
28-36	29-31

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500
Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 29-28

Index	29-32	29-33
	29-29	29-28
	29-20	

Legend

ZONING

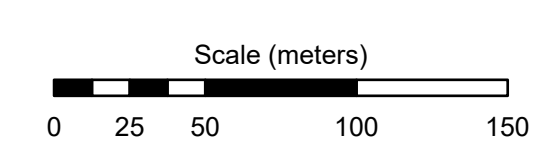
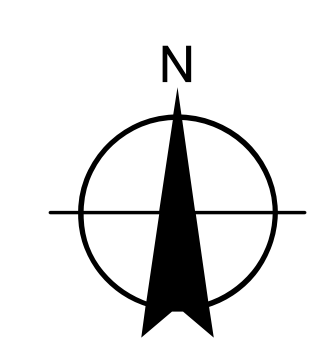
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



Scale: 1:2500

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-001

No. 29-31

Index	25-12	26-07	26-08
	25-01	26-06	26-05
	28-36	29-31	29-32
	28-25	29-30	29-29

Legend

ZONING

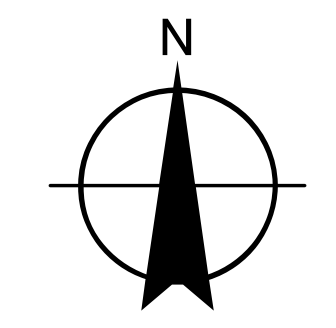
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

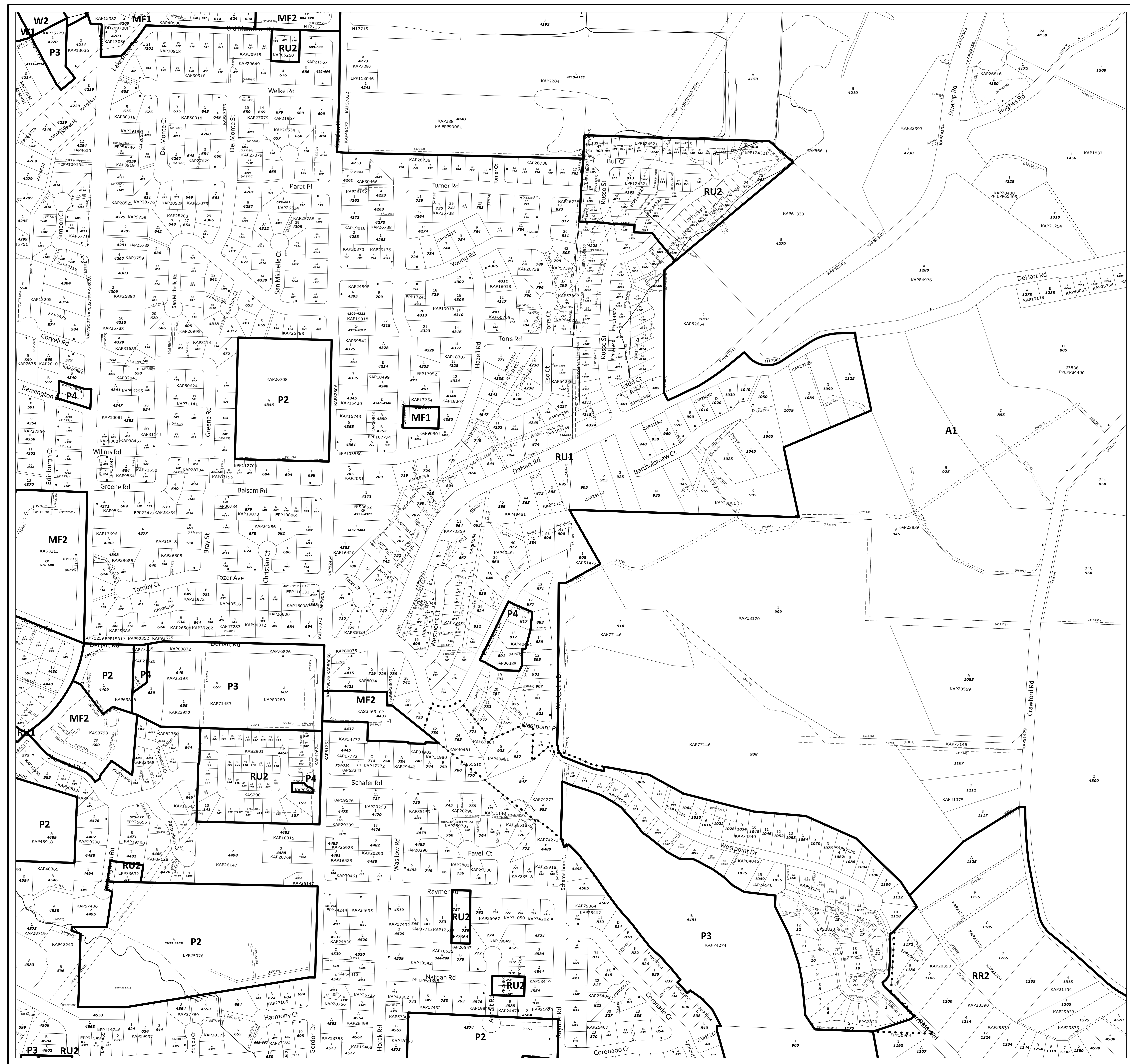


Scale (meters)
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Scale: 1:2500

Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

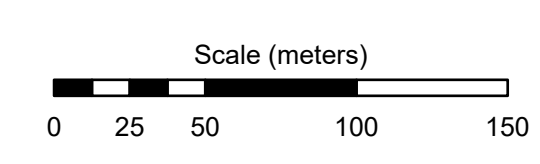
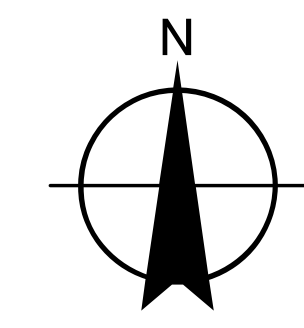
Z24-0001

No. 29-32

Index

26-06	26-05	26-04
29-31	29-32	29-33
29-30	29-29	29-28

- Legend
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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Index

26-05	26-04	26-03
29-32	29-33	29-34
29-29	29-28	

Legend

ZONING

— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

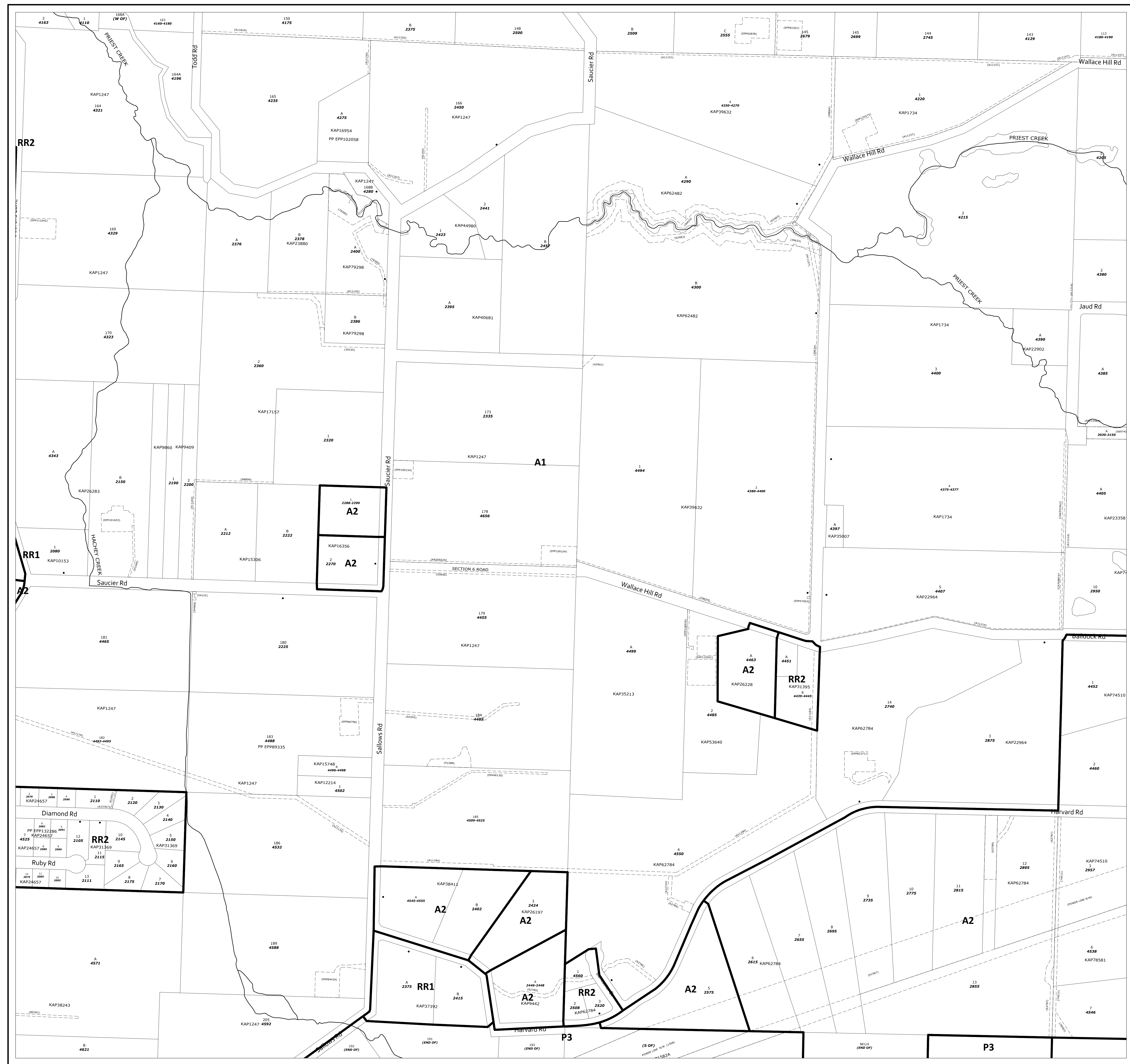


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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation

Z24-0001

No. 29-35

Index

26-10	26-11	26-12
26-03	26-02	26-01
29-34	29-35	29-36

Legend

ZONING

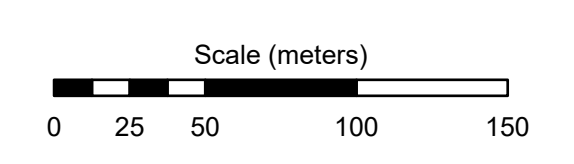
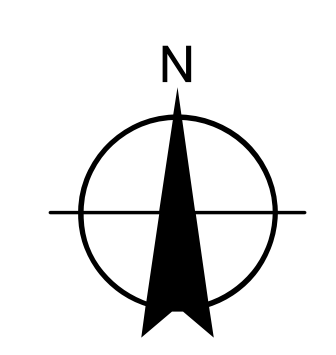
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



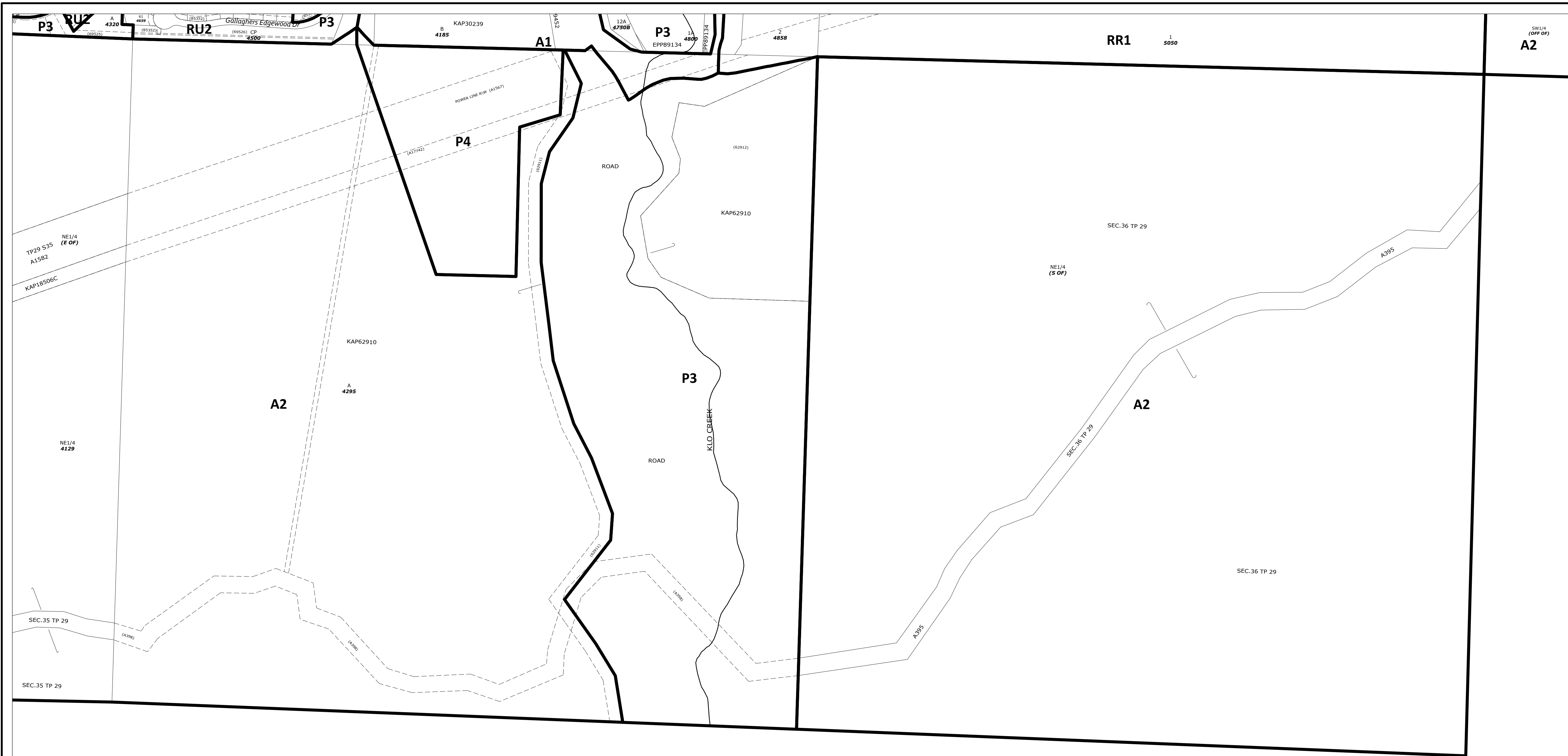
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City of
Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 29-36

Index

26-02	26-01
29-35	29-36

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10
234
Lot Number
Street Address
 - Indicates Address Fronting Street
 - City Boundary



Scale: 1:2500

Revision: 1/15/2024

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CITY OF KELOWNA

BYLAW NO. 12621

Official Community Plan Amendment No. OCP24-0001 Pandosy and Rutland Building Heights Maps

A bylaw to amend the "Kelowna 2040 – Official Community Plan Bylaw No. 12300".

