

City of Kelowna
Regular Council Meeting
AGENDA



Monday, March 11, 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

5 - 9

PM Meeting - March 4, 2024

3. Reports

3.1 RCMP 2023 Year In Review

10 - 22

To present Council with a year-end update based on 2023-year end, public safety and crime data.

4. Development Application Reports & Related Bylaws

4.1 Upper Mission Dr 5347 - OCP23-0012 (BL12633) Z23-0074 (BL12634) - Essential Idea Ltd., Inc.No. BC0134064

23 - 38

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation and to rezone portions of the subject property from the RU₂ – Medium Lot Housing zone to the RU₃ – Small Lot Housing zone to facilitate a nine lot bareland strata development.

- 4.2 Upper Mission Dr 5347 - BL12633 (OCP23-0012) - Essential Idea Ltd., Inc. No. BC0134064** 39 - 40
- Requires a majority of all members of Council (5).**
- To give Bylaw No. 12633 first reading in order to change the future land use designation of a portion of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation to facilitate a nine lot bareland strata development.
- 4.3 Upper Mission Dr 5347 - BL12634 (Z23-0074) - Essential Idea Ltd., Inc. No. BC0134064** 41 - 42
- To give Bylaw No. 12634 first reading in order to rezone a portion of the subject property from the RU2 – Medium Lot Housing zone to the RU3 – Small Lot Housing zone to facilitate a nine lot bareland strata development.
- 4.4 Leathead Rd 165 - Z23-0072 (BL12632) - Nor-Van Vliet Properties Ltd., Inc.No. BC1063426** 43 - 56
- To rezone the subject property from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.
- 4.5 Official Community Plan and Rezoning Bylaws Supplemental Report to Council** 57 - 58
- To give OCP Bylaw No. 12621 first reading consideration and to receive a summary of notice of first reading for Zoning Bylaw Text Amending Bylaw No. 12619 and Rezoning Bylaws No. 12620 and 12627 and to give the bylaws further reading consideration.
- 4.6 Official Community Plan Amendment Applications**
- To give first reading to one Official Community Plan amendment application.
- 4.6.1 Pandosy and Rutland Building Heights Maps - BL12621 (OCP24-0001) - City of Kelowna** 59 - 61
- Requires a majority of all members of Council (5).**
- To give Bylaw No. 12621 first reading in order to amend the Official Community Plan by replacing the Pandosy and Rutland Building Heights Maps in order to implement provincial legislation regarding Small -Scale Multi-Unit Housing and Transit Oriented Areas.
- 4.7 Text Amendment and Rezoning Applications**
- To give first, second and third reading to one Zoning Bylaw text amendment application and two rezoning applications.
- The following bylaws will be read together unless Council wants to separate one of the bylaws.

4.7.1	Small-Scale Multi-Unit Housing and Transit Oriented Areas - BL12619 (TA24-0001) - City of Kelowna	62 - 107
	To give Bylaw No. 12619 first, second and third reading in order to implement provincial legislation regarding Small-Scale Multi-Unit Housing and Transit Oriented Areas.	
4.7.2	Rezoning of Small-Scale Multi-Unit Housing and Transit Oriented Areas - BL12620 (Z24-0001) - City of Kelowna	108 - 214
	To give Bylaw No. 12620 first, second and third reading in order to amend the Zoning Bylaw by replacing Schedule "A" Zoning Maps in order to implement provincial legislation regarding Small-Scale Multi-Unit Housing and Transit Oriented Areas.	
4.7.3	Sadler Rd 200, 210, 230 - BL12627 (Z23-0084) - Dominion (Sadler) Inc., Inc.No. A0128728	215 - 215
	To give Bylaw No. 12627 first, second and third reading in order to rezone the subject properties from the UC ₄ – Rutland Urban Centre zone to the UC _{4r} – Rutland Urban Centre Rental Only zone.	
4.8	Union Rd 1975 - Z21-0056 (BL12481) - Multiple Owners	216 - 217
	To extend the deadline for adoption of Rezoning Bylaw No. 12481 to February 27, 2025.	
5.	Non-Development Reports & Related Bylaws	
5.1	Form and Character Development Permit Overview	218 - 242
	To provide Council with an overview of the processing procedure for Form and Character Development Permits, specifically, how form and character design guidelines are implemented in development applications.	
5.2	North End Plan - Supplemental Parks Report	243 - 259
	To inform Council of the process and implications of designating private property with a Park future land use in the Official Community Plan with an emphasis on Manhattan Point & Beach.	
5.3	Regional Grant Funding Application - RDCO Emergency Support Services Equipment and Training	260 - 261
	To support the Regional District of Central Okanagan to manage a UBCM Community Emergency Preparedness Fund – Emergency Support Services Grant on behalf of the Central Okanagan local jurisdictions.	
6.	Bylaws for Adoption (Non-Development Related)	

6.1 BL12624 - Amendment No. 26 to Subdivision, Development and Servicing Bylaw No. 7900

262 - 267

To adopt Bylaw No. 12624.

7. Mayor and Councillor Items

8. Termination



City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, March 4, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Maxine DeHart, Gord Lovegrove, Mohini Singh, Luke Stack*, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillors Ron Cannan and Charlie Hodge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Urban Planning Manager, Jocelyn Black*; Planner, Jason Issler*; Planner, Mark Tanner*; Development Engineering Manager, Nelson Chapman*; Fire Chief, Dwight Seymour*; Utility Planning Manager, Rod MacLean*; Real Estate Department Manager, Johannes Saufferer*; Acting Property Manager, Cody Passley*; Legislative Technician, Natasha Beauchamp
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(* 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.

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2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT the Minutes of the Regular Meetings of February 26, 2024 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Hollywood Rd N 673 McWilliams Rd 595 - Z23-0083 (BL12628) - Meta Ventures Ltd., Inc. No. BC1360646

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Rezoning Application No. Z23-0083 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan KAP50019, located at 673 Hollywood Rd N, Kelowna, BC from the RU₄ – Duplex Housing zone to the MF₂ – Townhouse Housing zone and Lot 24 District Lot 143 ODYD Plan 29836, located at 595 McWilliams Rd, 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 March 4, 2024;

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

Carried

Councillor Stack joined the meeting at 1:33 p.m.

3.2 Clement Ave 815-865 - Z23-0002 (BL12629) - ASI Vivo GP Inc., Inc. No. A0119520

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Rezoning Application No. Z23-0002 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 14 Section 30 Township 26 ODYD Plan 1277, located at 865 Clement Ave, Kelowna BC;
- Lot 15 Section 30 Township 26 ODYD Plan 1277, located at 863 Clement Ave, Kelowna, BC;
- Lot 16 Section 30 Township 26 ODYD Plan 1277, located at 853 Clement Ave, Kelowna, BC;
- Lot 17 Section 30 Township 26 ODYD Plan 1277, located at 847 Clement Ave, Kelowna, BC;
- Lot 18 District Lot 138 ODYD Plan 1277, located at 841 Clement Ave, Kelowna, BC;
- Lot 19 Section 30 Township 26 ODYD Plan 1277, located at 837 Clement Ave, Kelowna, BC;
- Lot 20 Section 30 Township 26 ODYD Plan 1277, located at 831 Clement Ave, Kelowna, BC;
- Lot 21 District Lot 138 ODYD Plan 1277, located at 825 Clement Ave, Kelowna, BC;
- Lot 22 District Lot 138 ODYD Plan 1277, located at 819 Clement Ave, Kelowna, BC; and
- Lot 23 District Lot 138 ODYD Plan 1277, located at 815 Clement Ave, Kelowna, BC;

from the RU₄ – Duplex Housing zone to the MF_{3r} – Apartment Housing 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 March 4, 2024;

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

Carried

3.3 Homer Rd 250, 270, 280 - Z23-0077 (BL12630) - 1376686 B.C. Ltd., Inc. No. BC1376686

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Rezoning Application No. Z23-0077 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 3 Section 27 Township 26 ODYD Plan 14897 located at 280 Homer Rd, Kelowna, BC, of Lot 4 Section 27 Township 26 ODYD Plan 14897 located at 270 Homer Rd, Kelowna, BC, and of Lot 5 Section 27 Township 26 ODYD Plan 14897 located at 250 Homer Rd, 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 March 4, 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 for the subject property.

Carried

4. Non-Development Reports & Related Bylaws

4.1 Subdivision, Development and Servicing Bylaw No 7900 - Infill Housing Update

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed amendments to the Subdivision, Development and Servicing Bylaw and Council Policy 101 and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Council receives, for information, the report from the Development Engineering Branch with respect to amending the Subdivision, Development and Servicing Bylaw No. 7900 and Council Policy No. 101, being Conversion of Overhead Power Lines to Underground Installation, dated March 4, 2024;

AND THAT Bylaw No. 12624, being Amendment No. 26 to Subdivision, Development and Servicing Bylaw No. 7900, be forwarded for reading consideration;

AND THAT Council adopts the revised Council Policy No. 101 Conversion of Overhead Power Lines to Underground Installation, as outlined in the report from Development Engineering dated March 4, 2024.

Carried

4.2 BL12624 - Amendment No. 26 to Subdivision, Development and Servicing Bylaw No. 7900

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw No. 12624 be read a first, second and third time.

Carried

4.3 Property Management - 2023 Delegation of Authority

Staff:

- Displayed a PowerPoint Presentation summarizing the 2023 delegation of authority transactions and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receive for information the report from the Real Estate Department dated March 4, 2024, with respect to the transactions approved by the Manager, Property Management in accordance with the Delegation of Authority to Enter into Leases and Licenses of Occupation Bylaw No. 11250 for the period starting January 1, 2023, and ending December 31, 2023.

Carried

5. Mayor and Councillor Items

Councillor Lovegrove:

- Spoke to his attendance as a guest judge at the Sustainability Development Challenge for Okanagan Youth.
- Lead a school tour of Council Chambers.

Councillor Singh:

- Will be a key note speaker at the National Women's Day event at the Coast Capri Hotel on March 8, 2024 from 6:00 to 8:00 p.m.

Councillor DeHart:

- Will be attending the upcoming National Women's Day event at the Coast Capri Hotel.
- Spoke to their attendance at the Dragoons event last week.
- Spoke to their attendance at the Downtown Kelowna Association After 5 Event.
- Spoke to their attendance at the Pink Shirt Day event.
- Provided a presentation to new citizens of Kelowna at Okanagan College.
- Will be attending the Chamber of Commerce Board meeting tomorrow.

Councillor Cannan:

- Spoke to their attendance at the Metro Community Fundraiser.
- Inquired about the Housing Legislation Bylaw amendments.

City Clerk:

- Provided comment on the timing for the housing legislation bylaw amendment packages

Councillor Hodge:

- Will be attending the Okanagan Basin Water Board meeting tomorrow.
- Will be attending a Mussel Infestation Workshop at Manteo.

Councillor Wooldridge:

- Hosted the Sustainability Development Challenge.

- Spoke to their attendance at the Pink Shirt Day event with Mayor Dyas, Councillors DeHart and Lovegrove.
- Spoke to their attendance at the Urban Development Institute Housing Key Note Presentation last week.

Councillor Stack:

- Spoke to their attendance at the Central Okanagan Economic Commission presentation on the infestation of Mussels.

Mayor Dyas:

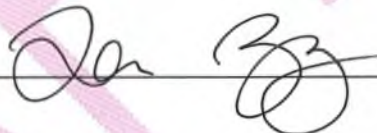
- Spoke to their attendance at the Coldest Night of the Year Walk and thanked Metro Community, the volunteers and members of our community for their support.

6. Termination

The meeting was declared terminated at 2:48 p.m.

Mayor Dyas

lb/acm



City Clerk

DRAFT

Report to Council



Date: March 11, 2024
To: Council
From: City Manager
Subject: RCMP 2023 Year End Report
Department: RCMP Superintendent

Recommendation:

THAT Council receive the RCMP 2023 Year End Report from the Officer in Charge, Kelowna RCMP Detachment, dated March 11, 2024.

Purpose:

To present Council with a year-end update based on 2023-year end, public safety and crime data.

Background:

In spring 2023, City Council established Crime & Safety among its [2023-2026 priorities](#). To ensure alignment, Kelowna RCMP updated and presented its 2024-2026 Strategic Plan in fall 2023, which includes the following commitments:

- Target recurring property theft;
- Be present in districts and neighbourhoods to deter crime and improve road safety; and
- Promote the right providers for mental health and addictions care and housing needs.

The Kelowna RCMP is committed to providing timely information about current and emergent policing issues and outcomes. This Report offers a general overview and analysis of select crime data in Kelowna between January 1, 2023 and December 31, 2023.

In 2023, Kelowna RCMP generated nearly 57,000 files. Kelowna detachment experiences relatively higher calls for service, Criminal Code of Canada offences, and officer caseloads compared to similar-size communities across the province. The addition of 16 police officers in Budget 2024 will position the detachment to keep pace with annual population growth as well as start to address changes in legislation, caselaw and respond to changing social conditions. It is acknowledged that there is a collective interest to shift incrementally from reactive to more proactive, community-based, policing.

In service to this objective, we are improving efficiency and effectiveness through intelligence-led policing, operational excellence initiatives, and innovation. With the integration of more data-led

analysis, hot spot patrols, and Repeat Offender Management programming in 2023, we are having a positive impact. As a detachment comprised of more than 300 policing professionals, sworn and civilian, our commitment to public safety and to serving with excellence is unwavering.

Trends & Themes:

Data indicates a 15% reduction in overall property crime compared to 2022 and 16% compared to 2021. Meanwhile, reported persons offences increased 5% compared to 2022 and 2% compared to 2021.

Files Generated: Downtown & Rutland

Visible and responsive policing Downtown and in Rutland is an established priority for Kelowna RCMP. In 2023, 20% fewer files were generated in the Downtown area while 31% more files were generated in the Rutland area, compared to 2022.

Caution is urged in the interpretation of this data as it does not reflect a direct and commensurate decrease / increase in actual crime. The changes can be attributed to multiple factors including the purposeful shifting of police resources from Downtown to Rutland. By having additional police resources on the ground, our members generated additional files in the Rutland area given their proximity to incidents coupled with the public's support in reporting.

Property Offences Overall

In 2023, significant improvement in relation to some property offences drove an overall decline of 15% compared to 2022. However, shoplifting continued to increase; 7% from 2022 and 26% from 2021. Similarly, arson offences increased each of the last two years; 7% from 2023 and 40% from 2021.

Reported Thefts

Last year, Kelowna observed a 39% decrease in auto theft, 29% decrease in theft from vehicle, and 40% decrease in bike theft compared to 2022. Crime data is complex, and it is difficult to pinpoint the drivers for these positive changes. However, research indicates that repeat offenders, a small facet of our community, commit a disproportionate number of crimes and Kelowna RCMP is, increasingly and relentlessly, focused on repeat offenders.

Over the past year, Kelowna RCMP implemented the Provincial Repeat Violent Offending Intervention Initiative and initiated a made-for-Kelowna Repeat *Property* Offender Management Program. The notable reductions in 2023 may indicate that we are on the right path. By continuing to target identified repeat offenders, we will optimistically see lower incidence of these crime types in 2024.

Break & Enters

In 2023, there were 482 Break & Enter (Business) compared to 867 incidents in 2022. Noteworthy, the number of reported Break and Enters (Business) declined regionally and provincially in 2023, though Kelowna experienced a significantly greater reduction:

- Kelowna 44% ↓
- South East District 20% ↓
- BC 8% ↓

Conversely, Kelowna experienced a 10% increase in reported Break & Enter (Residential) in 2023 compared to 2022, although figures were still lower than 2021. Kelowna RCMP acknowledges the impact of property crime on our business owners and residents. Using data-led enforcement initiatives, and strategies targeting repeat offenders, we will continue to proactively engage on this issue. Given the integral role of citizens in crime prevention, the RCMP and City Community Safety Department launched a [Community Safety Toolkit](#) and [Business Safety Toolkit](#) in 2023.

Fraud

In 2023, reported frauds increased 41%, driven by tap fraud, communication scams, and online scams. Our team prioritizes these files with added educational seminars delivered to the community. To learn more about this rapidly escalating issue, we encourage the public and media to visit the [Canadian Anti-Fraud Centre](#) as the national leader in crime prevention, education and technology.

Persons Offences Overall:

Overall, reported persons offences increased marginally over the last two years, although there are notable changes with certain categories. While reported sex offences and violent assaults increased 27% and 16%, respectively, robberies declined 26% compared to 2022.

Traffic

Increased “traffic safety presence” is identified among City’s Council’s [2023-2026 priorities](#). The Kelowna RCMP is committed to working in coordination with the City and the Province to enhance education, enforcement, and engineering toward safer roads. In 2023, Kelowna RCMP engaged in more proactive blitzes, augmented by news releases, to increase driver awareness and change drive behaviour; particularly targeting texting while driving, speeding, and impaired driving.

In response to Council’s Priority, additional traffic related metrics were adopted in 2023 and are reflected in this Report. “Interactions” will now be reported which include a combination of Motor Vehicle Act tickets and warnings issued within the city. Further, a breakdown of different collision categories is now displayed. In 2023, there was a baseline of 6,291 “traffic interactions”, collisions – property decreased 6%, collisions – injury increased 4%, while four people tragically died in motor vehicle crashes, compared to eight in 2022.

2023 Metrics

The following includes standardized indicators from the Canadian Police Performance Metrics Framework. All indicators relate to the City of Kelowna:

Police Capacity & Response	2021	2022	2023	% Change (since 2022)
Total Files Generated	63,888	60,181	56,870	-6%
Total Files Generated from Downtown area	7,394	9,808	7,887	-20%
Total Files Generated from Rutland area	-	4,095	5,374	31%
Files Generated Priority 1 & 2	22,415	20,674	19,121	-8%

Response Time for Priority 1 Calls (in minutes)	8.3	8.1	8.1	0%
Response Time for Priority 2 Calls (in minutes)	10.3	10.2	10.0	-2%
Property Offences	11396	11261	9618	-15%
Auto Theft	521	561	344	-39%
Theft from Motor Vehicle	2474	2130	1505	-29%
Break & Enter – Business	679	867	482	-44%
Shoplifting	1412	1653	1776	7%
Break & Enter – Residential	296	237	261	10%
Bike Theft	520	580	350	-40%
Fraud	1251	686	970	41%
Mischief	2254	1779	1769	-1%
Arson	115	149	160	7%
Persons Offences	3272	3191	3336	5%
Assault (Common)	1271	1189	1267	7%
Intimate Partner Violence	944	743	811	9%
Sex Offences ^[vii]	177	181	230	27%
Robbery	76	108	80	-26%
Assault Cause Bodily Harm/ Assault with Weapon	410	425	494	16%
Traffic Safety				
Traffic Interactions	-	-	6291	-
Collisions – Property	1614	1587	1490	-6%
Collisions – Injury	332	333	345	4%
Collisions – Fatal	7	8	4	-50%
Relevant Social Indicators (reflecting policing complexity in Kelowna)				
Files Generated with Mental Health Component	3104	2398	3073	28%
Files Generated MHA Apprehensions	599	636	726	14%
Files Generated Overdose	31	109	177	62%

Conclusion:

The metrics and related data provided within this report are continuously monitored and used by the RCMP to inform, through evidence-based analysis, our decisions and responses to crime and public safety in Kelowna; including that of advocacy for system changes at the Provincial and National levels. The Kelowna RCMP Officer in Charge (OIC) continues to drive transformative change with a focus on sustainable workloads, appropriate staffing levels, and wellness of all members of Kelowna Detachment. By taking care of our people, increasingly using intelligence and data-led targeted enforcement to deploy finite resources, the Kelowna RCMP is "Policing for Greater Impact" in our community.

Internal Circulation:

Community Safety Department
Communications Department

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Consultation and Engagement:

Communications Comments:

Submitted by: K. Triance, Superintendent, Kelowna RCMP Detachment

Approved for inclusion:



S. Leatherdale, Divisional Director, Corporate & Protective Services

cc:

D. Caul, Community Safety Director

T. White, Police Services Branch Manager

M. Roucek, Community Safety Services Manager

Report to Council – 2023 Year in Review

Presented by: Supt Kara Triance, Officer in Charge, Kelowna RCMP Detachment

March 11, 2024 (OPEN)



KELOWNA 2024 – 2026 RCMP STRATEGIC PLAN



TARGET

recurring property theft



PRESENT

in districts and neighbourhoods to deter crime and improve road safety



PROMOTE

the right providers for mental health and addictions care and housing needs



EMPOWER

policing professionals to advance prevention and response



RESULTS

through teamwork and initiative

SERVE WITH EXCELLENCE | TAKE RESPONSIBILITY | DEMONSTRATE COMPASSION | ACT WITH INTEGRITY | SHOW RESPECT



Policing for Greater Impact





TARGET

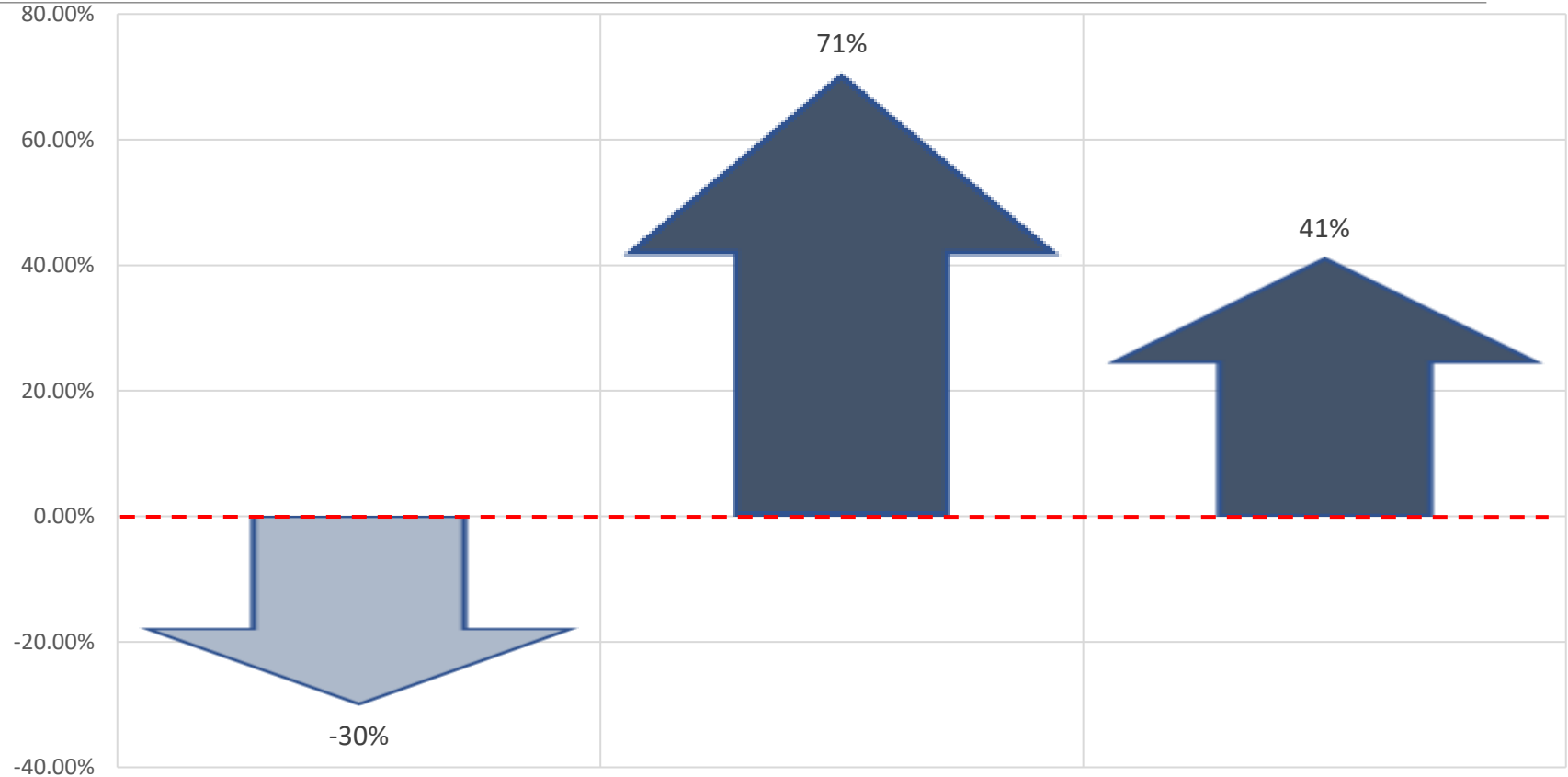
Top 3 Non-Violent Drivers

Annual Change (%) 2022-2023

**Break & Enter
Decrease
30%**

**Make/ Distribute Child
Sexual Abuse Material
Increase 69%**

**Fraud
Increase
42%**



Crime Severity Index Weight →

B&E: 205

Make/Distribute Child Sexual Abuse
Material: 519

Fraud: 89

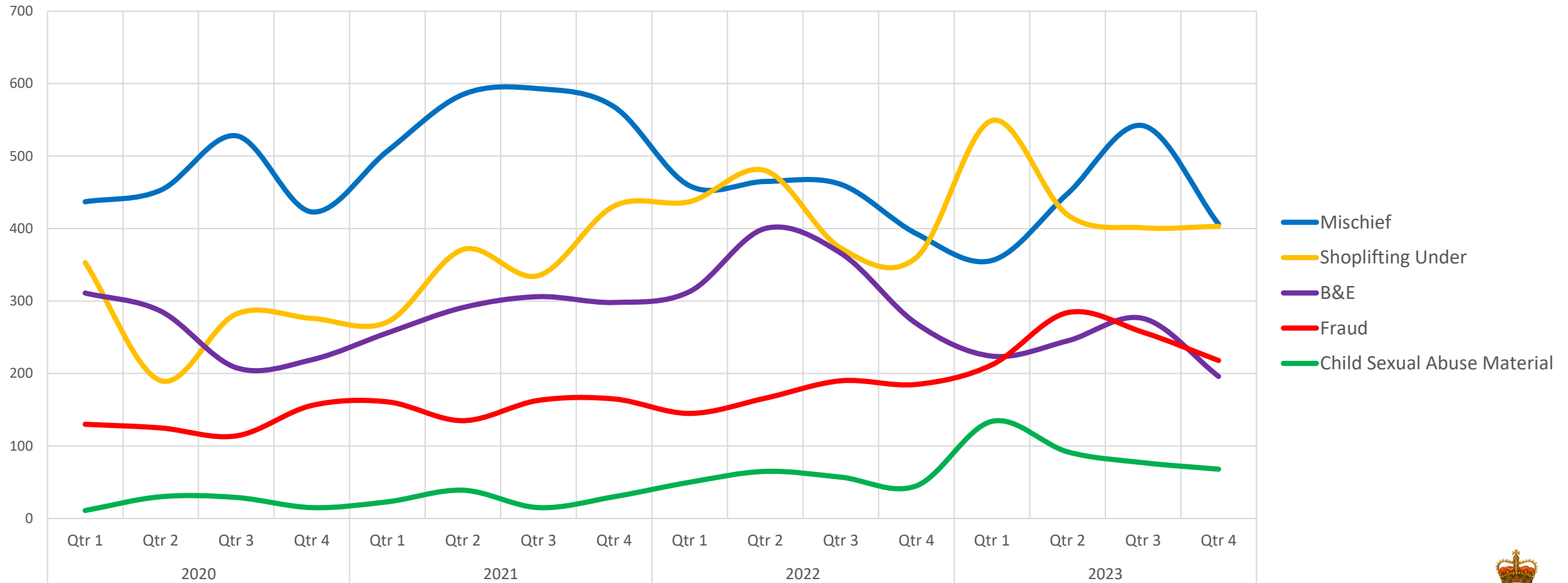




TARGET

Non-Violent Trends

(2020 to 2023)

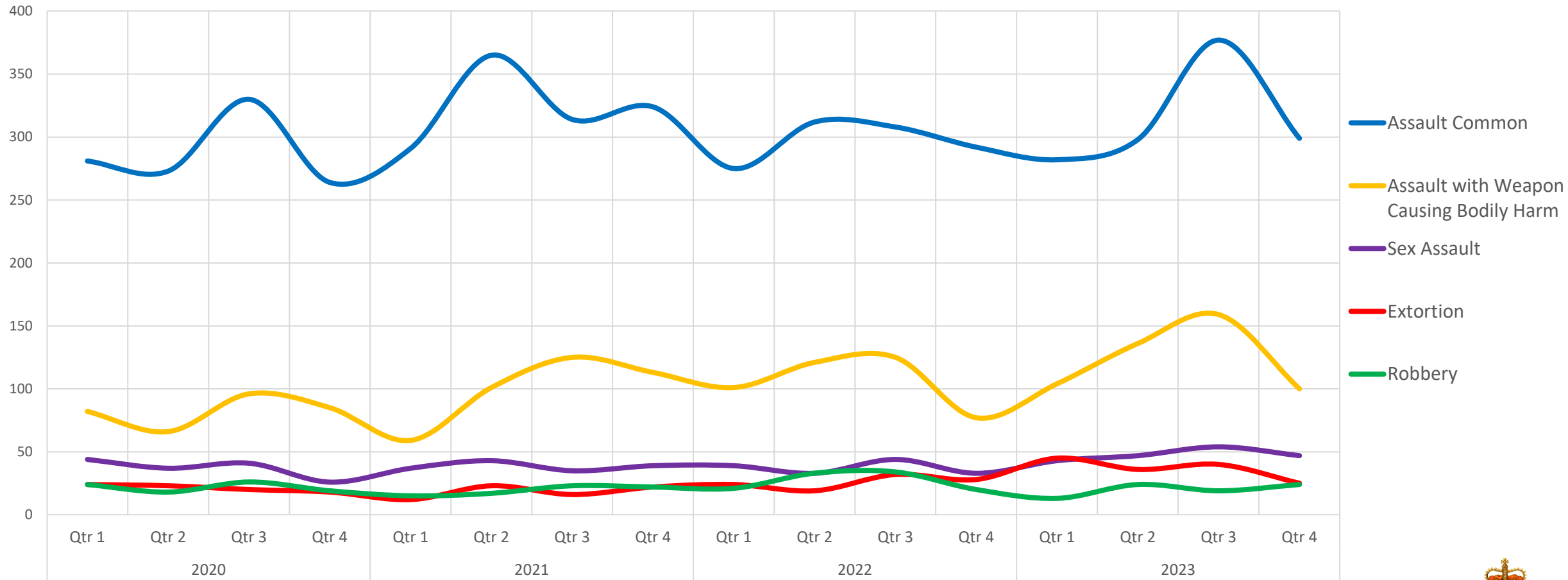




TARGET

Violent Trends

(2020 to 2023)



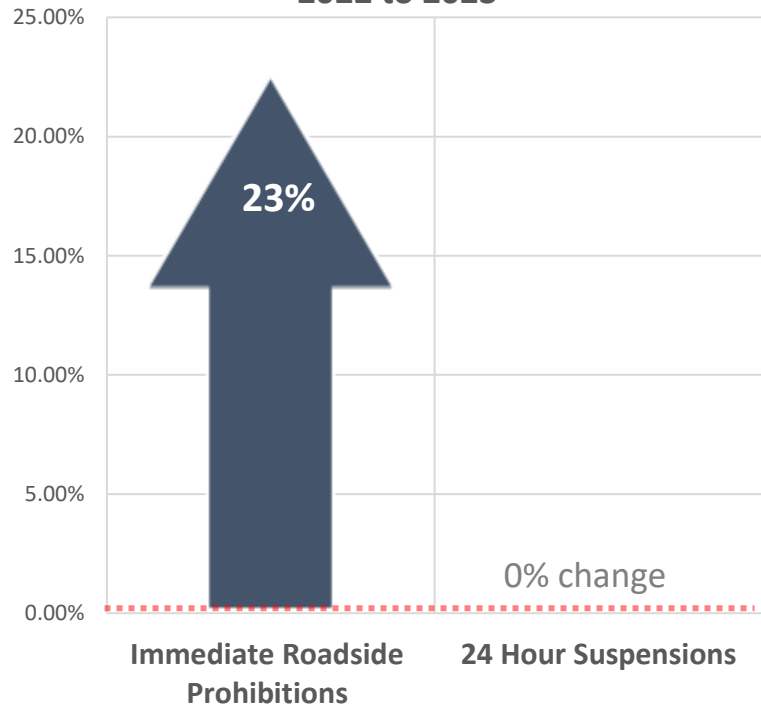


PRESENT

2024
Education
Enforcement
Engineering

Traffic Enforcement

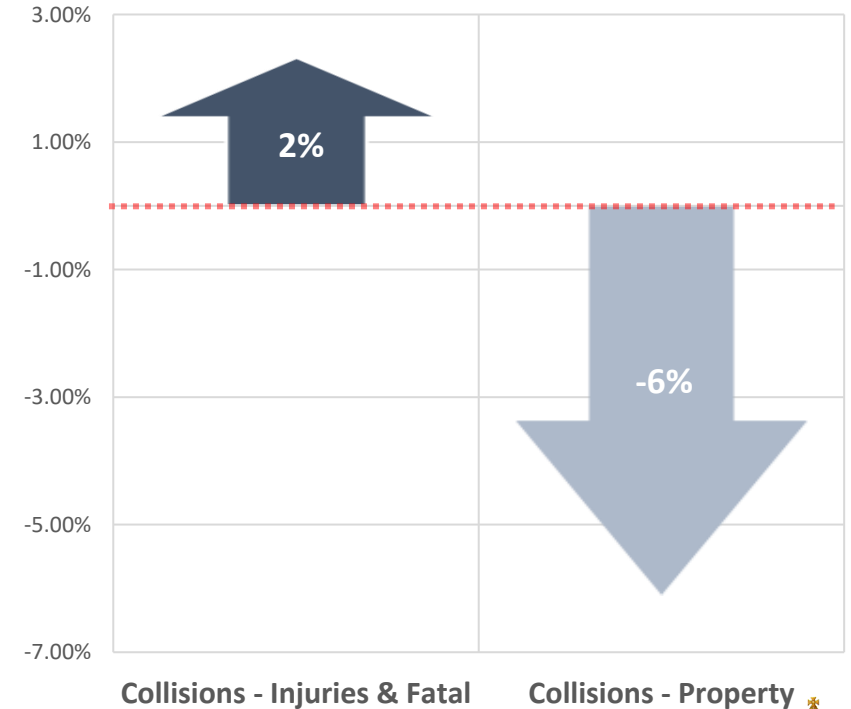
Immediate Roadside Prohibitions & 24 Hour Suspensions Change (%) 2022 to 2023



2023 Actions

- Interactions: 6291
- Immediate Roadside Prohibitions: 398
- 24 Hour Suspensions: 161



Collisions Change (%) 2022 to 2023





EMPOWER

Theft

 **Response Guide to Shoplifting from Stores and Businesses** 
Prioritize personal and public safety when reporting crime

How to Report

CALL POLICE 911

IF: Shoplifting is in-progress, just occurred, OR where suspect is in LPO custody

CALL RCMP NON-EMERGENCY 250-762-3300

IF: Shoplifting occurred more than 30 minutes ago with video and/or suspect information available

ONLINE at kelowna.ca/police

IF: Shoplifting occurred over 30 minutes ago with NO video or suspect information

Online reporting required for documentation & crime statistics

City of Kelowna
 4435 Water Street
 Kelowna, BC V1Y 1J4
 Revision Date: 2023-11-23

Continued →

Response Guide to Shoplifting from Stores and Businesses

Prioritize personal and public safety when reporting crime



How to Report

CALL POLICE 911

IF: Shoplifting is in-progress, just occurred, OR where suspect is in LPO custody

CALL RCMP NON-EMERGENCY 250-762-3300

IF: Shoplifting occurred more than 30 minutes ago with video and/or suspect information available

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IF: Shoplifting occurred over 30 minutes ago with NO video or suspect information

Online reporting required for documentation & crime statistics

City of Kelowna
4435 Water Street
Kelowna, BC V1Y 1J4

Revision Date: 2023-11-23

Continued →

Response Guide to Shoplifting from Stores and Businesses

Prioritize personal and public safety when reporting crime



Part 1: Initial Report to Police

The following information is necessary for best police initial response

Name and address of your store?

Date and time of theft?

Description of the suspect? *(if known)*

- Number and gender of suspect(s)?
- Do you know who the suspect is? Name(s)? How do you know?
- Complexion / skin tone
- Approximate age
- Build: tall, short, heavy, thin, etc.
- Hair: colour, length, style, etc.
- Features: tattoos, facial hair, glasses, etc.

Description of suspect clothing? *(if known)*

- Colour and style of shirt or jacket
- Colour and style of pants or shorts
- Colour and style of shoes or sandals
- Other clothing: hat, jewelry, bag, etc.

What direction did suspect leave? *(if known)*

- Mode of transportation: by foot, bike or vehicle
- Colour, approx. year, make/model, description, and plate number of associated vehicle(s)
- Objects carried by the suspect, including weapons

Description of the items stolen? Value?

Does your store have video surveillance?

Part 2: Following the Initial Police Report

To increase likelihood of charges, police require the following information

1. Video Surveillance

- Locate the suspect on your store's security camera system footage.
- Provide police with the full name, phone number and email address of the person who can access footage from the security camera system.
- Download video before the footage overwrites. Include footage of the suspect entering store, selecting items, walking through store, past cashiers, exiting store, and footage from exterior cameras if available.
- Ensure timestamp is visible on video. Include raw and mp4 video formats if possible.
- Compare the camera timestamp to real time. Note if the timestamp is different than the actual time and by how much.
- Also provide police with the full name, date of birth, phone number and email address of the person who downloads surveillance footage from the security camera system.

2. Compile a list of what was stolen

- Write a list of all items taken, including descriptions and values.
- Print a receipt showing the value of each item.
- Provide serial numbers for stolen items, if possible.

3. Your written witness statement

- Write down (or type out) what happened from when you first saw the suspect to when they left the store. Include the date and times.
- Did you follow them? What did you see?
- Did you see them conceal items? What did they do?
- What did they say to you? What did you say to them?
- Do you know who the suspect(s) are? How do you know?
- Include any other relevant information.
- Include your name, date of birth and phone number



How to report

Information for initial report

Information after initial report



Questions?



REPORT TO COUNCIL

OCP & REZONING



Date: March 11, 2024
To: Council
From: City Manager
Address: 5347 Upper Mission Drive
File No.: OCP23-0012/Z23-0074

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential NAT – Natural Areas	S-RES – Suburban Residential NAT – Natural Areas
Zone:	RU2 – Medium Lot Housing P3 – Parks and Open Space	RU3 – Small Lot Housing P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP23-0012 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 1 Section 24 Township 28 SDYD Plan EPP95194 located at 5347 Upper Mission Drive, Kelowna, BC from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation, as shown on Map “A” attached to the Report from the Development Planning Department dated March 11, 2024 be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated March 11, 2024;

AND THAT Rezoning Application No. Z23-0074 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Section 24 Township 28 SDYD Plan EPP95194 located at 5347 Upper Mission Drive, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU3 – Small Lot Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated March 11, 2024 be considered by Council;

AND FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation and to rezone portions of the subject property from the RU2 – Medium Lot Housing zone to the RU3 – Small Lot Housing zone to facilitate a nine lot bareland strata development.

3.0 Development Planning

Staff recommend support for the proposed OCP and Rezoning amendments to facilitate future residential development of a nine lot bareland strata subdivision. The proposal maintains over half the subject property as park and open space while allowing for residential development adjacent to Upper Mission Drive. The proposed development is considered compatible with the surrounding land uses and meets a number of policies and objectives of the Official Community Plan (OCP).

Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Upper Mission Drive/Residential
East	A2 – Agriculture/Rural Residential	Vacant
South	RU1 – Large Lot Housing	Forest Service Road/Residential
West	RU1 – Large Lot Housing	Upper Mission Drive/Residential

Subject Property Map: 5347 Upper Mission Drive



4.1 Background

The subject parcel is currently partially constructed, and is approximately 1.15 ha in size. It is situated between Upper Mission Drive and Gillard Forest Service Road. It has a Fortis BC electrical transmission line running north west through the property and is adjacent to vacant lands of the South Thompson Flats.

The proposal is to amend the Official Community Plan and rezone the subject property to accommodate a nine lot bareland strata subdivision. The residential portion consists of approximately 0.48 ha of land with the remaining 0.67 ha to be dedicated as park and open space. The bareland strata configuration allows for

one access from Upper Mission Drive with an internal road to provide access to the nine single family lots. This configuration aids in maintaining transportation objectives which include limiting residential accesses onto Upper Mission Drive while still allowing single family housing type development. The nine lots range from 325m² to 795 m² in size. The proposal also maintains over half of the property for park and open space similarly to other developments adjacent to the Fortis BC electric transmission line in the South Mission area. The applicant has received preliminary approval from Fortis BC for the proposed development.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision
1) Promote more Housing Diversity: The proposal is for nine, small lot strata housing options which would provide a mix of housing for the neighborhood.

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.
Ground Oriented Housing.		<i>The site will be entirely made up of low-density and ground-oriented housing types. These units are being proposed on approximately half of the developable footprint of the site.</i>

6.0 Application Chronology

Application Accepted: November 7, 2023
 Neighbourhood Notification Summary Received: January 17, 2024

Report prepared by: Wesley Miles, Planner Specialist
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: OCP Amendment
 Map B: Zoning Amendment

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

N



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UPPER MISSION DR

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TRUMPETER RD


513

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523

MAP "A" OCP AMENDMENT OCP23-0012

 Subject Property

 NAT - Natural Area to S-RES - Suburban Residential

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

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Rev. Tuesday, January 30, 2024



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TRUMPETER RD



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MAP "B" ZONING AMENDMENT Z23-0074

-  Subject Property
-  RU2 - Medium Lot Housing to RU3 - Small Lot Housing

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

0 15 30
m Rev. Tuesday, January 30, 2024





City of
Kelowna

OCP23-0012/Z23-0074
5347 Upper Mission Dr
OCP and Rezoning Application

Proposal

- ▶ To amend the Official Community Plan to change the future land use designation of portions of the subject property and to rezone portions of the subject property to facilitate a nine lot bareland strata development.

Development Process

Nov 7, 2023

Development Application Submitted

Staff Review & Circulation

January 17, 2024

Public Notification Received

Mar 11, 2024

Initial Consideration

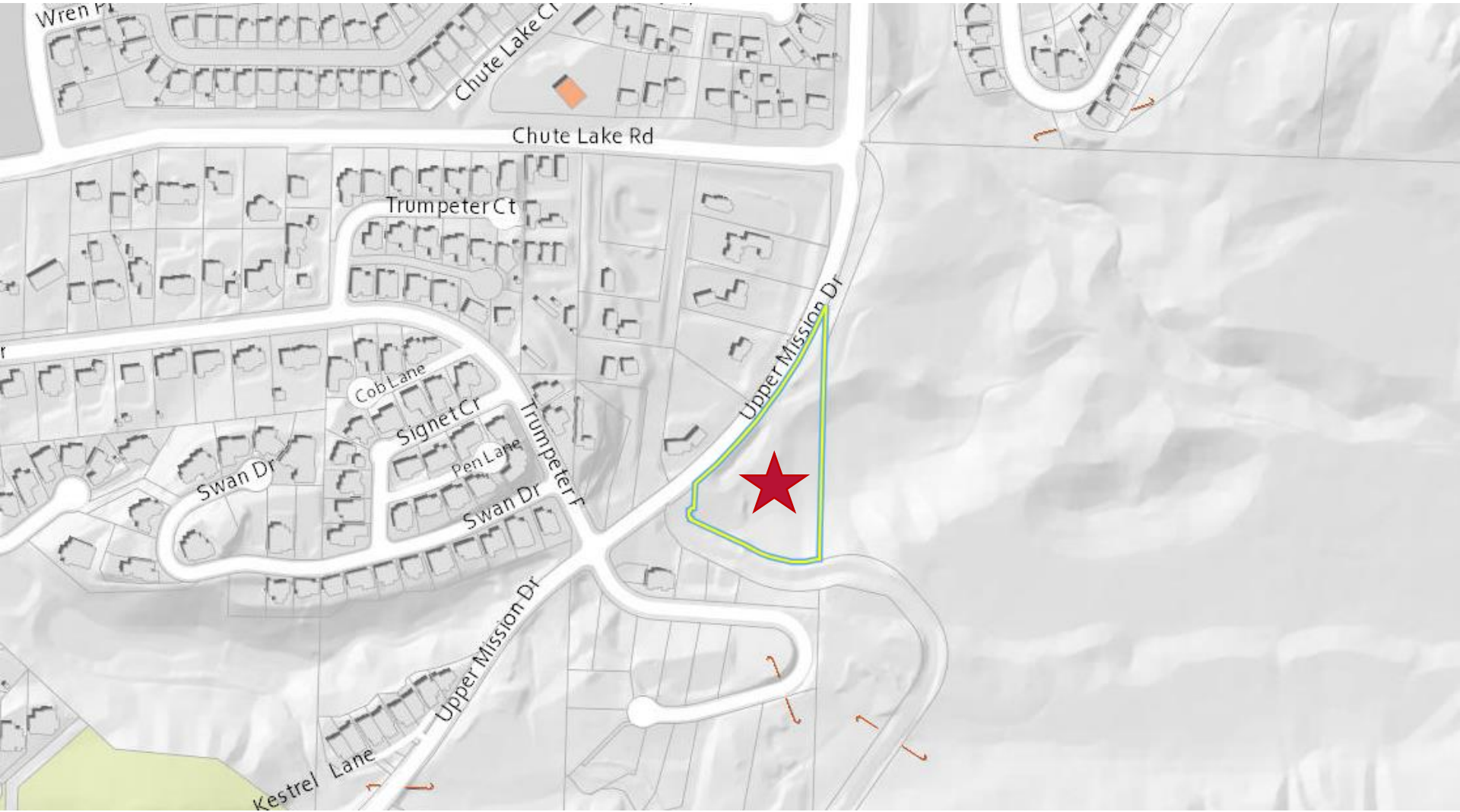
Public Hearing
Second & Third Readings

Final Reading

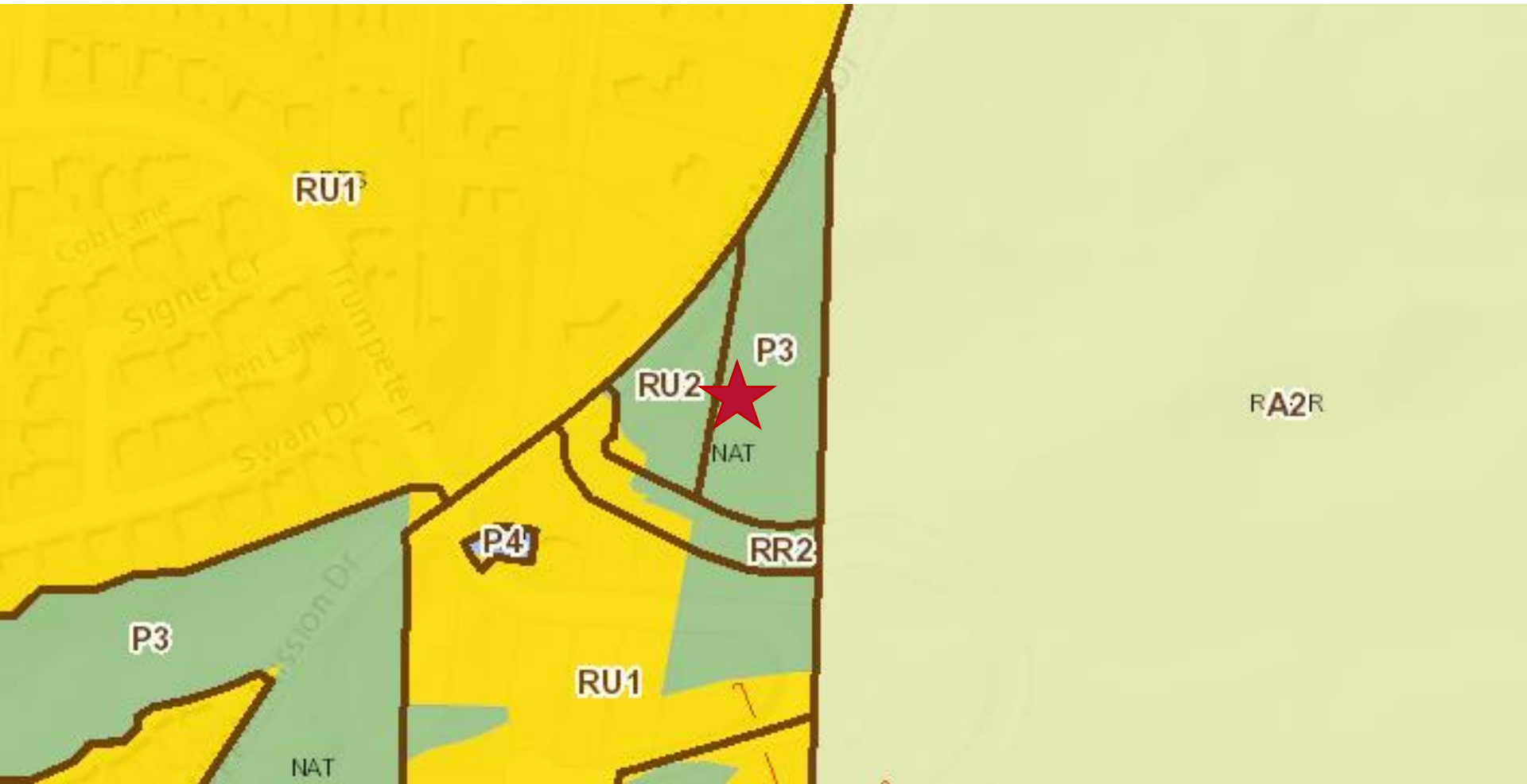
Development Permit/Building Permit

Council Approvals

Context Map



OCP Future Land Use / Zoning



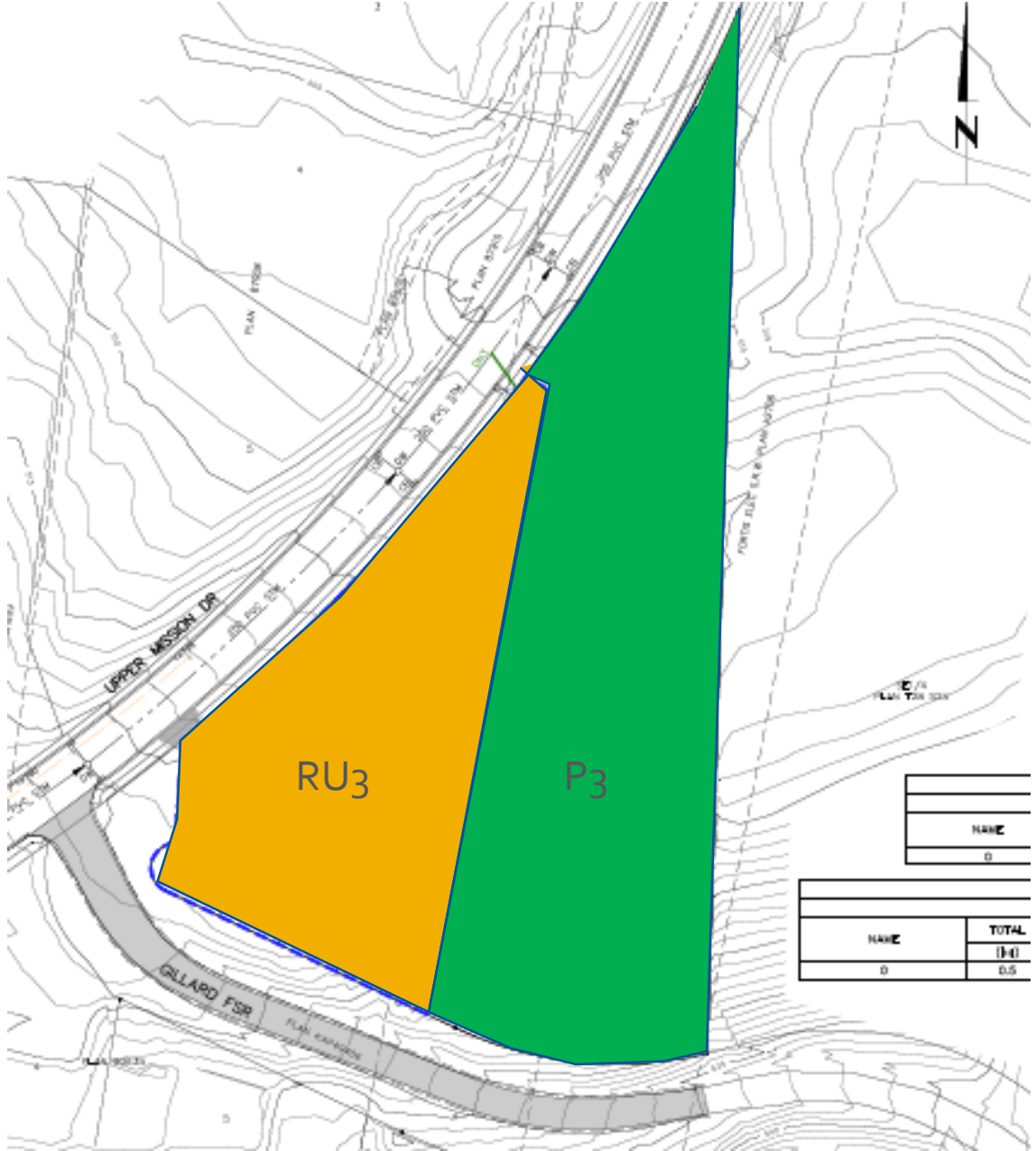
Subject Property Map



Proposed Land Use Details

- ▶ Nine lot bareland strata development
- ▶ Small lot – single family homes
- ▶ 0.67 ha as park and open space

General Development Plan



Development Policy



5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision
1) Promote more Housing Diversity: The proposal is for nine, small lot strata housing options which would provide a mix of housing for the neighborhood.

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 urban footprint of Suburban Neighbourhoods. <i>The site will be entirely made up of low-density and ground-oriented housing types. These units are being proposed on approximately half of the developable footprint of the site.</i>
---	---

Staff Recommendation

- ▶ Staff are recommending support of the proposed OCP and rezoning amendment
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Provides substantial park land dedication
 - ▶ Provides a mix of housing types in the neighborhood



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12633

Official Community Plan Amendment No. OCP23-0012 5347 Upper Mission Drive

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 Map 3.1 – **Future Land Use** of "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of Lot 1 Section 24 Township 28 SDYD Plan EPP95194, located on Upper Mission Dr, Kelowna, BC from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation 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 time by the Municipal Council this

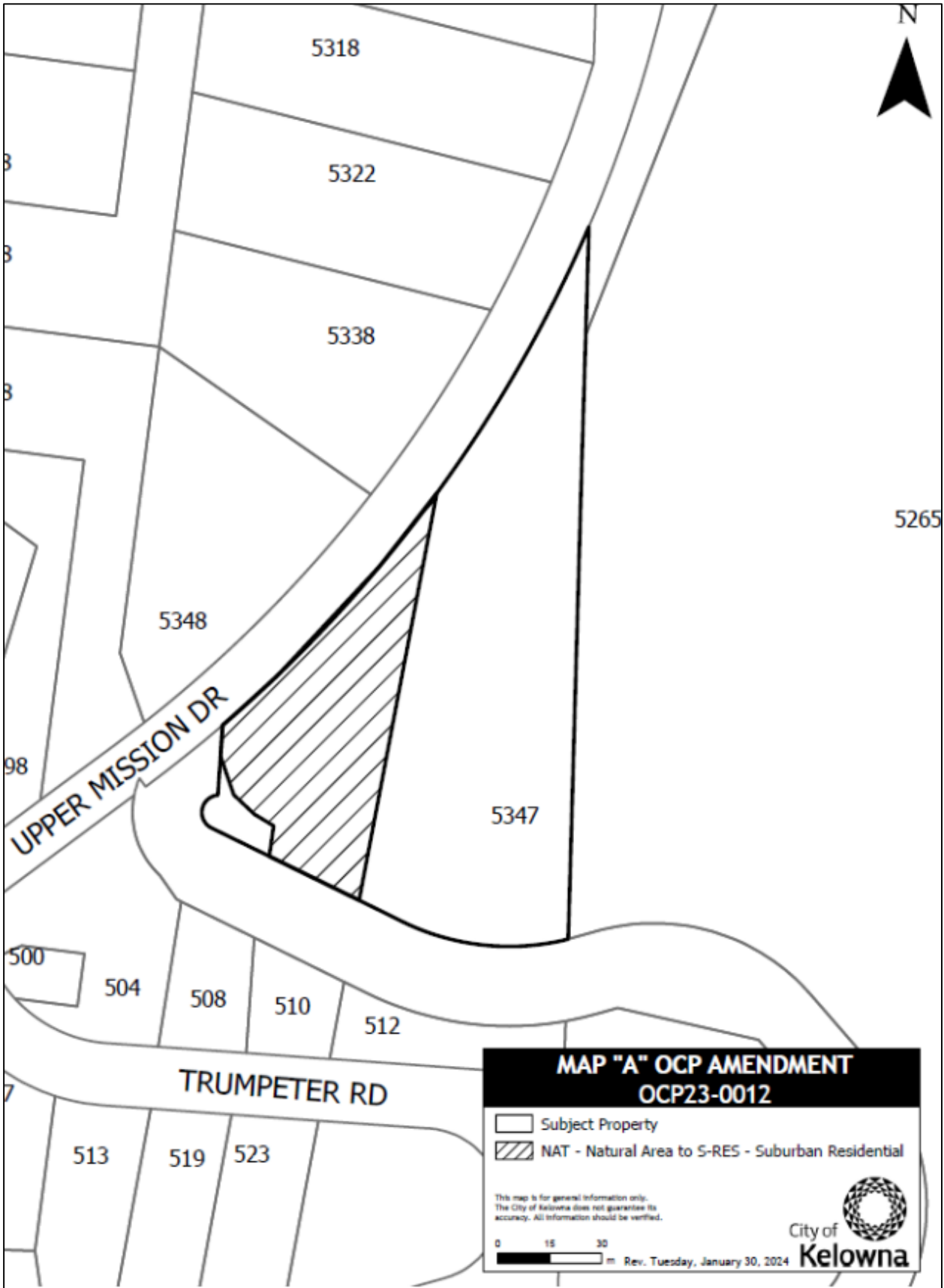
Considered at a Public Hearing on the

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



CITY OF KELOWNA
BYLAW NO. 12634
Z23-0074
5347 Upper Mission Drive

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 1 Section 24 Township 28 SDYD Plan EPP95194 located on Upper Mission Dr Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU3 – Small Lot Housing zone as shown on Map "B" 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 time by the Municipal Council this

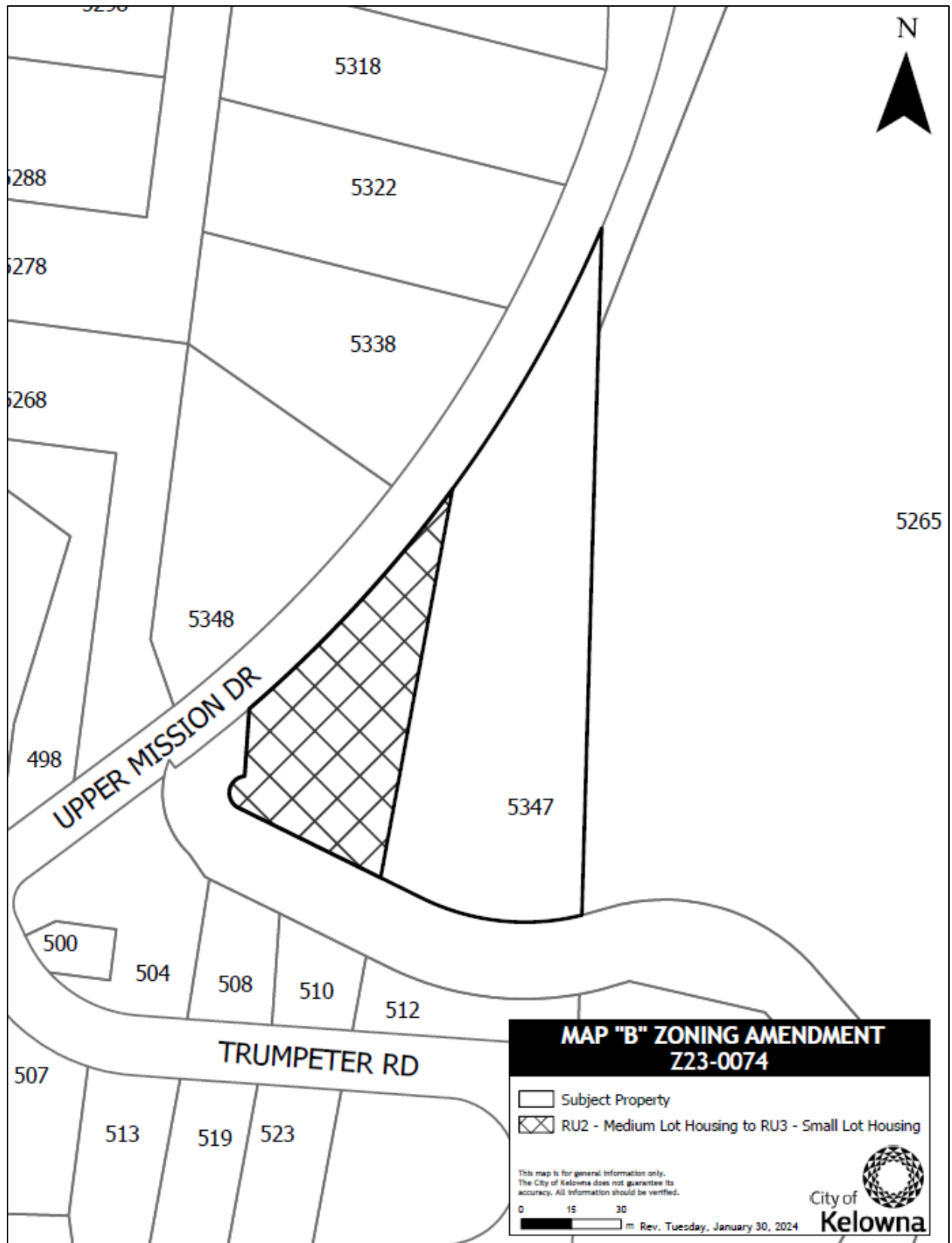
Considered at a Public Hearing on the

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



REPORT TO COUNCIL REZONING



Date: March 11, 2024
To: Council
From: City Manager
Address: 165 Leathead Rd
File No.: Z23-0072

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC ₄ – Rutland Urban Centre	UC _{4r} – Rutland Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0072 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 5 Section 26 Township 26 ODYD Plan 7783, located at 165 Leathead Rd, Kelowna, BC from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – 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 March 11, 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.

2.0 Purpose

To rezone the subject property from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposal to rezone the subject properties to the UC_{4r} – Rutland Urban Centre Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment housing development which supports key direction within the Healthy Housing Strategy to promote and protect rental housing. The proposed rental apartment housing use is also consistent with OCP Policies which encourage medium and high-density residential development and diverse housing tenures within the Urban Centre.

The applicant is required to dedicate approximately 2.5 m of road frontage along Montgomery Rd and 0.8 m along the rear lane to accommodate future road and lane widening.

Lot Area	Proposed (m ²)
Gross Site Area	1,087 m ²
Road Dedication	98.2 m ²
Undevelopable Area	N/A
Net Site Area	988.8 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre	Vacant / Utility
East	UC ₄ – Rutland Urban Centre	Single Detached Housing
South	UC ₄ – Rutland Urban Centre	Single Detached Housing
West	UC ₄ – Rutland Urban Centre	Single Detached Housing

Subject Property Map: 165 Leathead Rd



The subject property is located one lot south of Leathead Rd and is situated in close proximity to the Rutland Rd N / Leathead Rd intersection. Public transit stops are located nearby along Leathead Rd and Rutland Rd N. There are commercial buildings that service the existing neighbourhood located directly east of the subject site and along Rutland Rd N. The site is located within walking distance of Rutland Middle and Senior Schools and Rutland Centennial Park.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity.	
Policy 4.1.6 High Density Residential Development	Direct medium and high-density development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services, and amenities. <i>The proposed rezoning would increase residential density within the Urban Centre.</i>
Policy 4.12.3 Diverse Housing Tenures	Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee simple row housing, co-ops, and rent-to-own. <i>The proposed rental only subzone will ensure the proposed apartment housing will be developed and maintained as long-term-rental units.</i>

6.0 Application Chronology

Application Accepted: September 11, 2023
 Neighbourhood Notification Summary Received: February 2, 2024

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & 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

MEMORANDUM

Date: November 15, 2023
File No.: Z23-0072
To: Urban Planning (AF)
From: Development Engineering Manager (NC)
Subject: 165 Leathead Rd



UC4 to UC4r

The Development Engineering Branch has the following requirements associated with this application to rezone the subject property from UC4 – Rutland Urban Centre to UC4r – Rutland Urban Centre Rental Only to facilitate a long-term rental housing development. Works and Services, attributable at time of Building Permit, are contained in the Development Engineering memo for Development Permit under file DP23-0191.

The Development Engineering Technologist for this file is Sarah Kelly (skelly@kelowna.ca).

1. PROPERTY-SPECIFIC REQUIREMENTS

- a. Approximately 2.5 m road dedication along the entire frontage of Montgomery Rd is required to achieve a ROW width of 20 m in accordance with OCP Functional Road Classification objectives.
- b. Approximately 0.8 m road dedication along the entire west property line fronting the Lane is required to achieve a ROW width of 7.6 m in accordance with OCP Functional Road Classification objectives.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Rutland Waterworks District (RWD) Water Supply Area. All fire flow calculations are to be provided to the City's Development Engineering Department, with confirmation of adequate fire flow to the subject property, at least 150 L/s, from RWD being provided to the City Engineer prior to adoption of the zone amendment bylaw.



Nelson Chapman, P.Eng.
Development Engineering Manager

SK

CITY OF KELOWNA

BYLAW NO. 12632

Z23-0072

165 Leathead 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 5 Section 26 Township 26 ODYD Plan 7783 located on Leathead Road, Kelowna, BC from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only 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

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

Z23-0072 165 Leathead Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

Development Process

Sep 11, 2023

Development Application Submitted



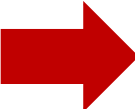
Staff Review & Circulation



Feb 2, 2024

Public Notification Received



 Mar 11, 2024

Initial Consideration



Reading Consideration



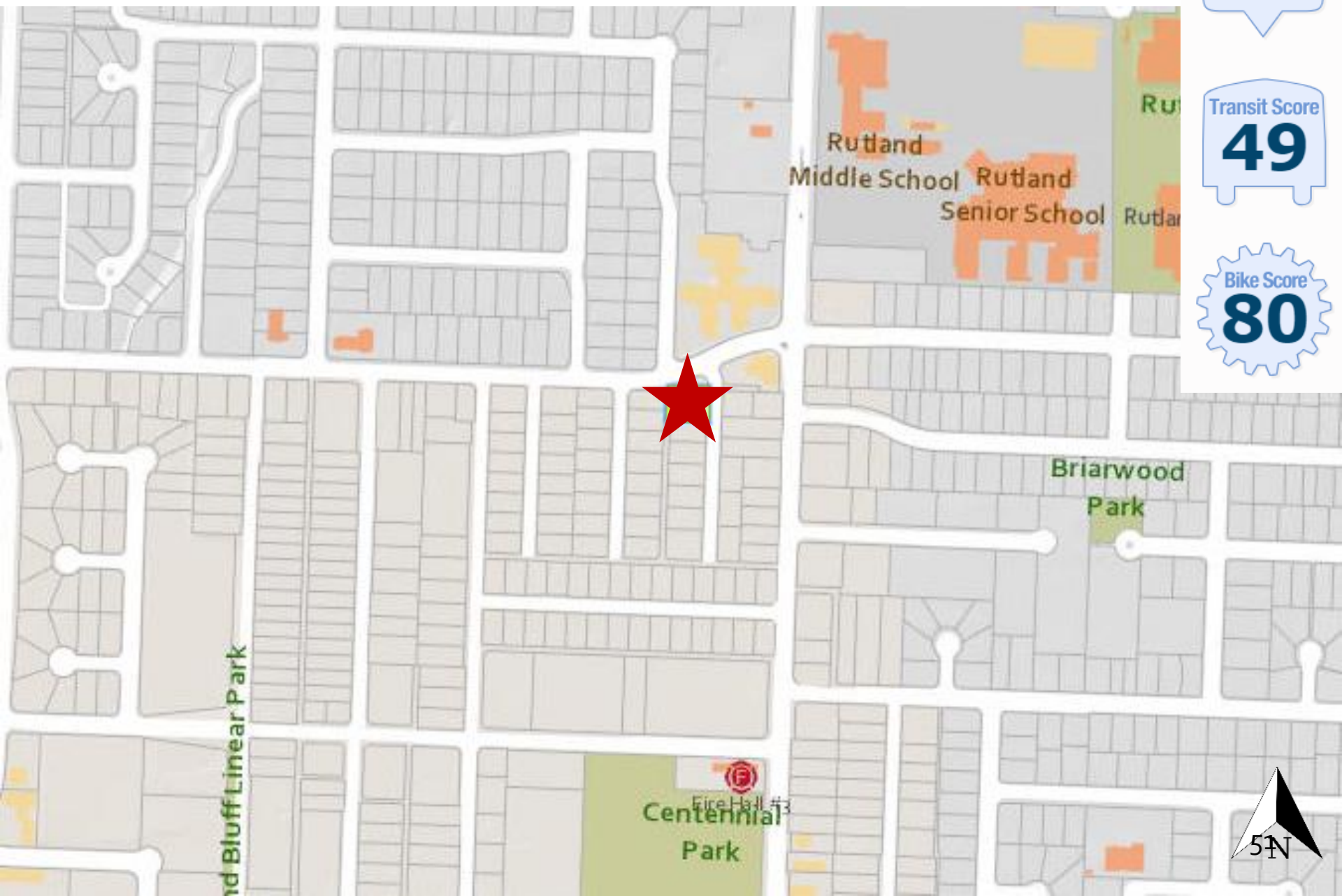
Final Reading & DP/DVP



Building Permit

Council
Approvals

Context Map



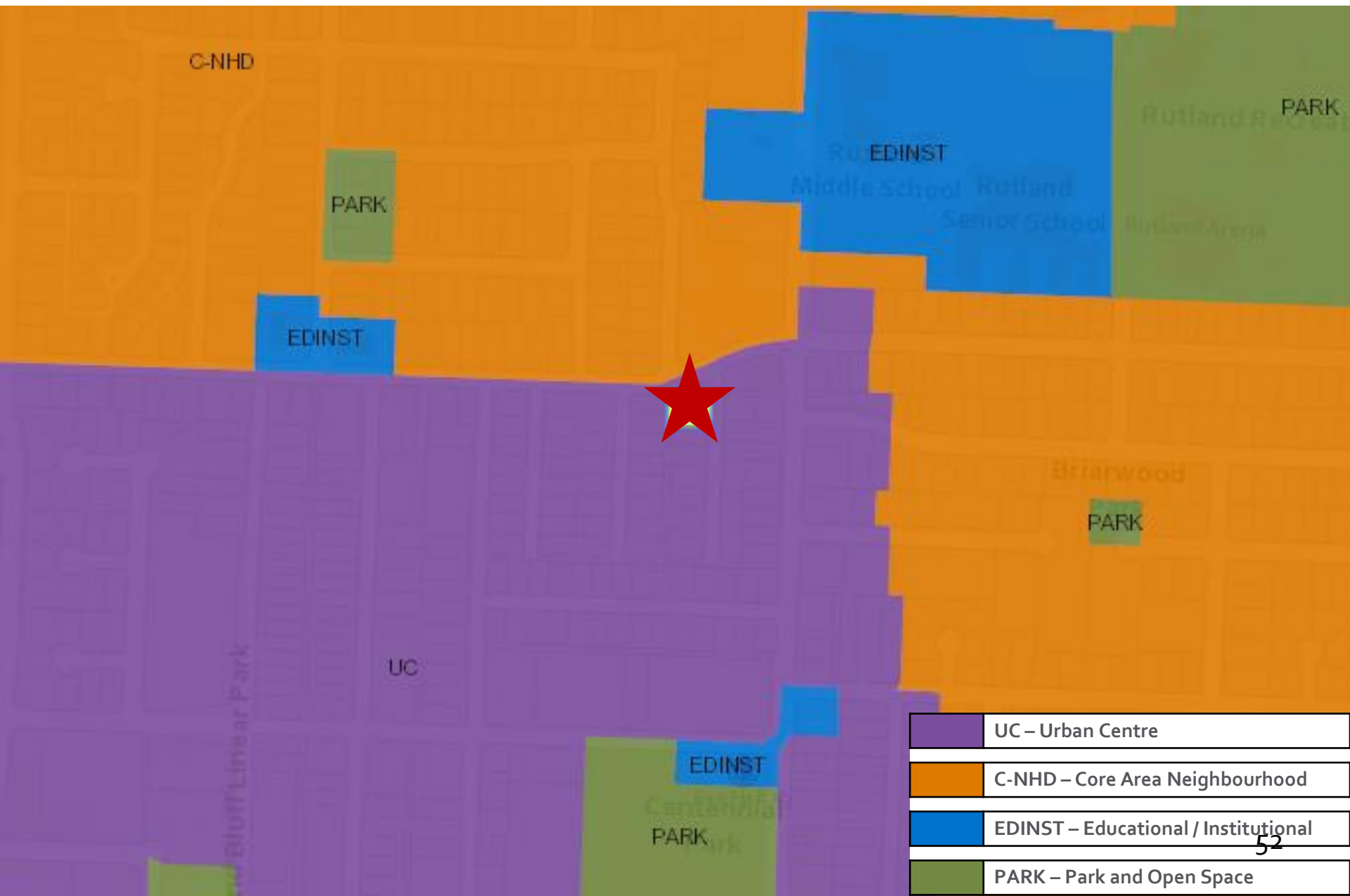
Walk Score
68





Transit Score
49

Bike Score
80

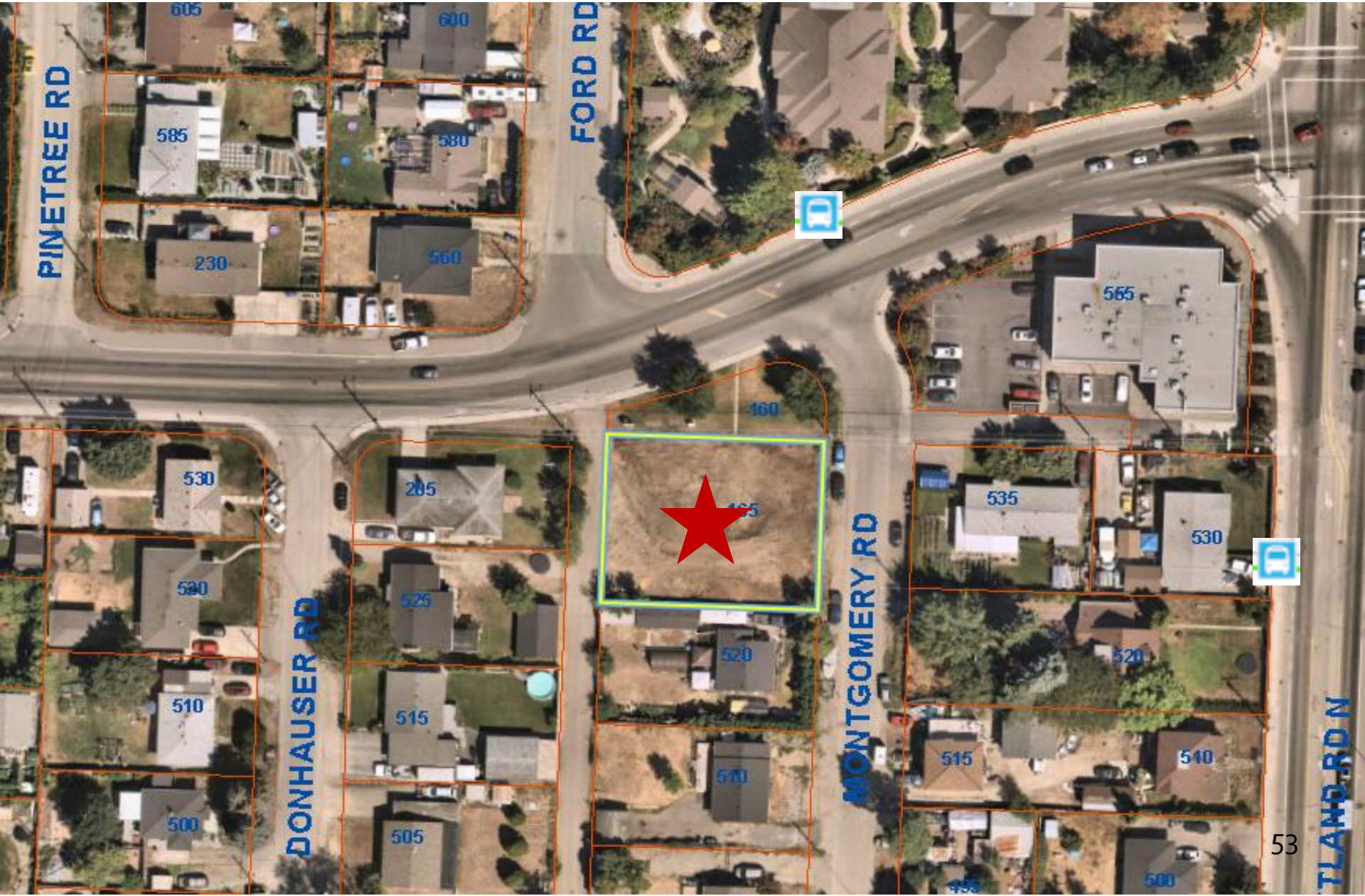


OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space

Subject Property Map



Project Details

- ▶ UC₄ – Rutland Urban Centre zone to UC_{4r} – Rutland Urban Centre (Rental Only)
 - ▶ Facilitate construction of apartment housing
 - ▶ Long-term rental housing
 - ▶ Vehicle entrance off rear lane

OCP Objectives & Policies

- ▶ Policy 4.1.6: High Density Residential Development
 - ▶ Direct medium and high-density development to the Urban Centres
- ▶ Policy 4.12.3: Diverse Housing Tenures
 - ▶ Encourage a range of rental and ownership tenures

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use: Urban Centre
 - ▶ OCP Policies
 - ▶ Policy 4.1.6 High Density Residential Development
 - ▶ Policy 4.12.3 Diverse Housing Tenure
 - ▶ Development Permit to follow

Report to Council



Date: March 11, 2024
To: Council
From: City Manager
Department: Office of the City Clerk
Subject: Rezoning Bylaws Supplemental Report to Council

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated March 11, 2024 with respect to one Zoning Bylaw text amendment application and two rezoning applications;

AND THAT Official Community Plan Amendment Bylaw No. 12621, Zoning Bylaw Text Amendment Bylaw No. 12619 and Rezoning Bylaws No. 12620 and 12627 be forwarded for further reading consideration

AND FURTHER THAT Official Community Plan Amendment Bylaw No. 12621 be forwarded to public hearing.

Purpose:

To give OCP Bylaw No. 12621 first reading consideration and to receive a summary of notice of first reading for Zoning Bylaw Text Amending Bylaw No. 12619 and Rezoning Bylaws No. 12620 and 12627 and to give the bylaws further reading consideration.

Background:

A public hearing cannot be held for zoning bylaws for residential development that are consistent with the OCP. A public hearing is not required for all other zoning bylaws that are consistent with the OCP. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

Discussion:

The Official Community Plan amendment application was brought forward to Council February 5, 12 and 26, 2024. The Bylaw may now be given first reading and forwarded to public hearing. The Zoning Bylaw text amendment application and two rezoning applications were brought forward to Council for initial consideration on February 26, 2024. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

Address	Application	Bylaw	Public Hearing Option	Recommended Readings	Correspondence Received
Provincial Housing Legislation Comprehensive Amendments	OCP24-0001	12621	Required	1 st	0
	TA24-0001	12619	No	1 st , 2 nd , 3 rd	3
	Z24-0001	12620	No	1 st , 2 nd , 3 rd	
200, 210, 230 Sadler Rd	Z23-0066	12627	No	1 st , 2 nd , 3 rd	0

These applications were brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaws.

Conclusion:

Staff recommend that Council give OCP Bylaw No. 12621 first reading and advance the application to public hearing. Following notice of first reading, staff recommend that Council give Zoning Bylaw Text Amending Bylaw No. 12619 and Rezoning Bylaws No. 12620 and 12627 further reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the Local Government Act, Council may choose to:

- give a bylaw reading consideration,
- defeat the bylaw, or
- for non-residential bylaws, give a bylaw first reading and advance the bylaw to a Public Hearing.