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

1. THAT "Kelowna 2040 – Official Community Plan Bylaw No. 12300", **Schedule "A", Chapter 4 – Urban Centres** be amended by deleting **Map 4.5 Pandosy Building Heights** in its entirety and replacing it with Map 4.5 as outlined in **Schedule A** attached to and forming part of this bylaw;
2. AND THAT "Kelowna 2040 – Official Community Plan Bylaw No. 12300", **Schedule "A", Chapter 4 – Urban Centres** be amended by deleting **Map 4.7 Rutland Building Heights** in its entirety and replacing it with Map 4.7 as outlined in **Schedule B** attached to and forming part of this bylaw.
3. 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

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

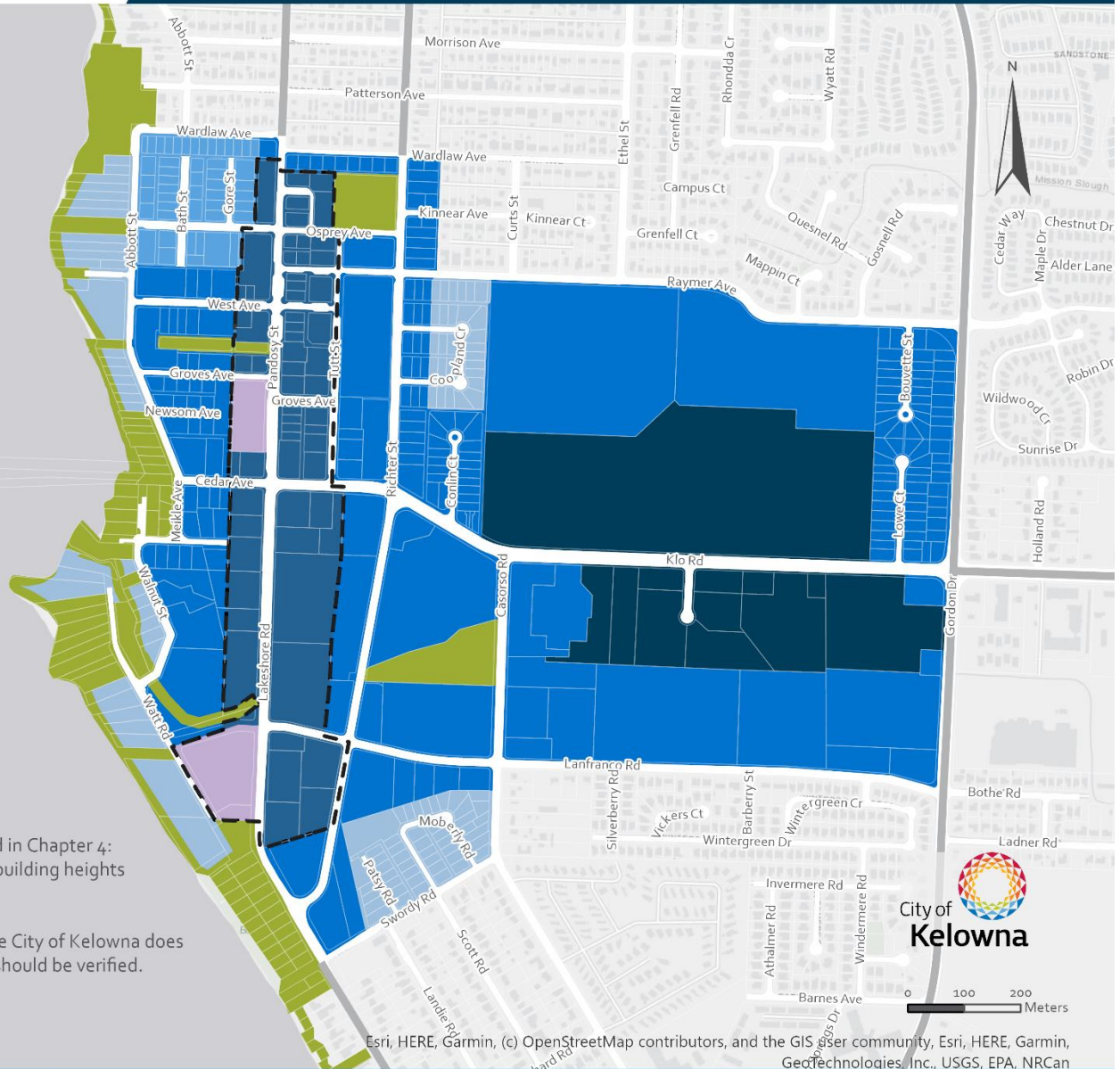
City Clerk

Schedule A

2040 Official Community Plan

Map 4.5 Pandosy Building Heights

-  14 storeys
-  12 storeys
-  8 storeys
-  6 storeys
-  4 storeys
-  3 storeys
-  Pandosy Lakeshore Corridor
-  Park

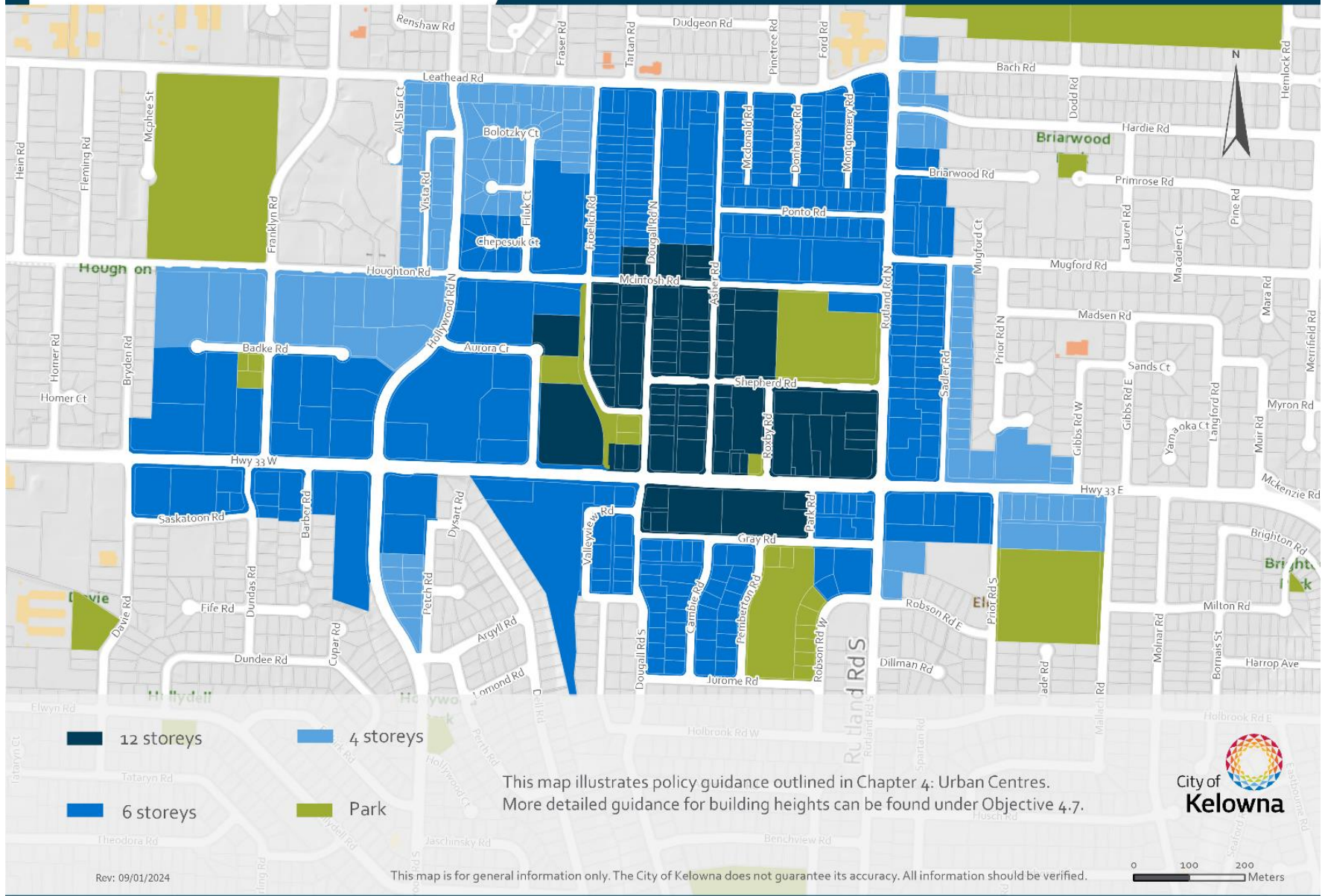


This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.6.

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Rev. Dec 18th, 2021

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City of Kelowna

**TA24-0001, Z24-0001, OCP24-0001
Text Amendment, Zoning Bylaw, &
OCP Amendments**

Part 1 Feb 5, 2024

Purpose

- ▶ The purpose of these text and mapping amendments are to introduce and review the implementation of provincial legislation regarding Small-Scale Multi-Unit Housing and Transit Oriented Areas

Background

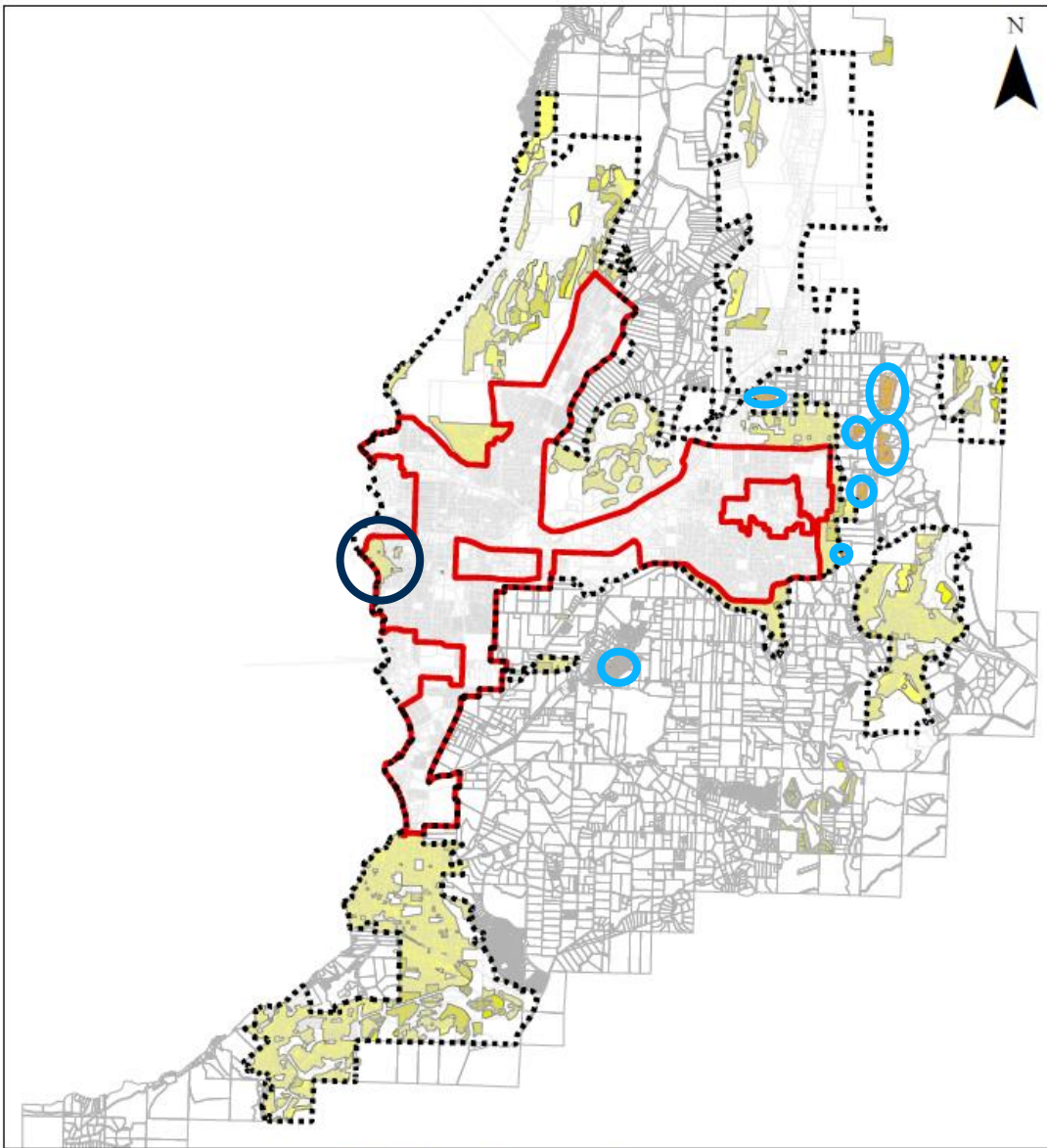
- ▶ Small-Scale, Multi-Unit Housing Legislation (SSMUH)
- ▶ Transit Oriented Development Areas Legislation (TOD Areas)
- ▶ Municipal zoning amendments required to comply and implement (SSMUH and TOD)
 - ▶ Additional implementation items to come:
 - ▶ Official Community Plan Updates
 - ▶ Engineering
 - ▶ Design Guidelines
 - ▶ Procedures Bylaw