Submitted by: N Beauchamp, Legislative Technician

Approved for inclusion: L Bentley, City Clerk

cc: Development Planning

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

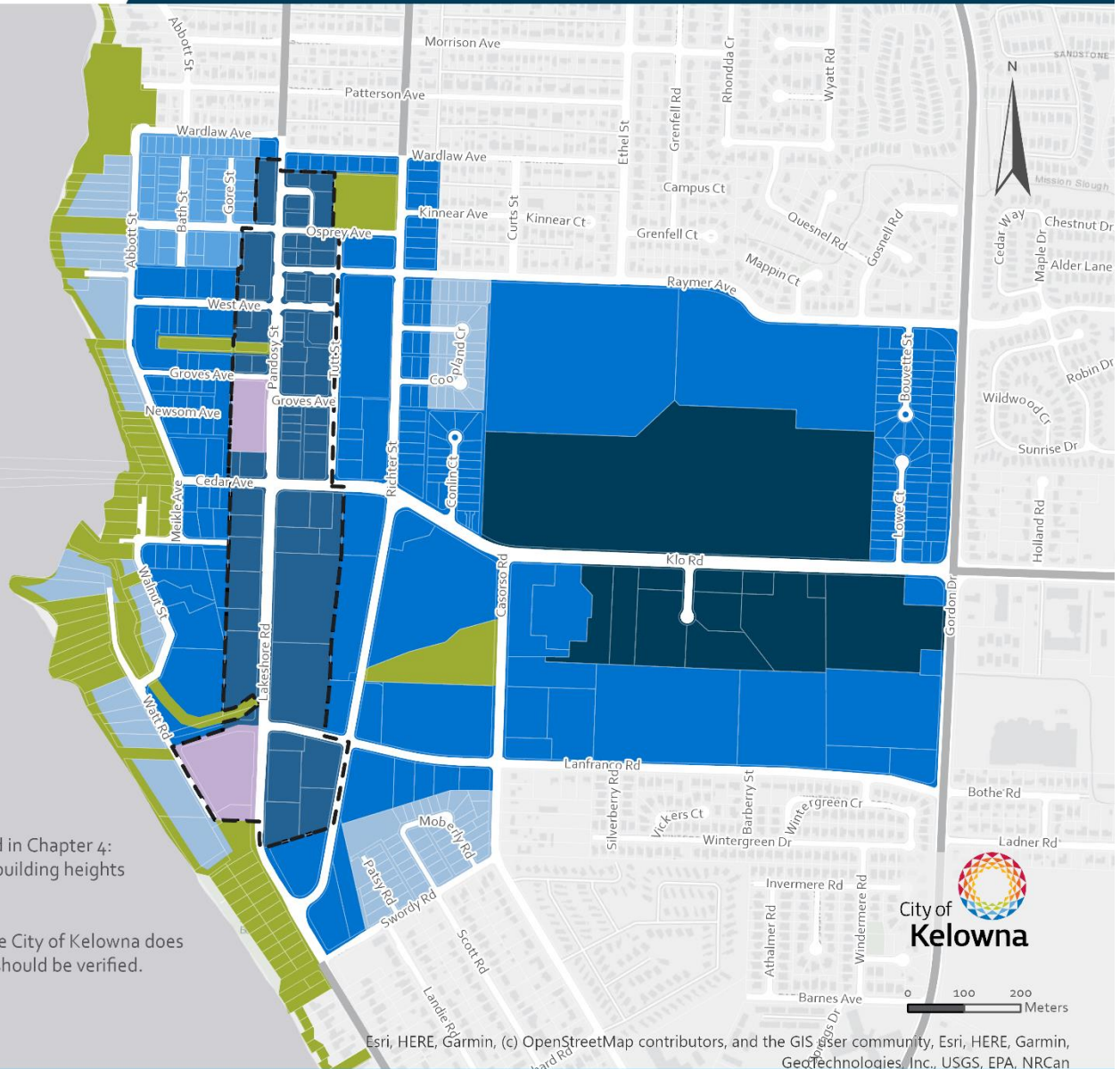
City Clerk

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



Okanagan Lake

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

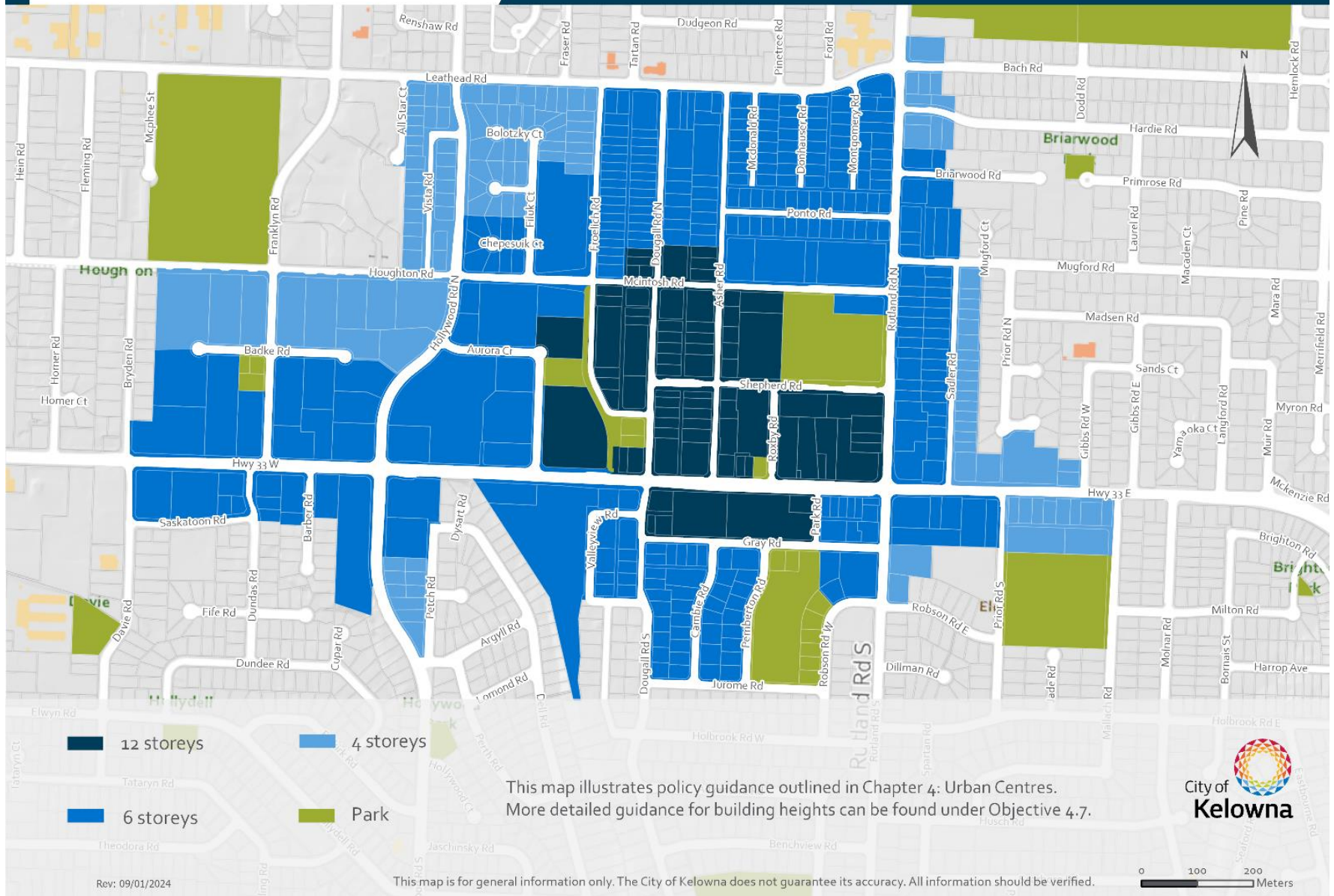
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Rev. Dec 18th, 2021



0 100 200 Meters

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, NRCAN



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 “;”, and
 - 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 cm =centimetres / m = metres / m ² = square metres			
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):

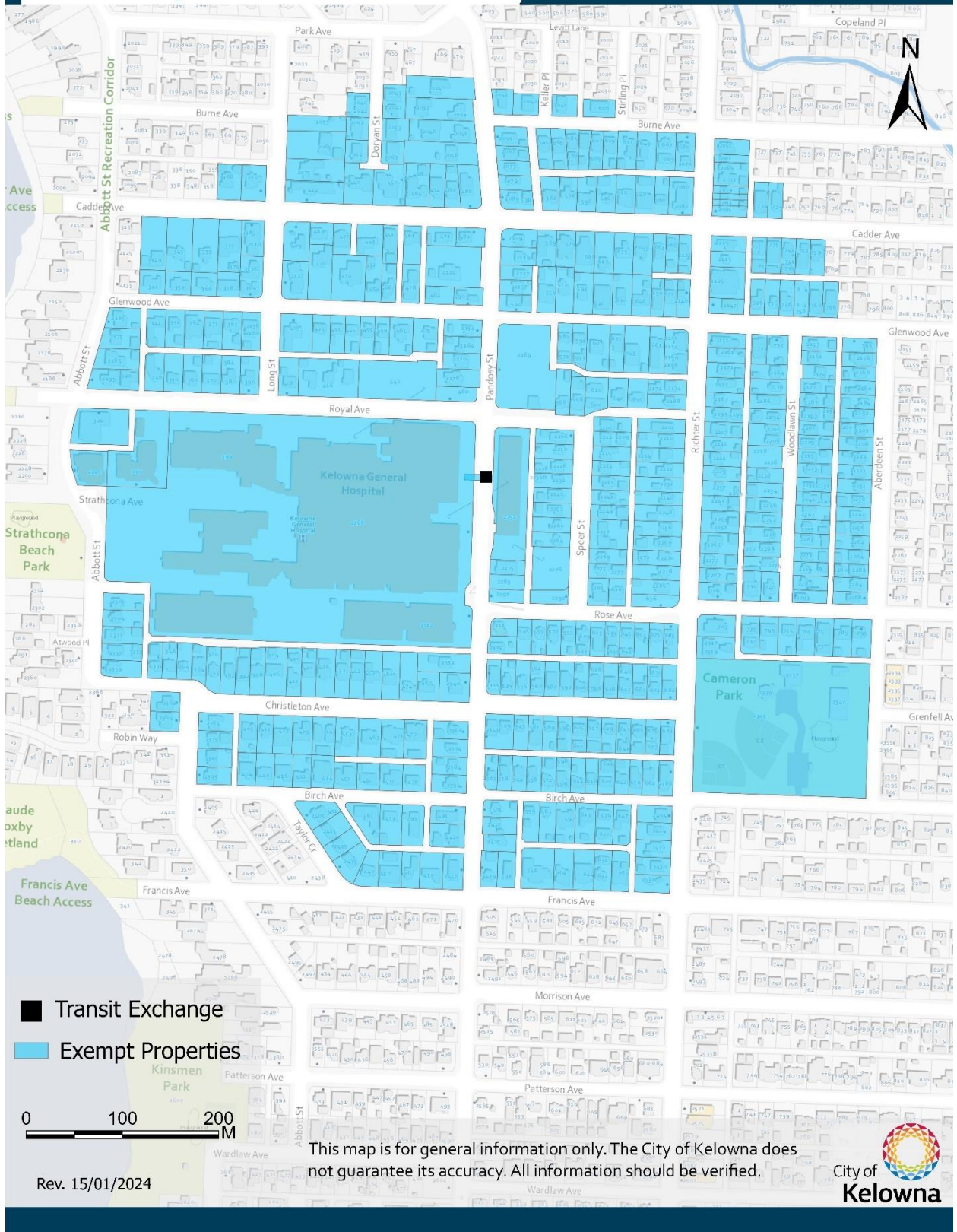
- ^{.1} Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ^{.2} Regardless of the parking rate (spaces per 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

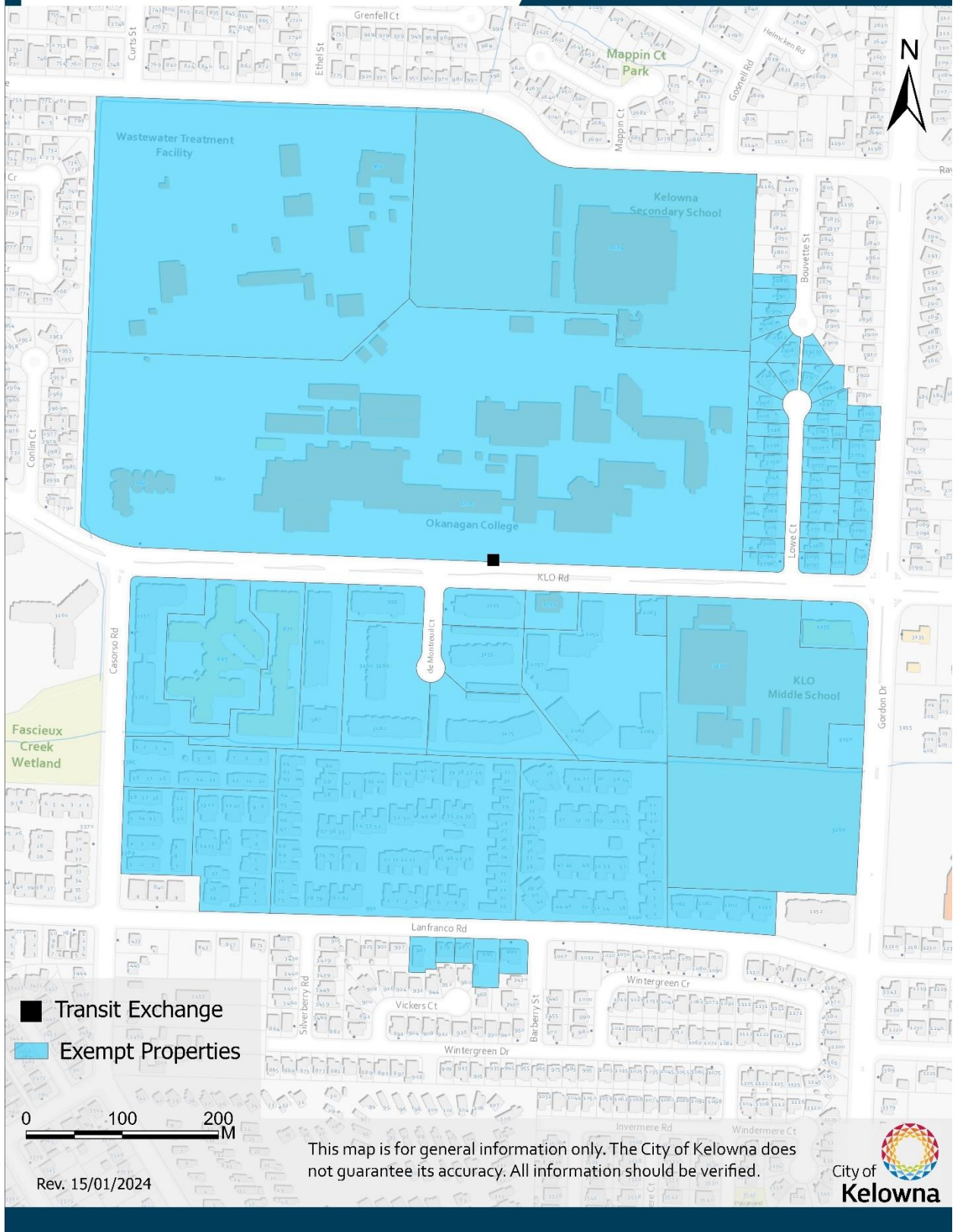
Hospital Exchange



Residential Parking Exemptions

Map 8.3.b

Okanagan College Exchange



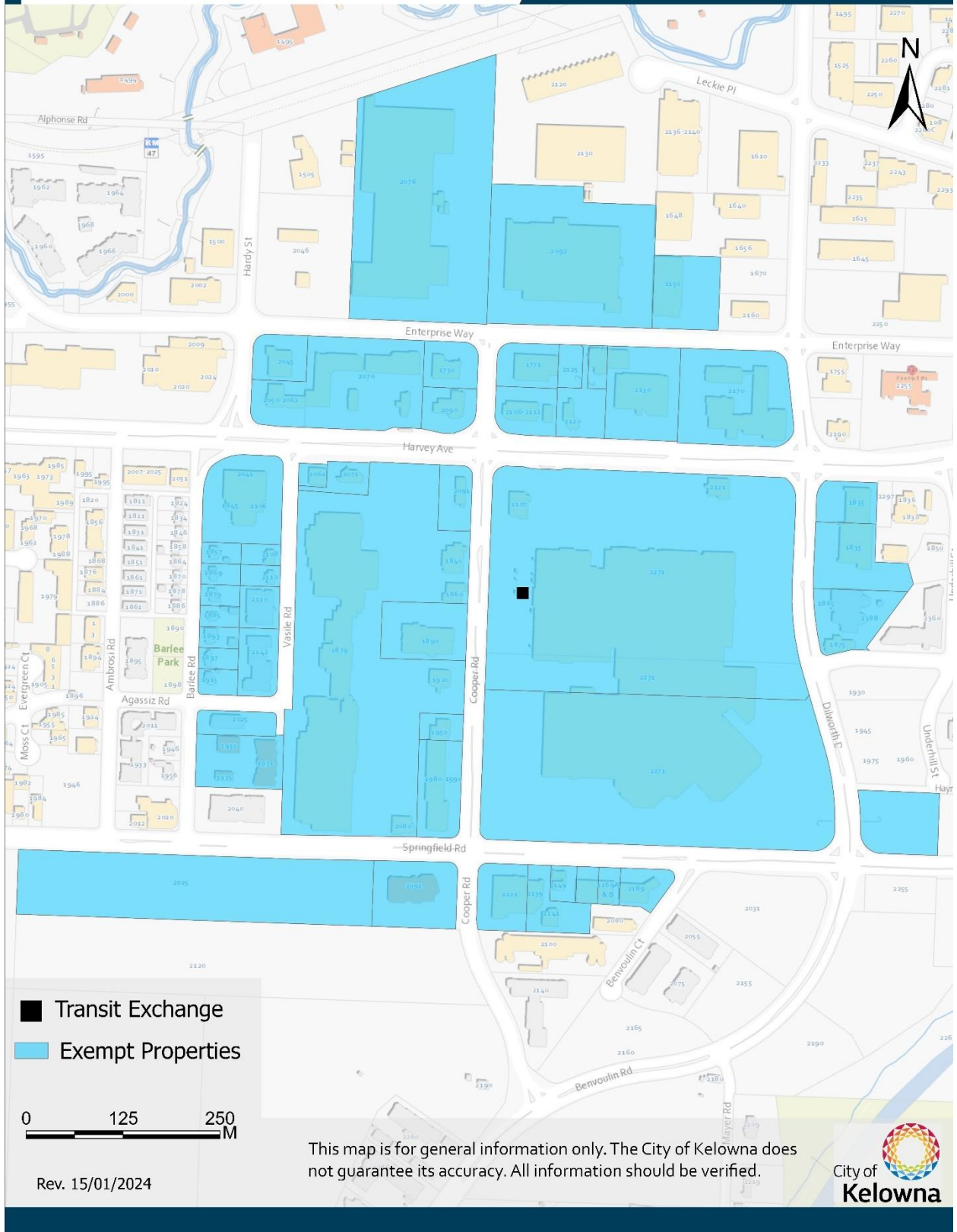
Rev. 15/01/2024

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



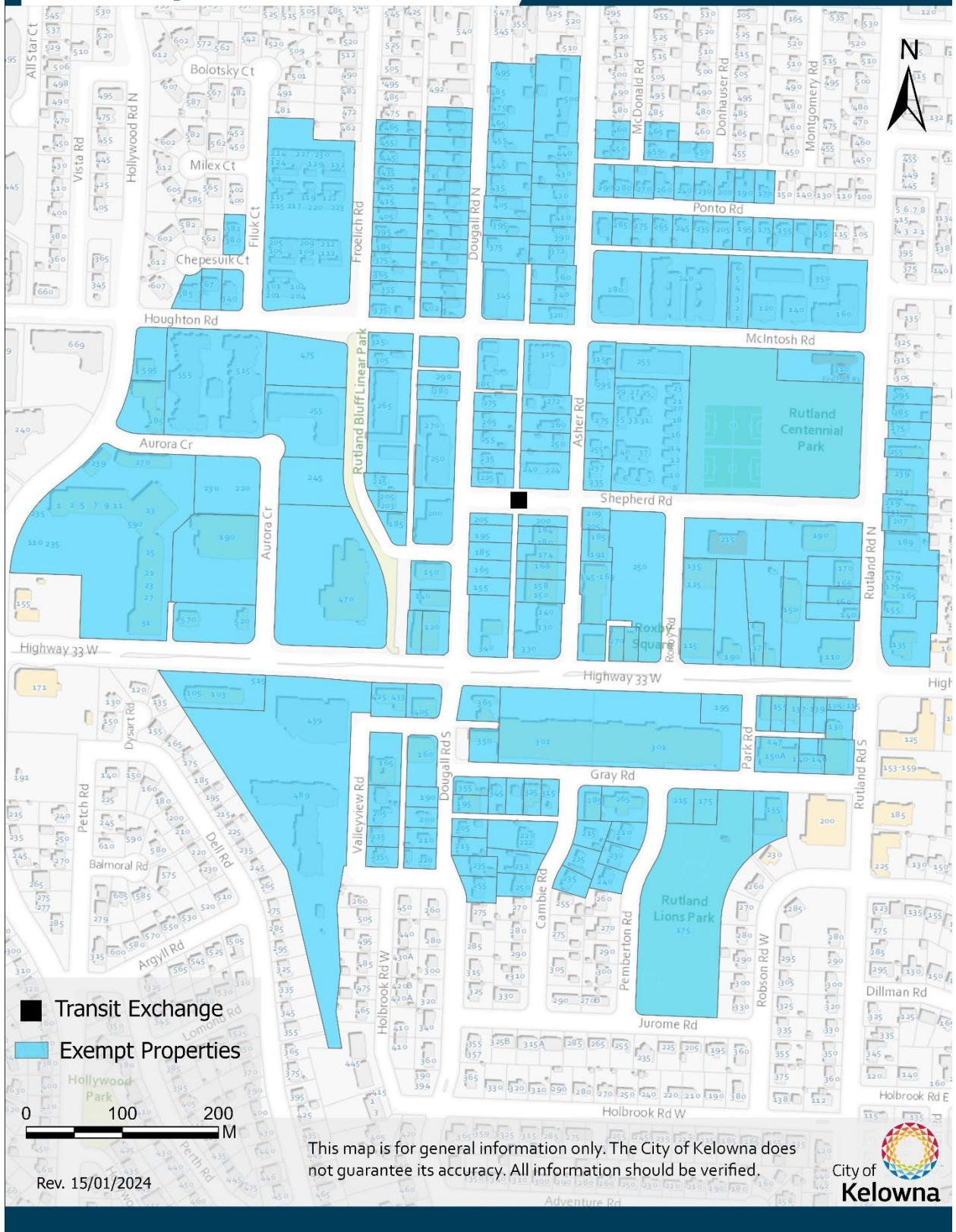
Residential Parking Exemptions

Map 8.3.c Orchard Park Exchange



Residential Parking Exemptions

Map 8.3.d Rutland Exchange



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.



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 / 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 / m² = 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 / m² = 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
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}
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]

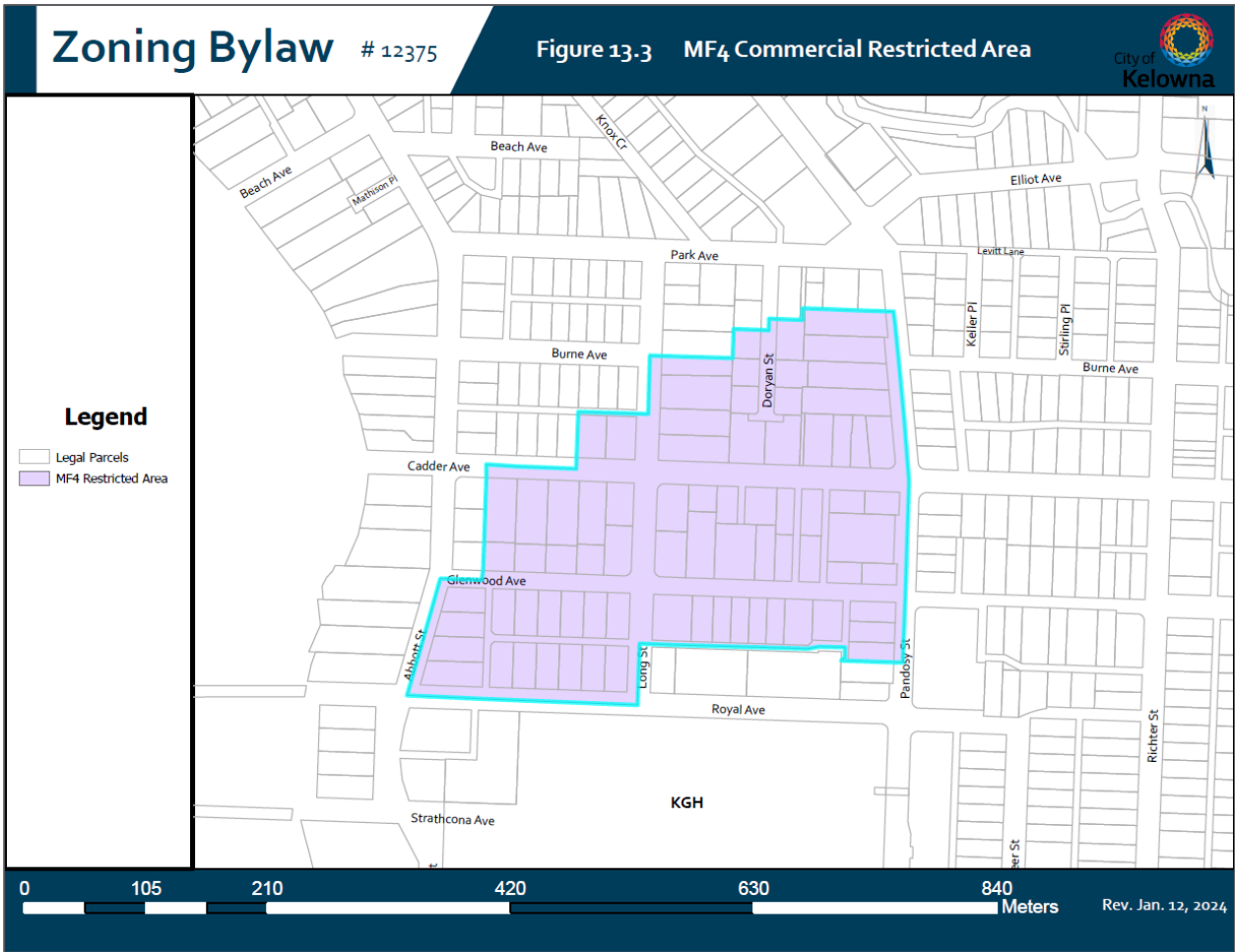
^{.4} Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.

^{.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

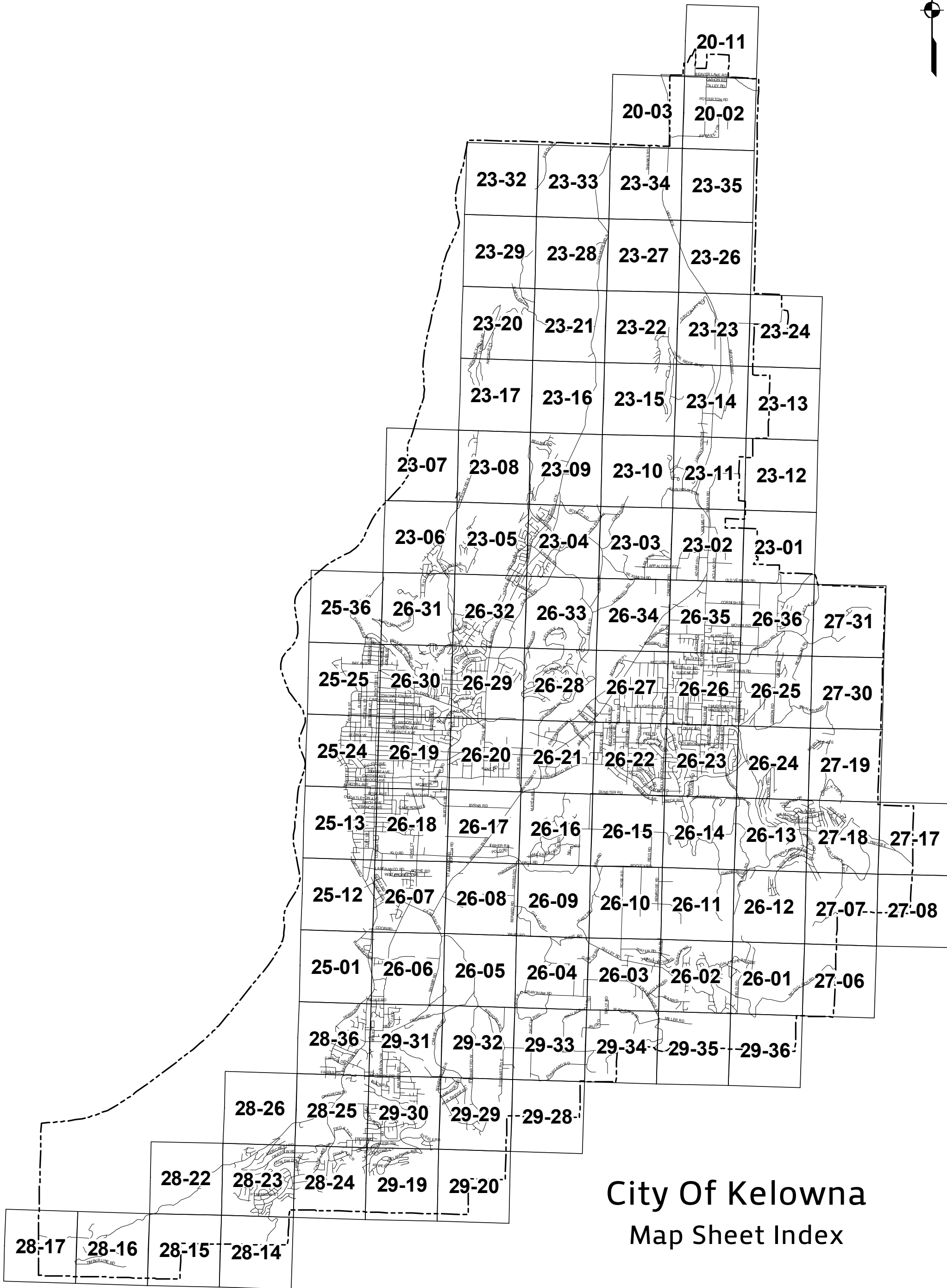
Approved under the Transportation Act this

(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



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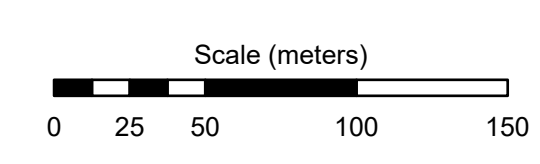
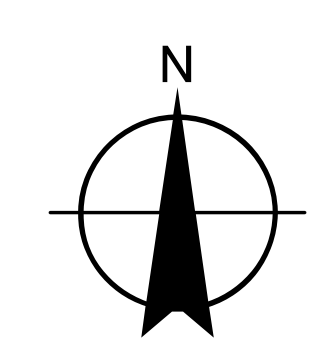
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

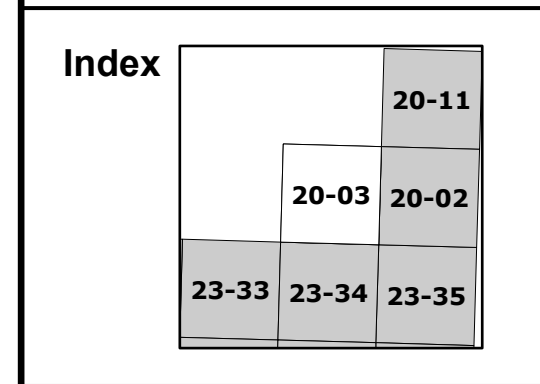


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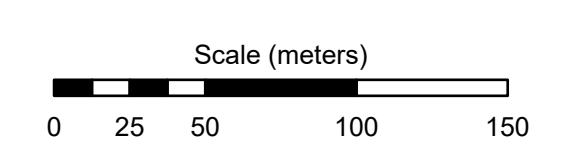
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City of Kelowna

Zoning Bylaw Mapping Amendments
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Z24-001

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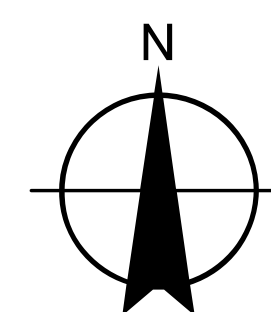
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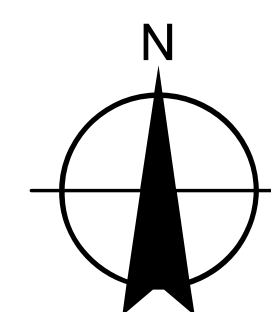
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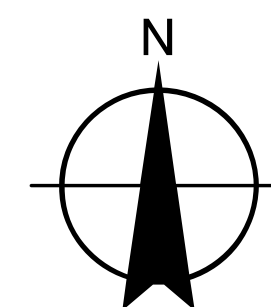
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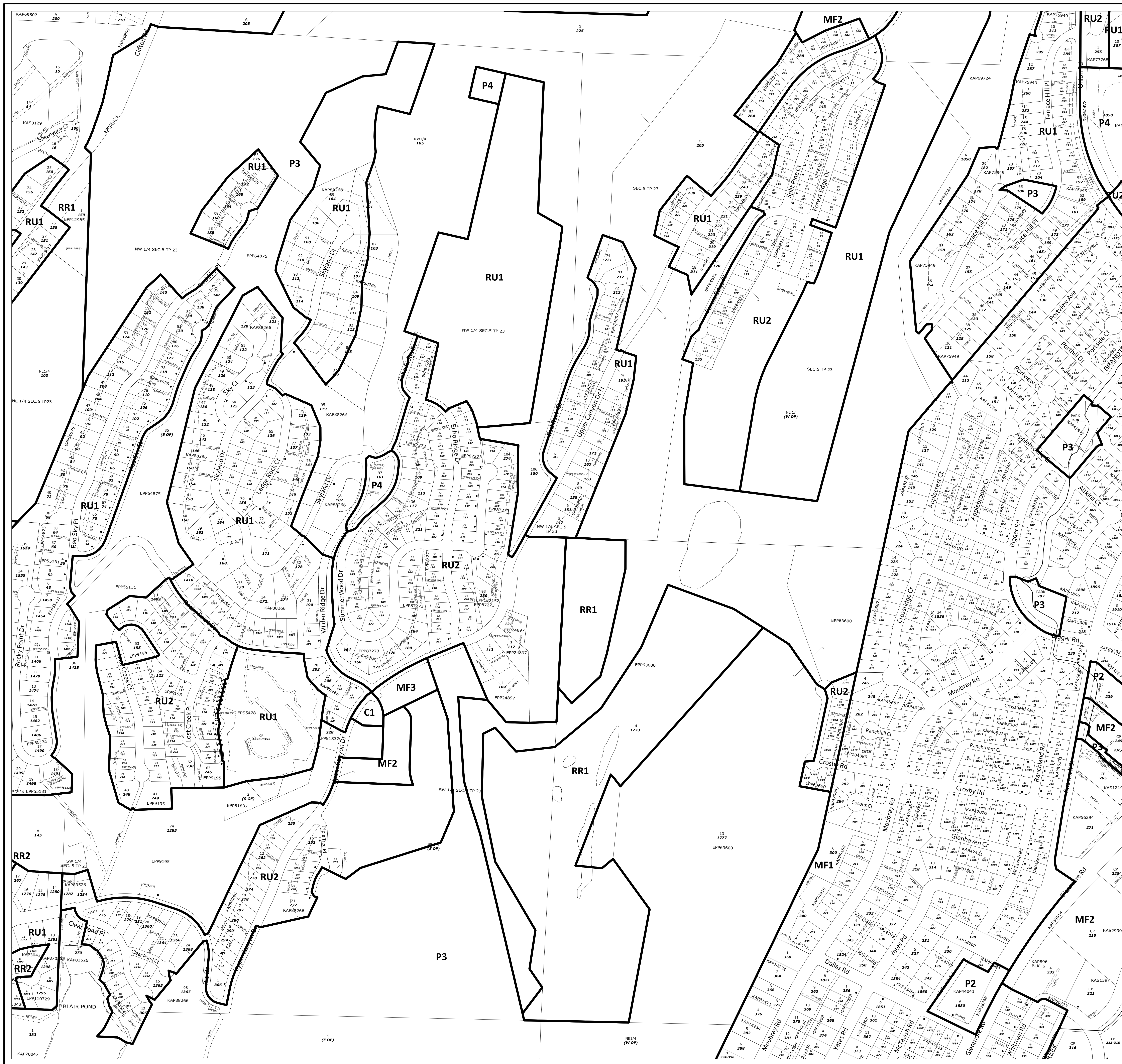
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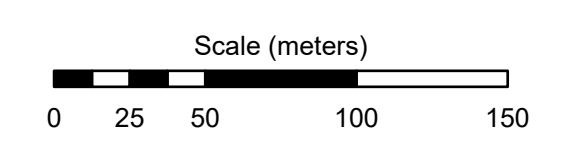
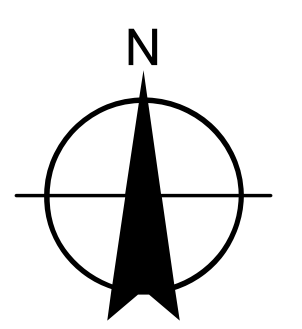
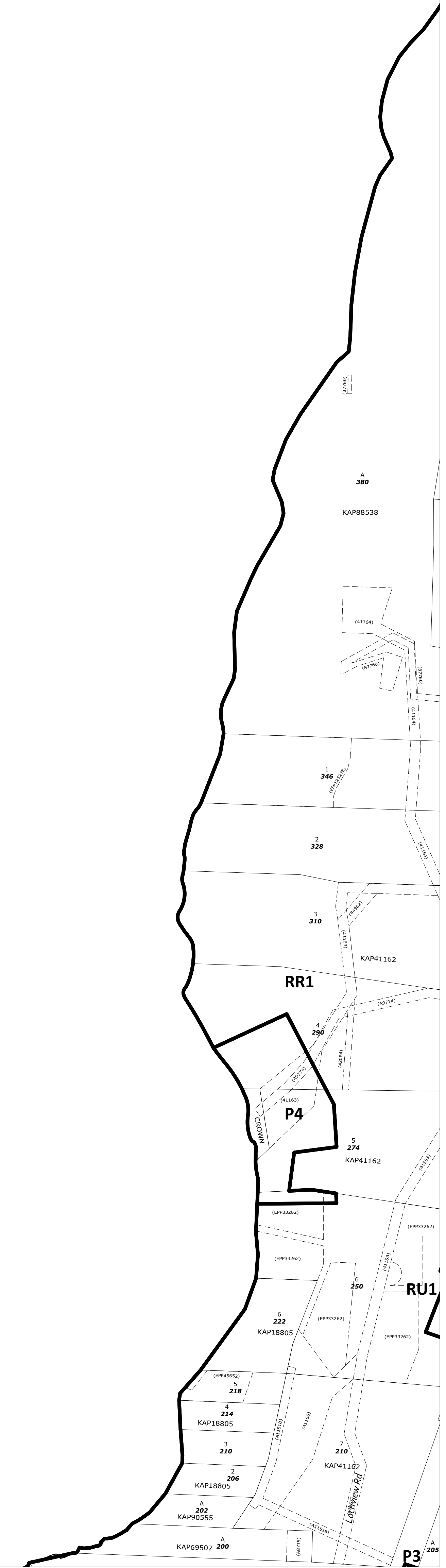
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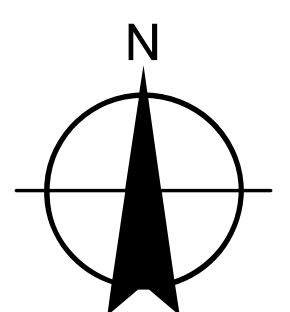
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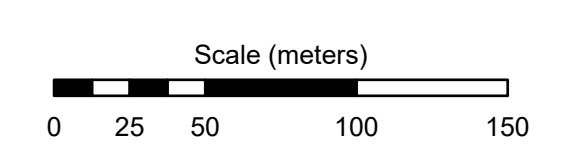
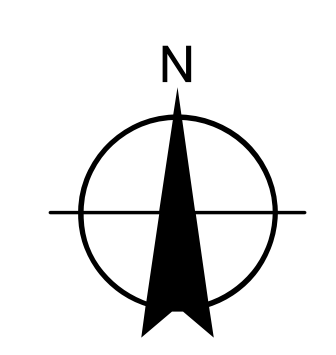
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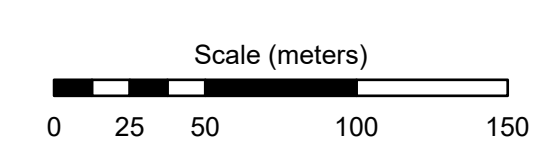
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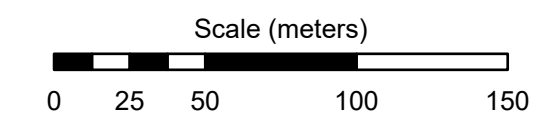
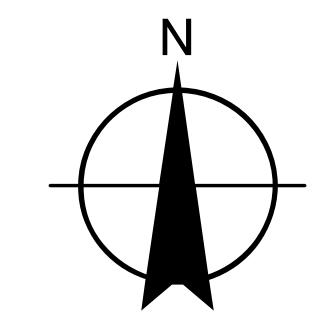
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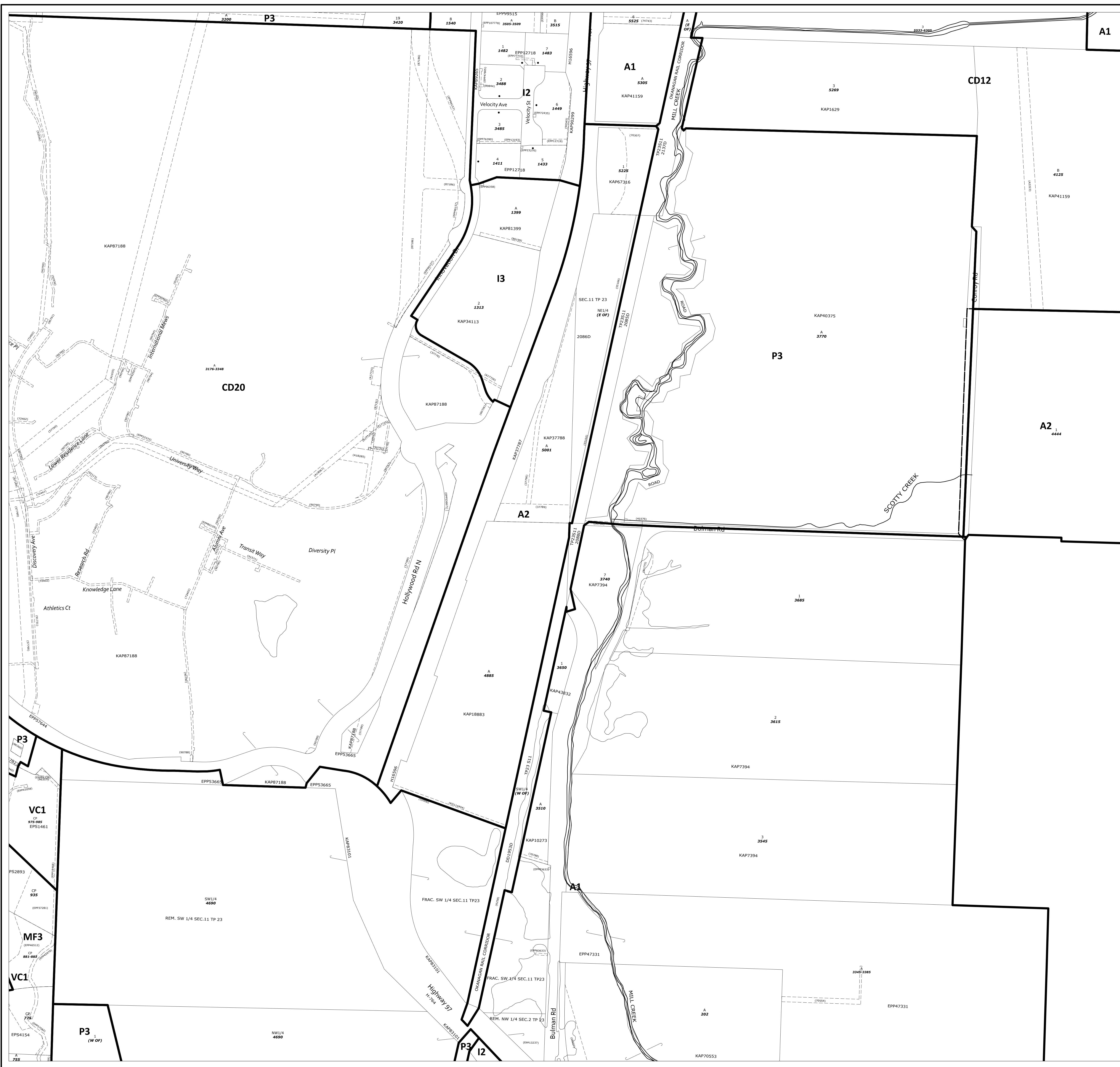


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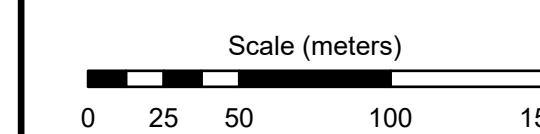
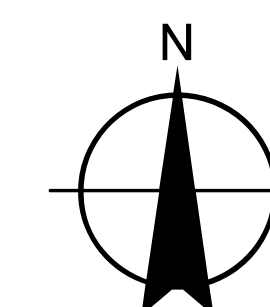
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10
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Lot Number
Street Address

• Indicates Address
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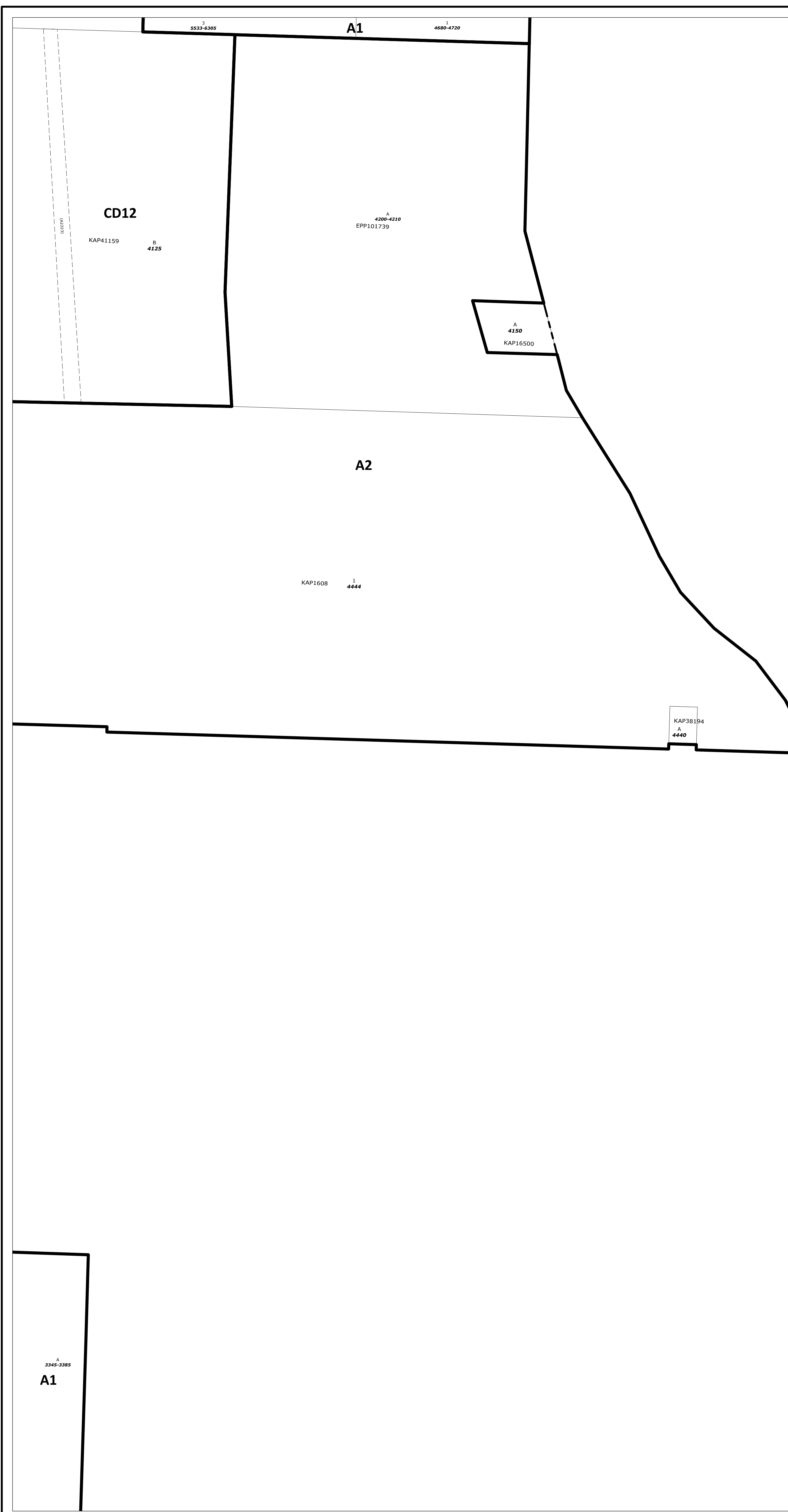


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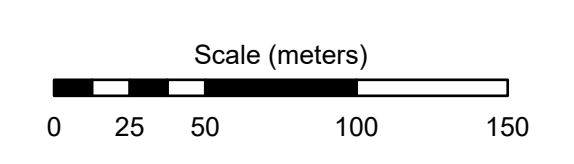
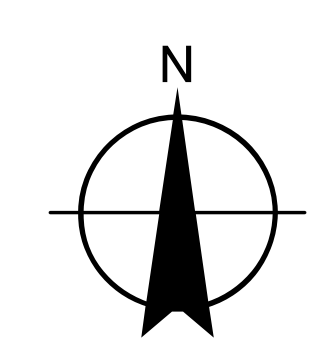
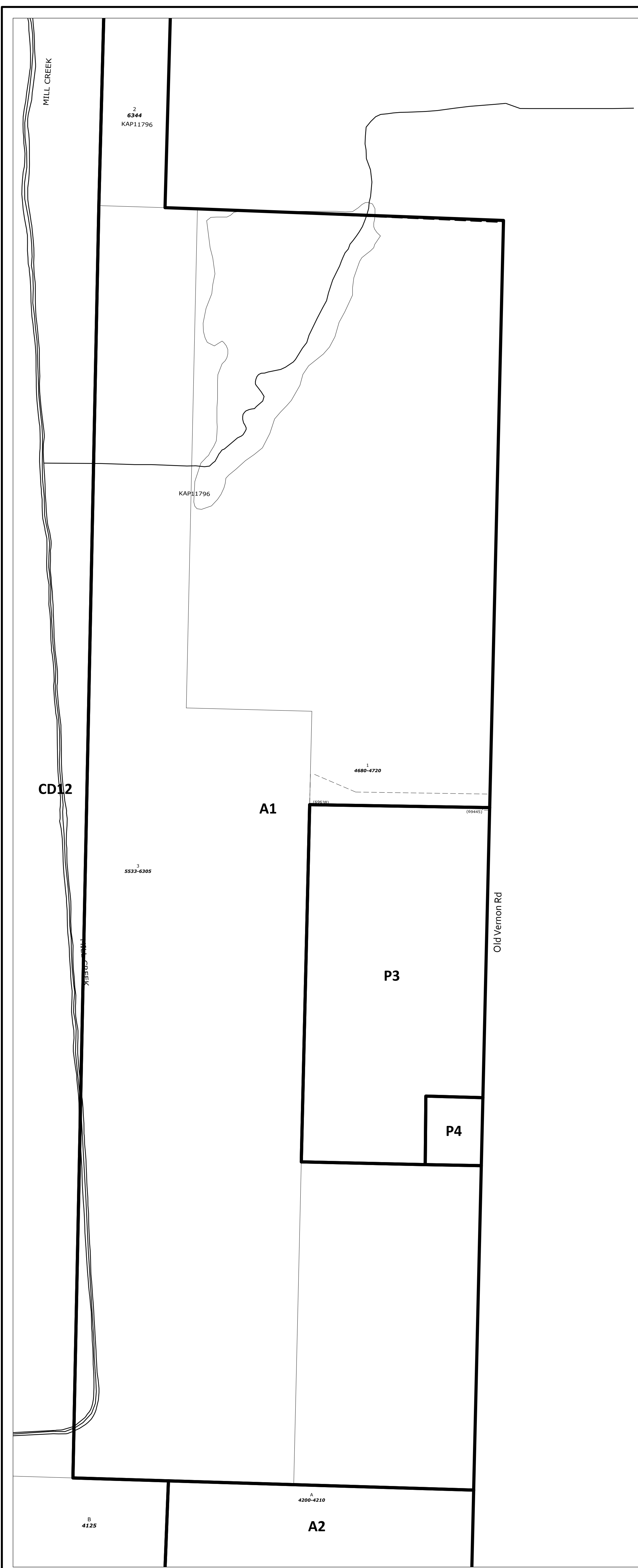
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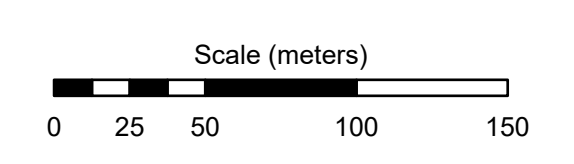
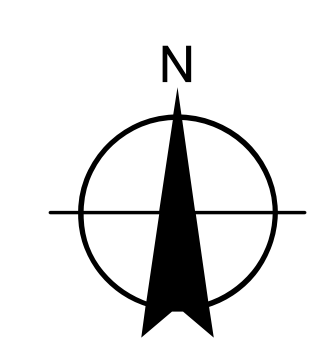
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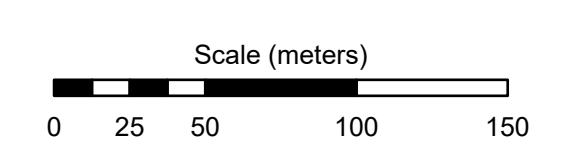
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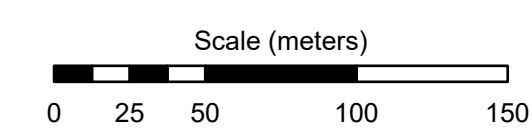
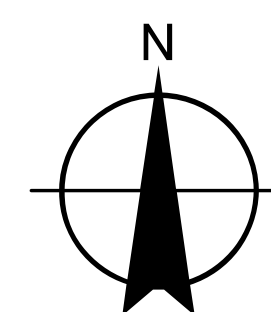
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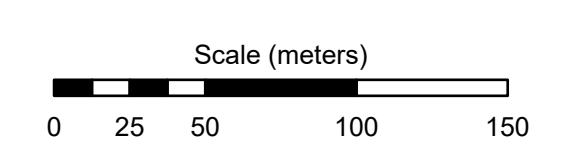
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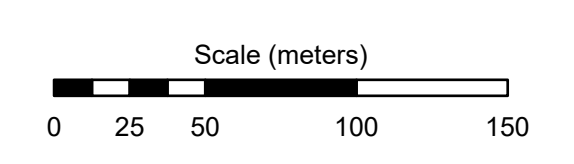
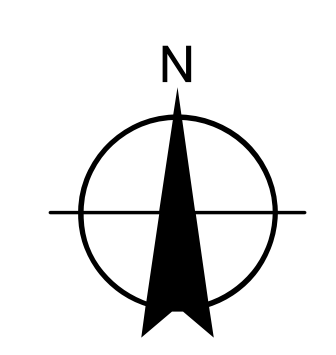
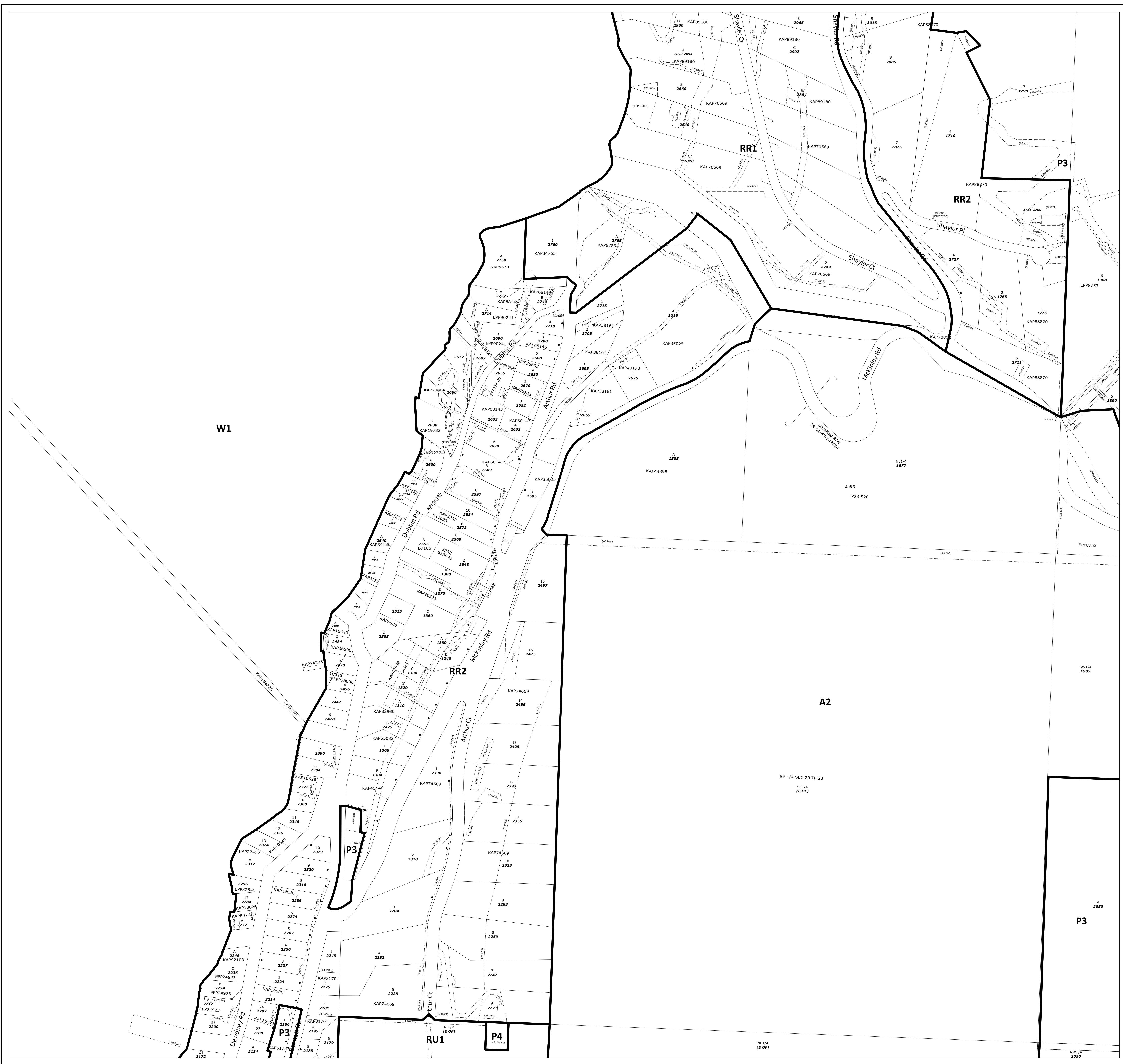
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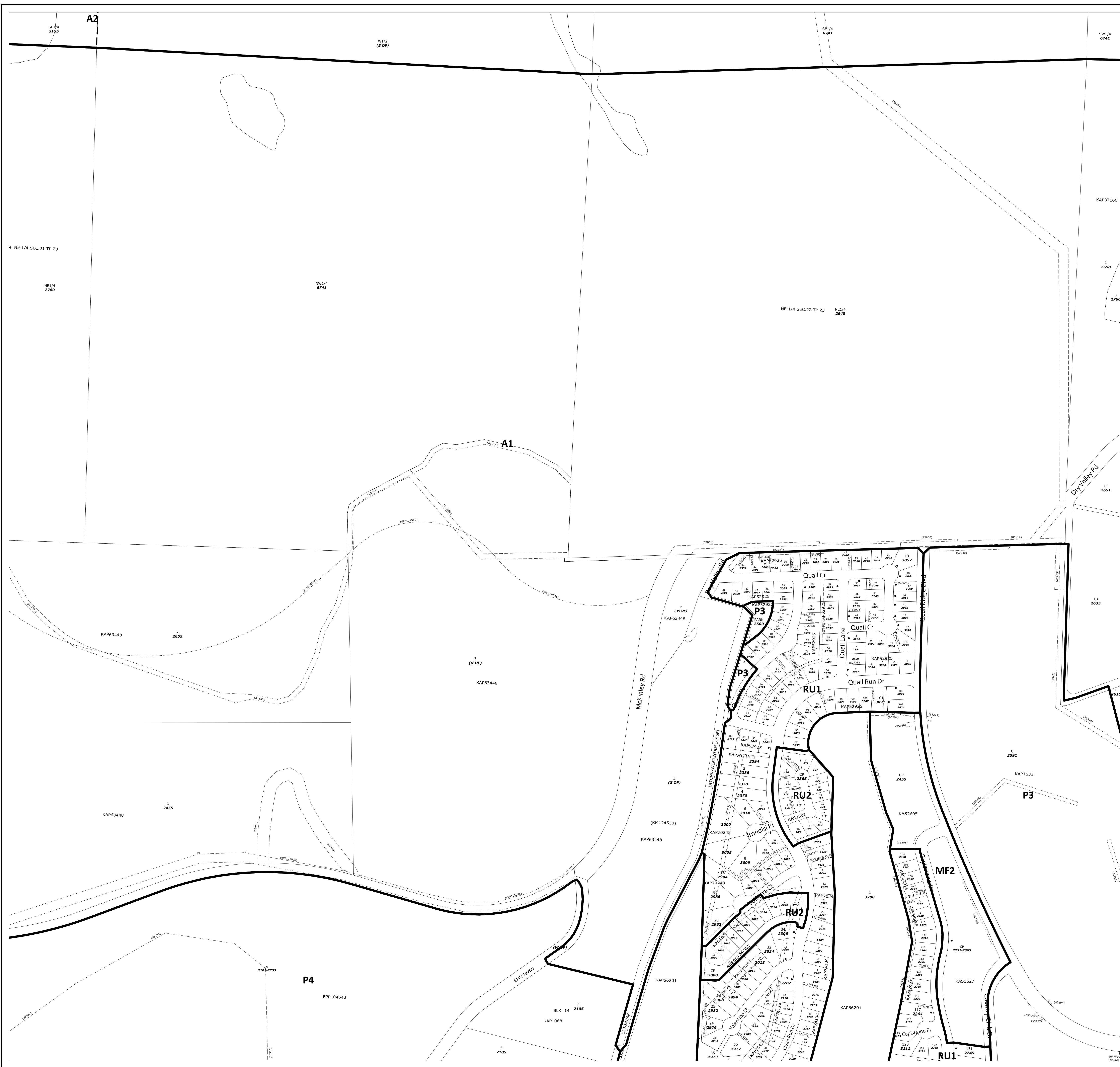
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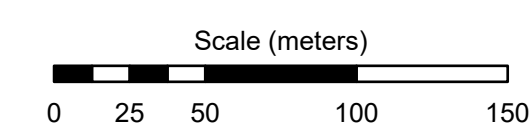
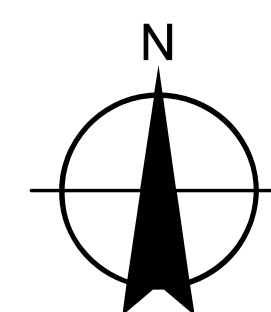
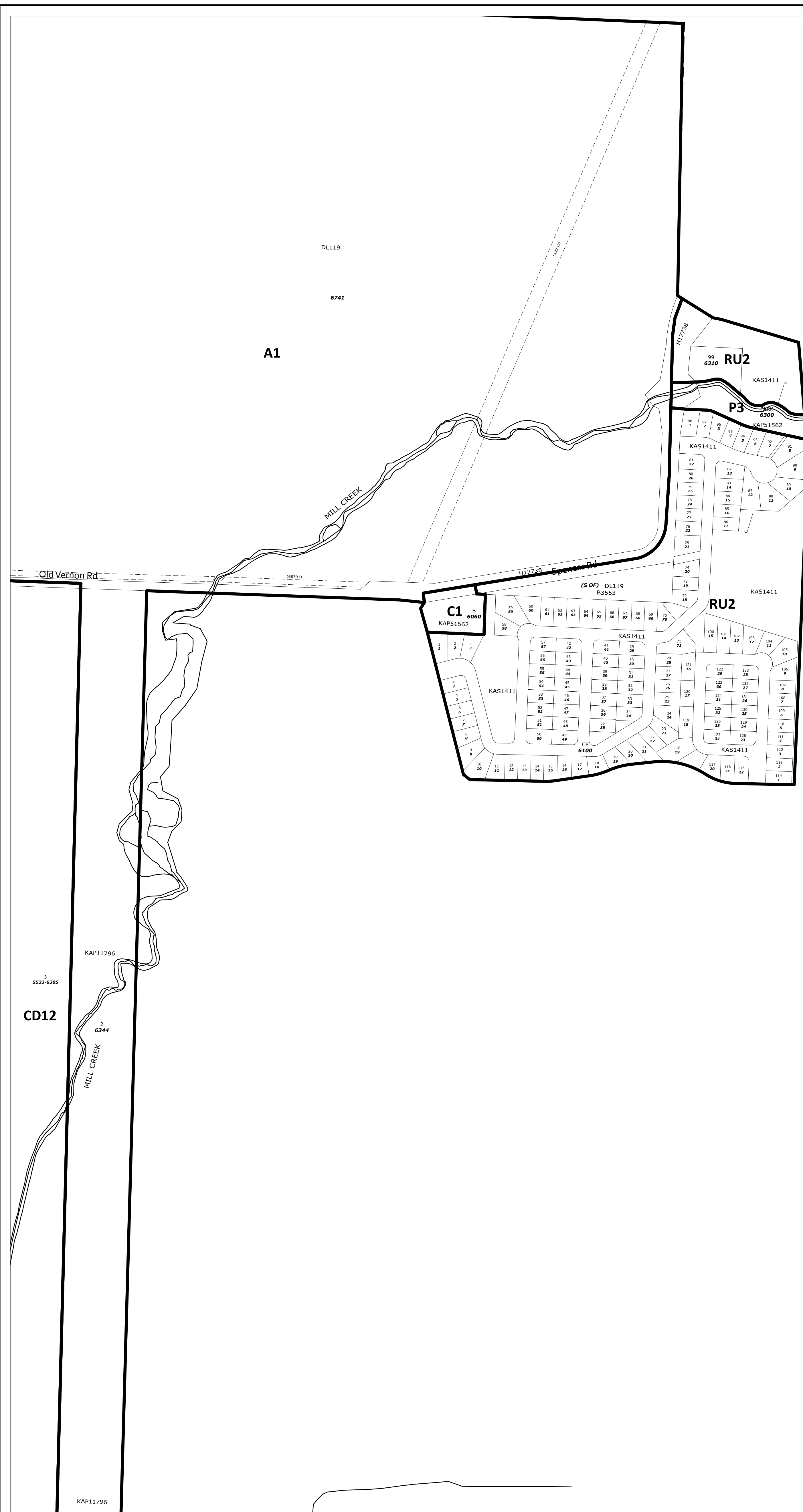
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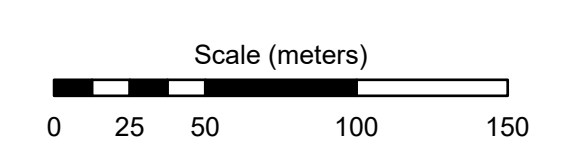
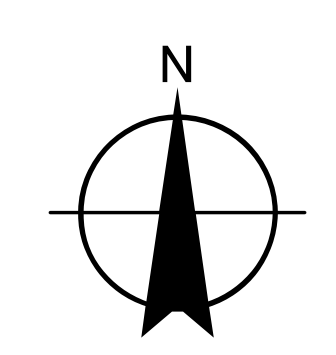
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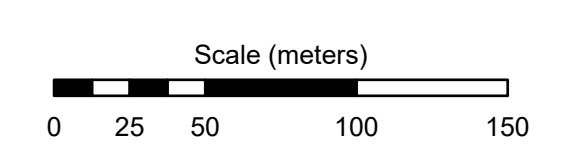
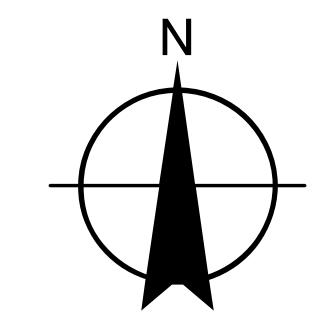
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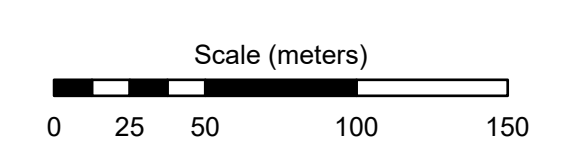
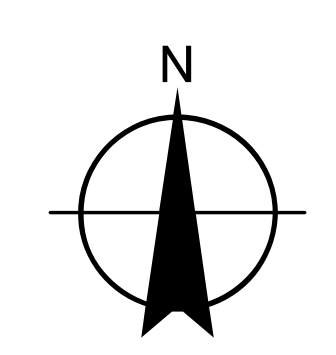
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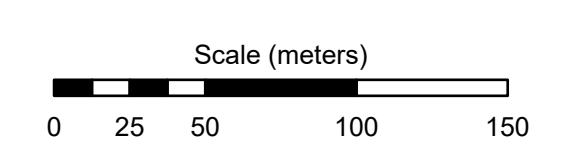
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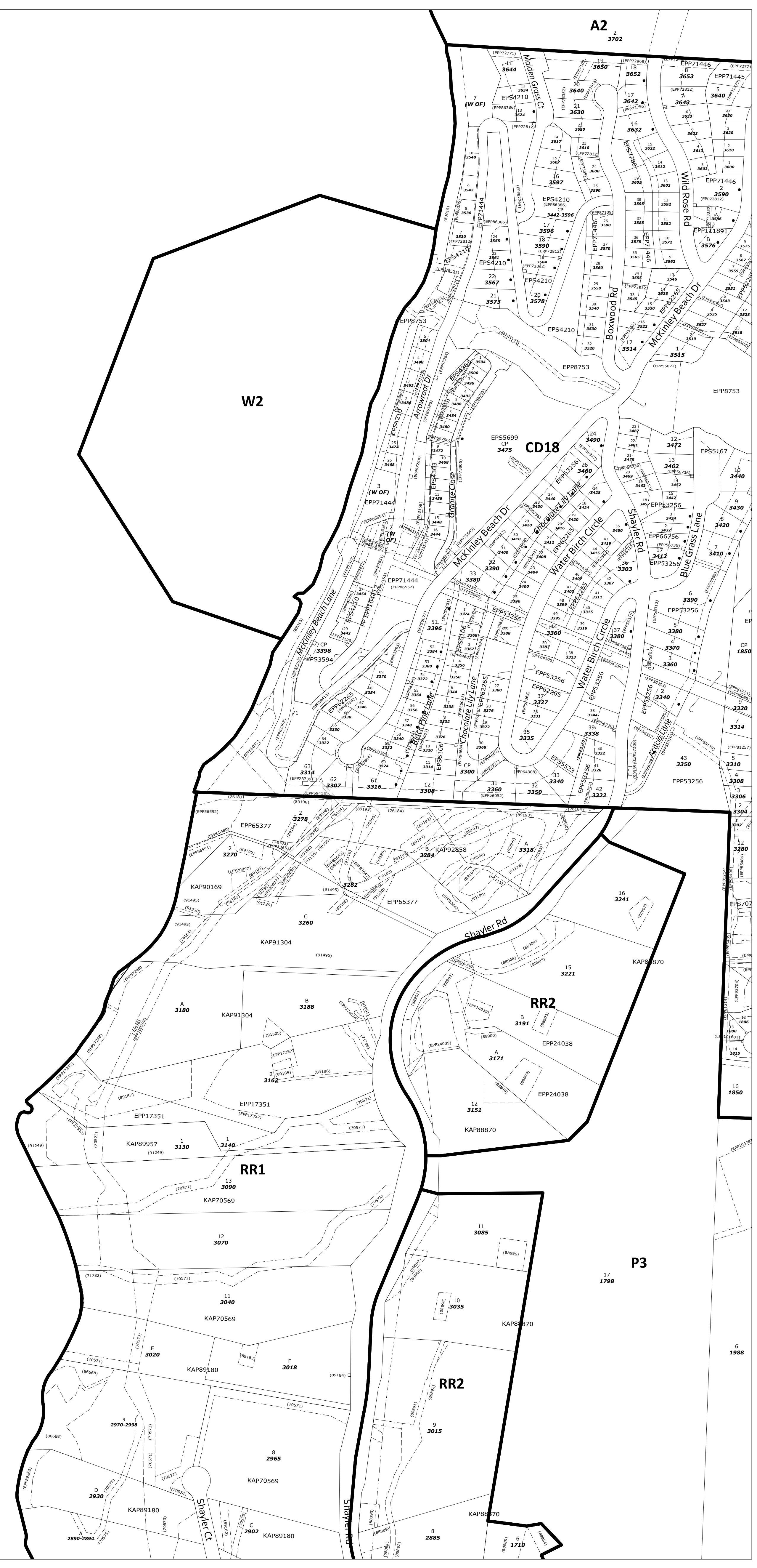


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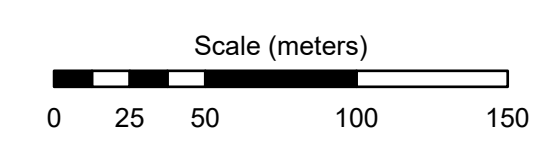
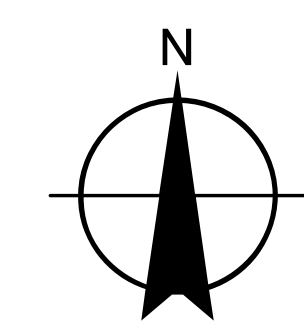
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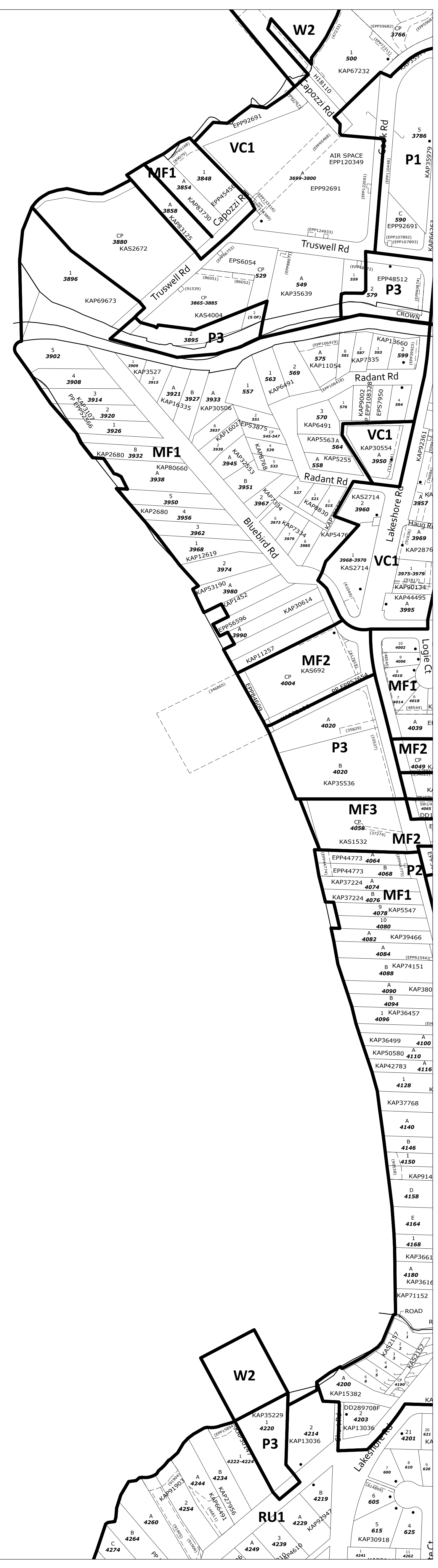
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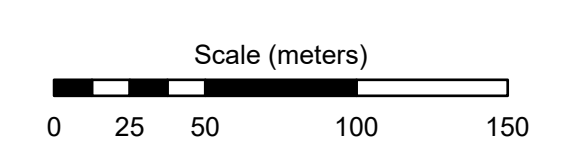
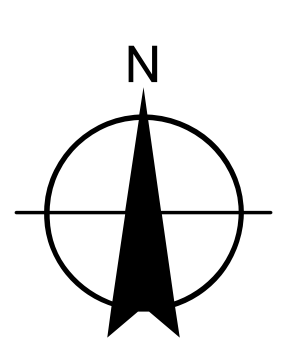
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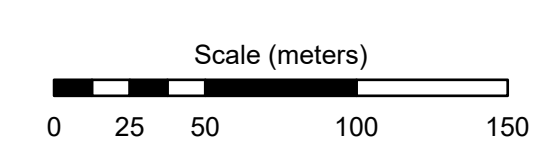
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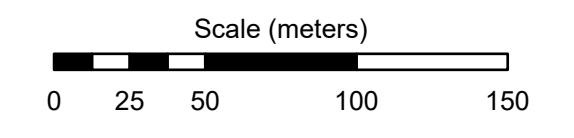
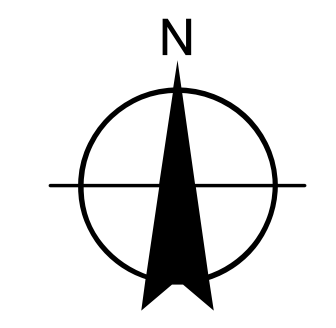
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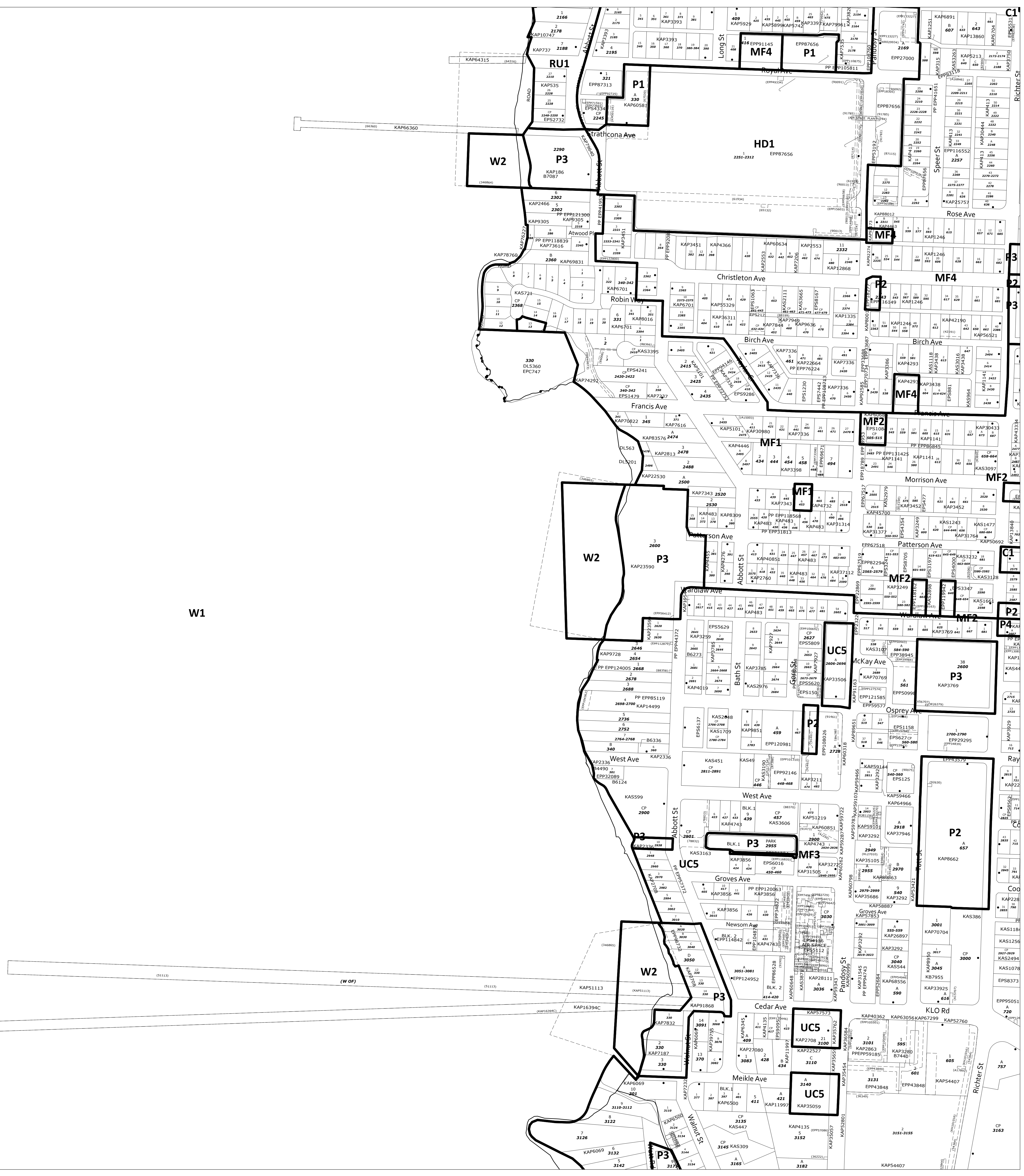


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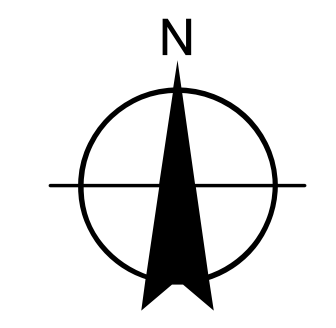
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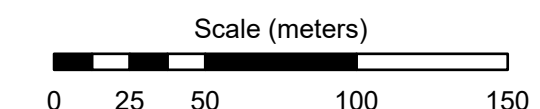
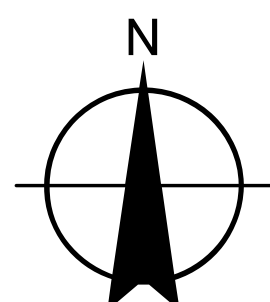
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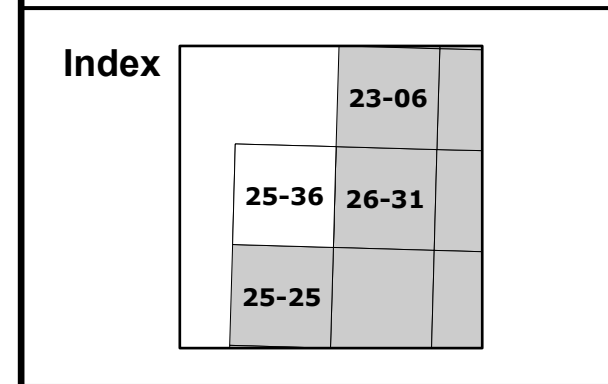