Development Planning Approach

	SUBURBAN AREAS	AGRICULTURAL & RURAL ZONES	CORE AREA	TRANSIT ORIENTED AREAS
OCP Amendments	n/a	n/a	n/a	Urban Centre Building Height maps
Zoning Bylaw (incl Landscape and Parking Regs)	<p>Allow up to 4 units per lot on the Suburban Residential zones: RU1, RU2, RU3, RU5.</p> <p>RU4 zone deleted.</p>	<p>Allow secondary suites <i>and</i> carriage houses on lots greater than 10,000 m².</p>	<p>Allow up to 6 units per lot subject to limitations. *</p> <p>Rezone RU1, RU2, RU3, RU4, RU5 lots to the MF1 zone</p> <p>Keep Suburban Residential zoning (e.g. RU1 & RU2 zones) for Heritage Conservation Area</p>	<p>Allow up to 12 storeys within 200 metres of a transit exchange.</p> <p>Allow up to 6 storeys within 400 metres of a transit exchange.</p> <p>Provide residential parking exemptions within 400 metres of a transit exchange.</p> <p>Rezone Hospital Exchange to restrict entire area to 6 storeys to maintain KGH's emergency operations.</p>
Development Permits	Required for 3 or more units			
* Due to site restrictions, including lot dimensions, parking requirements, garbage/recycling collection areas, and landscaping requirements often the maximum achievable density will be four dwelling units.				

Part 1- February 5th

Part 2- February 26th



Suburban Areas

- | | |
|---|--|
|  Core Area Boundary |  RU3 Zone |
|  Permanent Growth Boundary |  RU5 Zone |
|  RU1 Zone |  From RU1 or RU4 Zone to RR2 Zone |
|  RU2 Zone |  Legal Parcels |

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



0 2.5 5 10 15 20 25 Metres

Rev. Friday, January 26, 2024

Suburban areas allowing 4 units per lot approx. 13,400 lots

Suburban Areas

- ▶ Suburban and Development Regulations remain the same for Suburban Residential zones
- ▶ A Form & Character Development Permit required for landscaping and site layout review when a lot contains 3 or 4 dwelling units.
- ▶ Parking
 - ▶ Province identifies municipalities to eliminate parking requirements
 - ▶ Due to snow community, recommend 1.25 stalls per dwelling unit required
 - ▶ 1 dwelling unit = 1 parking stall required
 - ▶ 2 dwelling units = 3 parking stall required
 - ▶ 3 dwelling units = 4 parking stall required
 - ▶ 4 dwelling units = 5 parking stall required

Suburban Areas

- ▶ New Minimum Riparian Management Area (RMA) regulation
 - ▶ Any lot with three or more dwelling units abutting a watercourse or riparian area must have the minimum RMA dedicated to the City (width identified in OCP)
 - ▶ If lot is abutting a RMA and a trail (identified in Map 10.1 of the OCP) then 5 additional metres dedicated to the City

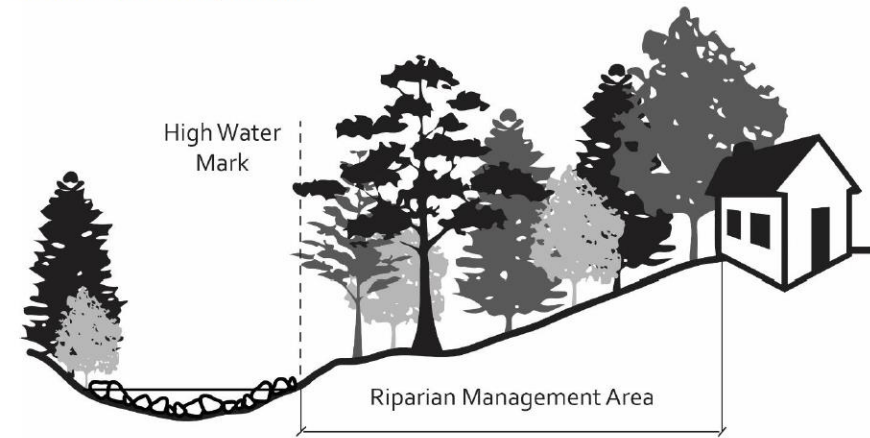
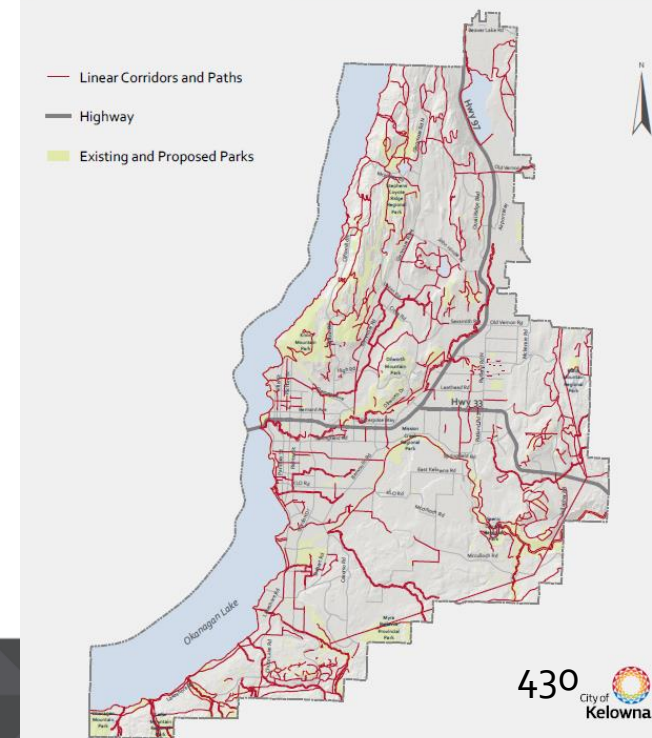


Figure 21.1: The Riparian Management Area.
Source: Adapted from: Ministry of Forests, Lands and Natural Resource Operations,



Agriculture and Rural Residential Zones

- ▶ Summer 2023 bylaw passed to allow a secondary suite and a carriage house in the A1 zone.
- ▶ Recommend A2, RR1, and RR2 be allowed a secondary suite and carriage house if the lot is at least 10,000 m²
 - ▶ Impacts approx. 2,675 lots
- ▶ 2 Parking spaces per dwelling unit required
 - ▶ Except suites and carriage houses require 1 parking space per dwelling unit

Definition Updates

- ▶ Boarding or Lodging House
 - ▶ Update definition to apply to any ground-oriented dwelling unit.
- ▶ Secondary Suite
 - ▶ Update definition to apply to any ground-oriented housing form and relocate clause that secondary suites must be serviced with community water within the definition.
- ▶ Bed & Breakfast (B&B)
 - ▶ Confirm B&B's only to operate within Single Detached Dwelling
 - ▶ Licensed operator must reside onsite
 - ▶ Short-term rental accommodations not permitted in combination with B&B's
- ▶ Replace the term Bachelor Unit with Studio Unit

Staff Recommendation

- ▶ Staff recommend bylaws proceed to first reading for TA22-0014, Z24-0001, & OCP24-0001



Conclusion of Staff Remarks



City of Kelowna

**TA24-0001, Z24-0001, OCP24-0001
Text Amendment, Zoning Bylaw, &
OCP Amendments**

Part 2 Feb 12, 2024

Purpose

- ▶ The purpose of these text and mapping amendments are to introduce and review the implementation of provincial legislation regarding Small-Scale Multi-Unit Housing and Transit Oriented Areas

Background

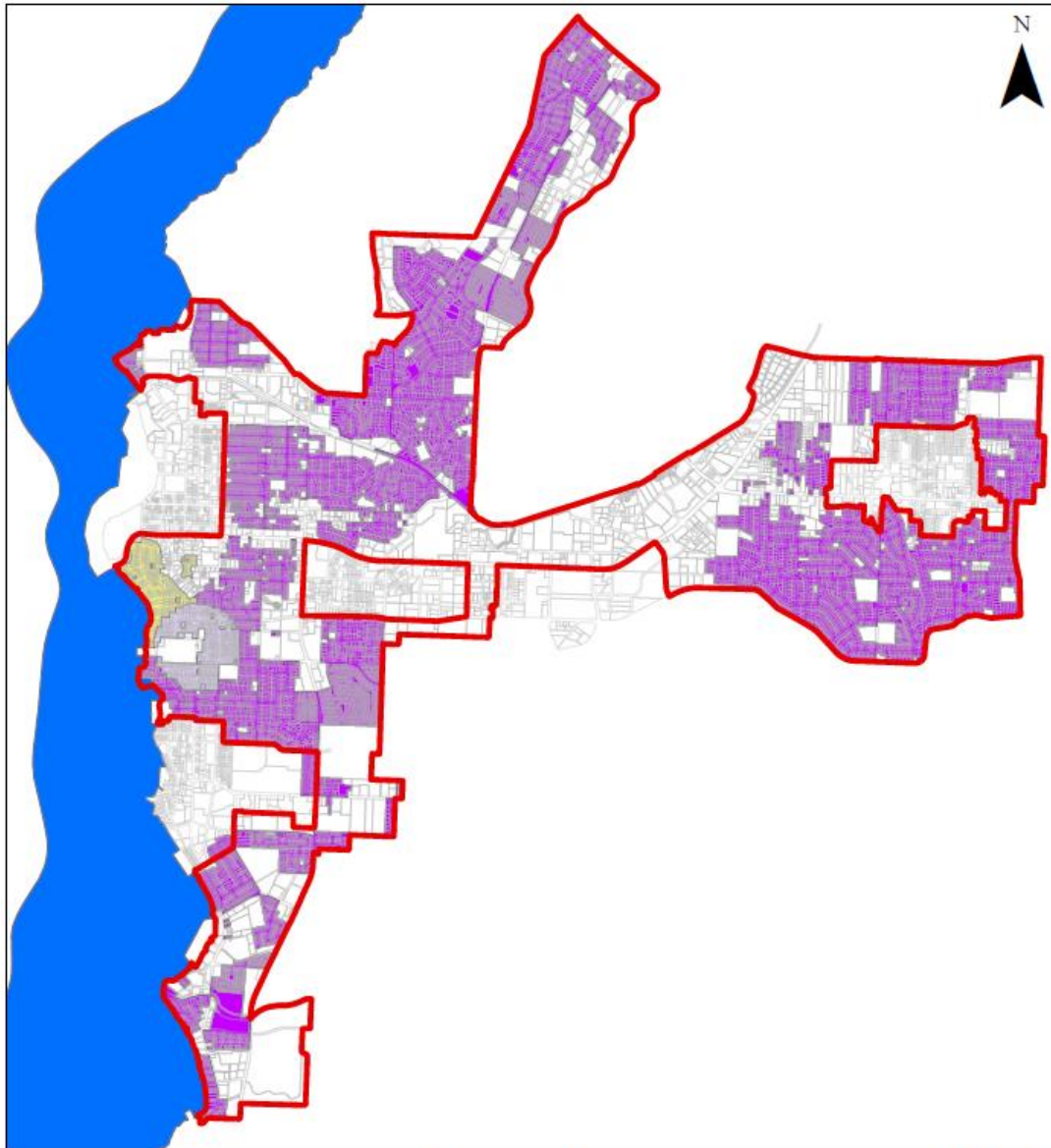
- ▶ Suburban Areas reviewed in Part 1 on Feb 5th
- ▶ Small-Scale, Multi-Unit Housing Legislation (SSMUH)
- ▶ Transit Oriented Development Areas Legislation (TOD Areas)

Development Planning Approach

	SUBURBAN AREAS	AGRICULTURAL & RURAL ZONES	CORE AREA	TRANSIT ORIENTED AREAS
OCP Amendments	n/a	n/a	n/a	Urban Centre Building Height maps
Zoning Bylaw (incl Landscape and Parking Regs)	<p>Allow up to 4 units per lot on the Suburban Residential zones: RU1, RU2, RU3, RU5.</p> <p>RU4 zone deleted.</p>	<p>Allow secondary suites <i>and</i> carriage houses on lots greater than 10,000 m².</p>	<p>Allow up to 6 units per lot subject to limitations. *</p> <p>Rezone RU1, RU2, RU3, RU4, RU5 lots to the MF1 zone</p> <p>Keep Suburban Residential zoning (e.g. RU1 & RU2 zones) for Heritage Conservation Area</p>	<p>Allow up to 12 storeys within 200 metres of a transit exchange.</p> <p>Allow up to 6 storeys within 400 metres of a transit exchange.</p> <p>Provide residential parking exemptions within 400 metres of a transit exchange.</p> <p>Rezone Hospital Exchange to restrict entire area to 6 storeys to maintain KGH's emergency operations.</p>
Development Permits	Required for 3 or more units			
* Due to site restrictions, including lot dimensions, parking requirements, garbage/recycling collection areas, and landscaping requirements often the maximum achievable density will be four dwelling units.				