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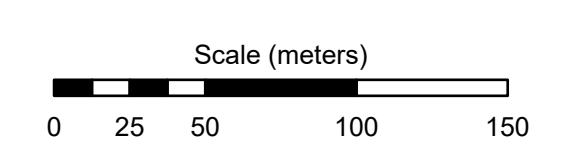
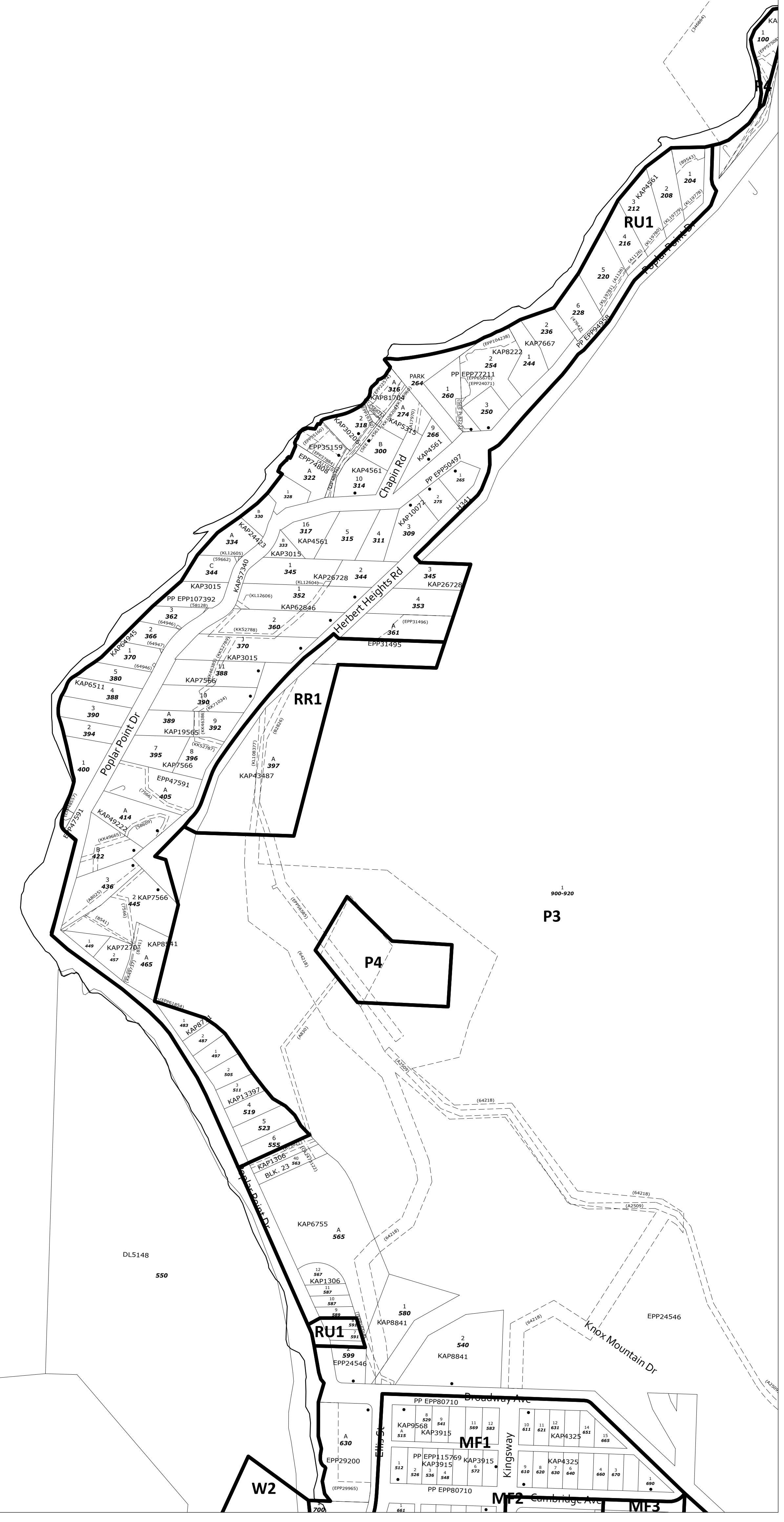
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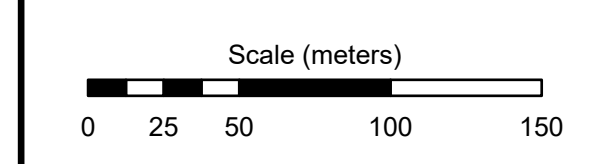
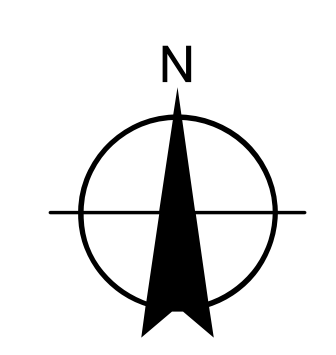
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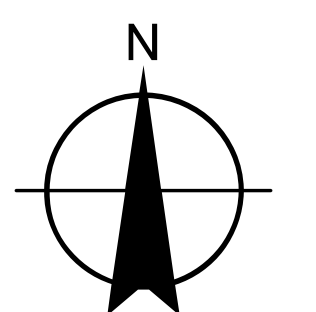
Proposed Zoning

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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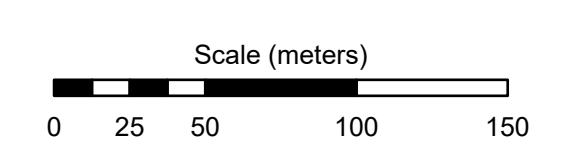




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Scale: 1:2500
Revision: 1/15/2024

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Legend

ZONING

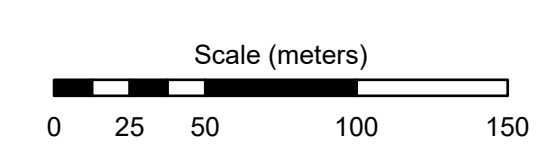
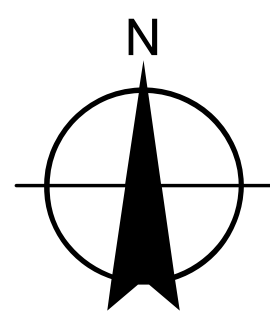
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary



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

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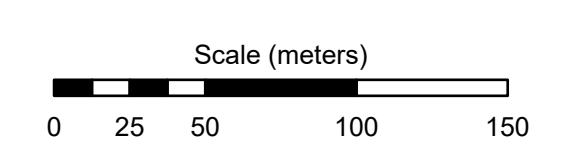
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 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary

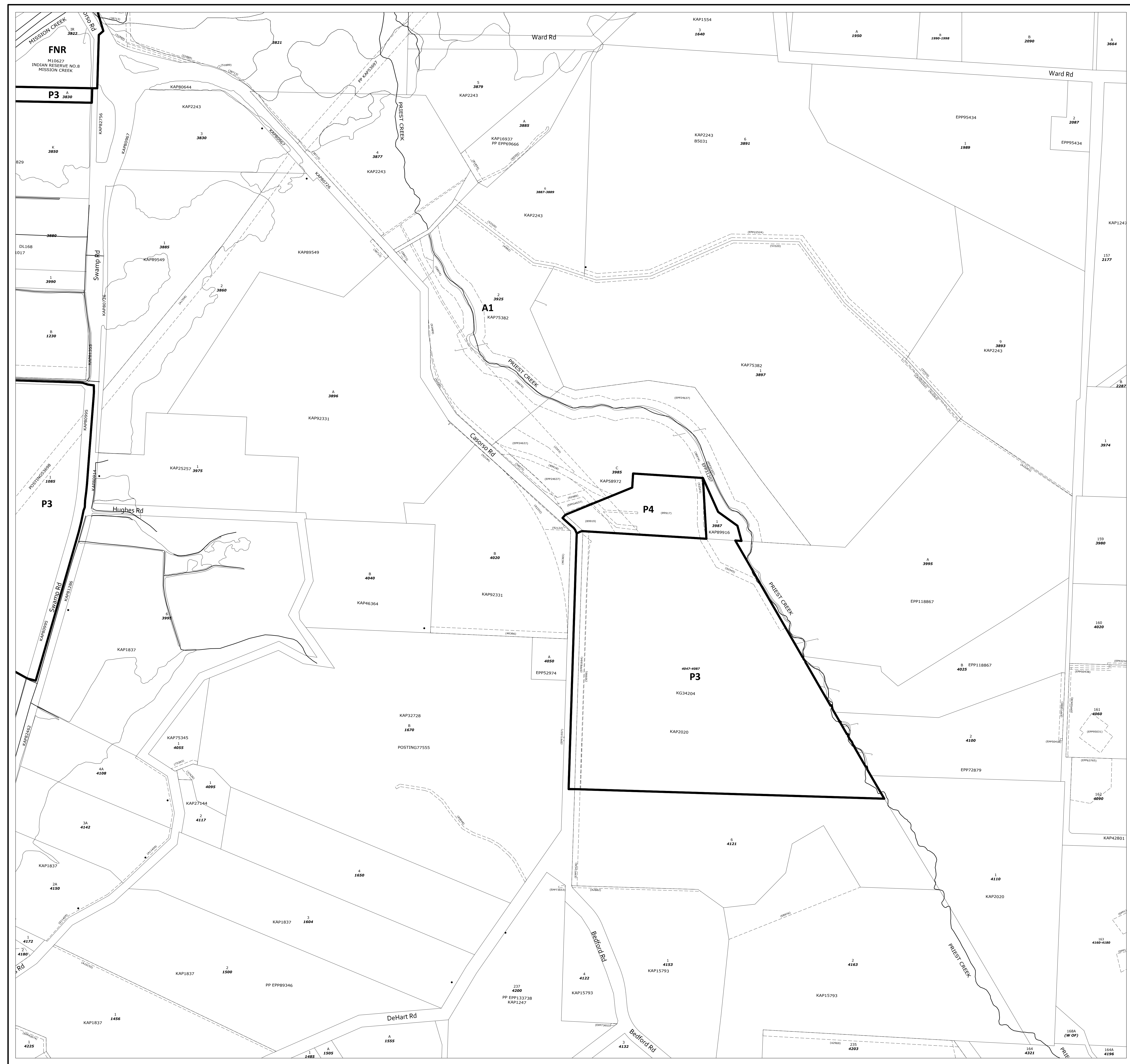


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Legend

ZONING

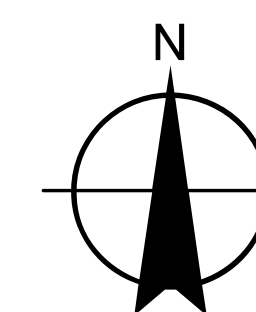
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ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

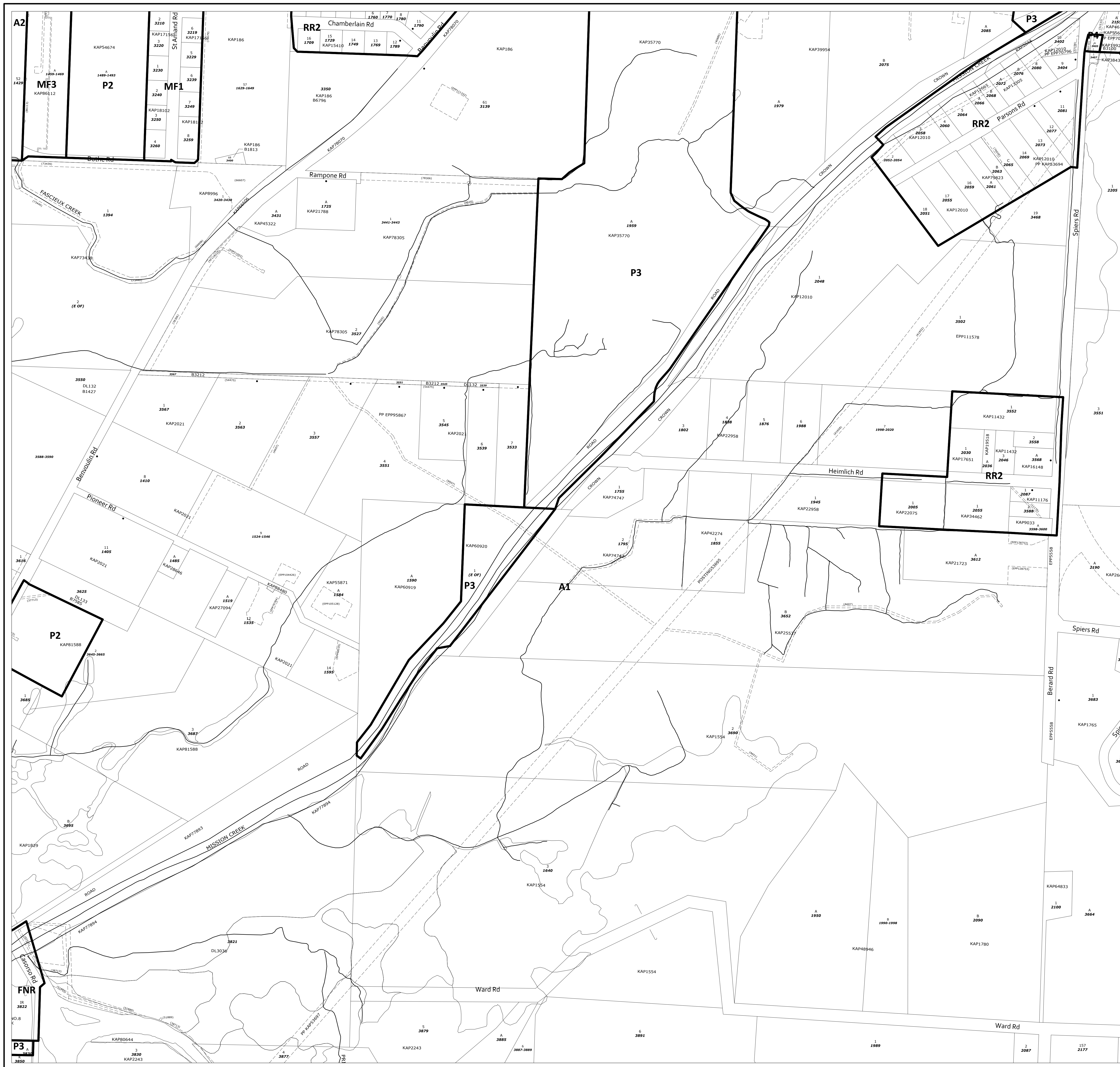


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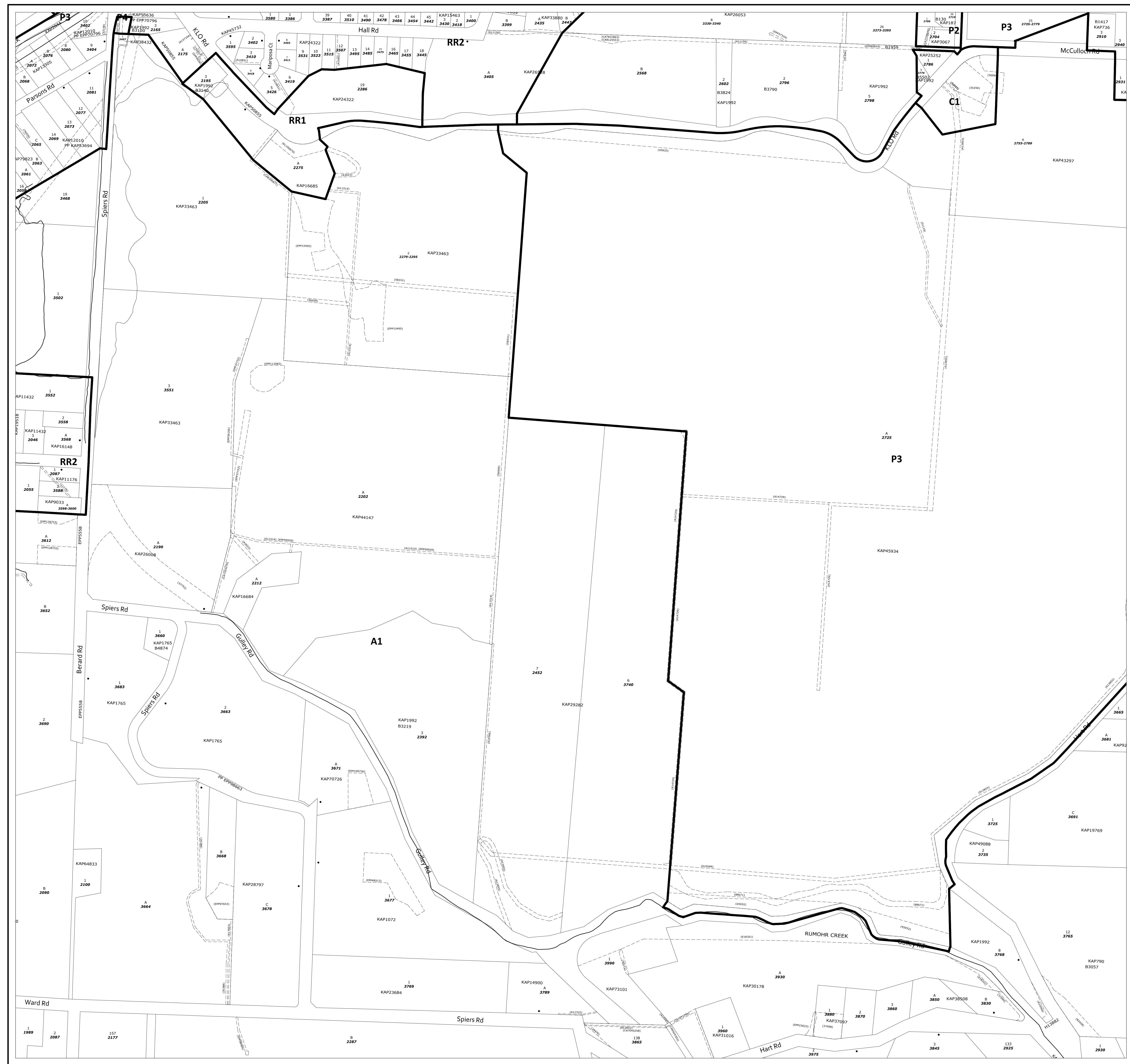


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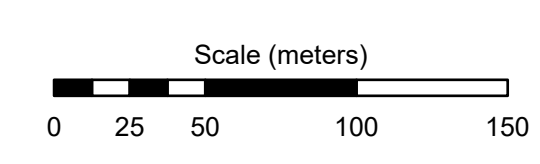
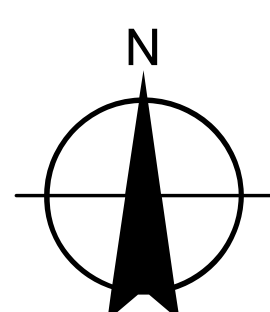
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ZONING

— Proposed Zoning

ADDRESSES

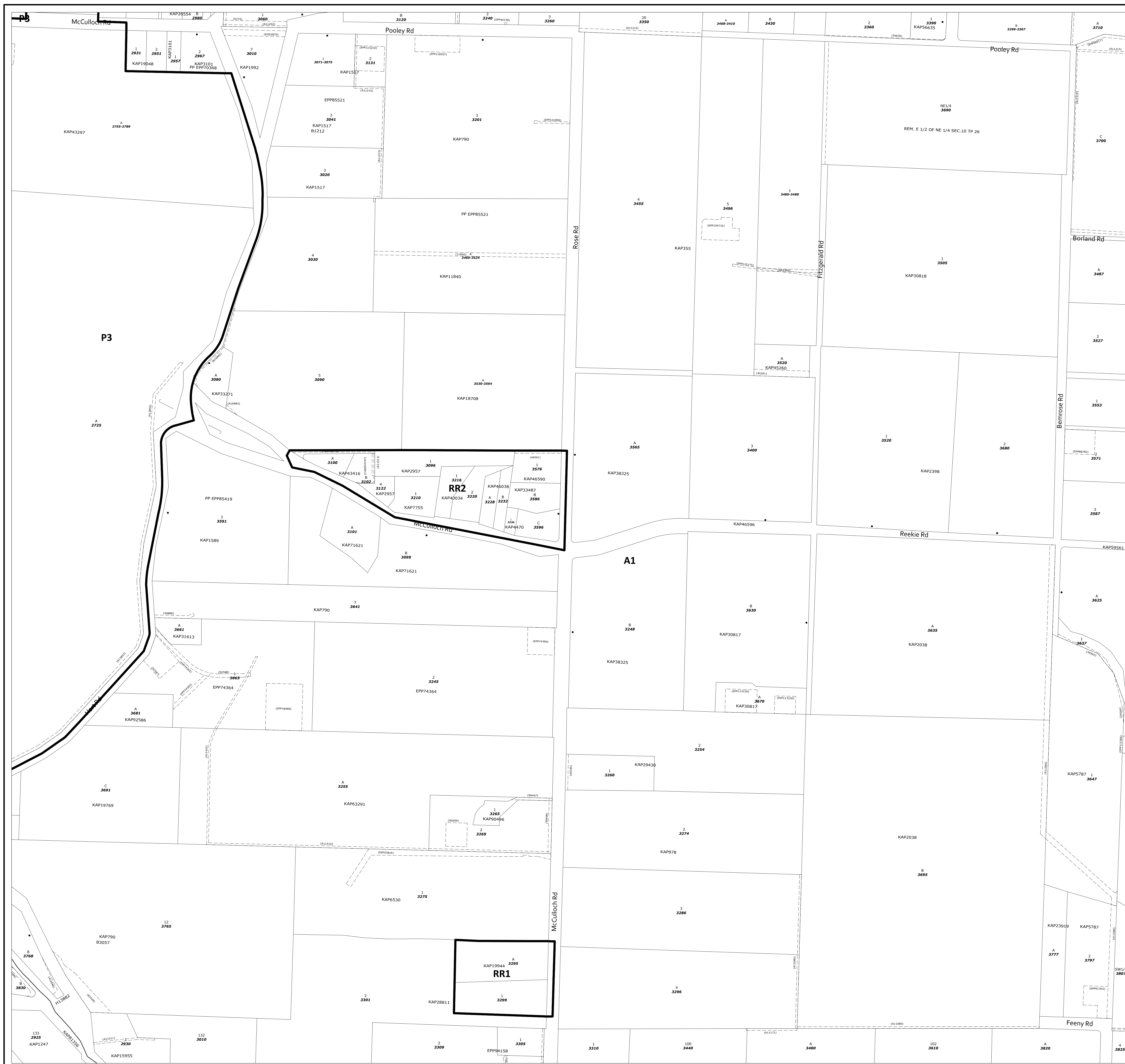
- 10 Lot Number
- 234 Street Address
- Indicates Address Fronting Street
- City Boundary



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 - Indicates Address Fronting Street
 - City Boundary

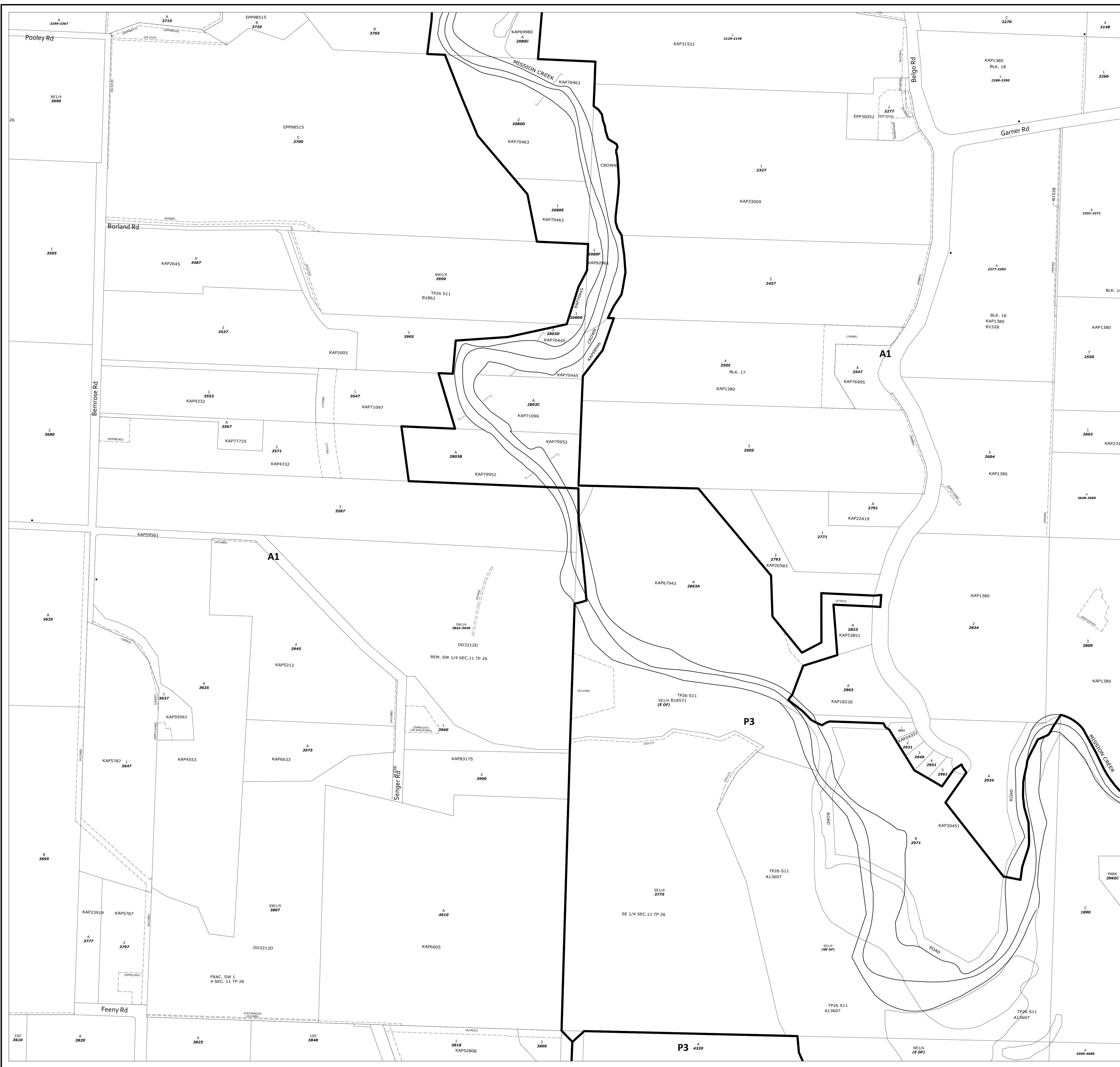


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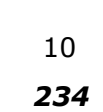


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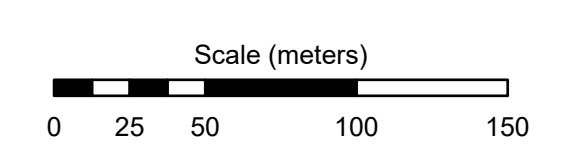
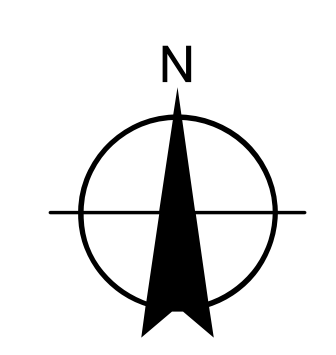
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Street Address
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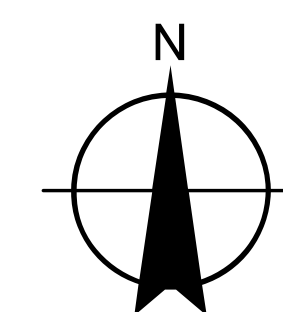
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ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary

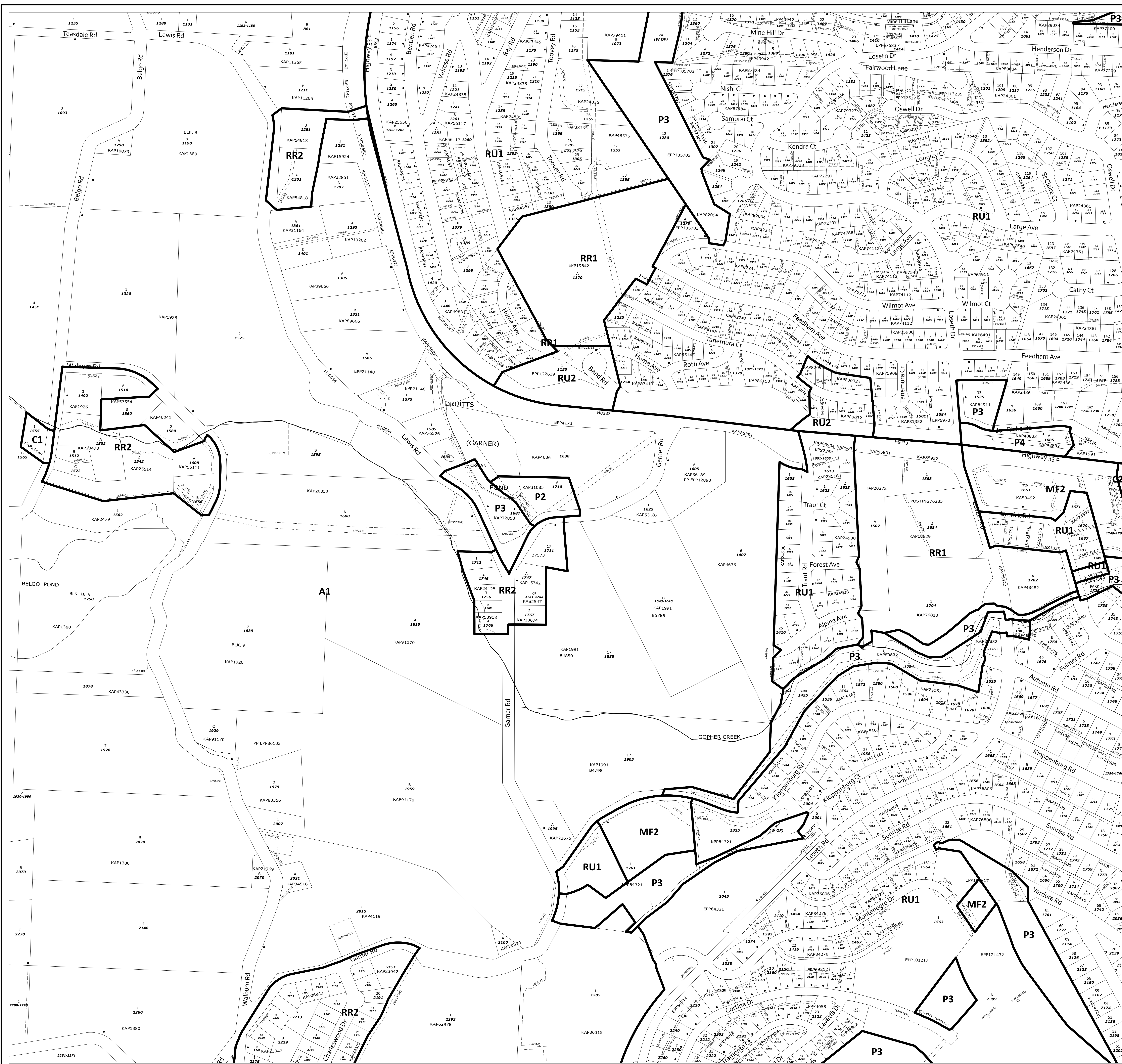


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ZONING

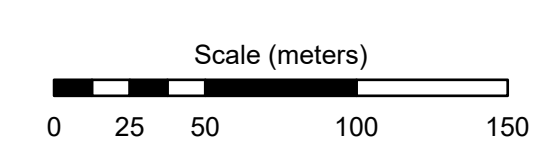
— Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

• Indicates Address Fronting Street

--- City Boundary

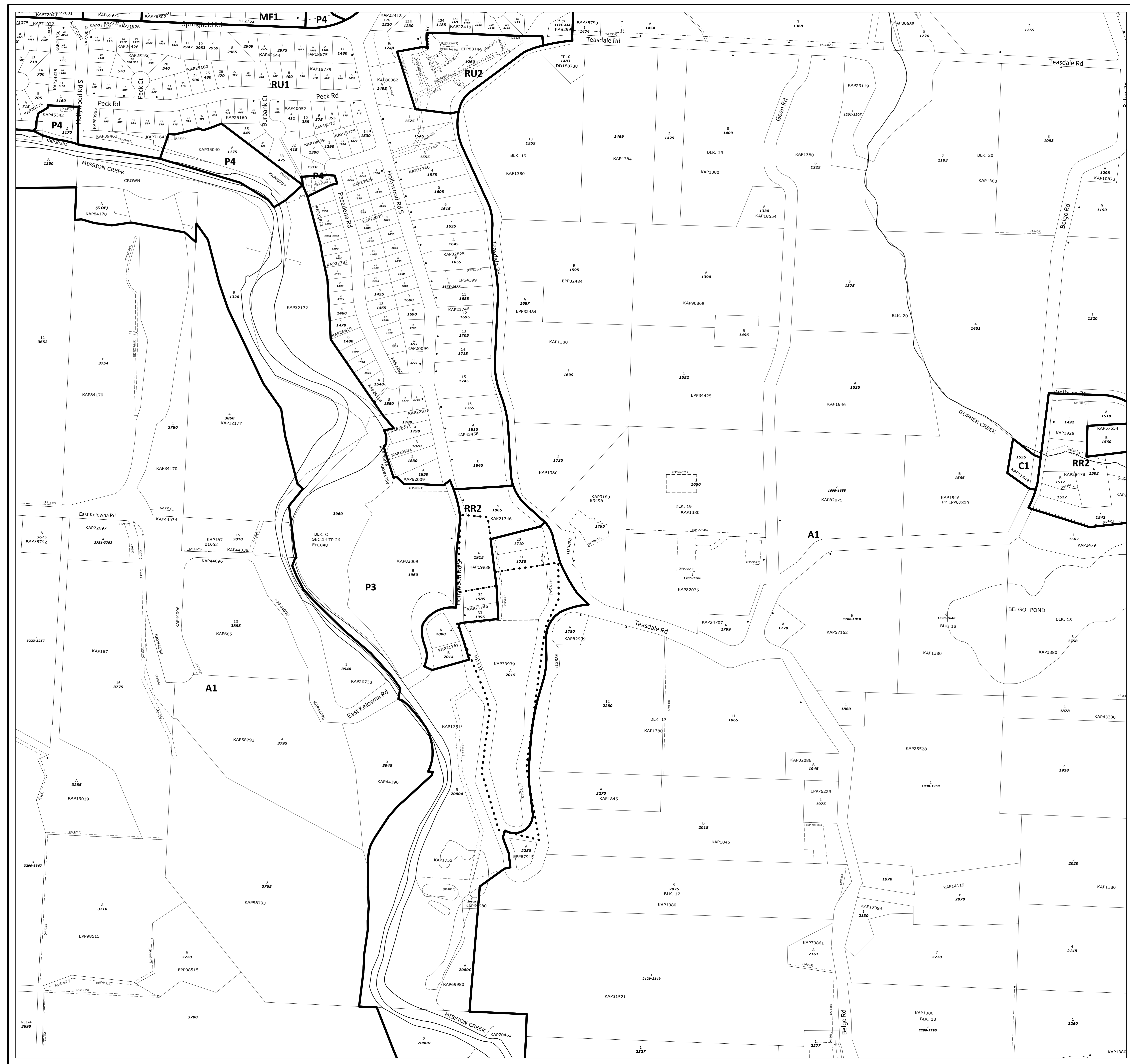


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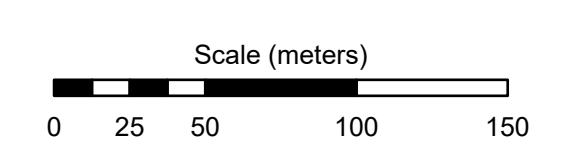
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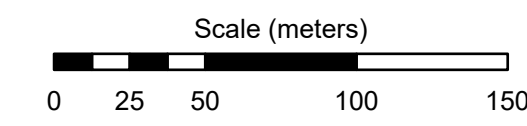
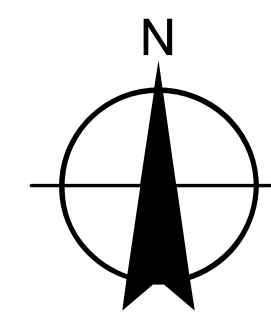
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Scale: 1:2500

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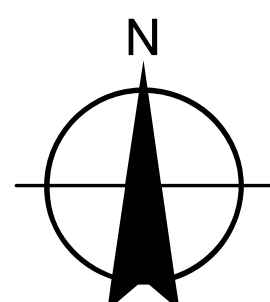
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Scale (meters)
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Scale: 1:2500

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Legend

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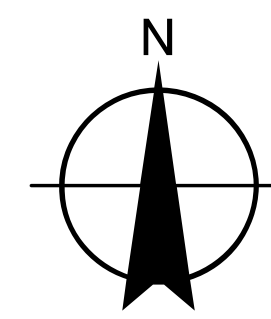
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

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City Boundary

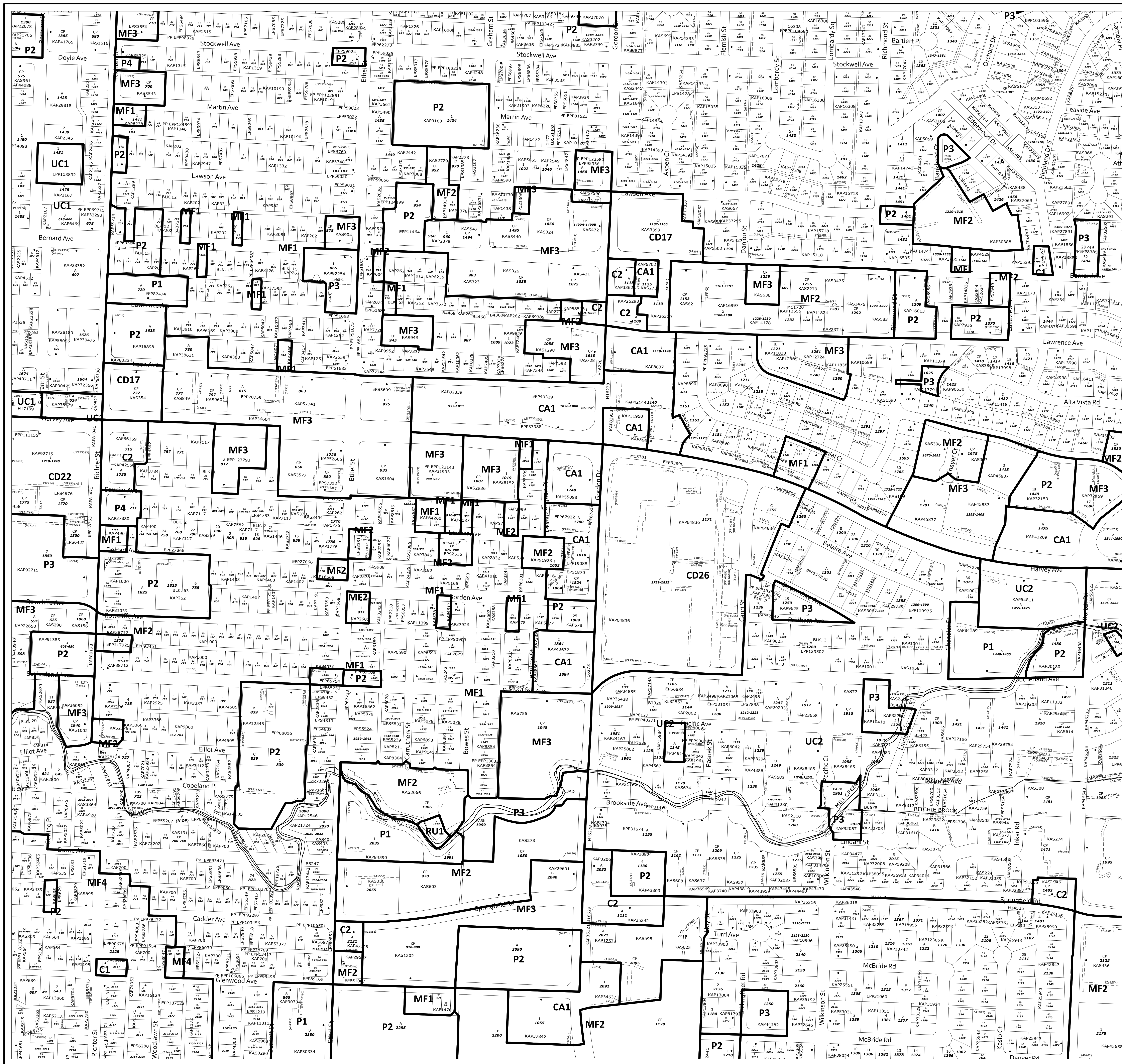


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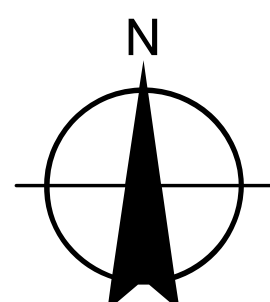
Proposed Zoning

ADDRESSES

10 Lot Number
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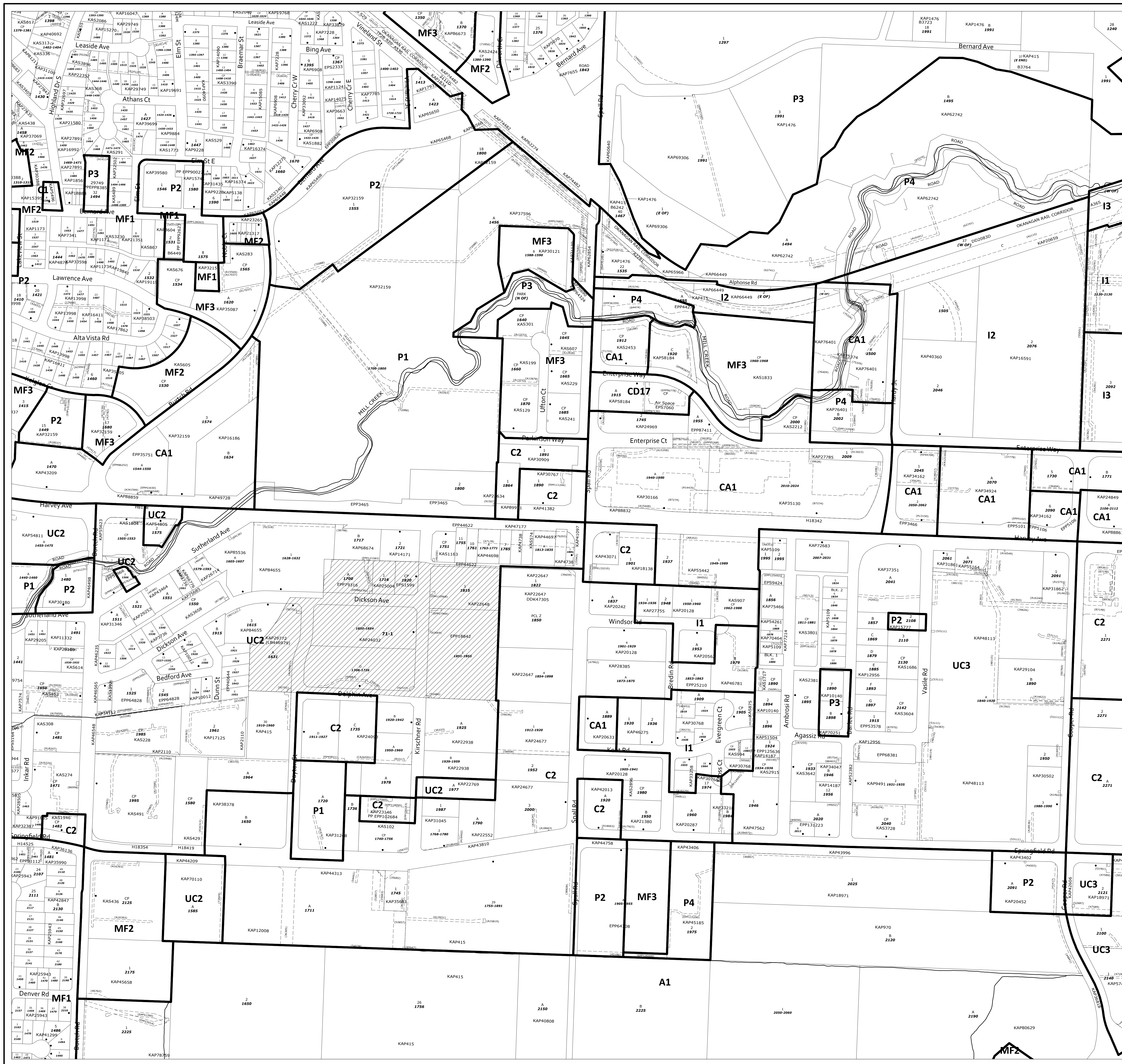


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ZONING

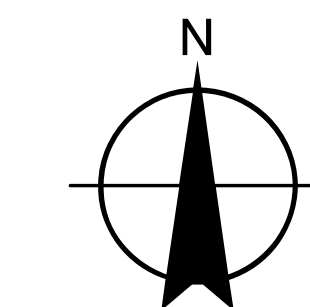
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ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary

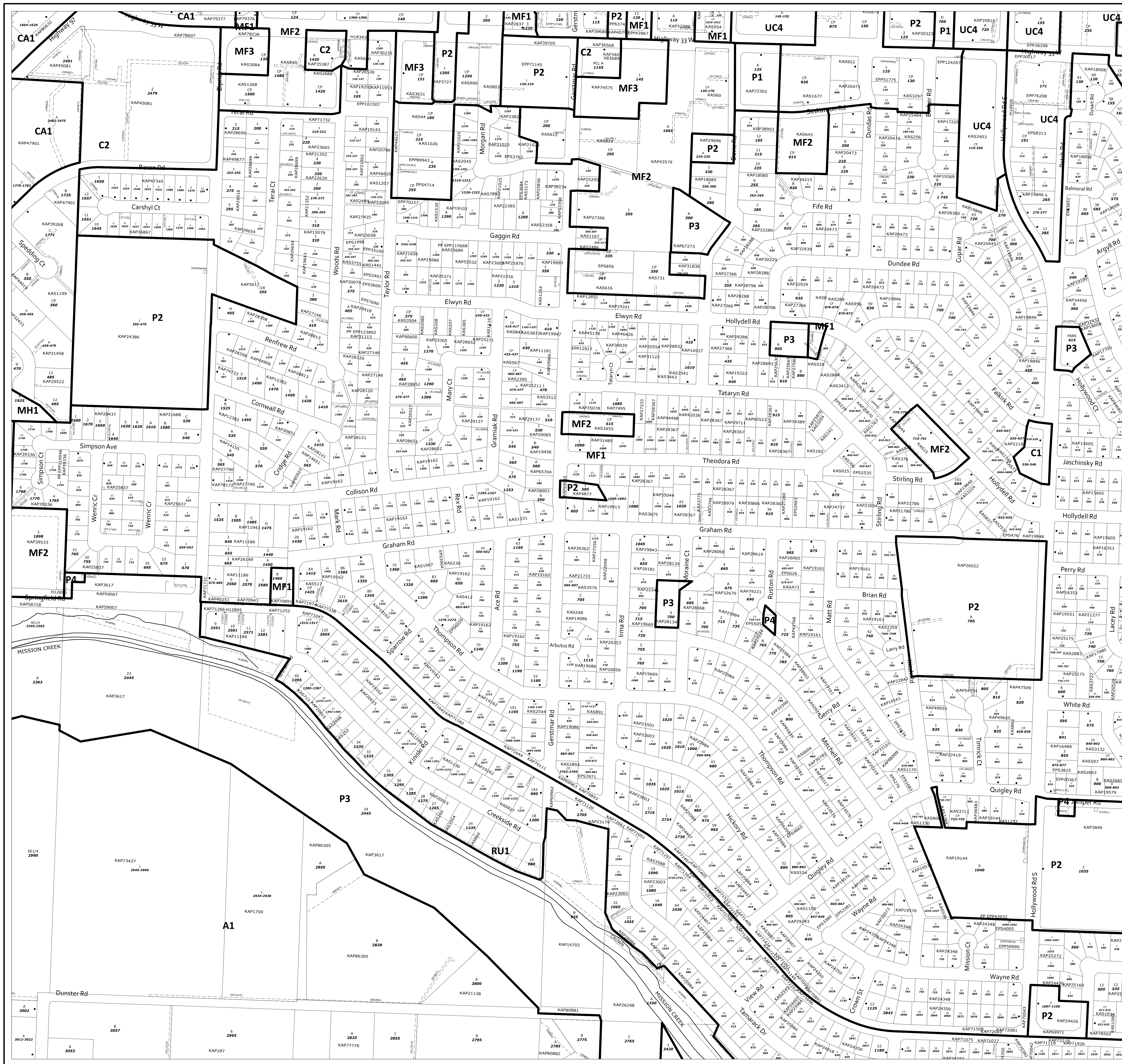


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Legend

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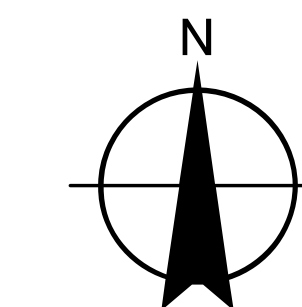
Proposed Zoning

ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

City Boundary

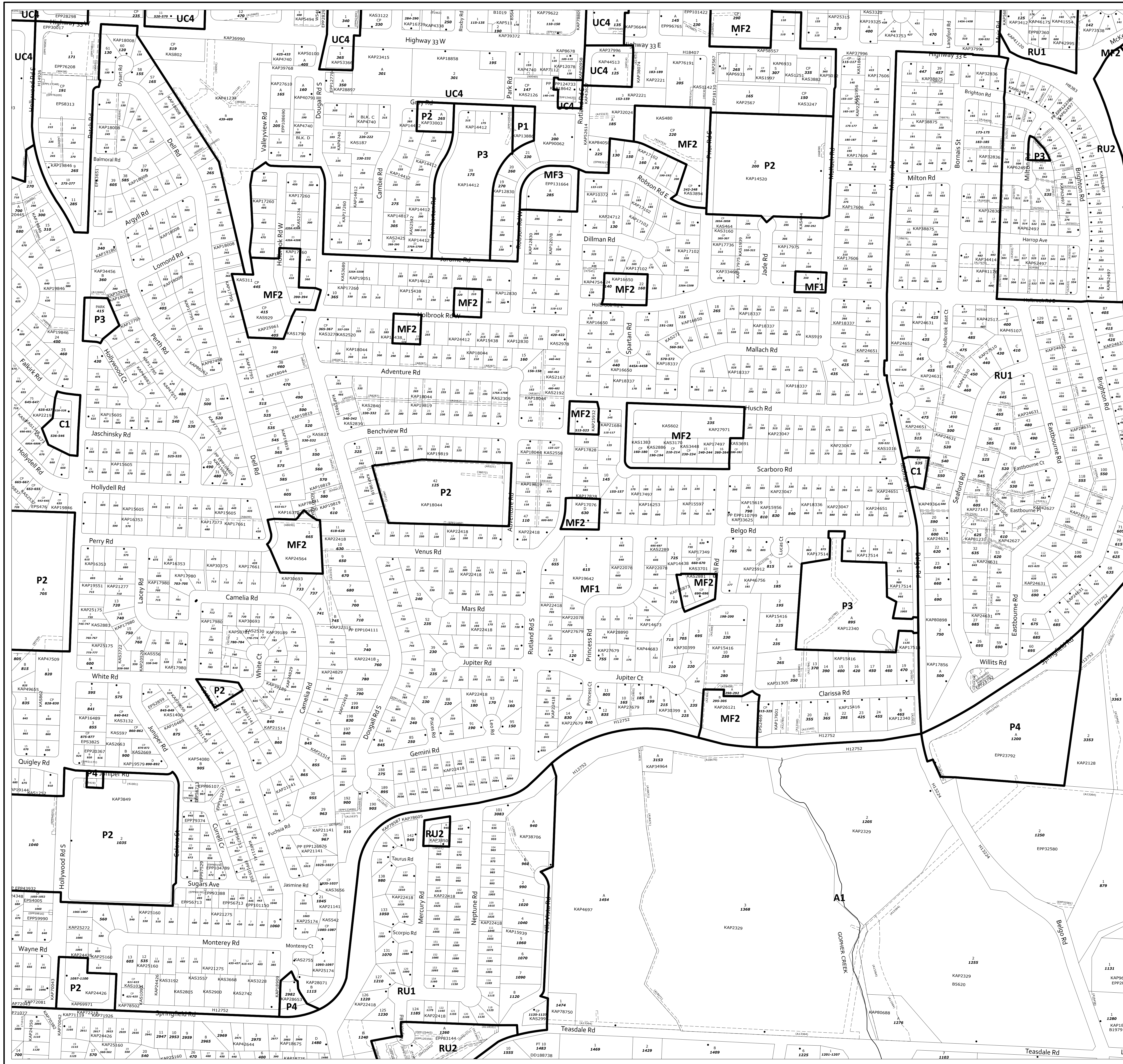


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Legend
ZONING

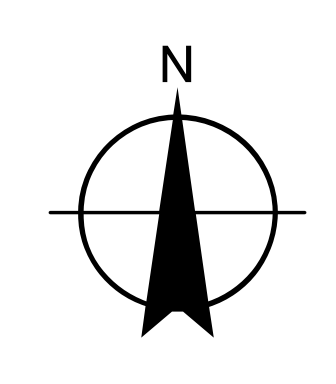
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ADDRESSES

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--- City Boundary



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Legend

ZONING

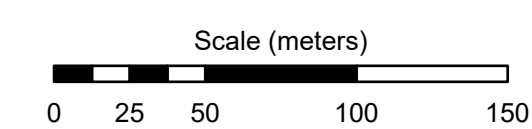
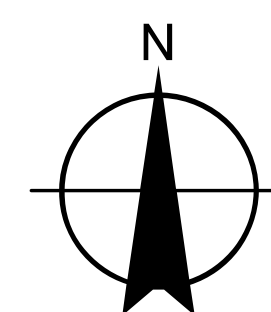
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ZONING

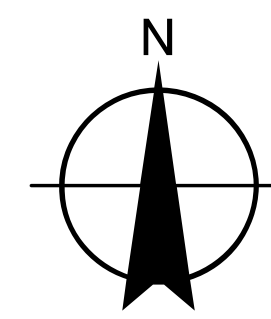
Proposed Zoning

ADDRESSES

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City Boundary

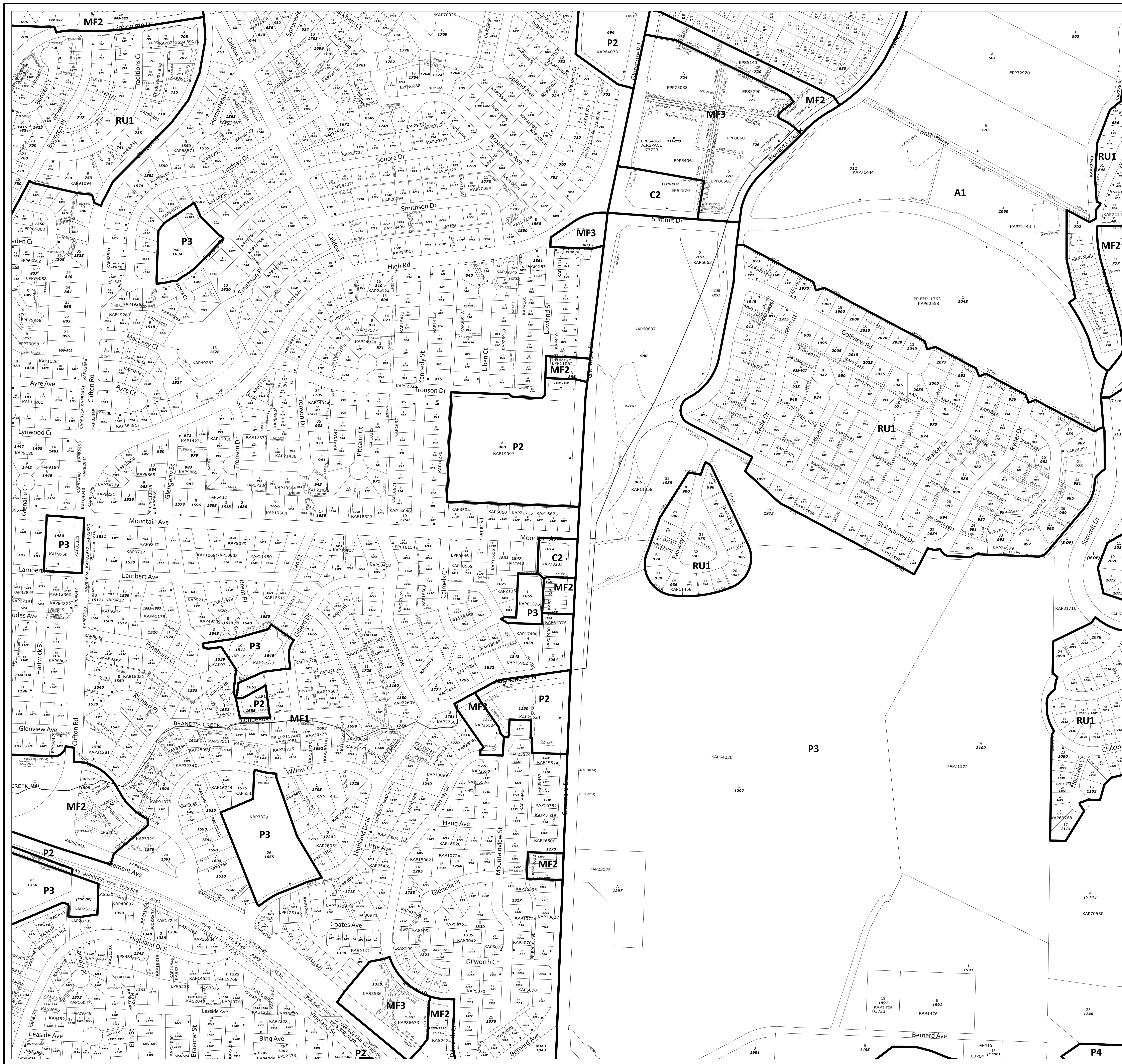


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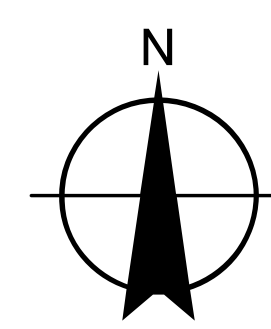
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ADDRESSES

10 Lot Number
234 Street Address

Indicates Address Fronting Street

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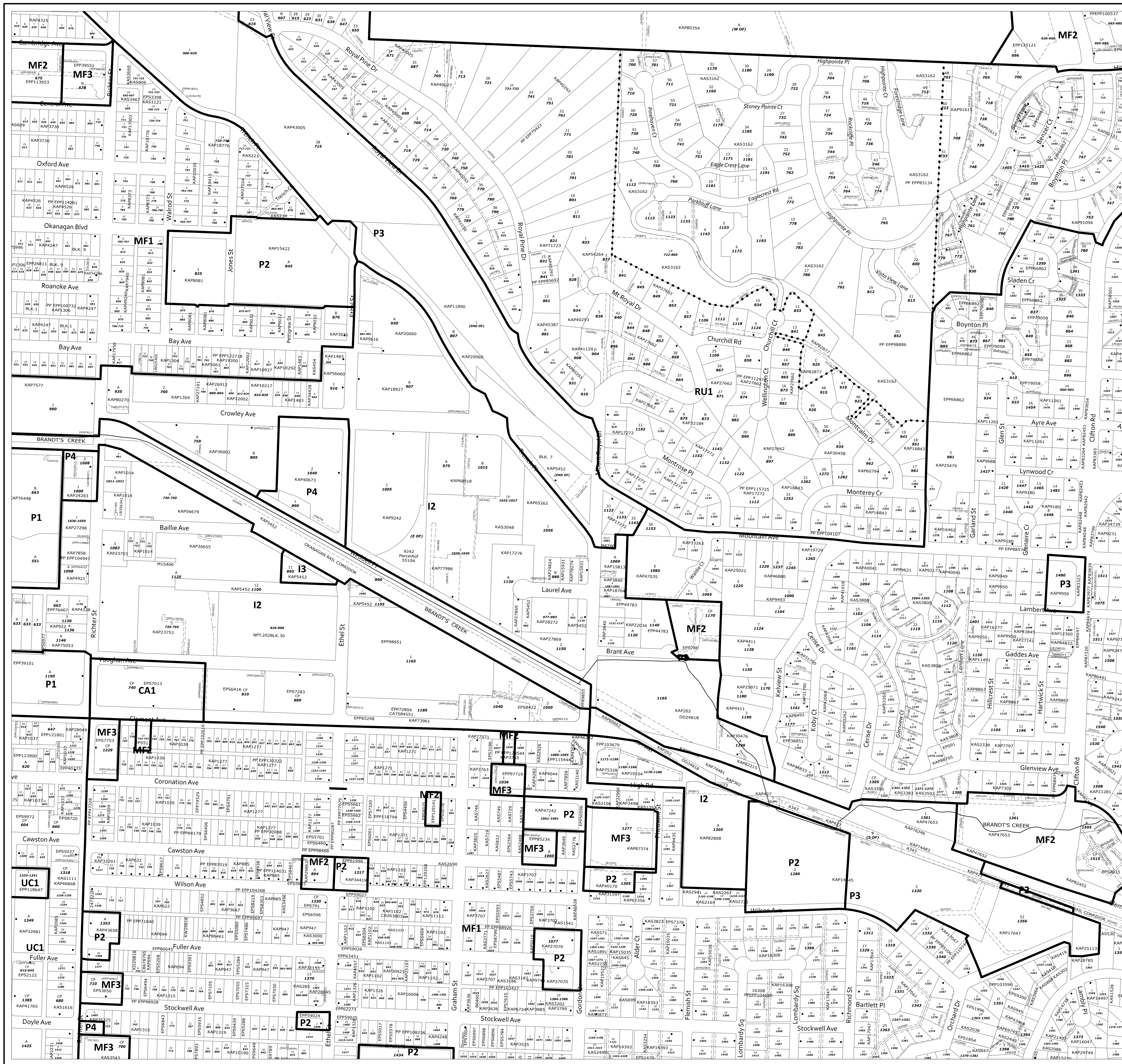


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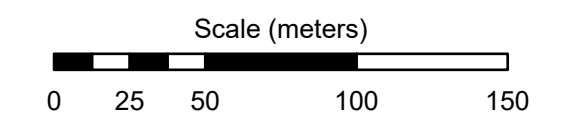
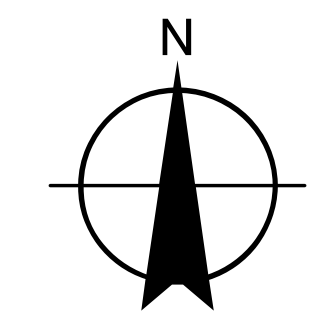
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Scale: 1:2500
Revision: 1/15/2024

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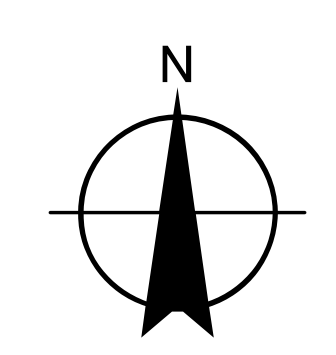
— Proposed Zoning

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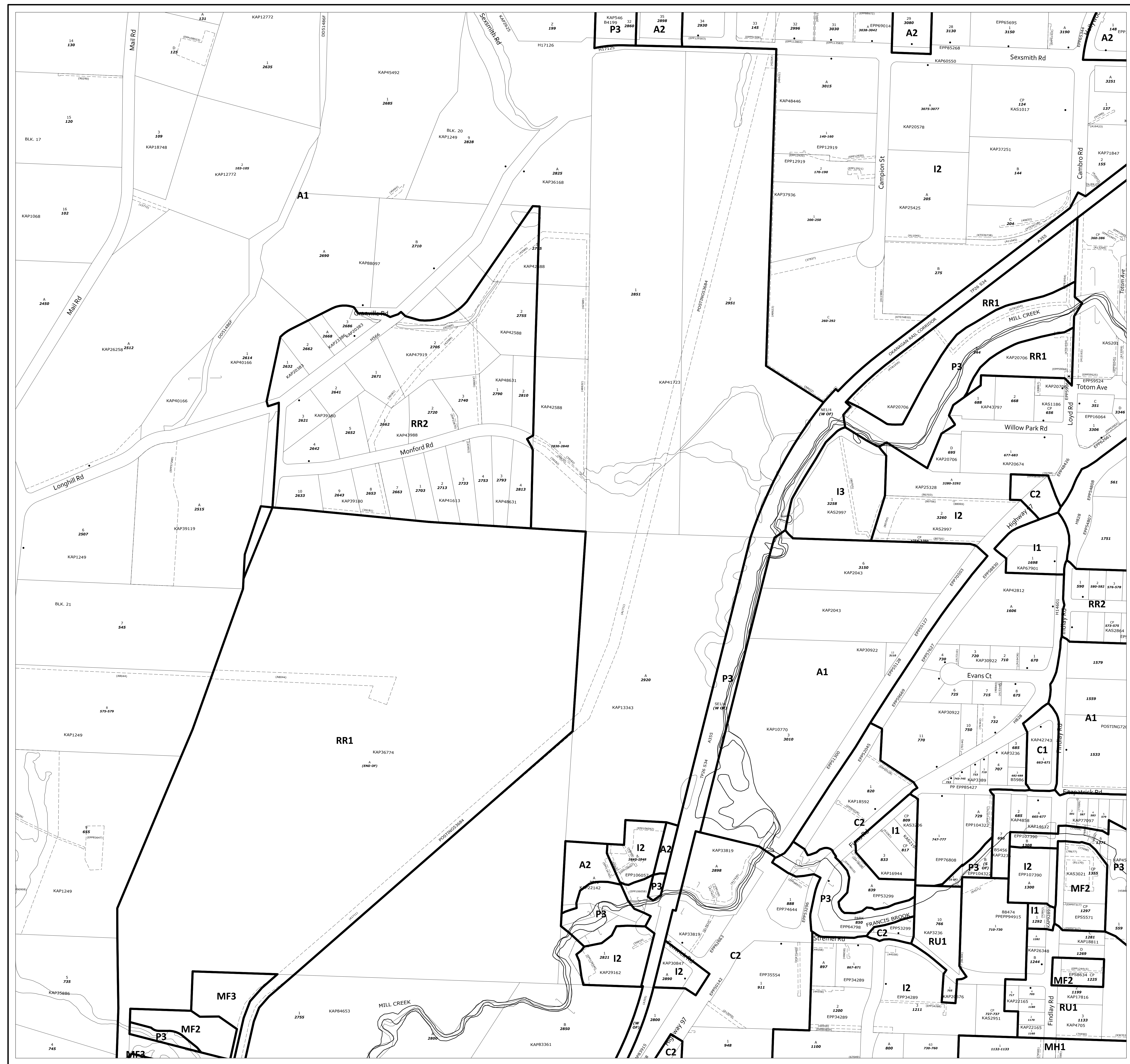
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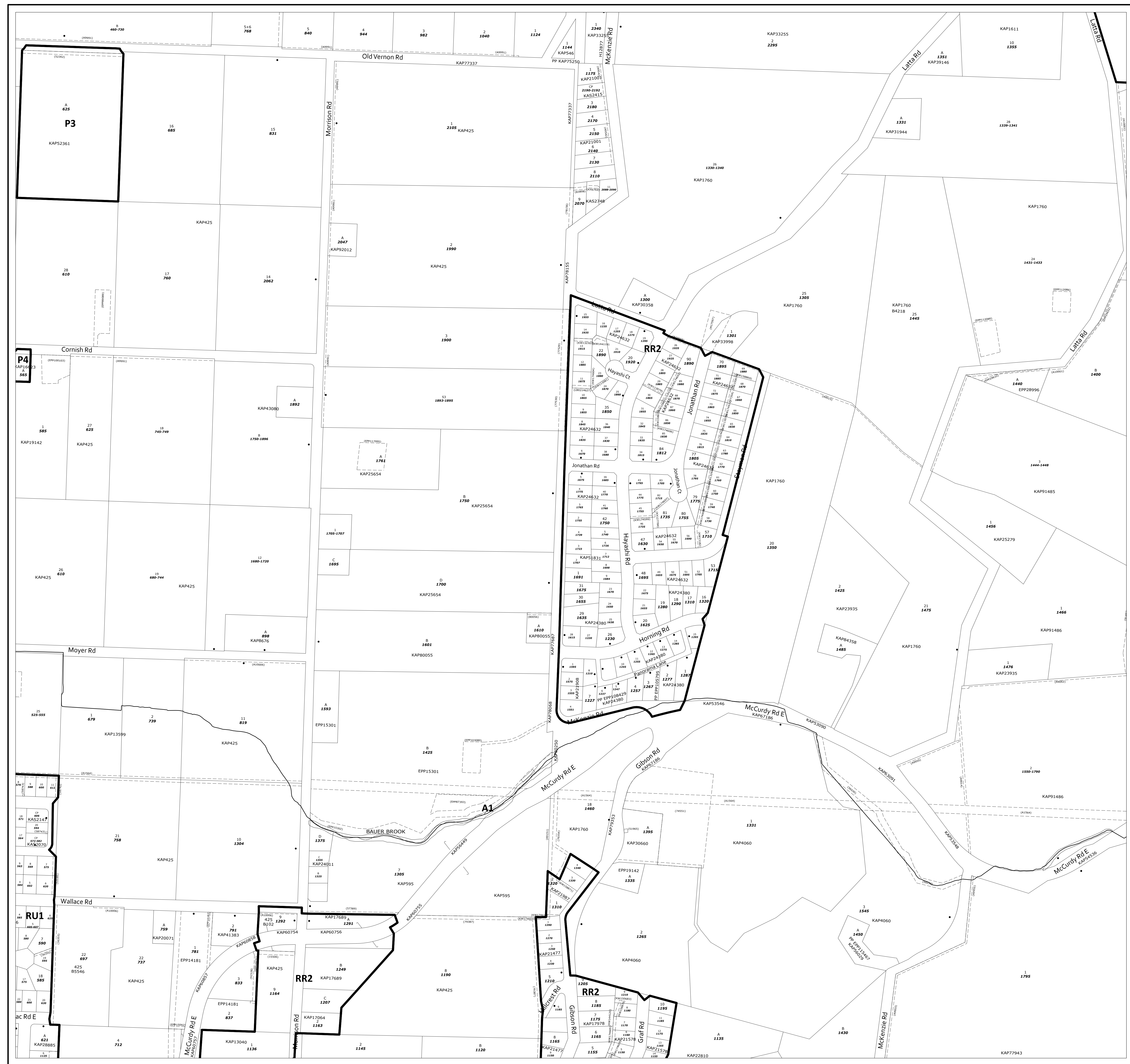


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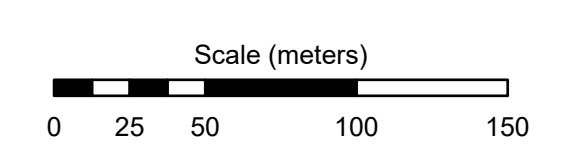
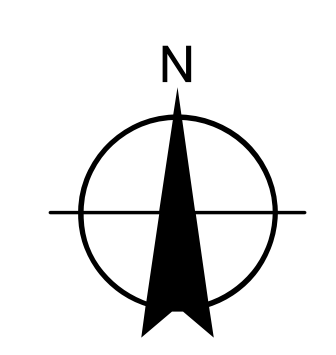
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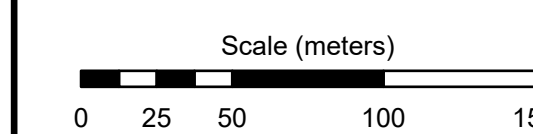
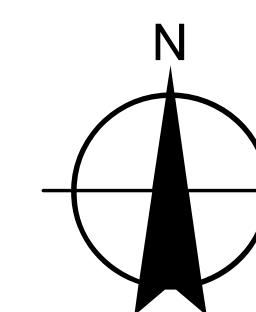
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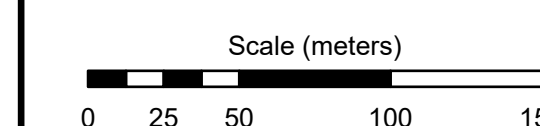
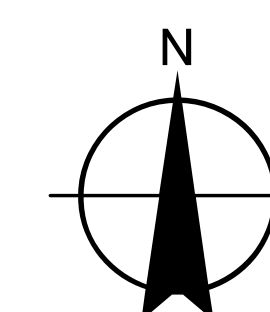
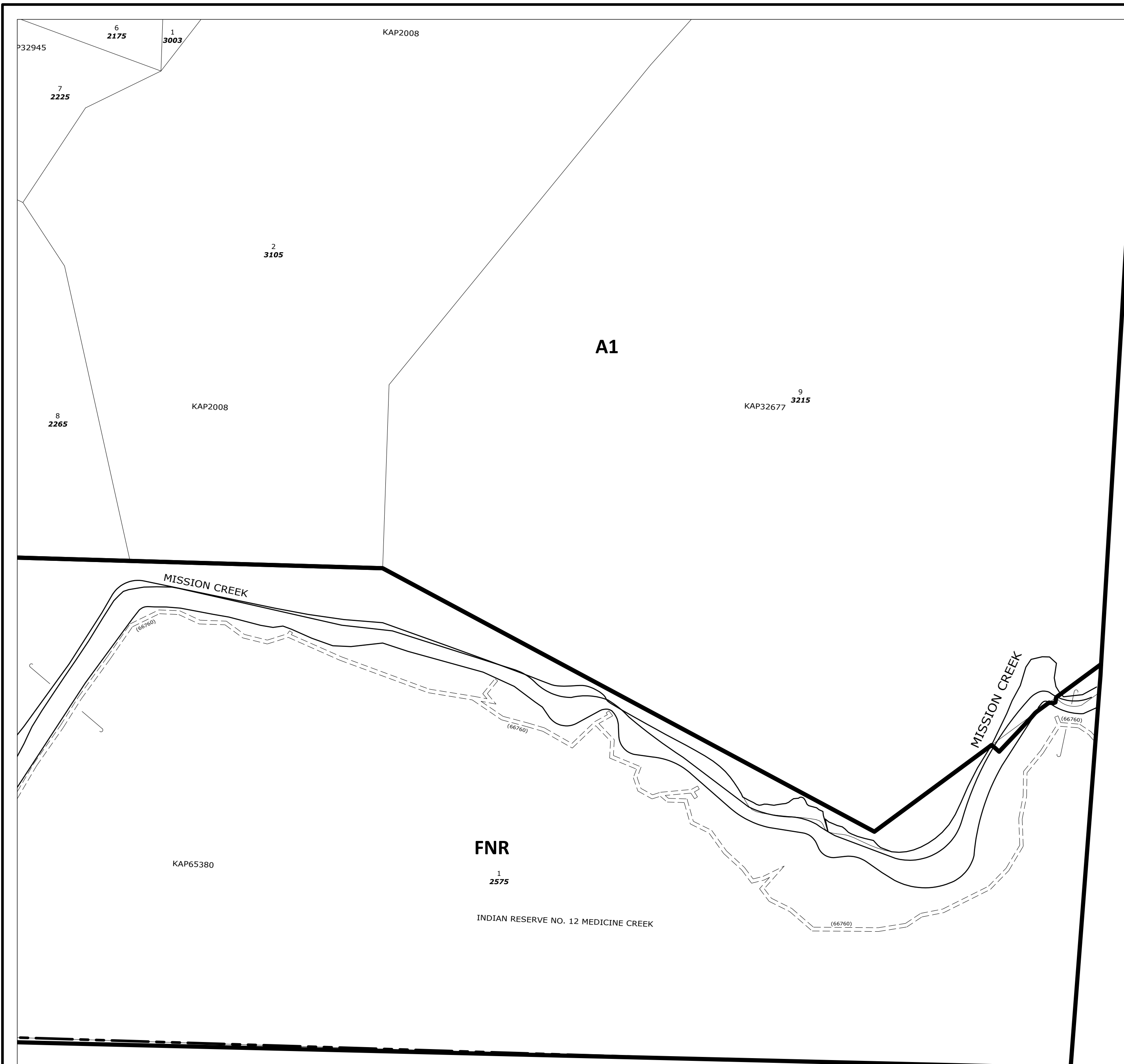
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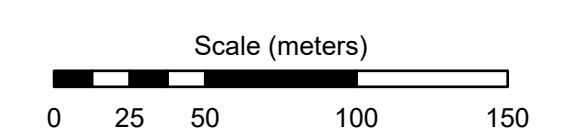
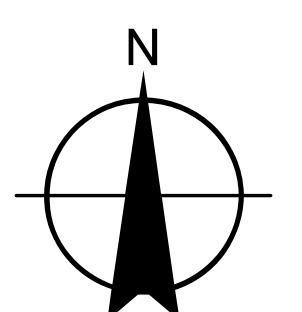
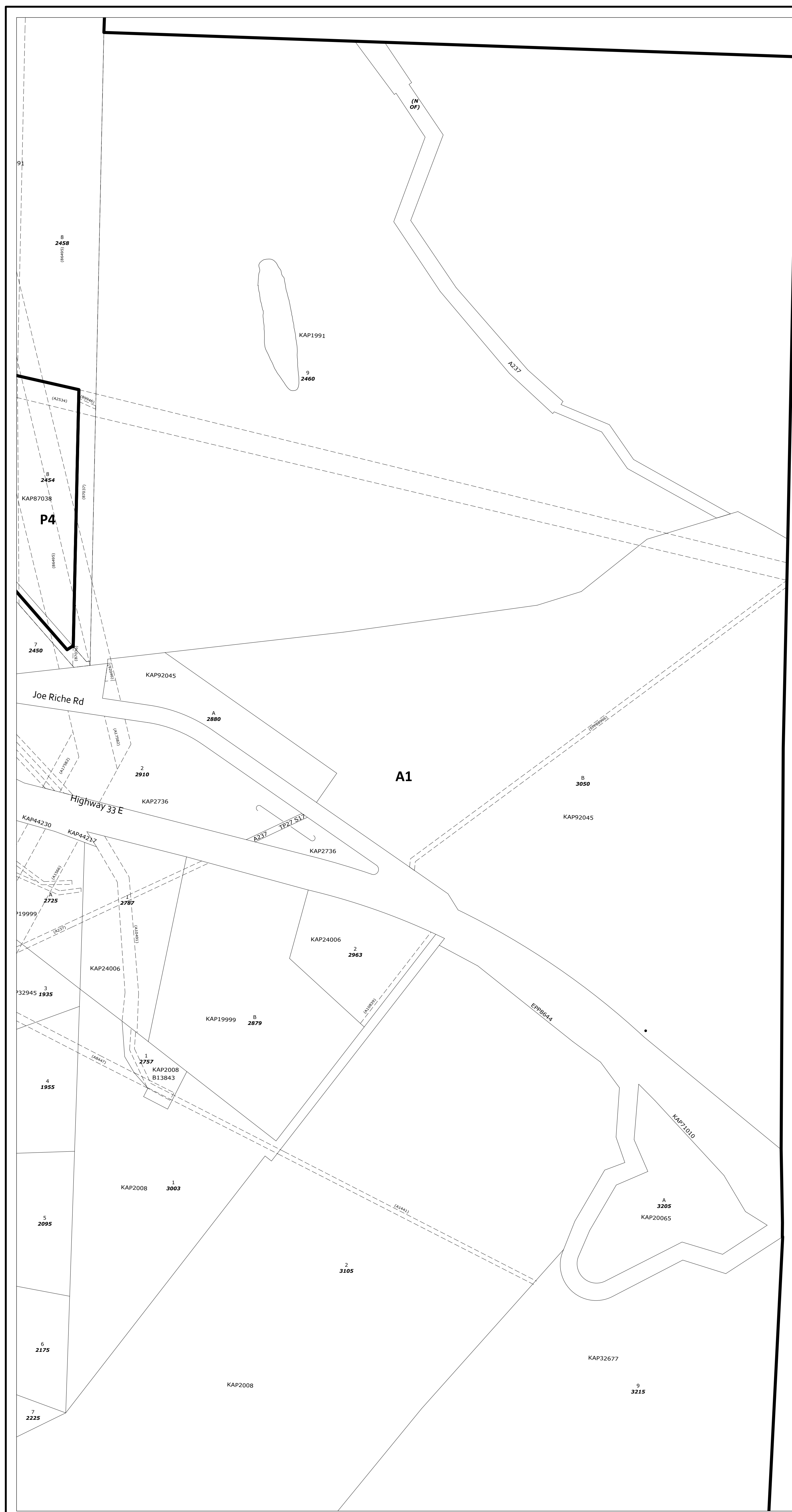
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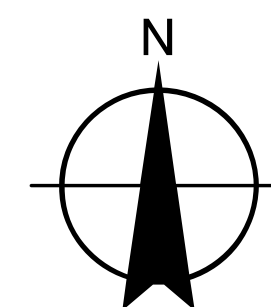
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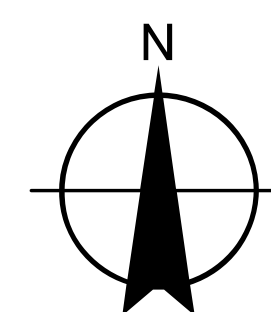
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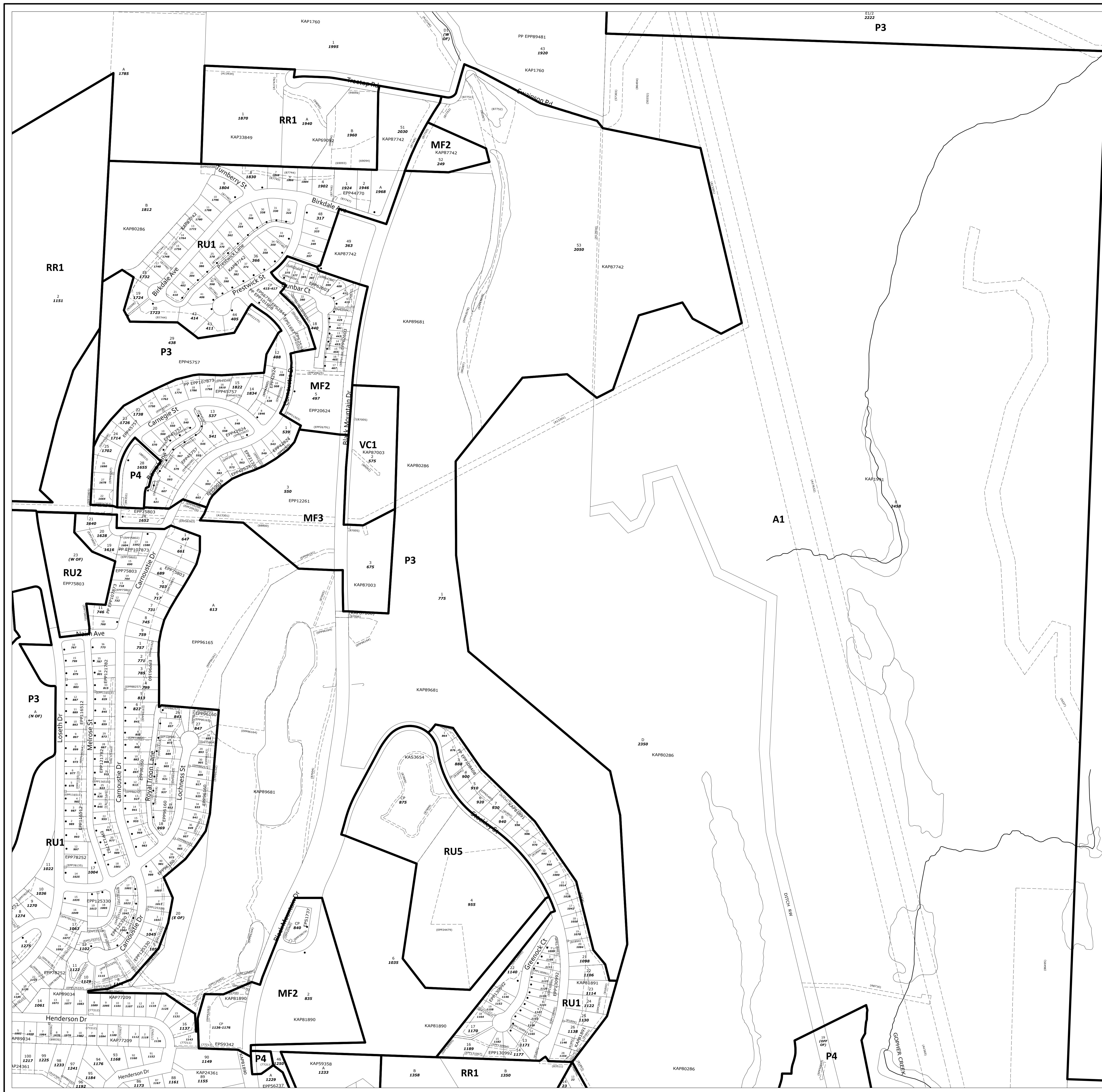
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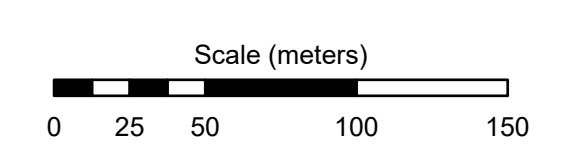
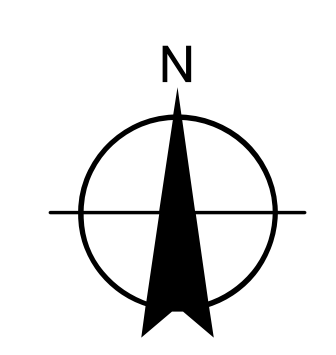
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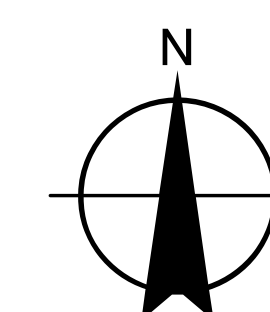
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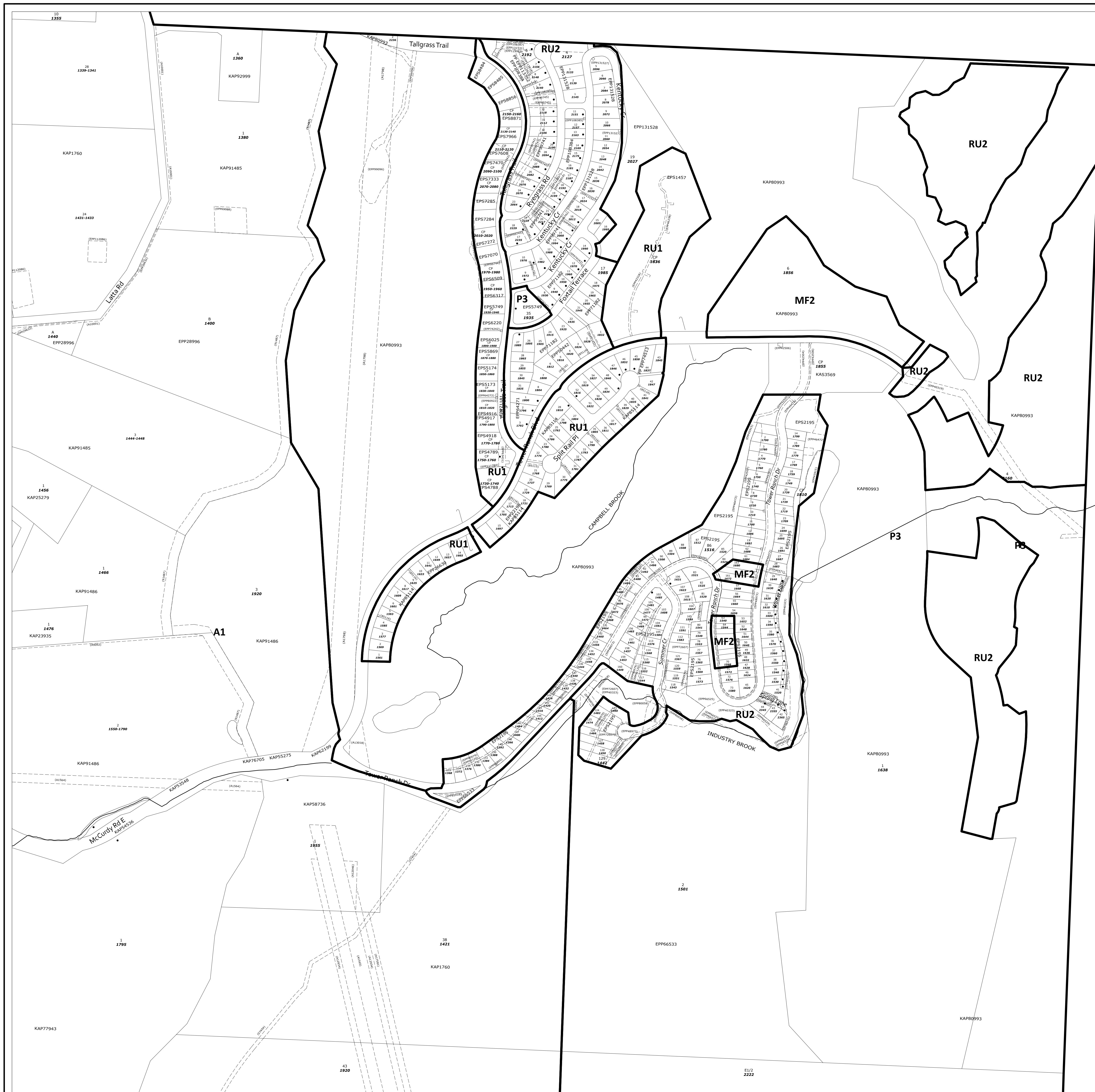
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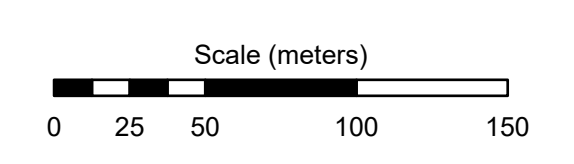
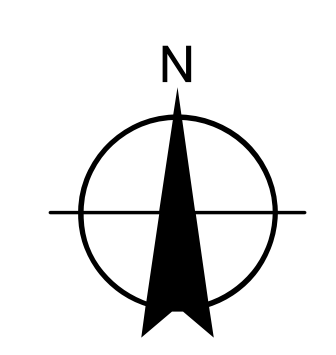
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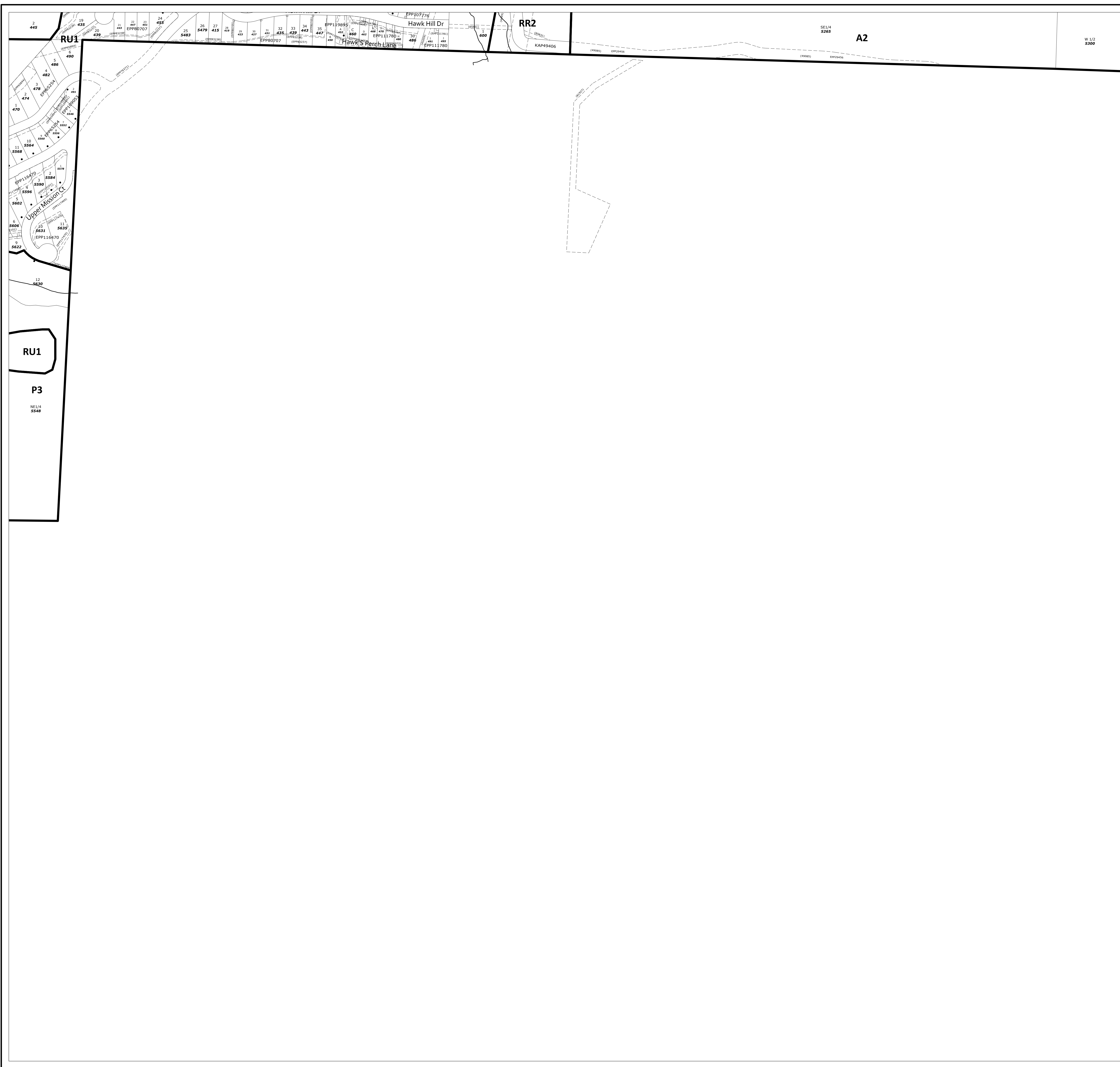


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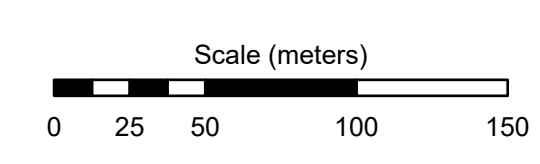
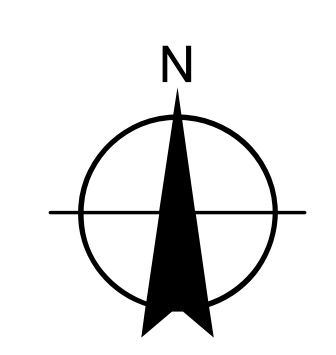
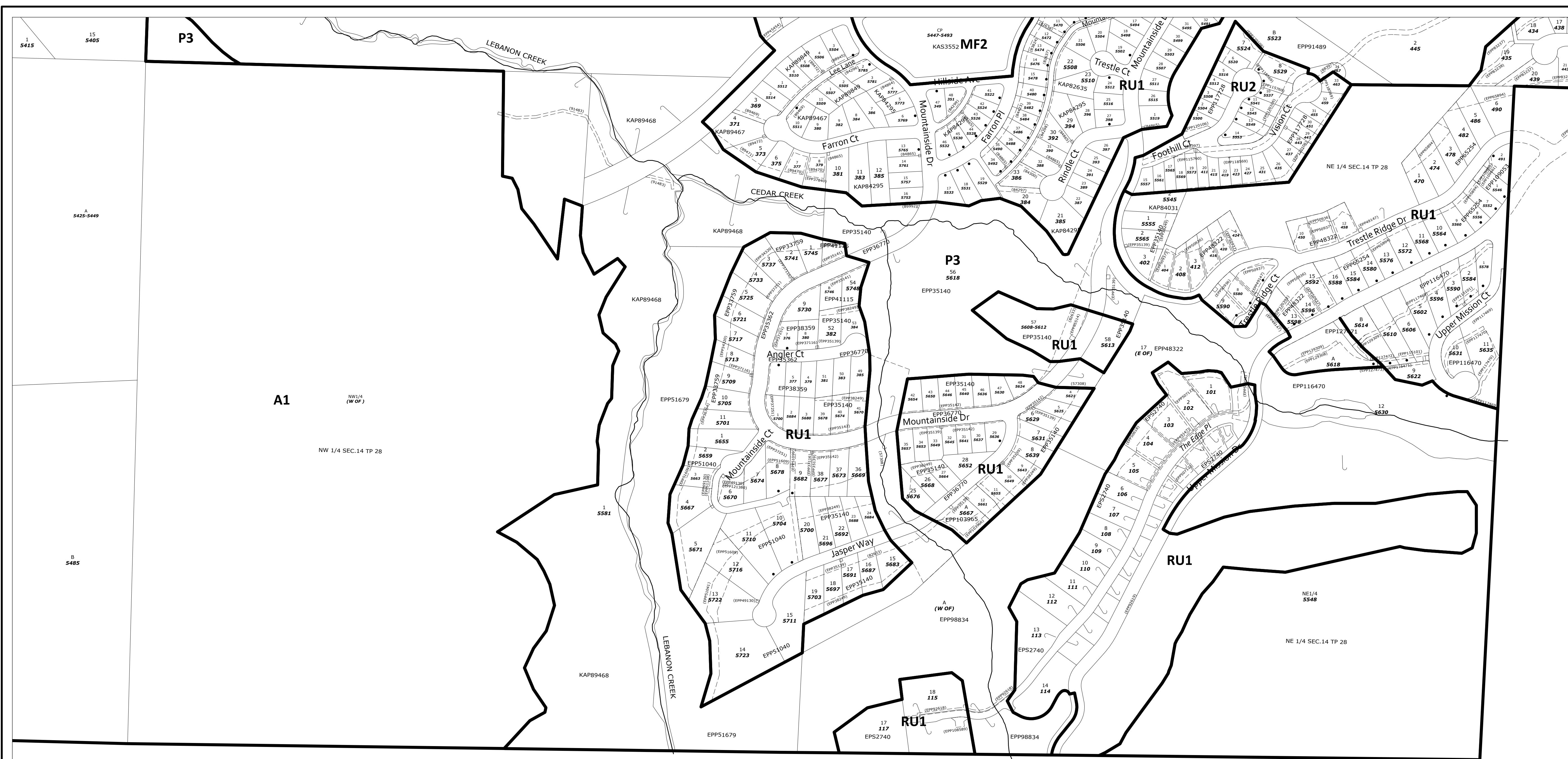
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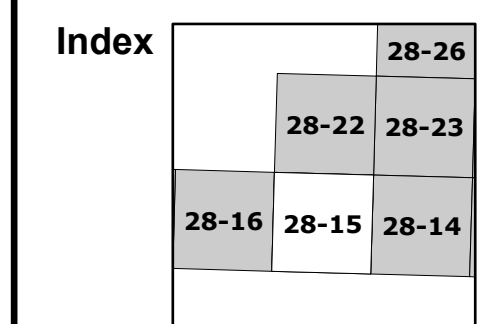


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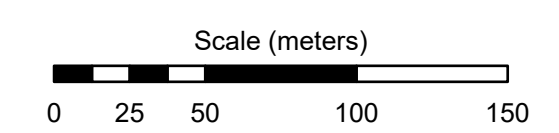
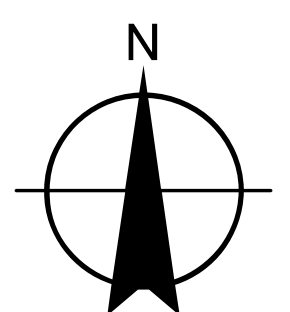
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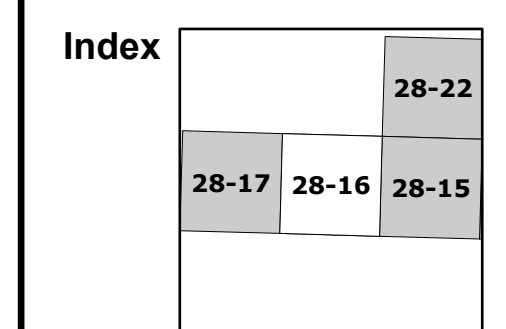


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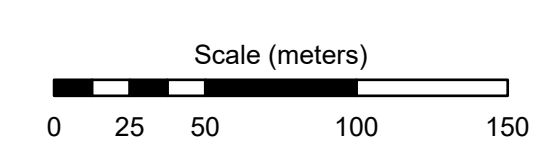
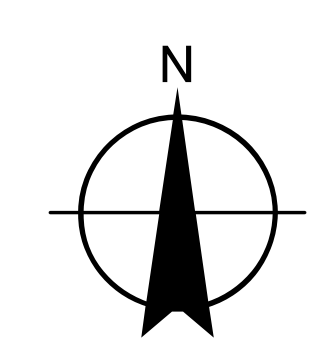
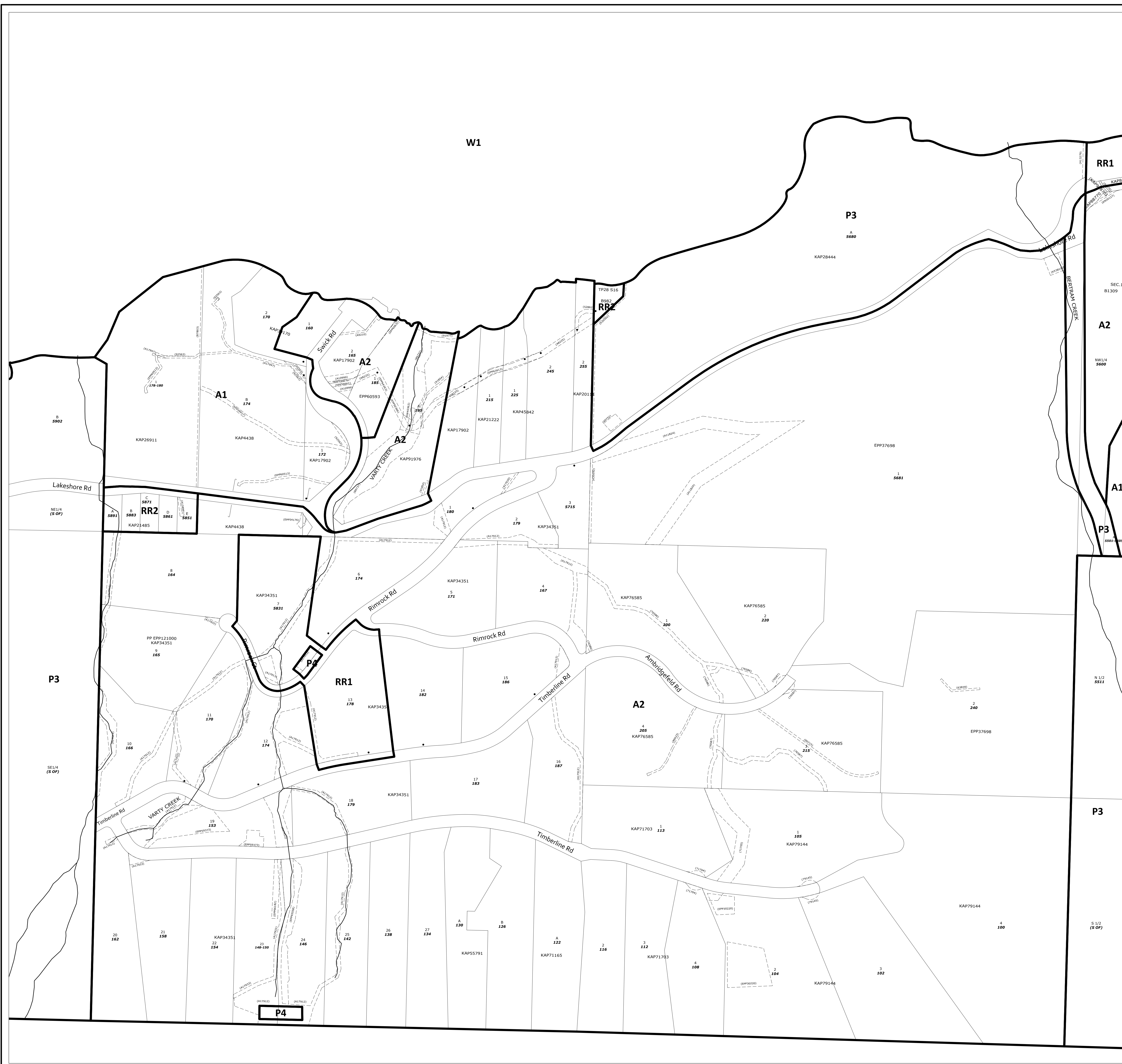
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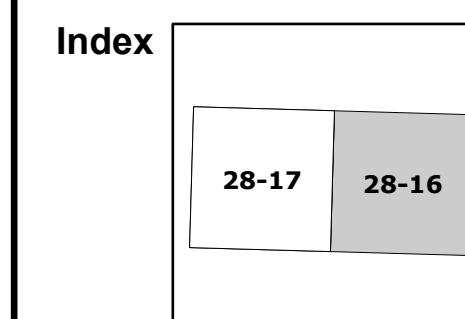



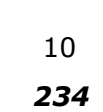


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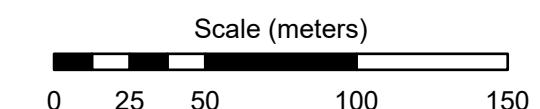
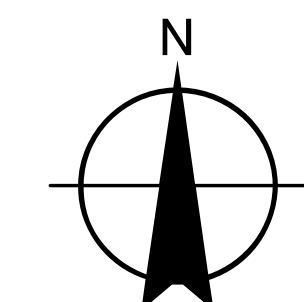
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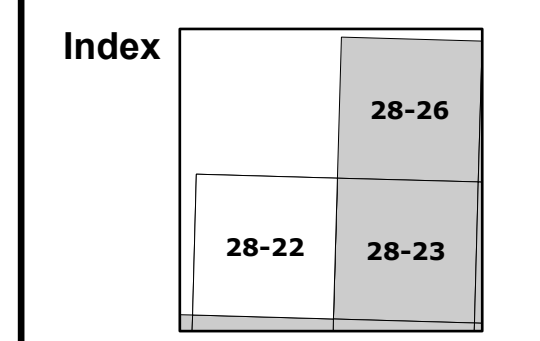


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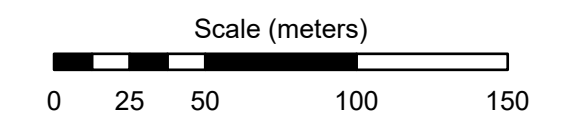
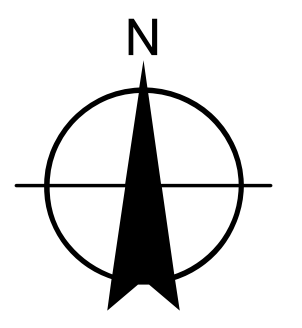
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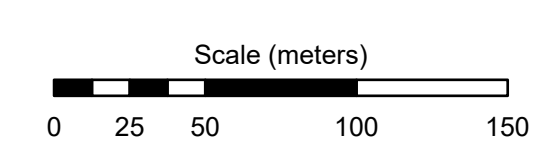
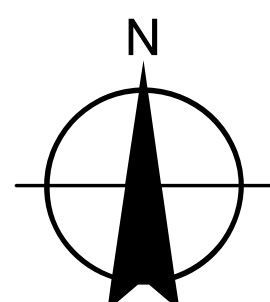
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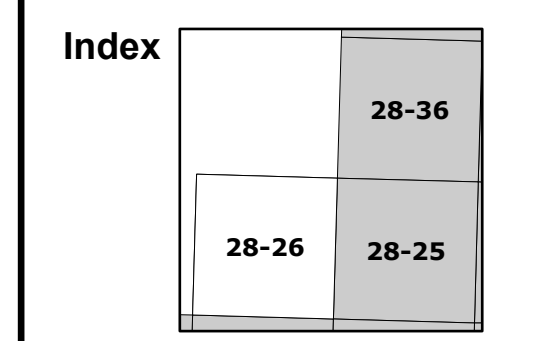
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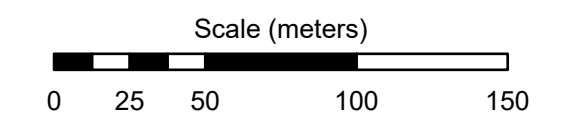
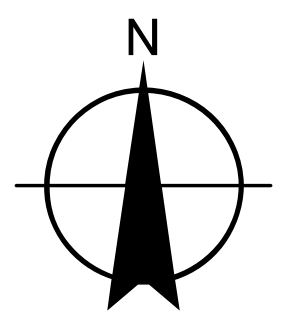
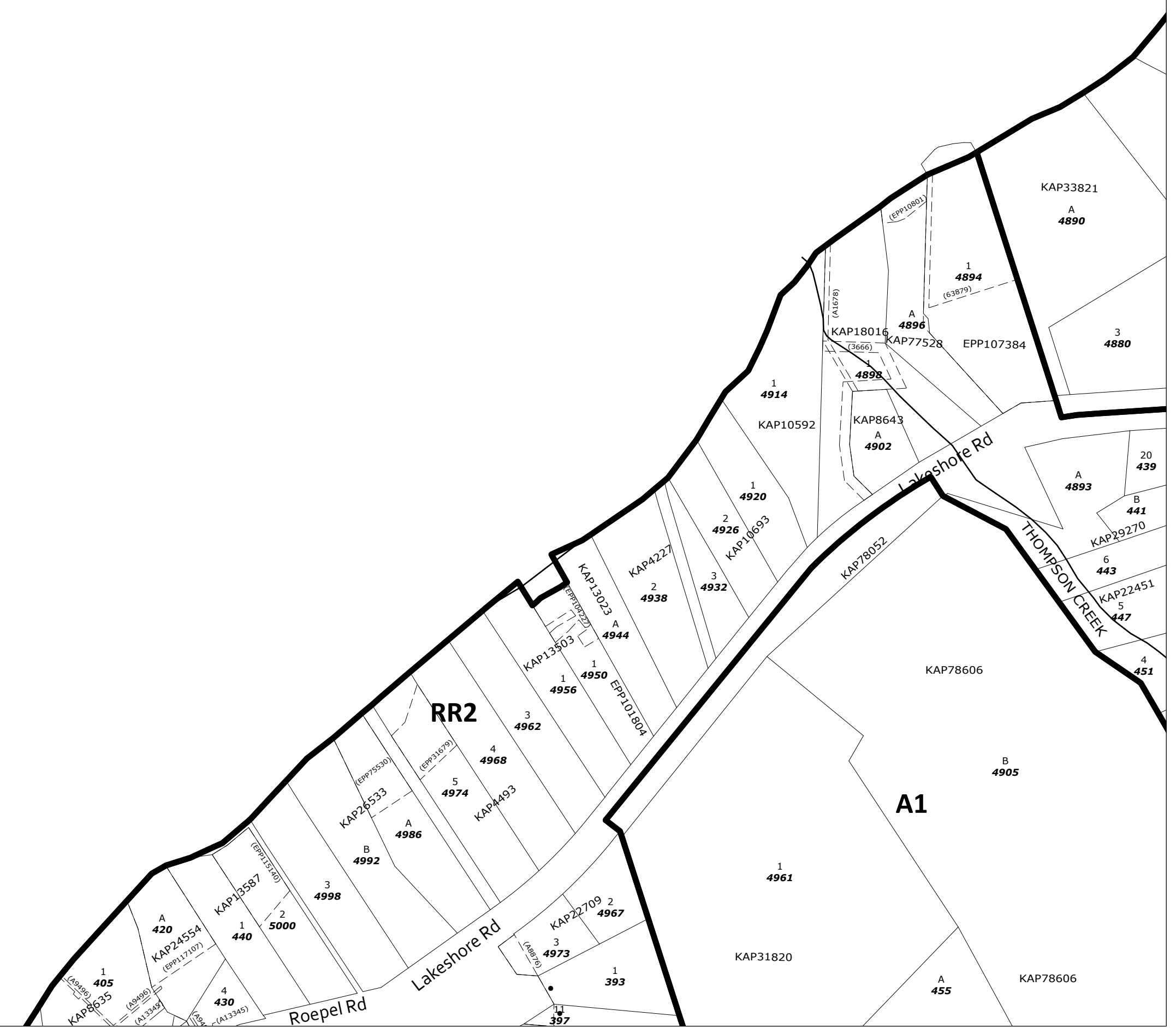
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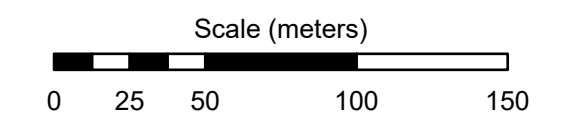
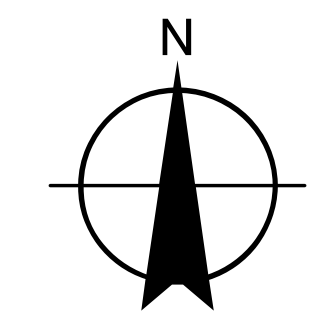
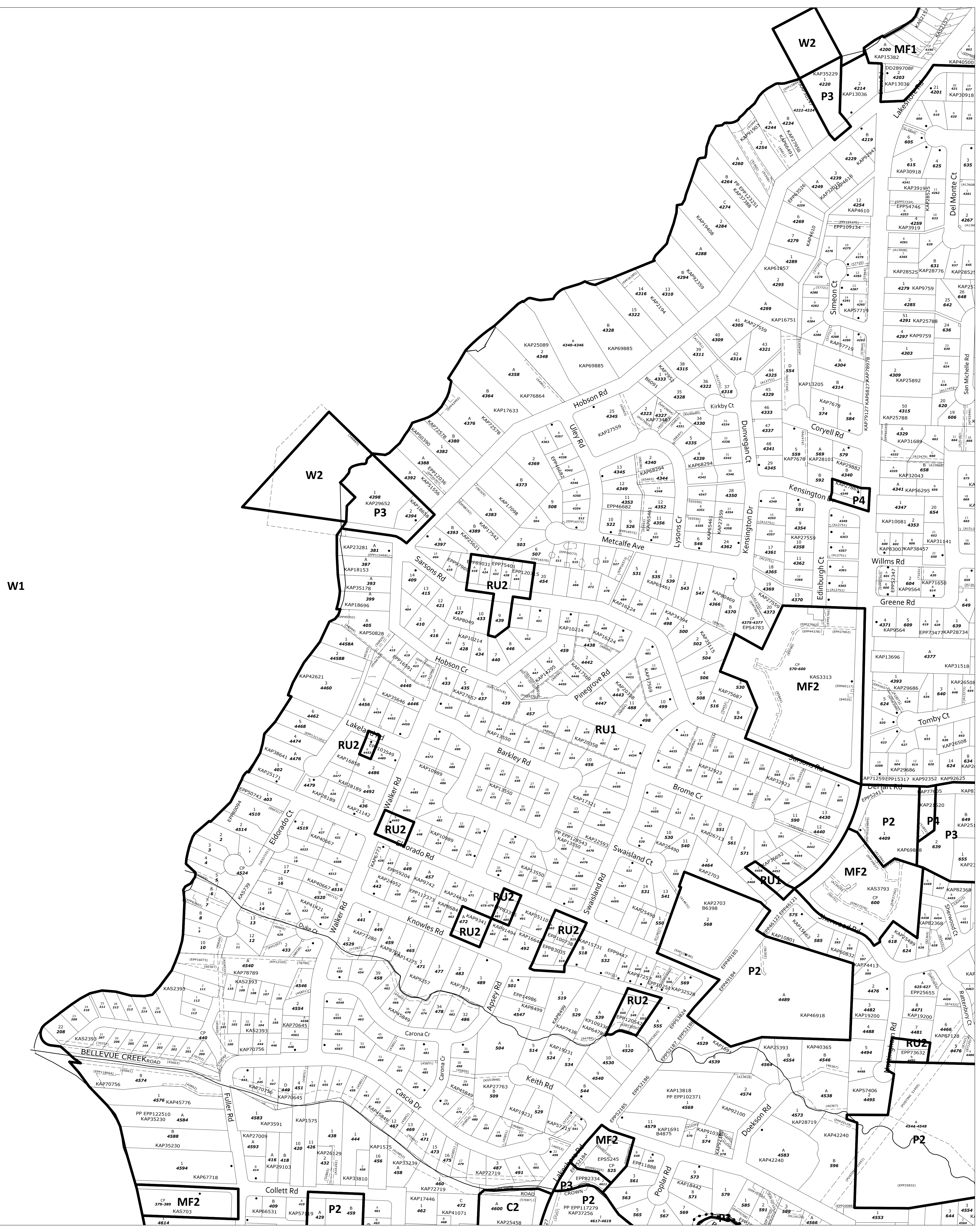
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 - 234 Street Address
 - Indicates Address Fronting Street
 - City Boundary



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

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Legend

ZONING

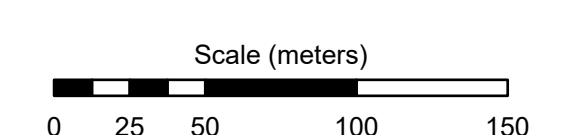
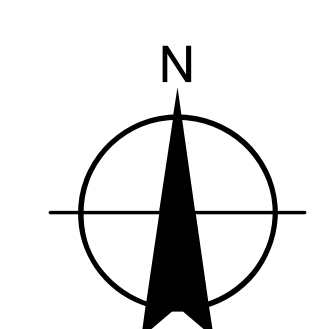
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City of Kelowna

Zoning Bylaw Mapping Amendments
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Legislation

Z24-0001

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ZONING

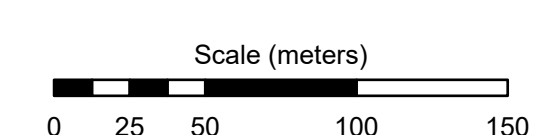
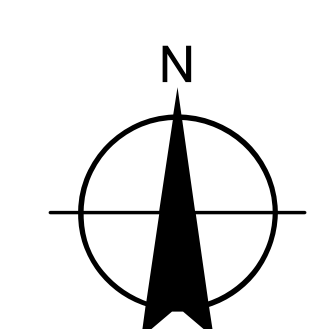
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City of Kelowna

Zoning Bylaw Mapping Amendments
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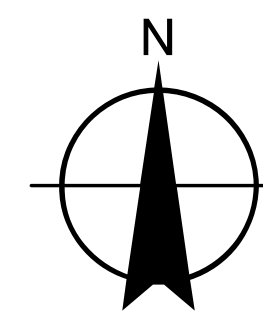
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Scale (meters)
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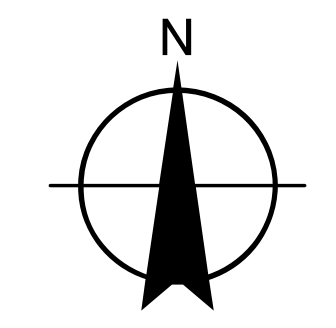
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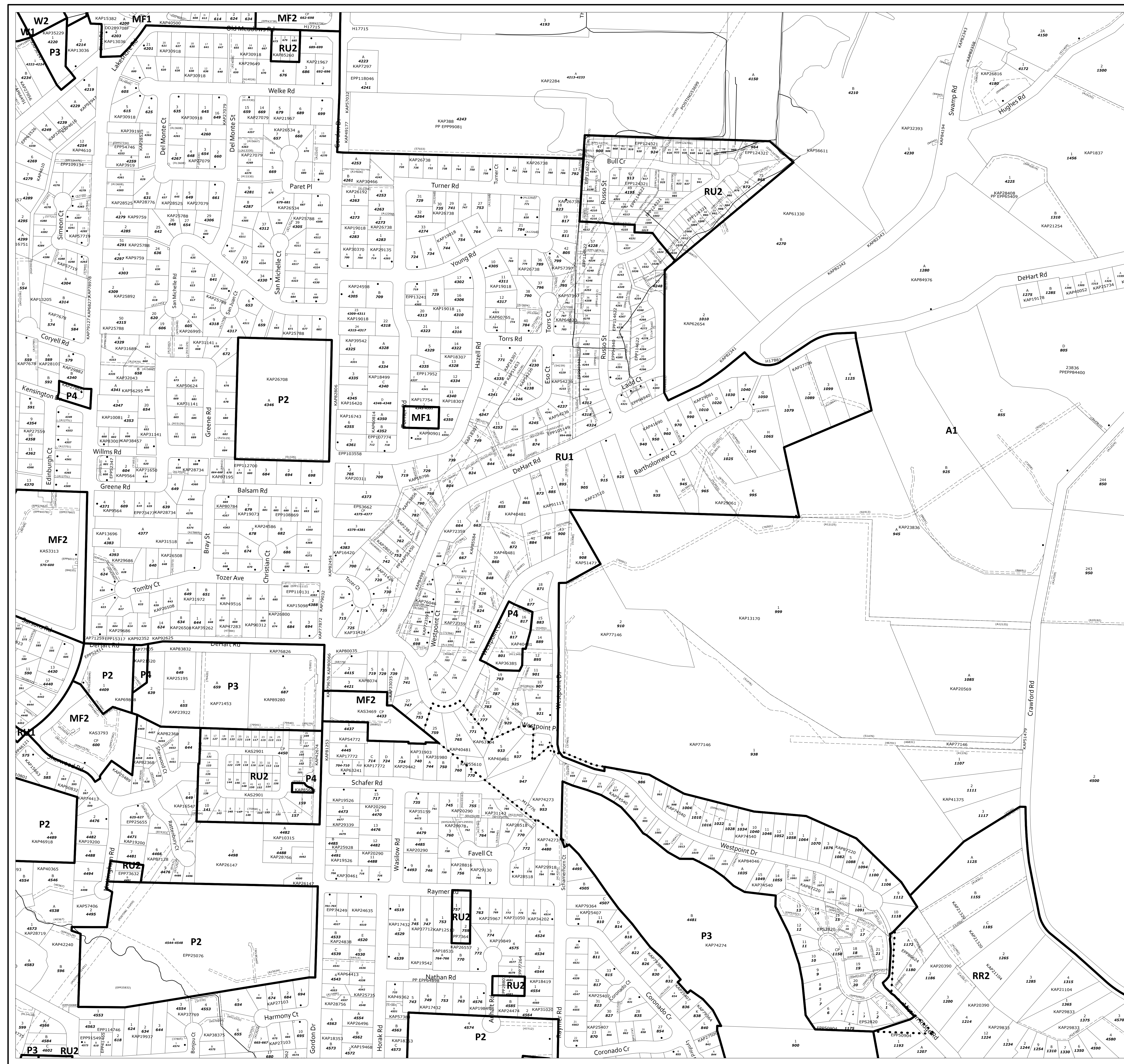


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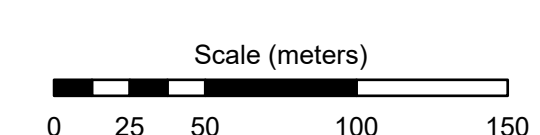
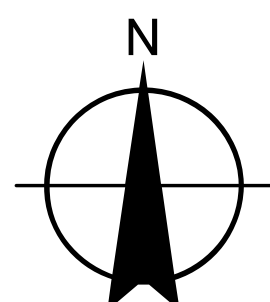
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City of Kelowna

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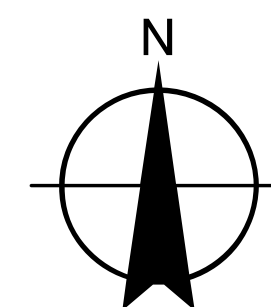
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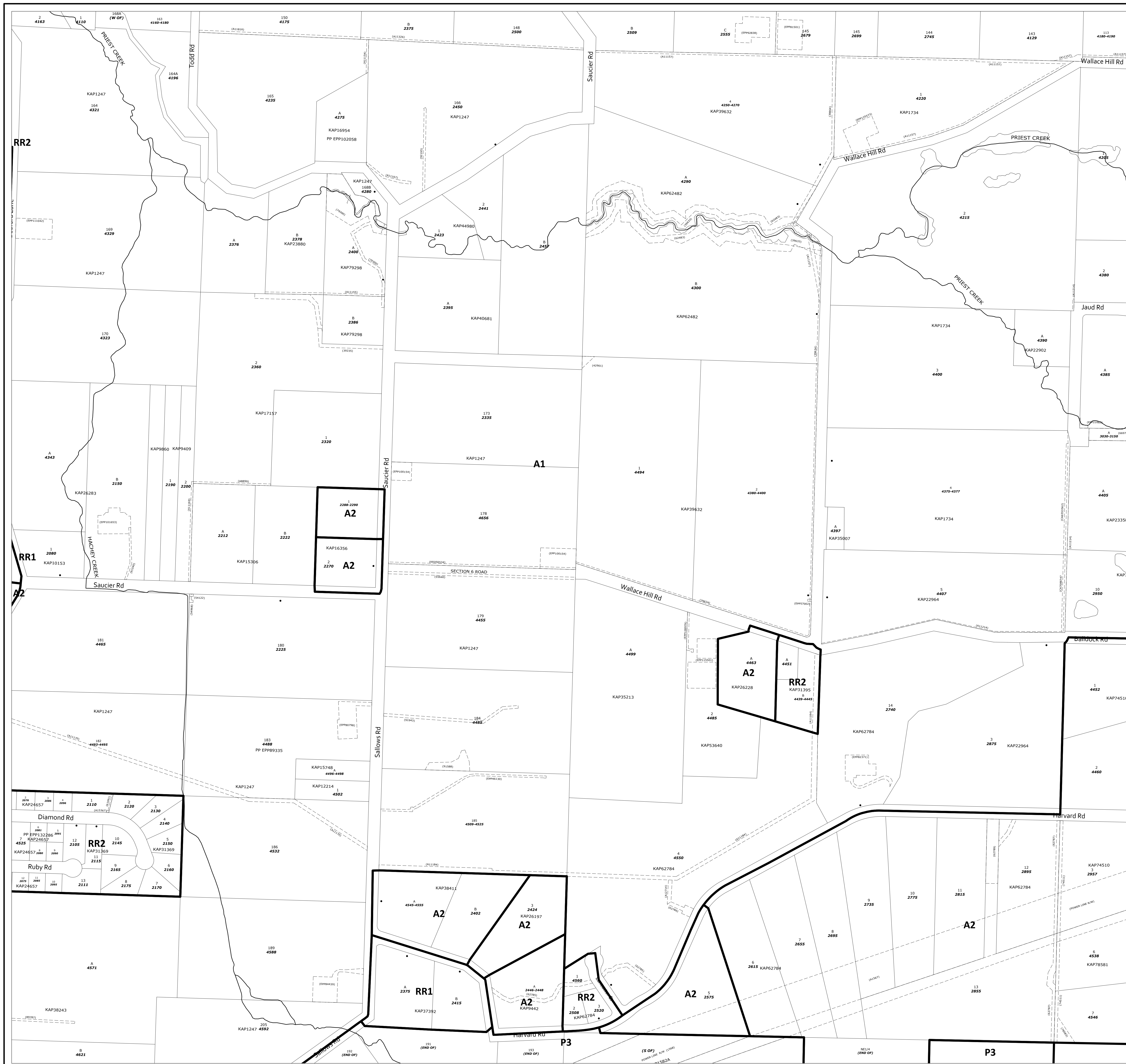