Part 1- February 5th

Part 2- February 26th



Core Area # of Lots = 11,100

- Core Area Boundary
- Legal Parcels
- MF1
- MF4
- RU1
- RU2
- RU3
- W1

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Monday, January 29, 2024

Core Area – MF₁ Infill Housing Zone

- ▶ 1 & 2 unit developments will continue with similar Single Family development regulations and a Development Permit will not be required
- ▶ A Form & Character Development Permit is required when a lot contains 3 or more dwelling units
- ▶ Parking
 - ▶ Province identifies municipalities to eliminate parking requirements
 - ▶ Due to snow community, recommend remain 1.0 stall per dwelling unit required
- ▶ Height
 - ▶ Increase to 3 storeys to comply with Provincial legislation but keep 3rd storey floor area limit relative to 2nd storey
- ▶ Waste and Recycling collection
 - ▶ Larger carts and new requirements for storage onsite

Core Area

- ▶ New Minimum Riparian Management Area (RMA) regulation
 - ▶ Any lot with three or more dwelling units abutting a watercourse or riparian area must have the minimum RMA dedicated to the City (width identified in OCP)
 - ▶ If lot is abutting a RMA and a trail (identified in Map 10.1 of the OCP) then 5 additional metres dedicated to the City

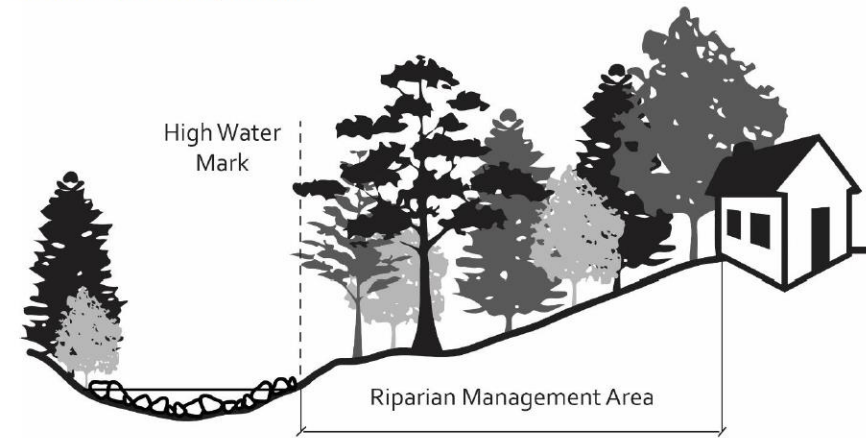
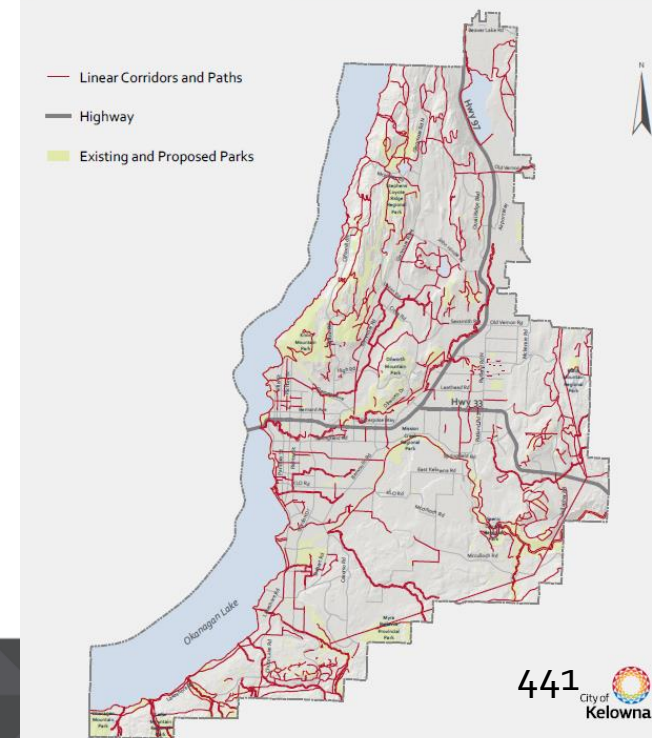
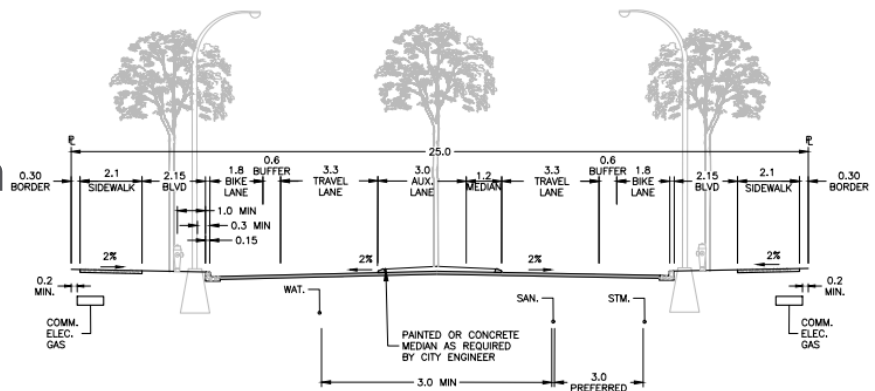


Figure 21.1: The Riparian Management Area.
Source: Adapted from: Ministry of Forests, Lands and Natural Resource Operations,



Core Area – Transportation Corridors

- ▶ Minimum density along Transit Supportive Corridors (identified in OCP) expands to all multi-family developments
- ▶ A new regulation for minimum roadway width to protect Transit Supportive Corridors, Major Arterial Roads, and Active Transportation Corridors
 - ▶ Lot dedication along these corridors would be necessary
 - ▶ Minimum width is described in Subdivision, Development, and Servicing Bylaw 7900



I.E Core Area Major Arterial (3 Lane)

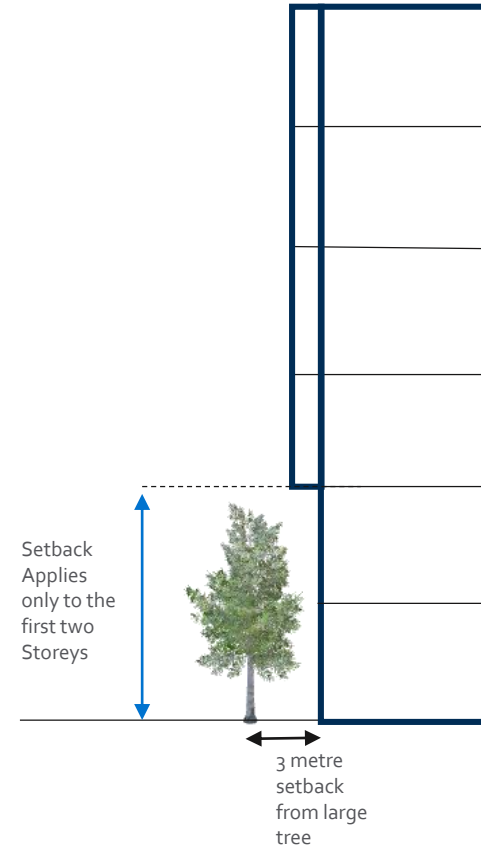
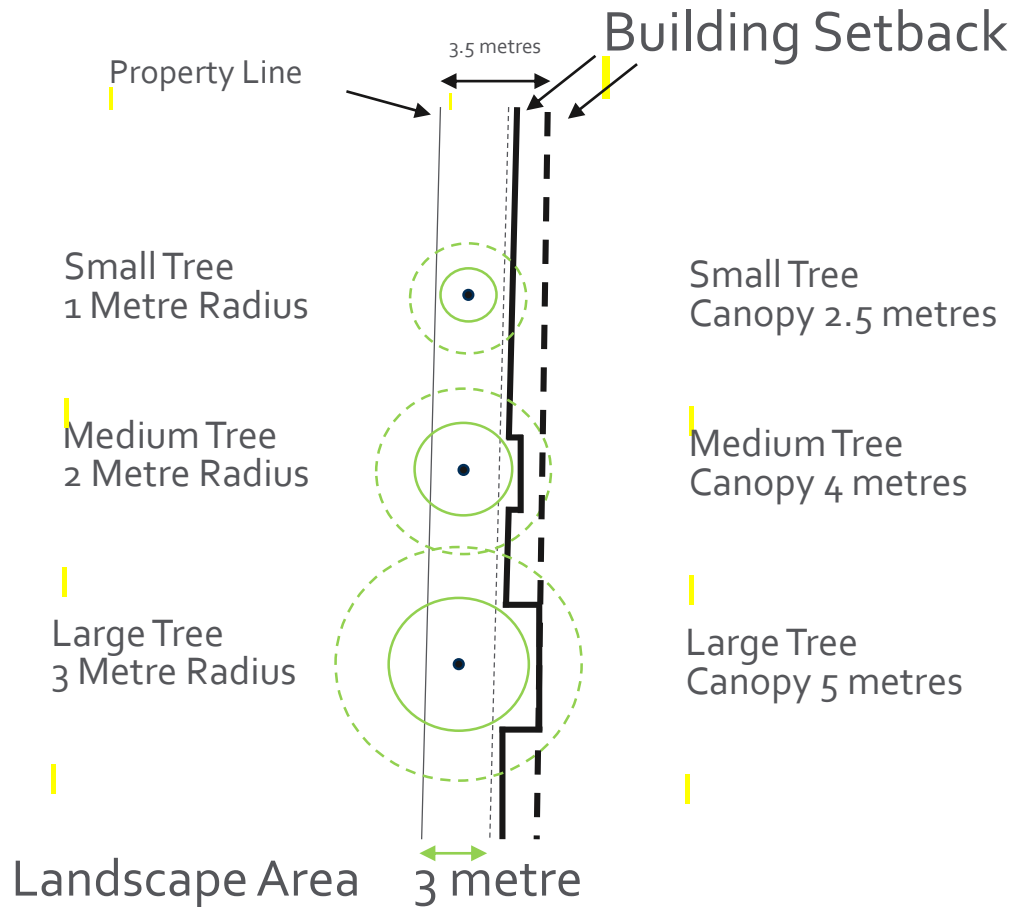
Landscape Section

- ▶ The proposed landscape amendments impacting all development include:
 - ▶ Growing medium area adjusted to exclude driveways and transformers
 - ▶ Growing volume per tree remains the same but reduced for paired or shared tree plantings
 - ▶ A setback from buildings, raised patios, and balconies to the on-site trees has been introduced for all multi-family developments
 - ▶ An underground setback has been introduced between tree and parkades / basements

Landscape Section

- ▶ Urban Centres:
 - ▶ Trees can be planted outside the front / flanking side yards if the boulevard contains a sidewalk and an irrigated landscape boulevard.
- ▶ All Multi-Family Developments:
 - ▶ Front / Flanking yard setback and landscape requirements have been reduced to 2 metres if the boulevard contains a sidewalk and an irrigated landscape boulevard.
- ▶ Infill Housing:
 - ▶ Front / Flanking landscape requirements can be eliminated when large trees are planted in an irrigated boulevard with soil cells and a sidewalk installed.
 - ▶ Trees can be planted outside the designated landscape areas if there is overhead powerline conflicts.

Landscape Section



Transit Oriented Areas

- ▶ Rutland Exchange
- ▶ Orchard Park Exchange
- ▶ Okanagan College Exchange
- ▶ Hospital Exchange

- ▶ 400 metre Radius
 - ▶ Residential Parking Cannot be Required (except Universal Accessibility)
 - ▶ Propose to increase bicycle parking to 1 space per unit within vehicle parking exemption area
 - ▶ Minimum Density of 2.5 Floor Area Ratio
 - ▶ Minimum Height of 6 storeys

- ▶ 200 metre Radius
 - ▶ Residential Parking Cannot be Required (except Universal Accessibility)
 - ▶ Propose to increase bicycle parking to 1 space per unit within vehicle parking exemption area
 - ▶ Minimum Density of 3.5 Floor Area Ratio
 - ▶ Minimum Height of 10 storeys
 - ▶ Hospital Exchange proposed to be left at 6 storeys because of KGH Heliport

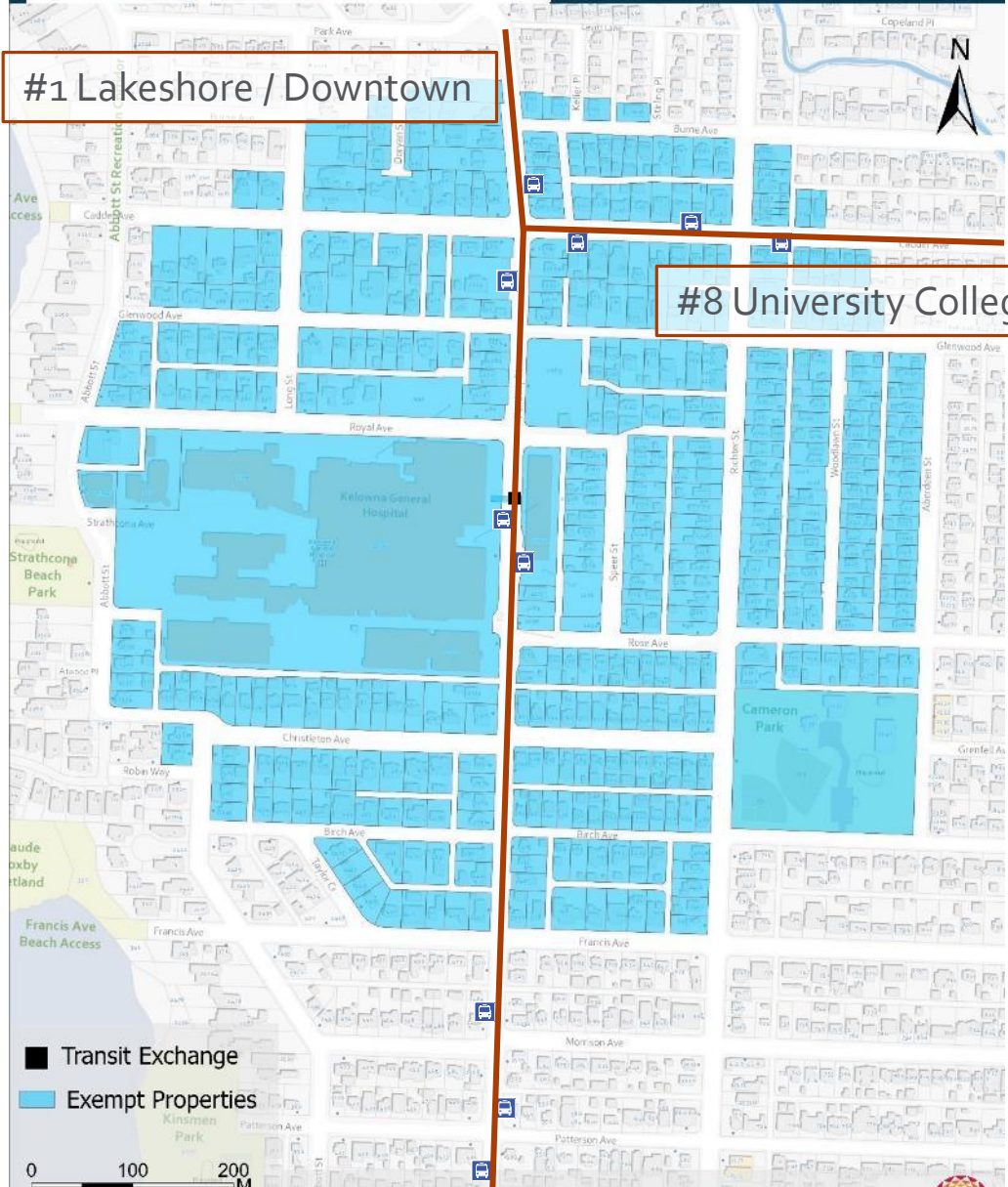
Residential Parking Exemptions

Map 8.3.a

Hospital Exchange

#1 Lakeshore / Downtown

#8 University College



■ Transit Exchange
■ Exempt Properties

0 100 200 M

Rev. 15/01/2024

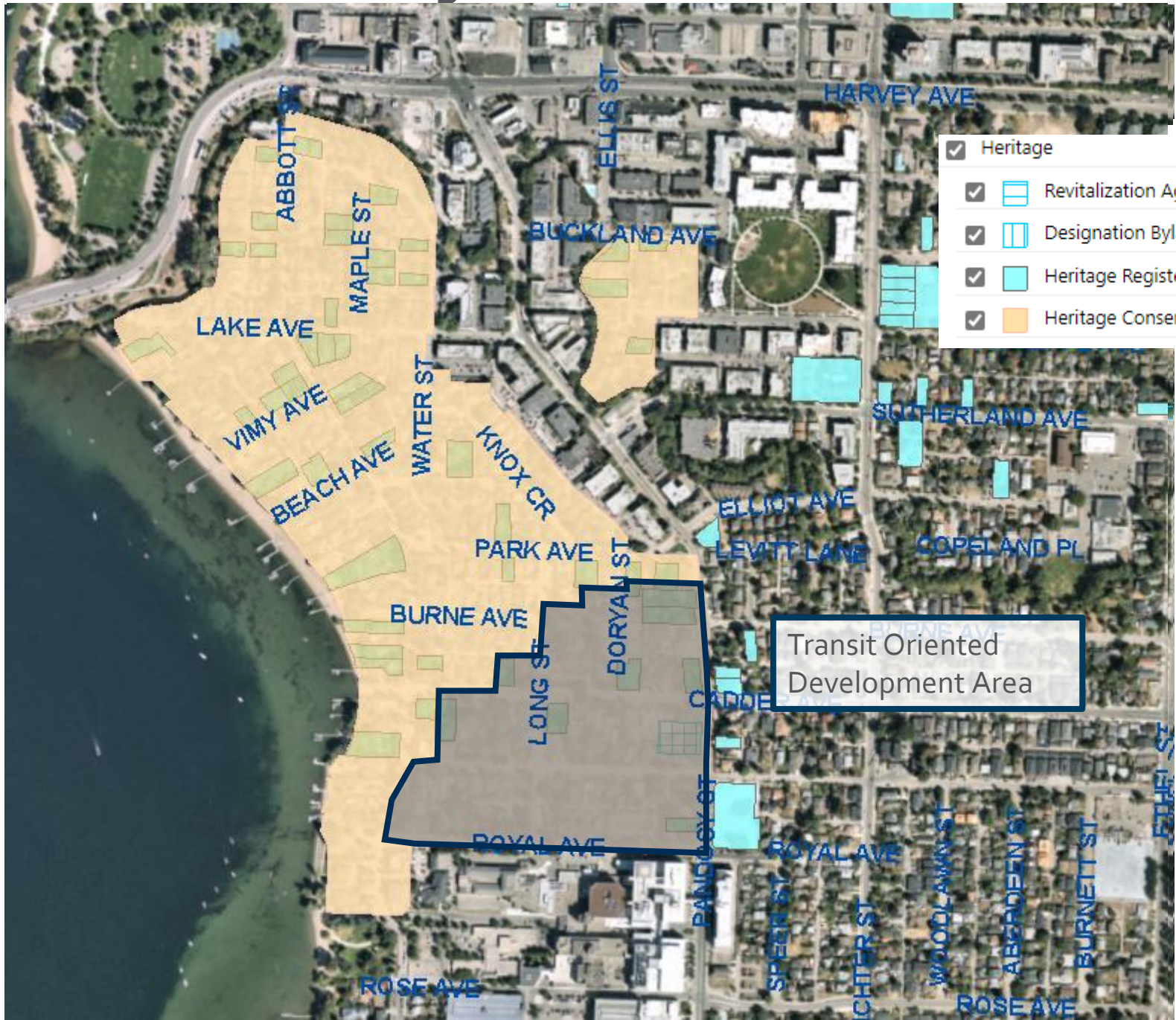
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Applies to 427 lots

447

Heritage Conservation Area



Transit Oriented
Development Area

Residential Parking Exemptions

Map 8.3-b

Okanagan College Exchange

Okanagan College

1 8 4 12 5

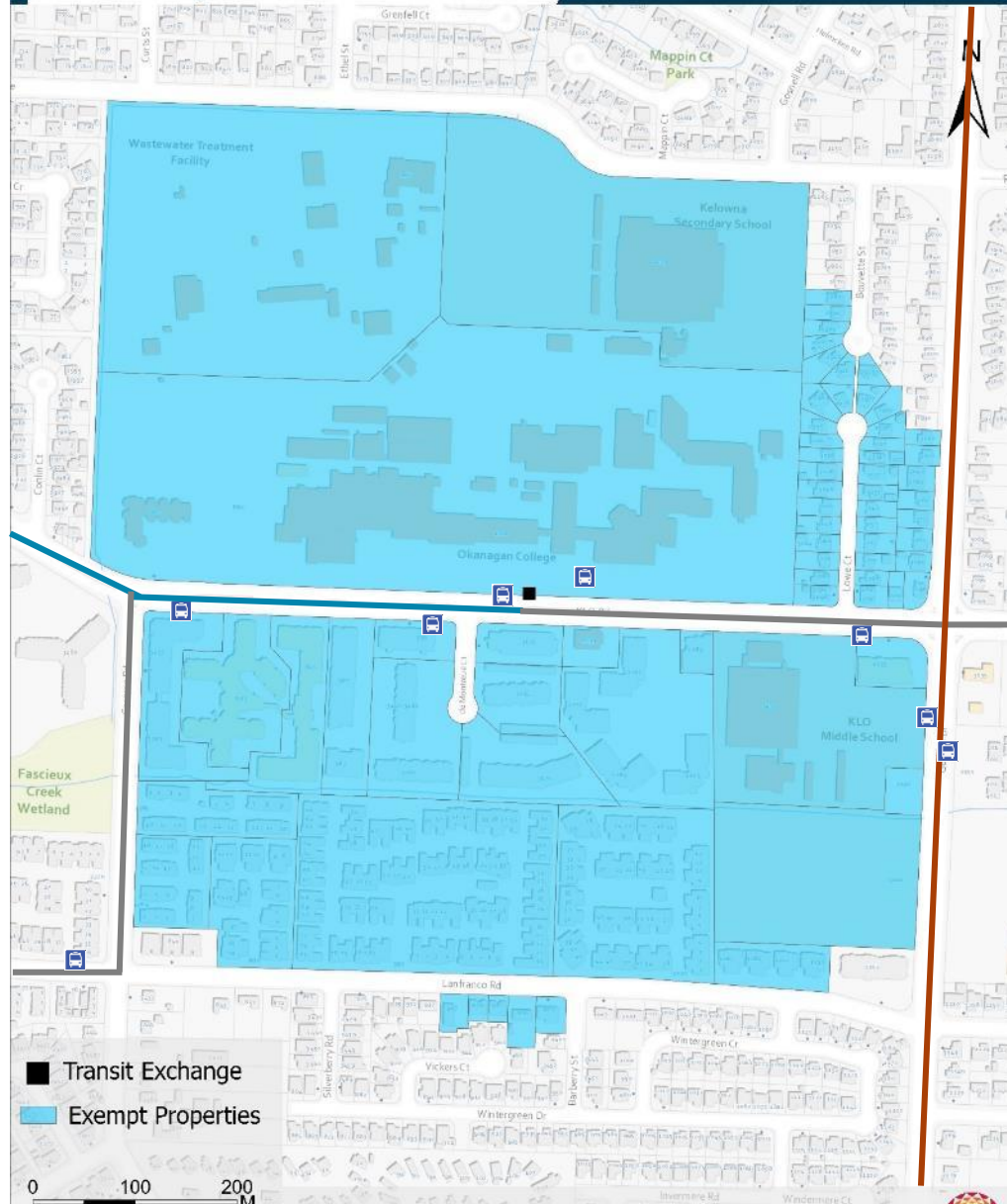
#1 Lakeshore /
Downtown

#8 University College

#4 Pandosy / UCO
Express

#8 University /
College

#5 University /
College



■ Transit Exchange
■ Exempt Properties

0 100 200 M

Rev. 15/01/2024

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Applies to 70
lots

449

Residential Parking Exemptions

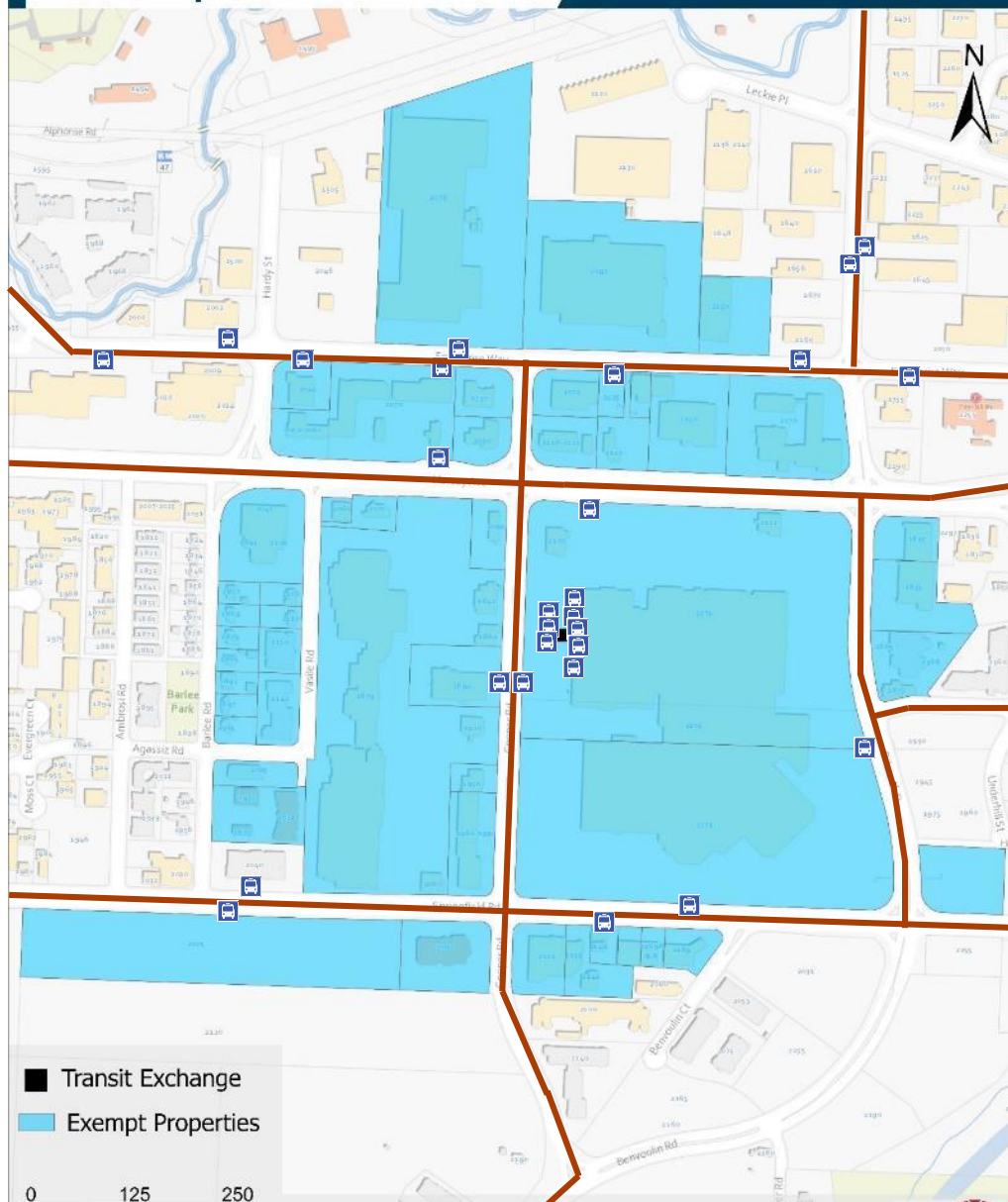
Map 8.3.c

Orchard Park Exchange

Orchard Park

97	8	10	11	3
4	9	12	19	

Multiple Routes



■ Transit Exchange
■ Exempt Properties



Rev. 15/01/2024

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Applies to 45 lots

Residential Parking Exemptions

Map 8.3.d

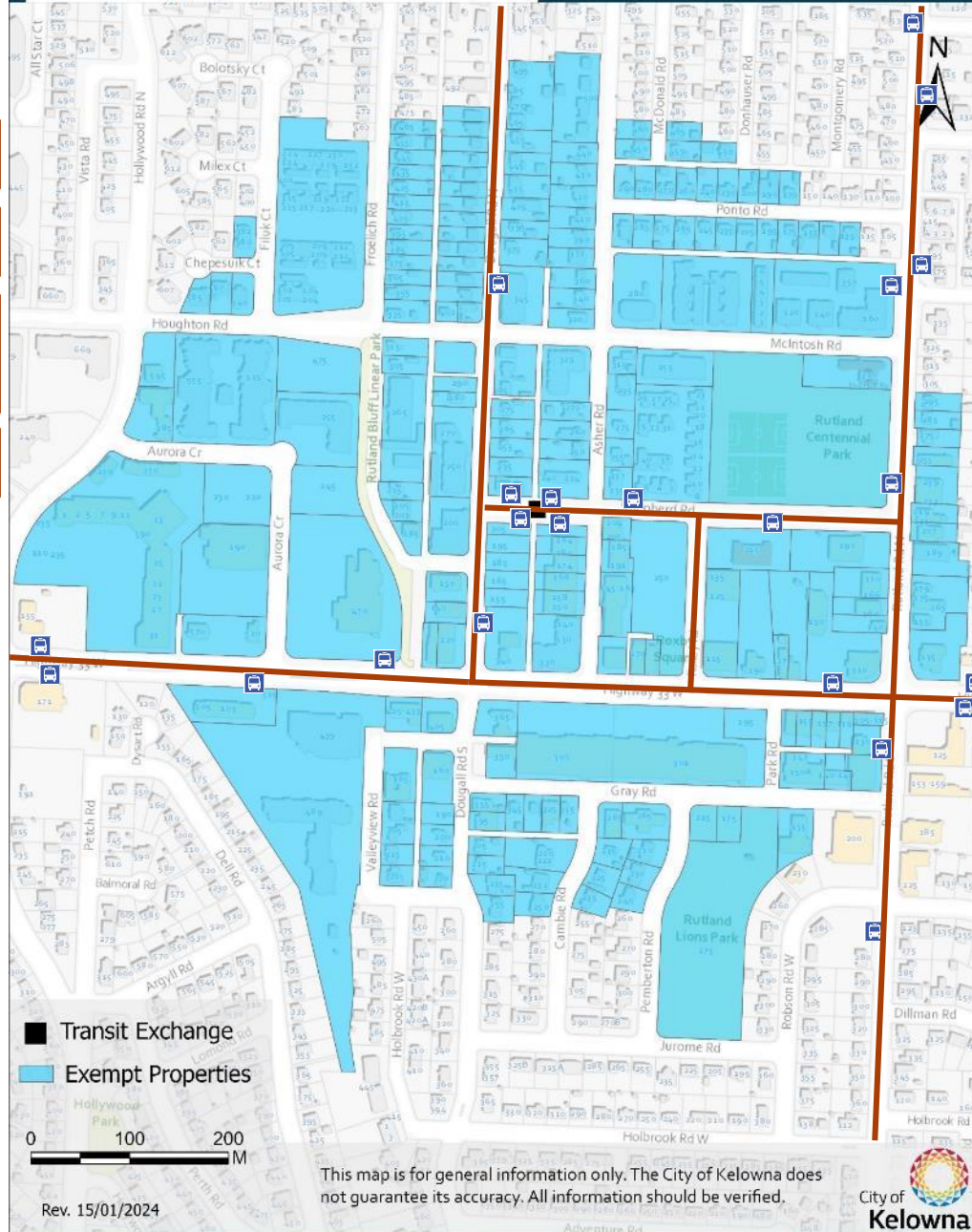
Rutland Exchange

#8 University College

#10 North Rutland

#11 Rutland /
Downtown

#14 Black Mountain



■ Transit Exchange
■ Exempt Properties

0 100 200
M

Rev. 15/01/2024

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Applies to
251 lots

451

Original Map

2040 Official Community Plan

Map 4-5 Pandosy Building Heights

- 14 storeys
- 8 storeys
- 6 storeys
- 4 storeys
- 3 storeys
- Park
- Pandosy Lakeshore Corridor
- Transit Supportive Corridor



This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.6.

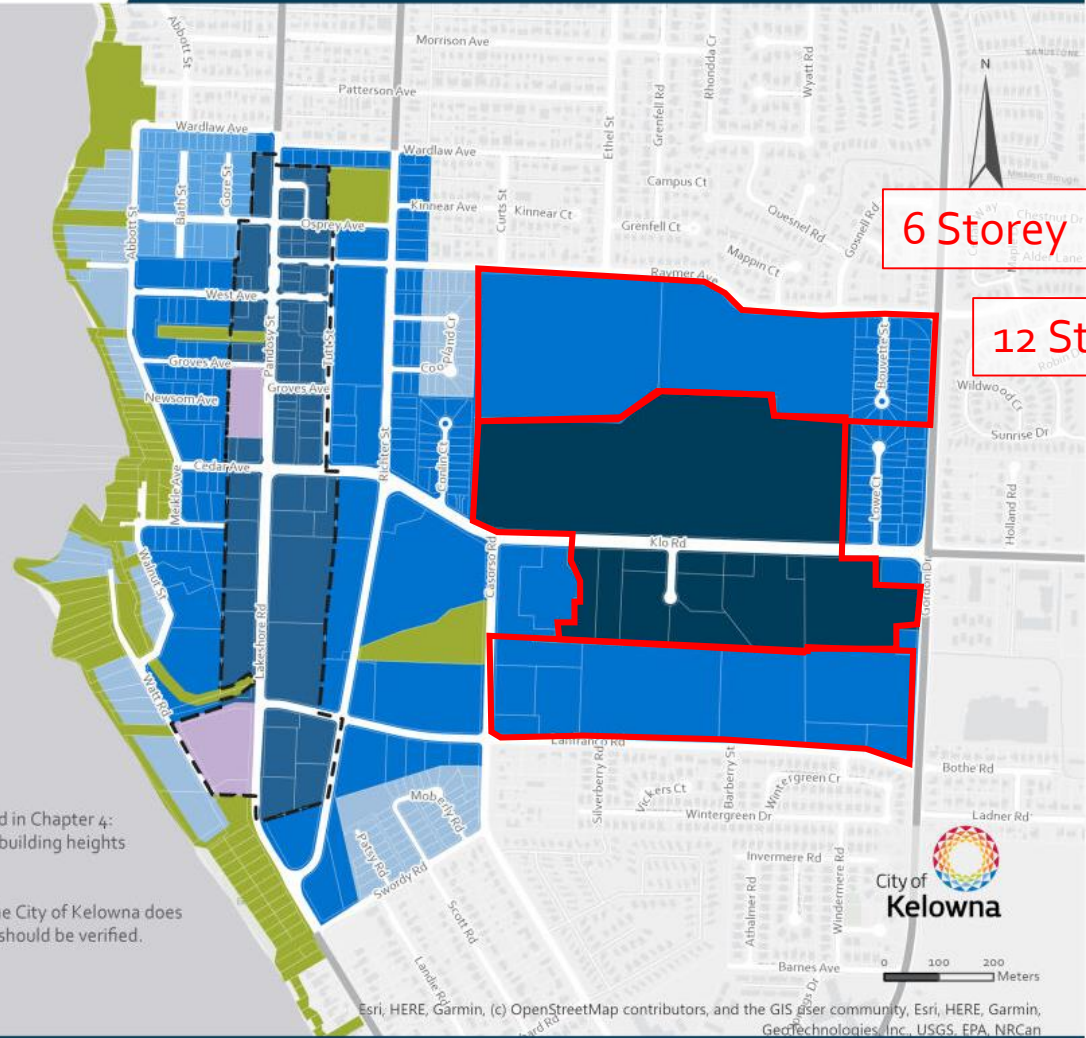
Rev. Sept. 8, 2021

Proposed Map

2040 Official Community Plan

Map 4-5 Pandosy Building Heights

- 14 storeys
- 12 storeys
- 8 storeys
- 6 storeys
- 4 storeys
- 3 storeys
- Pandosy Lakeshore Corridor
- Park



This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.6.

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Rev. Dec 18th, 2021

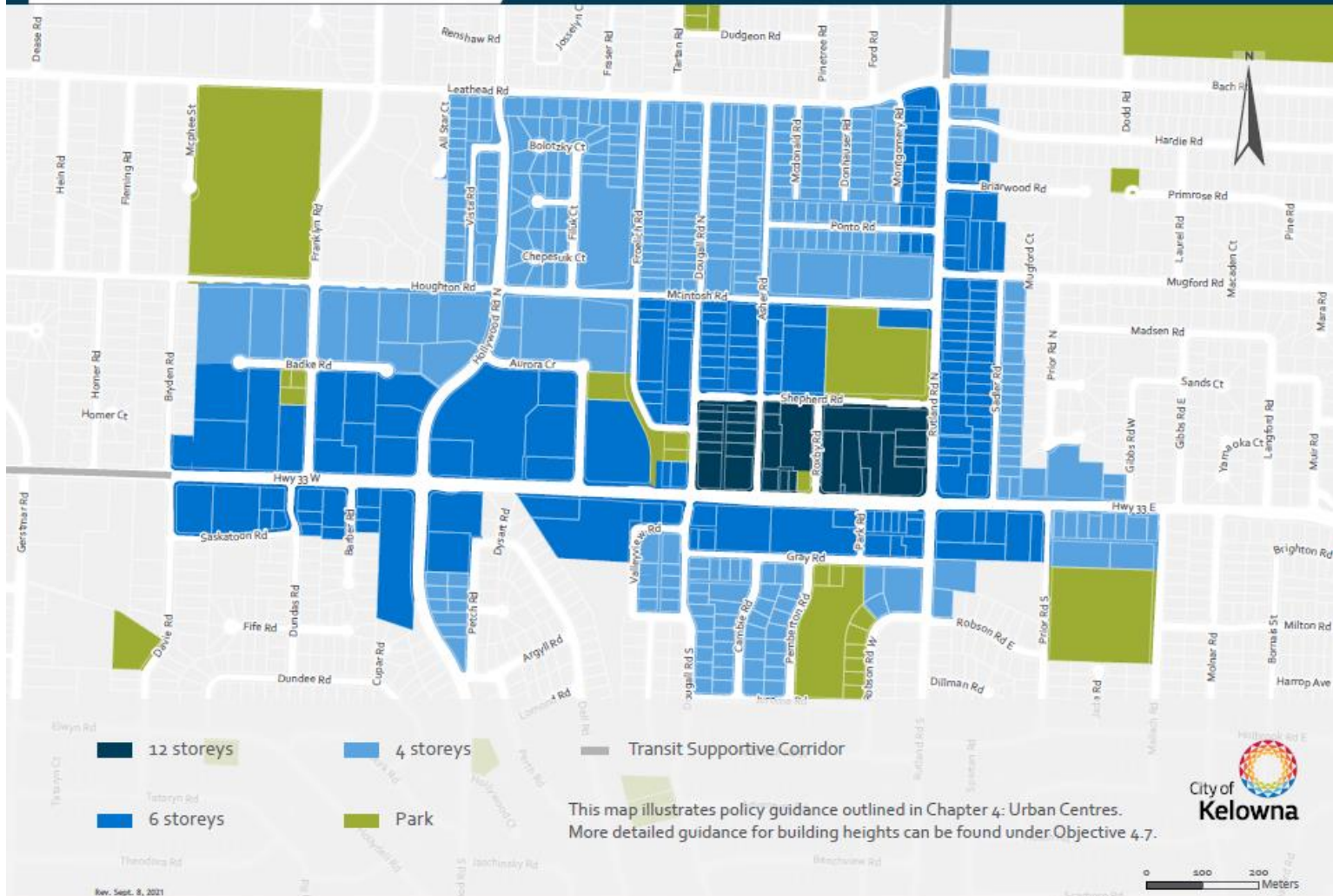
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, GeoTechnologies Inc., USGS, FPA, NRCan

Original Map

2040 Official Community Plan
Community Plan

Map 4-7

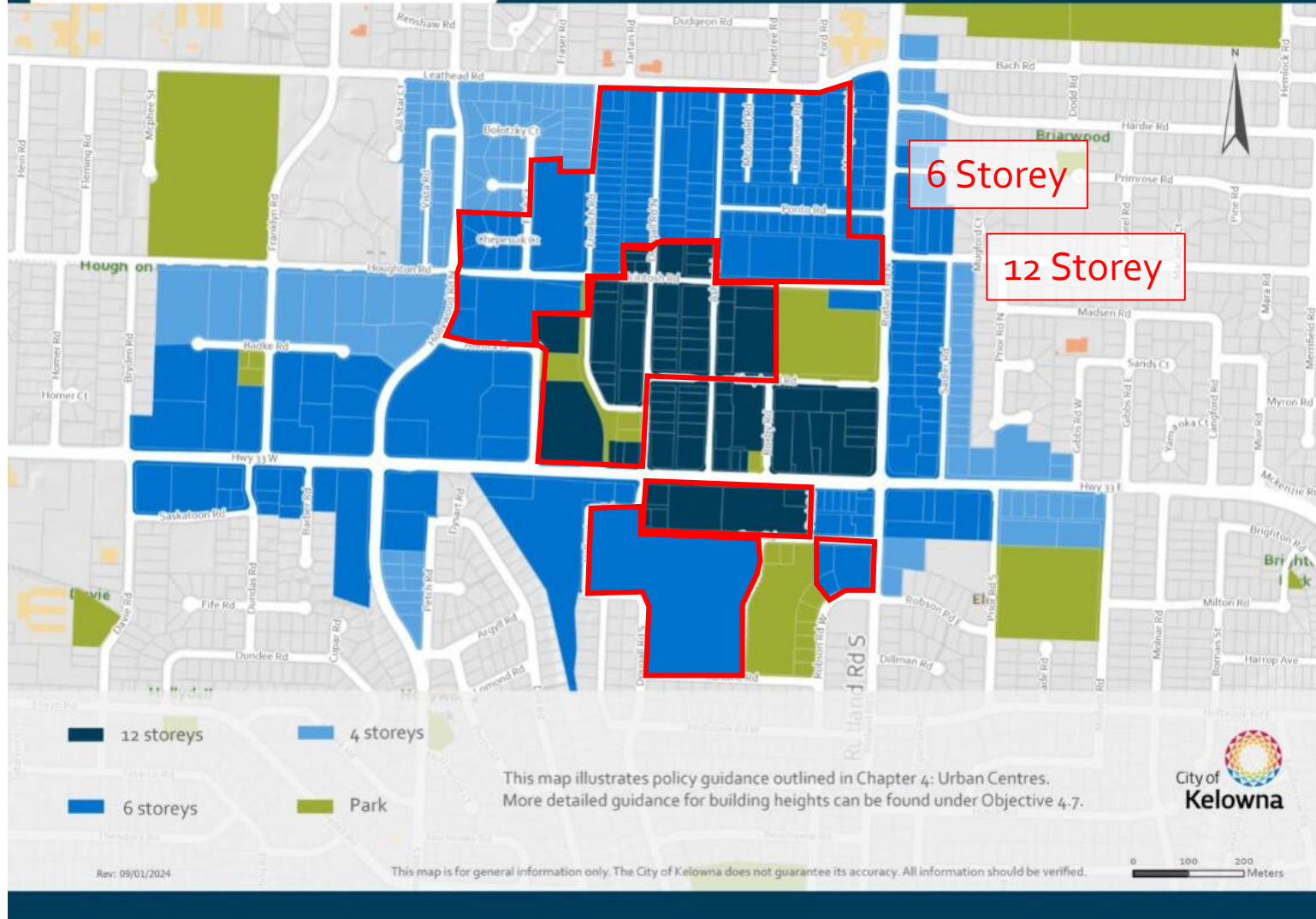
Rutland Building Heights



Proposed Map

2040 Official Community Plan

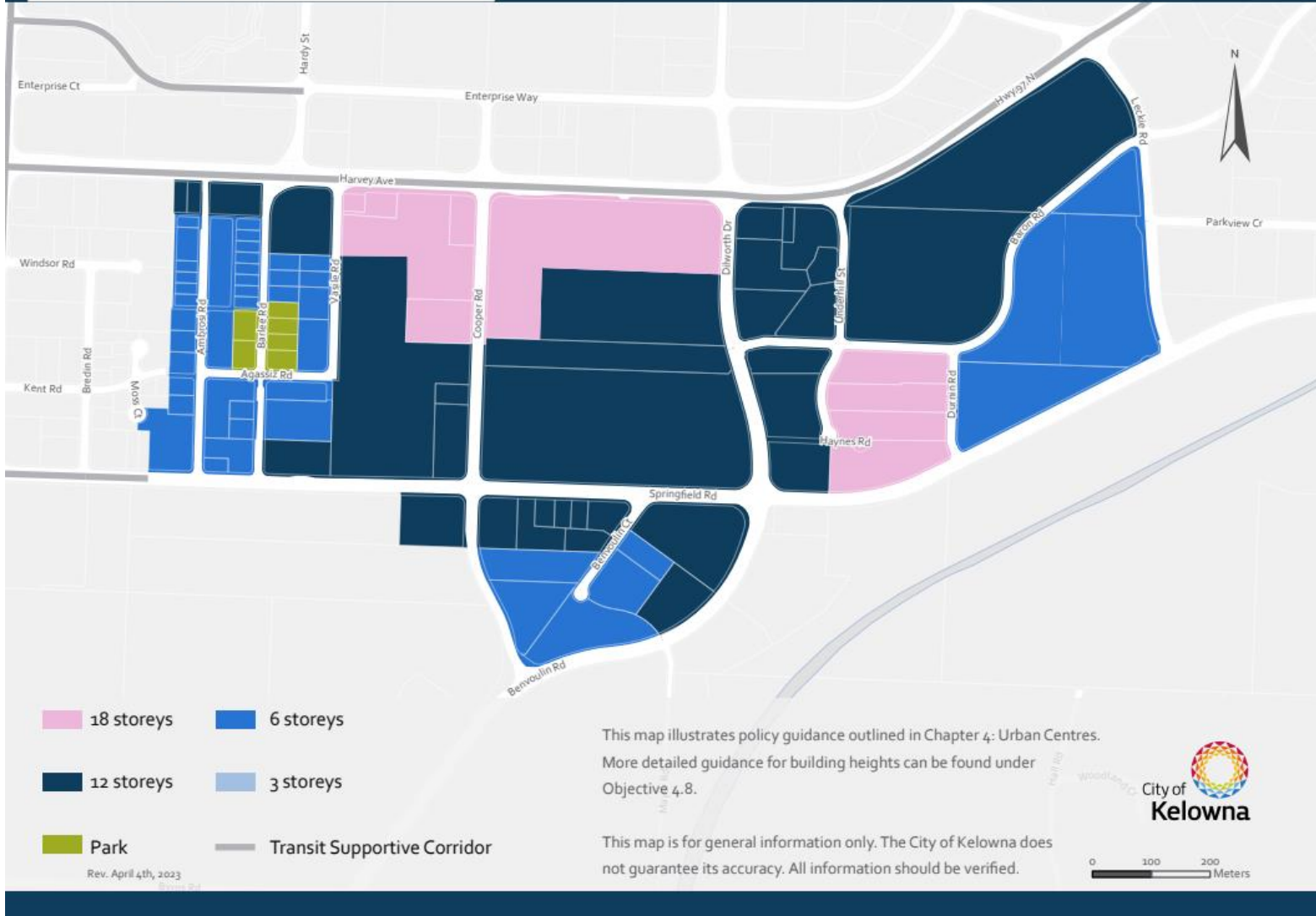
Map 4-7 Rutland Building Heights



No Change Proposed

2040 Official Community Plan

Map 4-9 Midtown Building Heights



Staff Recommendation

- ▶ Staff recommend bylaws proceed to first reading for TA22-0014, Z24-0001, & OCP24-0001



Conclusion of Staff Remarks

CITY OF KELOWNA
BYLAW NO. 12611
TA23-0011
1261 Centennial Crescent

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, **Section 11 – Single and Two Dwelling Zones, 11.6 – Site Specific Regulations** be amended by adding the following in its appropriate location:

“

2.	Lot 23 DL 137 ODYD PLAN 10689 Except Plan KAP89141	1261 Centennial Crescent	<p>Notwithstanding, Section 5.3 General Definitions & Table 8.3.1a Other Residential Parking, & Section 11.5 Development Regulations, the following uses and regulations are permitted:</p> <ul style="list-style-type: none"> • To expand the Boarding and Lodging House use to operate within an accessory building in addition to the Single Dwelling Housing; • To reduce the minimum required parking stalls from 8 stalls to 3 stalls; and • To increase the height of the accessory building from 4.8 m required to 6.2 m proposed.
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”

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, second and third time by the Municipal Council this 5th day of February 2024.

Approved under the Transportation Act this 6th day of February, 2024.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna

Mayor

City Clerk

Report to Council



Date: February 12, 2024
To: Council
From: City Manager
Subject: Water Supply Level of Service Policy
Department: Utility Services

Recommendation:

THAT Council receives, for information, the report from the Utility Services Department, dated February 12, 2024, regarding the Water Supply Level of Service Policy;

AND THAT Council adopts the revised Council Policy No. 383, now titled Water Supply Level of Service , as outlined in the Report from the Utility Services Manager, dated February 12, 2024.

Purpose:

To approve updates to Council Policy No. 383, retitled as Water Supply Level of Service.

Background:

Previous Council Resolution

Resolution	Date
THAT Council direct staff to proceed with developing a policy regarding water supply for customers of the Kelowna Water Utility consistent with the recommendations outlined in this report, AND THAT staff be directed to bring forward a draft Policy on Water Supply for customers of the Kelowna water utility at a future regular PM Meeting of Council.	October 7, 2019
THAT Council adopts Council Policy No. 383 being the Water Supply Policy as outlined in the Report from the City Manager dated October 28, 2019.	October 28, 2019

The Council Policy No. 383 adopted in October, 2019 was to guide staff in finalizing an agricultural water rate structure, updates to the Water Regulation Bylaw, development of a Water Shortage Plan that included drought management, and to set parameters for long term water supply planning. This policy

was particularly needed to identify the new non-potable water system in the City, and how the potable and non-potable water systems would be handled differently in the City.

Council's guiding principle for water supply is that all residents and water users in the City must have a safe, affordable, resilient and sustainable supply of high-quality drinking water and a reliable supply of water for agriculture. The purpose of this policy is to clearly state the base level of service for the City Water Utility and address responsible management of the resource. The draft revision to Council Policy No. 383 is presented by staff as Attachment 1 to this report.

Statements in this policy were developed to reflect Council driven responses to customer challenges to current practice, guiding principles around responsibilities as a community, and limitations of our existing supply and infrastructure managed through the City Water Utility. The policy emphasizes base levels in four general areas: General Practice, Fire Protection, Potable Supply Limitations and expectations, and Non-Potable Supply for rural water use in southeast Kelowna. These policy statements drive further detailed requirements for several bylaws currently under review:

- Subdivision, Development and Servicing Bylaw No. 7900
- Water Regulation Bylaw No. 10480
- Utility Billing Customer Care Bylaw No. 8754
- Kelowna Development Cost Charge Bylaw No. 12420
- Fire and Life Safety Bylaw No. 10760

Discussion:

General Practice:

Utility Services has identified the need to both add and revise water supply policy statements about potable supply and non-potable supply, how decisions are prioritized, and how the City utility works to support the many different irrigation water supplies used within the City.

Fire Protection: Utility Services is adding clarity to its minimum requirements for water supply for firefighting. The clarifications come in response to concerns from staff practice to address the series of legislative changes (Bills 44, 46 and 47) by the Province which impact land use planning in British Columbia and the City of Kelowna. This policy is one of several updates necessary because of this provincial housing legislation. Establishing a clear minimum level of service for water supply for community-based firefighting provides staff with flexibility to develop new, and more innovative bylaw amendments to adapt to the new infill legislation and ensure that water supply meets community expectations and supports public safety.

Potable Supply: The potable supply will be operated and maintained to be clean and safe. This includes protections against contamination following treatment by assuring the use backflow prevention technology where needed.

Most importantly is that the City Potable water system cannot supply water for agricultural irrigation. While there are many agricultural properties within the City boundary that are supplied by purveyors, there are some that continue to rely on their own privately held water licenses off creeks, wells, shared water systems or water user groups. Water quality and quantity in these supplies are known to fluctuate. Staff are often asked to connect to the Potable system as their infrastructure deteriorates, or as water

levels decline. The Potable water utility infrastructure is simply not sized for nor has the storage necessary for seasonal agricultural irrigation supply. The cost of upgrading the potable water supply to provide more water for equivalent sized unserved commercial properties costs in the order of \$100,000 per acre of land. Additionally, potable water is relatively expensive to produce and will become much more expensive as higher levels of treatment are required in the future. The best value for agricultural irrigation is to continue to use those alternate sources of water, and for agricultural property owners continue to manage and invest in renewal of their supply.

Non-Potable Supply: This supply will be operated and maintained to meet federal agricultural water quality guidelines for agriculture, and provide for fire protection outside the irrigation season.

The area of agricultural land supplied by the Non-Potable Water System will not exceed 1,925 hectares. This provides reasonable protection against the risk of water shortage and adequate water to meet the City Water Utility environmental obligations. This provides Council's way to contain expansion similar to how improvement district letters patent is used to define their limits of service.

Conclusion:

The Water Supply Level of Service Policy for Kelowna Water Utility customers identifies the base level of service provided for water supply within the City. The policy helps the public and staff clearly communicate the limitations of water supply in the City, and where services such as Non-Potable irrigation supply, drinking water supply, fire protection, environmental flows and other important factors are at play when decisions are made.

Internal Circulation:

Finance
Parks
Planning and Development Services
Revenue

Considerations applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:

Considerations not applicable to this report:

Financial/Budgetary Considerations:
External Agency/Public Comments:
Communications Comments:

Submitted by:

Submitted by: R. MacLean, Utility Planning Manager

Approved for inclusion: M. Logan, Infrastructure General Manager

Attachment 1: Council Policy No. 383 Water Supply Level of Service
Attachment 2: Water Supply Level of Service Policy Presentation

cc: Divisional Director, Financial Services
Divisional Director, Partnership & Investments



City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
250 469-8500
kelowna.ca

Council Policy

Water Supply Level of Service

ESTABLISHED: October 28, 2019

Contact Department: Utility Services

Guiding Principle

All residents and water users in the City have a safe, affordable, resilient and sustainable supply of high-quality drinking water and a reliable supply of water for agriculture.

Purpose

To identify the base level of service for the City water utility that meets the needs of our community through responsible management of the resource.

Application

This policy applies to the City water utility and its Customers as established by Water Regulation Bylaw No. 10480.

Definitions

In addition to the following, an expression in this policy has the same meaning as in Water Regulation Bylaw No. 10480.

“Available Fire Flow” means the minimum level of service commitment for water available from the City’s water system at or near the point of servicing.

“Permanent Growth Boundary” means lands within are expected to develop and redevelop to higher intensity uses to accommodate the anticipated growth of the community to 2040 as identified in the Official Community Plan. Lands outside of the Permanent Growth Boundary are not expected to see significant redevelopment pressure.

“Rural lands” are characterized primarily by rural and agricultural lands outside of the Permanent Growth Boundary. Rural lands require a comprehensive neighbourhood planning process before considering the need and capacity of additional water supplies.

“Suburban neighbourhoods” are primarily lower density residential neighbourhoods within the Permanent Growth Boundary but outside of the Core Area and Urban Centres. A suburban neighbourhood is typically characterized by single family homes and are currently the dominant development pattern outside of the Core Area.

Policy Statements

General

1. A City bylaw or policy for water supply will reflect the following priorities (ranked from highest to lowest):
 - a) Safe water for public health;
 - b) Fire suppression, emergency response and risk mitigation;
 - c) Commercial, industrial and agricultural use;
 - d) Irrigation for aesthetics and recreation.
2. The City water utility supports, where feasible, the continued supply of irrigation on agricultural lands from creek water licenses, groundwater licenses, water use communities and other provincially supported water supplies.

Fire Protection

3. Minimum Level of Service within the Permanent Growth Boundary: To areas serviced by the City Water Utility within the Permanent Growth Boundary, the City will provide a minimum flow of 60 litres per second for a duration of 1.5 hours to fight a fire. This minimum Level of Service is measured at a minimum residual pressure of 20 psi (137.9 kPa), with pipe velocities not exceeding 4 metres per second, and/or accessible by a fire hydrant no further than 150 metres distance to the property line (including strata lots) for manual firefighting. The water utility will address infrastructure deficiencies resulting in not meeting the minimum level of service within 10 years of identifying the deficiency.

4. For areas serviced by the City Water Utility outside the Permanent Growth Boundary, a suburban neighbourhood serviced by the City will be supplied with water for fire protection to the design limitations of the constructed water system in that area. For buildings on rural land serviced by the City Water Utility, water for fire protection will be provided to the design limitations of the constructed water system in that area where hydrants have been added.
5. Emergency storage will be 1,350 cubic metres for all new reservoirs constructed in service areas requiring a fire flow of 150 litres per second or less as defined in the Subdivision, Development and Servicing Bylaw No. 7900. Where a zoning requirement requires 225 litres per second (typically "Industrial"), the emergency storage will be 2,025 cubic metres.
6. Available Fire Flow: Available Fire Flow will be informed by hydraulic information from water model results provided by the City or other water purveyor or through approved hydrant flow tests.
 - a) Where existing reservoir and distribution infrastructure capacity exists, the City may be capable of supplying higher fire flow volumes.
 - b) Available Fire Flow will be allocated on a priority basis as follows:
 - i. public firefighting for exposure control and wildfire interfaces,
 - ii. private fire suppression systems installed and maintained to BC Building Code requirements,
 - iii. all other public uses.

Potable Supply

7. The Potable water system will supply clean and safe drinking water to all utility customers to maintain public health and safety and will meet or exceed Canadian Drinking Water Quality Guidelines and regulatory requirements from the Province of British Columbia.
8. The potable water system was not designed to provide the volume of water necessary for extensive agricultural irrigation. Furthermore, it is recognized that the Water Utility must prepare the community for more expensive, filtered water that will be required in the future. Existing water supply, in whatever form, for agriculture must be supported. Wherever practical, potable water will not be used for irrigation of agricultural land. No new allotments of potable water for agricultural irrigation will be provided. A property with Farm Status and an existing allotment on the Potable water system prior to December 31, 2023, is exempt from this exception.
9. An approved backflow preventer used to protect the Potable supply from the Non-Potable water system will be owned, tested and maintained by the Water Utility on behalf of the property owner. All other customer backflow prevention devices will be owned, tested and maintained at the expense of the Customer.

Non-Potable Supply

10. The Non-Potable water system will be maintained and operated to meet federal agricultural water quality guidelines during the irrigation season.
11. Customers with access to the Non-Potable system will be encouraged to use this service for irrigation purposes where supply is available.
12. The Non-Potable water system will be operated outside of the irrigation season to provide fire protection.
13. The Manager will determine the area extent of the Non-Potable water system and the properties served by the system based on the best overall value to the City water utility and consistent with the priorities identified by Council.
14. The area of agricultural land supplied by the Non-Potable water system will not exceed 1,925 hectares. This provides reasonable protection against the risk of water shortage and adequate water to meet the City water utility environmental obligations.
15. A lower priced rate structure is available for non-potable water than potable water in the same customer class to encourage the use of the Non-Potable water supply for irrigation.

Amendments

Last Revised:

Replacing: **R1005/19/10/28**



City of
Kelowna

Council Policy No. 383 Water Supply Level of Service

February 12, 2024

Guiding Principle

1. Water Supply

All residents and water users in the City have a safe, affordable, resilient and sustainable supply of high-quality drinking water and a reliable supply of water for agriculture.



Purpose of the Policy

- ▶ To identify the base level of service for the City Water Utility that meets the needs of our community
- ▶ 4 categories, 15 statements



General

- ▶ Priorities
 - ▶ Safe water
 - ▶ Fire & Emergency supply
 - ▶ Business uses, including agriculture
 - ▶ Aesthetics and recreation
- ▶ City support of multiple agricultural water supplies



Fire Protection

Minimum Levels of Service

- ▶ Area specific
 - ▶ Inside the Permanent Growth Boundary (PGB)
 - ▶ Outside the PGB
- ▶ Minimum new storage requirements
- ▶ Available Fire Flow
 - ▶ Rate
 - ▶ Duration



Potable Water

- ▶ Clean and safe
- ▶ Backflow prevention
- ▶ No allotment for agricultural irrigation



Non-Potable Supply Southeast Kelowna

- ▶ Ag water quality goals
- ▶ Connect where possible
- ▶ Fire protection
- ▶ Area served
 - ▶ Council decision
 - ▶ 1,925 hectares.
- ▶ Non-Potable rates < Potable rates.





Thank you!

For more information, visit kelowna.ca.

DRAFT RESOLUTION

Re: Construction Noise Bylaw Amendment

THAT Council direct staff to review construction noise restrictions in other communities, and the current the noise variance procedure,

AND THAT Council direct staff to bring forward for Council consideration options for amending current construction noise times and the noise variance procedure.

BACKGROUND:

Councillor Webber indicated his intent to bring forward a resolution to review construction noise times, on January 22, 2024.

Construction noise is defined and limited to the hours of between 7:00 am and 9:00 pm, seven days a week, under section 8 of the Good Neighbour Bylaw No. 11500. A variance to these times may be requested. A Bylaw contravention may result in a \$500 penalty.

Excerpts from the [Good Neighbour Bylaw No. 11500](#):

Construction Noise means any noise or sound made by:

- i. the carrying on of works in connection with the construction, demolition, reconstruction, alteration or repair of any building or structure;
- ii. the carrying on of any excavation by machinery or heavy equipment; or
- iii. the moving or operating of any kind of machine, engine or construction equipment

8. Construction Noise

8.1 No person shall on any day before 7:00 am or after 9:00 pm make or cause, or permit to be made or caused any construction noise.

8.2 A person may apply to the public works manager for permission to vary the time restrictions established in section 8.1 of this bylaw with respect to construction noise generated on public spaces or streets. A person may apply to the development engineering manager for permission to vary the time restrictions established in section 8.1 of this bylaw with respect to construction noise generated on real property that is not a public space or a street. An application in the form specified by the development engineering manager or development engineering manager, as appropriate, must be submitted at least five (5) business days prior to the date of the proposed activity.

8.3 Upon receiving an application submitted in accordance with section 8.2 of this bylaw, the City may, by written permit, vary the time restrictions set out in section 8.1 of this bylaw for a

certain location and activity if, in the opinion of the public works manager or development engineering manager, as appropriate:

- (a) public safety or traffic considerations make it necessary or expedient that the work or activity commence or continue beyond those time restrictions; or
- (b) it is impossible or impractical to carry out, within those time restrictions:
 - (i) excavation;
 - (ii) concrete pouring or finishing;
 - (iii) major structural or mechanical component delivery or placement; or
 - (iv) relocation of a building; and

after considering whether there should be prior notification of the neighbourhood that would be affected, the public works manager or development engineering manager, as appropriate may impose such terms and restrictions as deemed necessary in the circumstances to mitigate the impact of the construction noise on the adjacent neighbourhood

COUNCILLOR WEBBER COMMENTS

I'd like to introduce a motion for council to consider instructing city staff to review Kelowna's construction noise bylaws and come up with options for possible changes or adjustments to ease the impact on nearby residents.

The construction of housing is one of the city's top priorities. Council approves dozens of new residential developments each year... both large scale and small. These are mainly infill projects, meaning construction is often happening within feet of existing residences.

Learning to live with nearby construction has become a fact of life for hundreds of city residents. In fact, due to Kelowna's rapid growth and our billion dollars-plus construction industry located within a small land base, Kelowna residents may be more likely than other Canadians to find themselves living near a construction project.

Despite that, our bylaws governing construction times and days are among the loosest in the country. Construction work can now go on 7 days a week from 7am to 9pm, 365 days a year, even on statutory holidays. Plus, variances are available to allow crews to begin construction in the middle of the night.

Many of these projects can last one year, two years, even three years. This can be very difficult for neighbours of all ages to cope with. A variety of Kelowna residents have recently written to the council describing the impact of on-going construction noise on their stress levels and the mental health of their entire families.

This motion's intent is to discover whether any changes be made to ease that impact while maintaining our momentum to provide more housing and at the same time supporting and protecting our thousands of construction workers. Some other development-heavy cities in BC allow fewer hours of construction each day plus no construction work on Sundays and statutory holidays.

In summary, I'd like to introduce for council's consideration a motion to have staff review Kelowna's construction noise bylaws and their variances, examine the bylaws in other communities, and issue recommendations for possible changes to ease the noise impact of Kelowna's widespread construction on nearby residents.

Date: February 12, 2024