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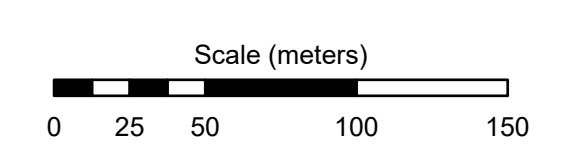
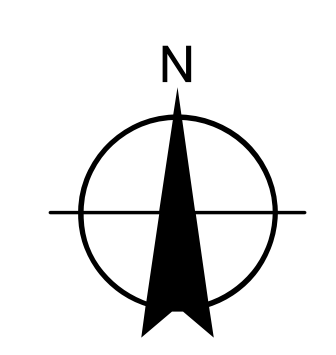
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P3
N/A
(END OF)



City of Kelowna

Zoning Bylaw Mapping Amendments
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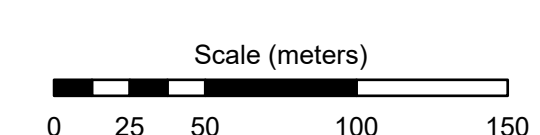
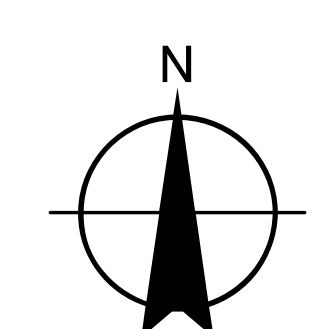
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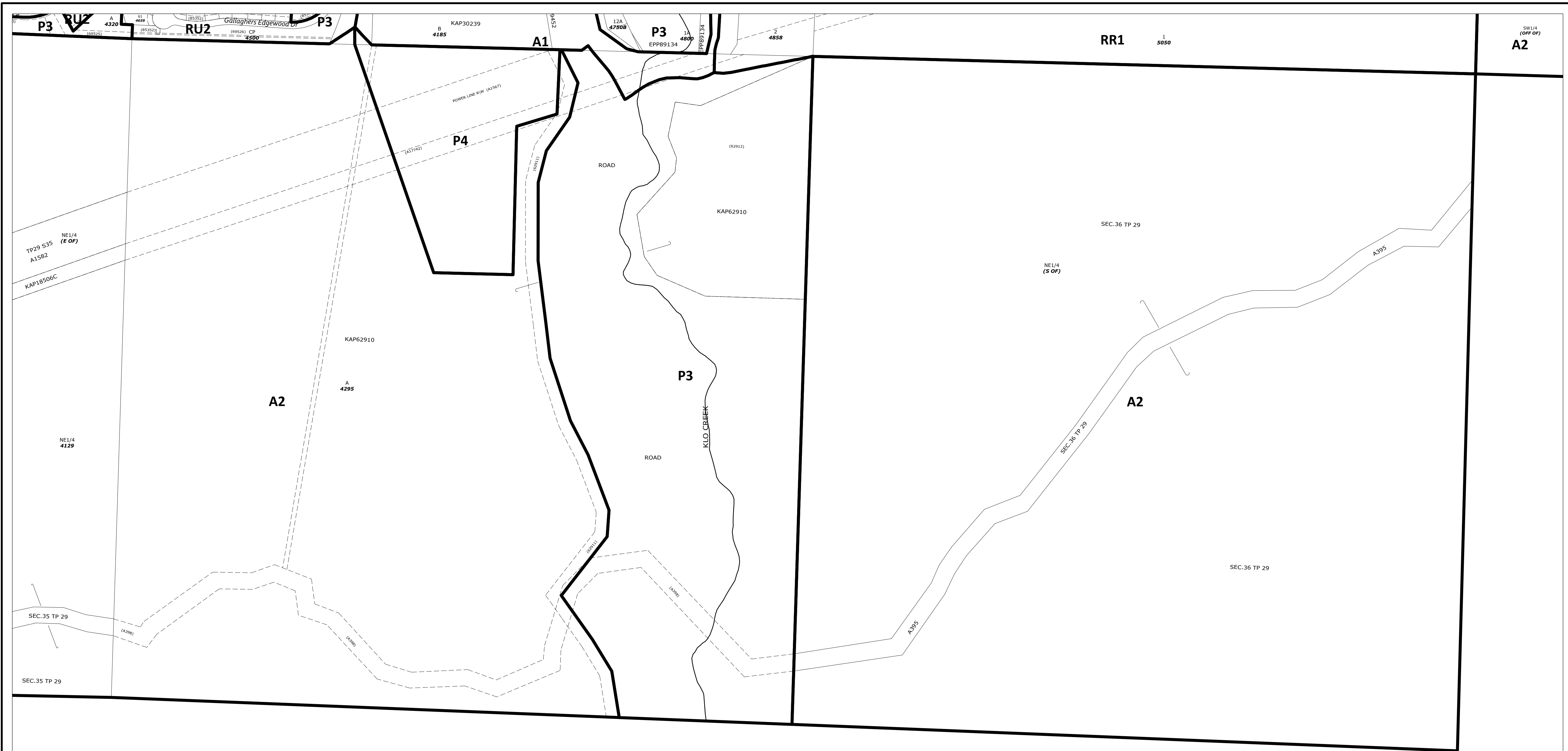


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CITY OF KELOWNA
BYLAW NO. 12627
Z23-0084
200, 210, 230 Sadler Rd

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:
 - a) That Part of Lot 3 Lying East of a Line Drawn Parallel To And 155.1 Feet Distant from the Westerly Boundary of Said Lot; Section 26 Township 26 ODYD Plan 2773;
 - b) The East ½ of Lot 4 Section 26 Township 26 ODYD Plan 2773 Except Plan 5971; and
 - c) Lot B Section 26 Township 26 ODYD Plan 12323;

located on Sadler Road, Kelowna, BC from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only 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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL EXTENSION



Date: March 11, 2024
To: Council
From: City Manager
Address: 1975 Union Rd
File No.: Z21-0056

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	C1 – Local & Neighbourhood Commercial	MF3 – Apartment Housing

1.0 Recommendation

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12481, be extended from February 27, 2024, to February 27, 2025.

AND THAT Council direct Staff to not accept any further extension requests.

2.0 Purpose

To extend the deadline for adoption of Rezoning Bylaw No. 12481 to February 27, 2025.

3.0 Discussion

Rezoning Bylaw No. 12481 received second and third readings at a Regular Meeting of Council on February 27, 2023. Final adoption of the rezoning bylaw is subject to the applicant meeting the requirements of the Attachment "A": Development Engineering Memorandum. The applicant has been working with Staff however requested additional time to complete the outstanding requirements. Staff are recommending that Council supports extending the deadline for the adoption for the Rezoning Bylaw No. 12481 by one year to February 27, 2025, with no further extension requests granted.

Subject Property Map: 1975 Union Rd



4.0 Application Chronology

Application Accepted:	May 28, 2021
Reading Consideration:	February 27, 2023
Date of Extension Application Received:	February 28, 2024

Report prepared by:	Kimberly Brunet, Planner Specialist
Approved for Inclusion:	Nola Kilmartin, Development Planning Department Manager

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

Report to Council



Date: March 11, 2024
To: Council
From: City Manager
Subject: Form and Character Development Permit Processing and Review
Department: Development Planning

Recommendation:

That Council receives, for information, the report from the Development Planning Department dated March 11, 2024 regarding Form and Character Development Permit processing and review.

Purpose:

To provide Council with an overview of the processing procedure for Form and Character Development Permits, specifically, how form and character design guidelines are implemented in development applications.

Background:

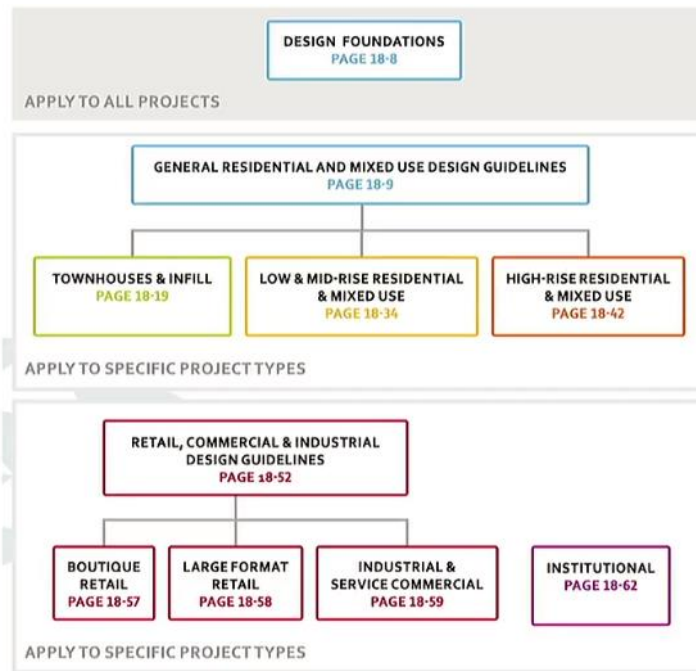
Section 488 (1) of the Local Government Act allows for municipalities to designate Development Permit Areas and establish form and character objectives through development permit guidelines. On January 10, 2022 a new Official Community Plan (OCP) was adopted containing newly crafted form and character guidelines.

Official Community Plan Chapter 18 Form and Character

Within Chapter 18 of the OCP there are two key sections, the design foundations and guidelines. The guidelines are organized in a hierarchical structure and are rooted in five [design foundations](#):

- facilitate active mobility;
- use placemaking to strengthen neighbourhood identity;
- create lively and attractive streets and public spaces;
- design buildings to human scale; and
- strive for design excellence.

Design foundations apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence. Each foundation is accompanied by a statement of design intent. In addition to the design foundations are [General Residential and Mixed Use Guidelines](#) and strategies that are required to be considered in all form and character development permits, including: residential, mixed use, commercial, and industrial development proposals. The guidelines then follow a form-based approach with specific statements used depending on the proposed built form (i.e. townhouses and infill, low and midrise residential, high rise residential/mixed use, retail/commercial/industrial and institutional).



Official Community Plan Chapter 18

Generally, Staff can have a greater impact on project components such as:

- Overall site design;
- Larger design issues versus lower value design issues such as materials or color;
- Orientation and interface of buildings (i.e. active frontages, orientation towards public streets and open spaces, transparent and active edges along the street for visual interest and safety);
- Landscape standards, including the retention of mature trees whenever possible; and
- Scale and mass.

The guidelines are not intended to be prescriptive and are targeted at the overall goals that the OCP is aiming to achieve. They aim to give clear guidance to applicants, Staff and Council and encourage design excellence and creativity. They are a key tool, alongside additional OCP policy, the Zoning Bylaw and Council policies to creating livable, high-quality neighbourhoods.

Permits issued in 2023 (does not include Environmental Development Permits and Development Permit Amendments)

Council Issued (DP & DVP)	Staff Issued (DP, Delegated DVP, Heritage Alteration Permit)
46	62

Discussion:

Implementation of the guidelines

The implementation of the guidelines does not follow a one size fits all approach and each development site is analyzed and assessed on its own merits. Planning Staff apply the form and

character design guidelines checklist in a consistent manner to all form and character development permits and it is used as a tool to thoroughly assess the overall compliance of an application with the design foundations and general guidelines. It is not intended to be used as a point system or a pass/fail score that is applied to a proposal. The review of an application is multi-faceted and multi-disciplinary, and a Planner must analyze all the information that is applicable to the development. Additional considerations may include:

- Technical analysis such as site layout, conditions (i.e. slope, environmental factors);
- Zoning Bylaw development regulations- i.e. request for variances.

Form and Character Development Permit applications require a level of professional discretion. The review process is heavily weighted in the balancing of objectives and assessing tradeoffs in meeting relevant guidelines.

Additional Considerations

Recently, Staff have introduced zoning bylaw amendments to the MF1-Infill Housing zone which will allow for a maximum of six dwelling units per lot in the Core Area, and a maximum of four dwelling units in Suburban areas. Staff issued development permits will be required and will undergo a standard technical review process as described in this report and as regulated in the Development Application and Heritage Procedures Bylaw. This change means development permits are now required in Suburban areas depending on the proposed density. Staff are also working to re-establish a Fast-Track program for infill housing, offering an accelerated approvals process for pre-reviewed designs. Initially, these will begin with the winners of the Infill Design Challenge 2.0.

Conclusion:

The review of Form and Character Development Permits can be complex given the variety of site specific considerations that can arise in our community. Design guidelines contained in Kelowna's Official Community Plan are the key tool used to evaluate the form and character of most residential and commercial development projects. Projects that meet the majority of the guidelines are must be supported/approved and those project that are deemed not to meet the guidelines should be denied. Staff attempt to apply design foundations and guidelines consistently to all proposals, but with consideration to site specific factors where the most important guidelines may change from site to site. It is also worth the reminder that not every project will meet every guideline and that projects should meet a majority of the most relevant guidelines and not all guidelines all of the time.

Internal Circulation:

Policy and Planning Department

Submitted by:

J. Black- Urban Planning Manager

Approved for inclusion: R. Smith- Divisional Director of Planning, Climate Action and Development Services

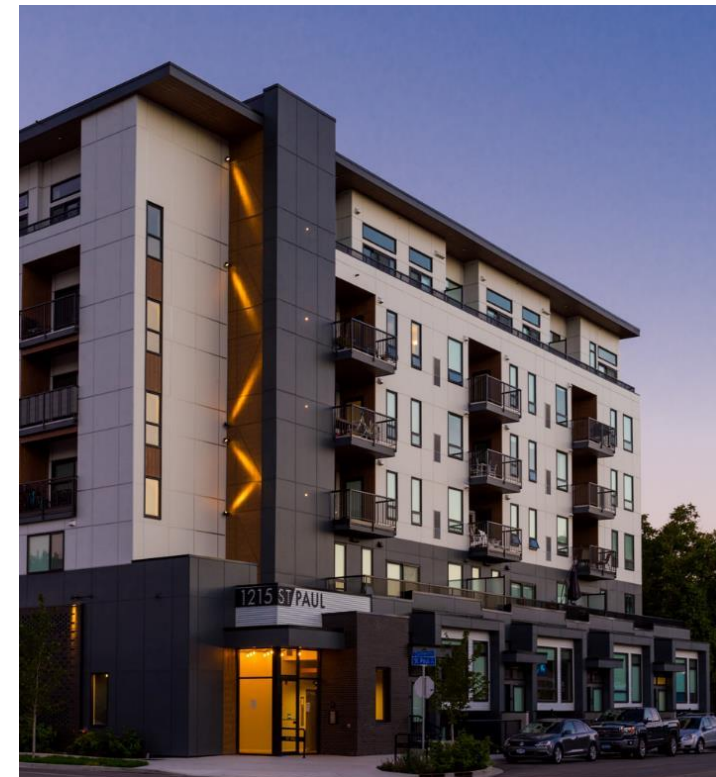
Form and Character Design Guidelines

March 11, 2024

- ▶ Purpose: to provide Council with an overview of the processing procedure for Form & Character Development permits, specifically, how Official Community Plan form and character design guidelines are implemented in development applications.

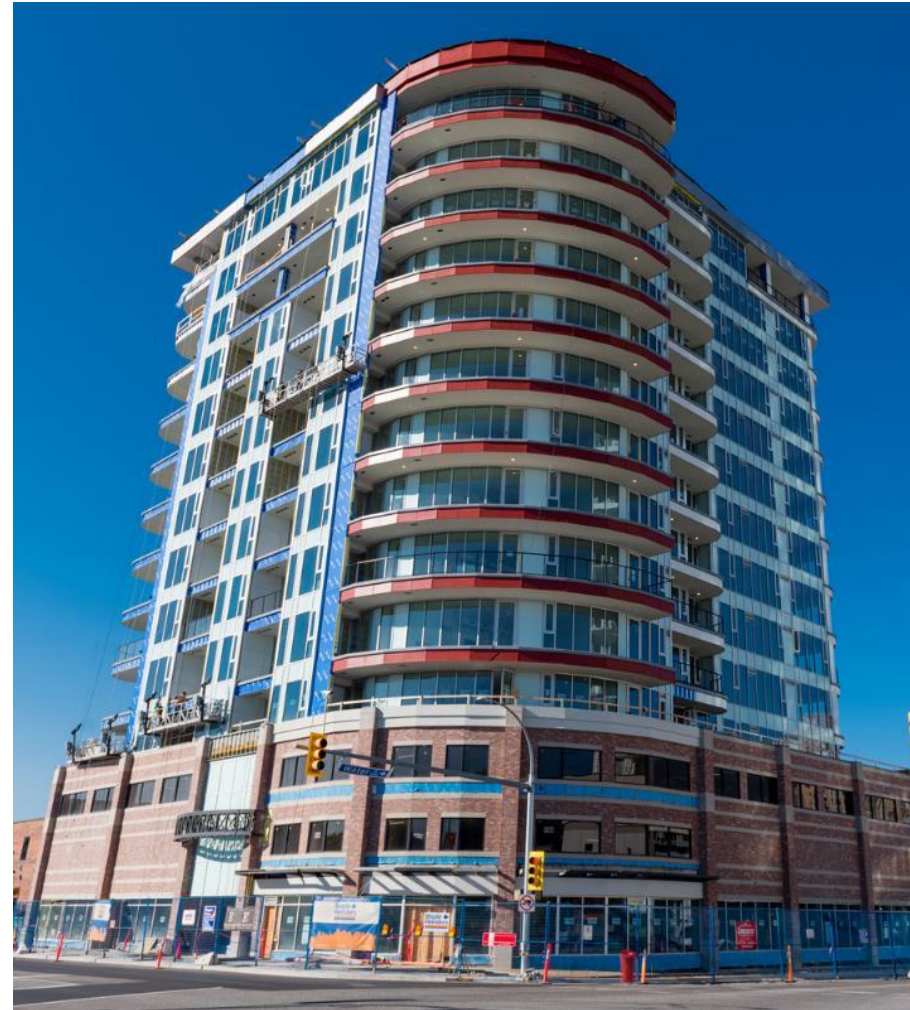
Local Government Act Authorization & Background

- ▶ Section 488(1) of the Local Government Act allows for the establishment of development permit areas and guidelines for:
 - ▶ Form and character of commercial, industrial and multi-family development
 - ▶ Revitalization of commercial areas
 - ▶ Intensive residential development
 - ▶ Energy and water conservation and GHG emission reduction
- ▶ Councils can delegate some or all authority for development permit approval to staff
- ▶ Guidelines adopted in January 2022 with the new Official Community Plan



Roles in Approval

- ▶ Development Procedures Bylaw delegates some approval authority to staff
- ▶ Staff are responsible for:
 - ▶ Working with applicants to achieve guideline intent on a case by case basis
 - ▶ Making recommendations to Council based on reasonable interpretation/application of guidelines
- ▶ Staff are advisors to Council
- ▶ The City's goal is to achieve the Form and Character foundations and the design intent



Form & Character Development Permits (DP)

Provide for a scale & massing of buildings that promote a safe, enjoyable living, pedestrian, working, shopping experience, including:

- ▶ Exterior design
- ▶ Siting & Landscaping
- ▶ Building form & finishing
- ▶ Context:
 - ▶ Street orientation, building massing, privacy issues, accessibility

Development Permit Decisions

Department Manager, Dev Planning

- Approve or deny development permits that are delegated
- Appeals of applications denied are considered by Council (if request received within 30 days)

Council

- Council **MUST** approve development permits that meet Development Permit guidelines

Development Permit – Additional Info

- ▶ Generally, architectural renderings do not form part of the Council approval.
- ▶ Elevations, colour board, landscape plan form part of the approved DP package
- ▶ Staff will attach a completed review checklist to each Development Permit reports that shows how the development was evaluated



Kelowna's Approach DP Design Guidelines

DESIGN FOUNDATIONS
PAGE 18-8

APPLY TO ALL PROJECTS

GENERAL RESIDENTIAL AND MIXED USE DESIGN GUIDELINES
PAGE 18-9

TOWNHOUSES & INFILL
PAGE 18-19

**LOW & MID-RISE RESIDENTIAL
& MIXED USE**
PAGE 18-34

**HIGH-RISE RESIDENTIAL
& MIXED USE**
PAGE 18-42

APPLY TO SPECIFIC PROJECT TYPES

**RETAIL, COMMERCIAL & INDUSTRIAL
DESIGN GUIDELINES**
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**BOUTIQUE
RETAIL**
PAGE 18-57

**LARGE FORMAT
RETAIL**
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**INDUSTRIAL &
SERVICE COMMERCIAL**
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APPLY TO SPECIFIC PROJECT TYPES

SAMPLE KEY GUIDELINE FEATURE IMAGE

Section Title / Building Typology

4.0 LOW & MID-RISE RESIDENTIAL & MIXED USE

KELOWNA DP GUIDELINES | AUG 2021 | LOW & MID-RISE RES. & MIXED USE

Feature Image

Demonstrating the Key Guidelines.



Key Guidelines

The key design outcomes that projects need to achieve.

KEY GUIDELINES

In order to achieve the design goals of the City, all low and mid-rise residential and mixed use projects must:

- A** 4.1.0 a – Provide attractive and active human-scale amenities oriented towards public spaces at grade such as a frequent entries, weather protection, and outdoor seating areas (see 4.1.1 and 4.1.5).
- B** 4.1.0 b – Break up building mass by providing simple vertical and horizontal articulation of facades; e.g., step-backs, insets, projections, color and texture (see 4.1.6).
- C** 4.1.0 c – Ensure buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of buildings to minimize impacts on public open spaces (see 4.1.3).
- D** 4.1.0 d – Orient entries, windows, patios and balconies to face the fronting street. Ensure primary building entries are architecturally emphasized and directly accessible from the fronting public sidewalk (see 4.1.1).
- E** 4.1.0 e – Maximize 'eyes on the street' by avoiding blank walls and providing direct lines of sight from windows and balconies to the sidewalk and adjacent public spaces (see 4.1.1 and 4.1.5).
- F** 4.1.0 f – Provide access to underground or above ground on-site parking from secondary streets or lanes (see 4.1.4).
- G** 4.1.0 g – When structured above grade parking is required due to the high water table, use store fronts or screening to mitigate visual impacts (see 4.1.4).
- H** 4.1.0 h – Integrate semi-private open space with the surrounding streetscape (see 4.1.5).



1a

Guideline Topic
Design Intent

What is to be achieved.

Guidelines

Strategies for achieving the design intent.

2.1.1 Relationship to the Street

Design Intent

To site and design buildings to positively frame and activate streets and public open spaces.

Guidelines

- a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity (See Figure 1).
- b. On corner sites, orient building facades and entries to both fronting streets.
- c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure (See Figure 1).
- d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.
- e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.
- f. Avoid blank, windowless walls along streets or other public open spaces.
- g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.
- h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 1:3 and a maximum ratio of 1:1.75 (See Figure 2).
 - » Wider streets (e.g., transit corridors) can support greater streetwall heights compared to narrower streets (e.g., local streets);
 - » The street wall does not include upper storeys that are set back from the primary frontage; and
 - » A 1:1 building height to street width ratio is appropriate for a lane or mid-block connection condition provided the street wall height is no greater than 3 storeys.

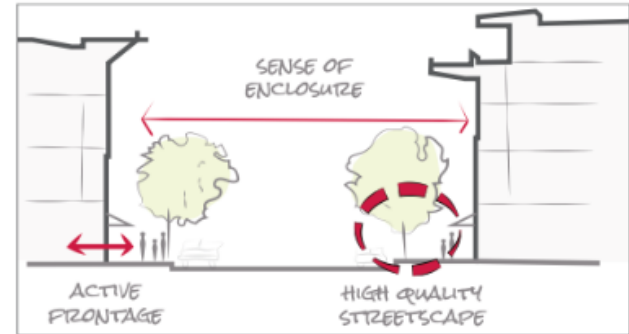


Figure 1: A sense of enclosure, transparent and active shop fronts, and high quality streetscape design are the key ingredients for great streets (2.1.1 a).

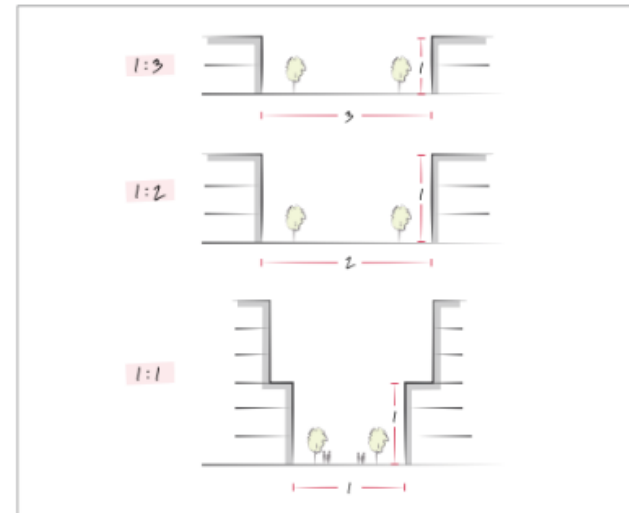


Figure 2: Illustrating different building height to street width ratios (2.1.1 h).



Illustrations and Precedent Photos

To illustrate strategies for achieving the design intent.



Implementation & Use

Using the Guidelines in practice

Focus of Implementation

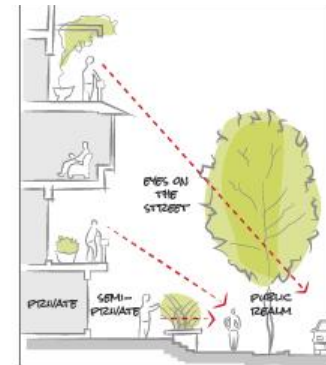
- ▶ Establishes a design vision and framework translating community values and policies into the physical built environment
- ▶ Focused on public realm - where buildings meet the street – and livability
- ▶ Intended to inspire creativity and innovation, unique design responses to individual/specific sites

3.1.1 Relationship to the Street

Design Intent

To site and design buildings to positively frame and activate streets and public open spaces, while providing a clearly-defined public-private transition zone.

TOWNHOUSE



Interpretation

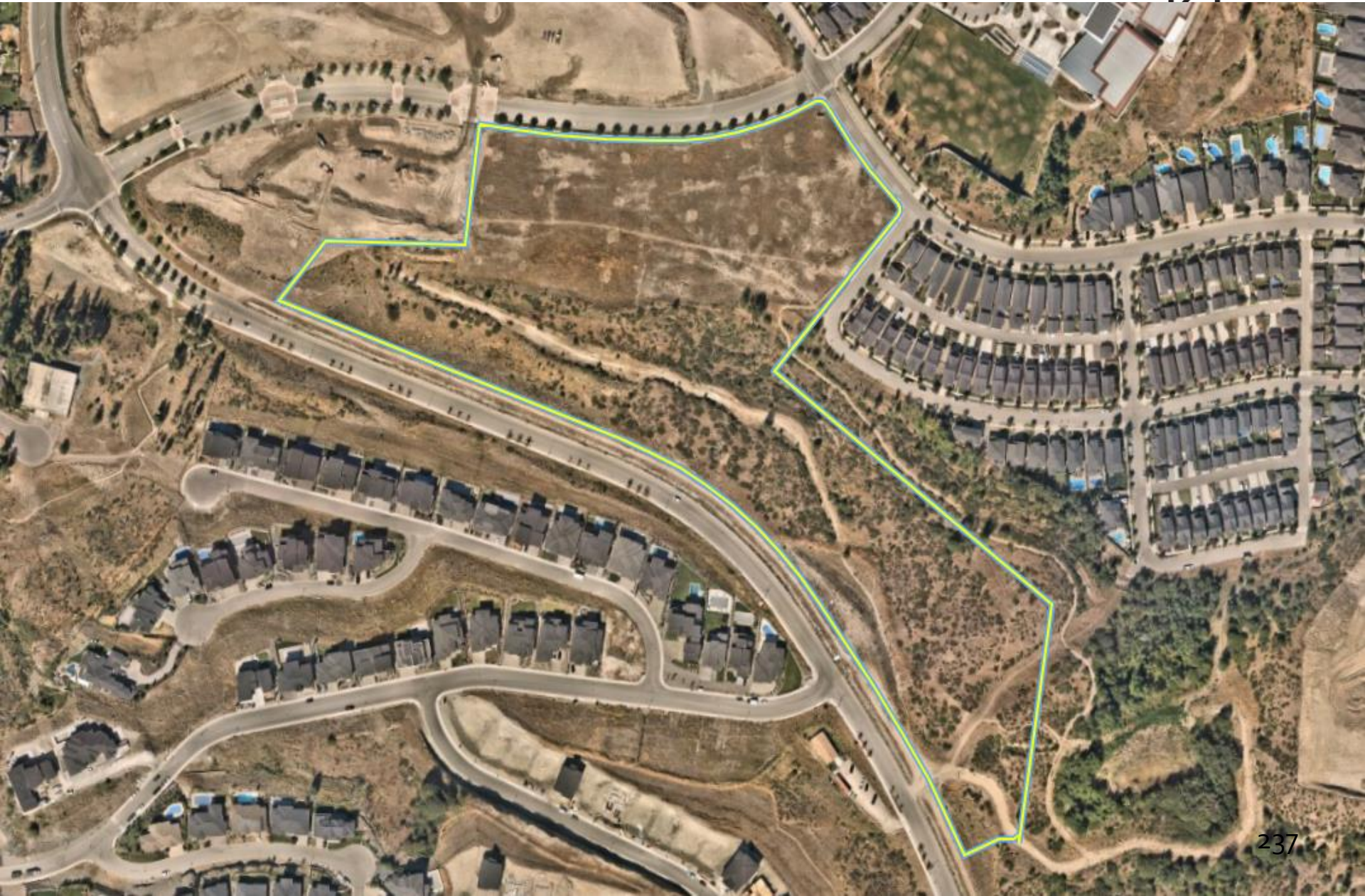
- ▶ Not a *one-size-fits-all* approach
- ▶ Require interpretation, discretion and expertise by staff in their application
- ▶ Are not *the* answer; rather, the guidelines provide a roadmap to get to the answer
- ▶ Used to identify trade-offs, assess priorities across multiple objectives

DP21-0223 DVP21-0224 Rutland Rd

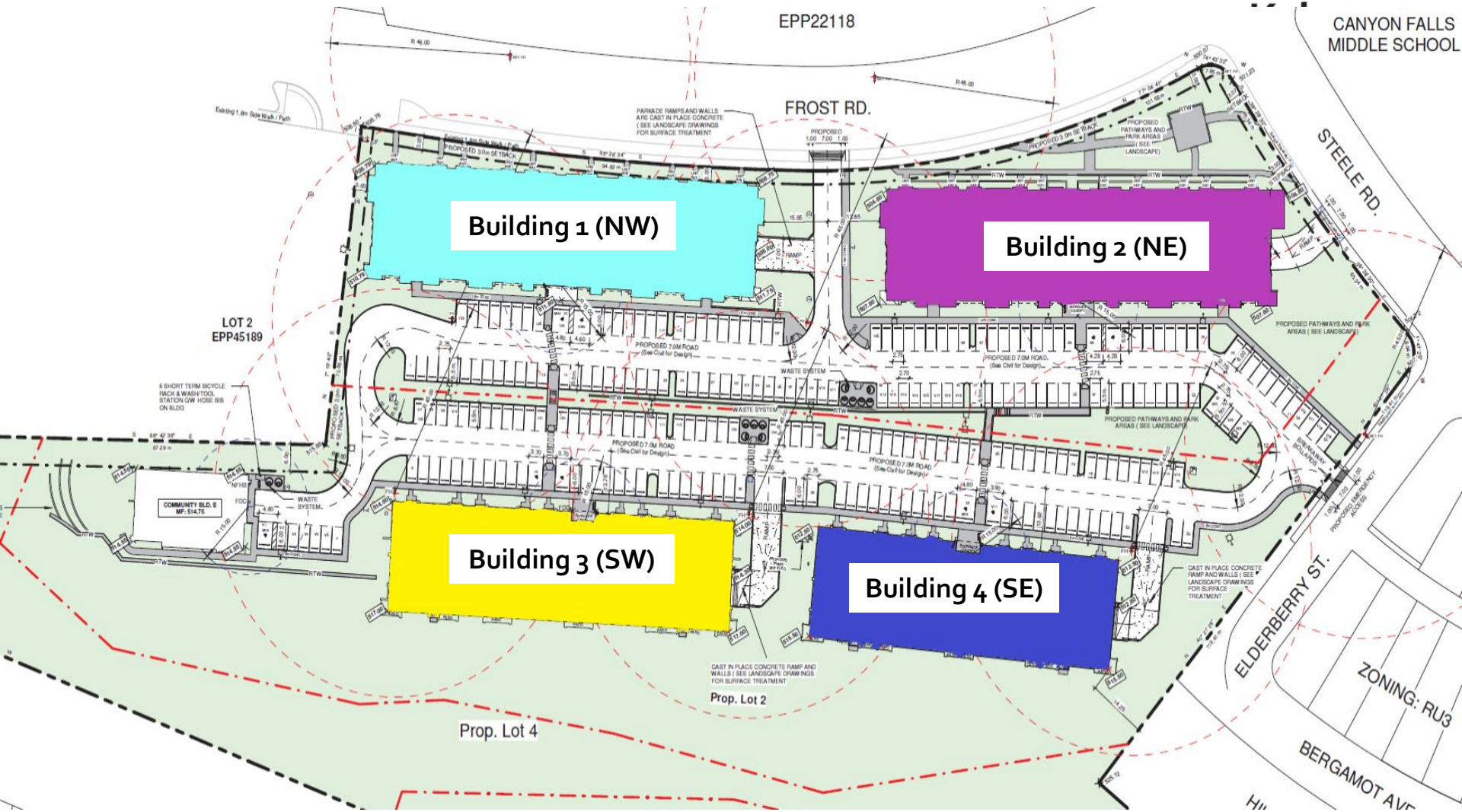




DP21-0179 DVP21-0180



DP21-0179 DVP21-0180





DP22-0035 DVP22-0036

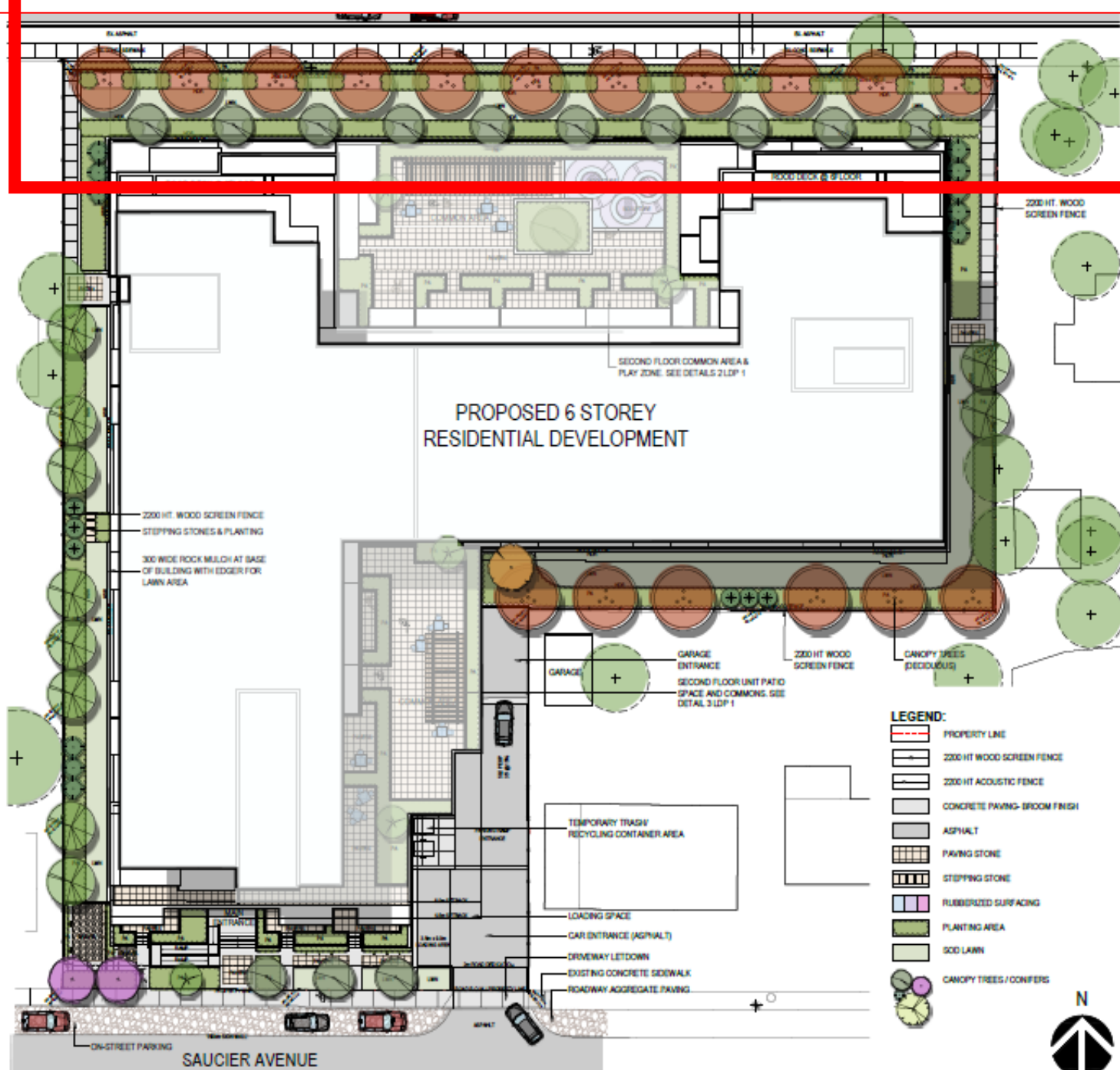


HARVEY AVE

SAUCIER AVE

DP22-0035 DVP22-0036





Report to Council



Date: March 11, 2024
To: Council
From: City Manager
Subject: North End Plan – Manhattan Beach Parks
Departments: Policy & Planning and Parks & Buildings Planning

Recommendation:

That Council receives, for information, the Report from the Policy & Planning and Parks & Buildings Planning Departments, dated March 11, 2024, with respect to parks planning on Manhattan Beach for the North End Plan.

Purpose:

To inform Council of the process and implications of designating private property with a Park future land use in the Official Community Plan with an emphasis on Manhattan Point & Beach.

Background:

On December 4, 2023, staff presented to Council a Recommendation regarding a preferred concept and draft plan for the North End Plan (NEP). Specifically, staff recommended that Council direct staff to develop a preferred concept and draft plan for the North End neighbourhood based on Concept 3 with modifications as outlined in the report.

Previous Council Resolution

Council approved and issued the following resolution in response to this staff recommendation:

Resolution	Date
<p>THAT Council direct Staff to develop a Preferred Concept and draft plan for the North End neighbourhood based on Concept 3 with modifications as outlined in the report dated December 4, 2023;</p> <p>AND THAT Council direct staff to bring forward a report on the process and implications of designating park as a future land use in the Official Community Plan with an emphasis on Manhattan Point.</p>	<p>December 4, 2023</p>

This Report is to address the second part of Council’s resolution—regarding the process and implications of designating private property with a Park future land use in the Official Community Plan with an emphasis on Manhattan Point.



Figure 1. Manhattan Point Parks

Discussion:

2040 OCP:

The North End Plan builds upon the parks currently proposed in the 2040 OCP. The 2040 OCP parks strategy includes the objectives of waterfront access, park connectivity and park diversity. Specifically, the 2040 OCP already has designated:

- Four Manhattan Point properties designated as park and included in the DCC Program
- Linear Trail designated along the whole of the City of Kelowna waterfront
- Linear Trail to continue the Okanagan Rail Trail to Okanagan Lake
- Kingway as a designated 'Park on Street'

Manhattan Point Park

Manhattan Point Park includes three properties currently owned by the City with

another currently designated park. As one of the most westerly points of Kelowna, it affords spectacular views to the north, south and west over the lake and to the mountains beyond. It connects to Jack Brow and Bay Avenue through Flintoft Avenue and an east-west alley, and to Rotary Marsh and the Mill Site through Manhattan Drive. It lies along the Paddle Trail and anchors the whole of Manhattan Drive neighbourhood. The NEP Parks Strategy adds four additional properties in this location to those already owned by the City, or designated in the OCP. These properties would provide access to the north end of Manhattan Beach; a stable, sandy southwest facing beach.

South Manhattan Beach Park

South Manhattan Beach Park would create the new Kelowna destination terminus to the Okanagan Rail Trail. A pedestrian bridge across Brandt's Creek and trail will form a connection to Rotary Marsh Park and continue to the string of downtown waterfront parks beyond. One property has a future land use as park in the 2040 OCP. The NEP adds an additional six properties to this future park. Again these properties enjoy the same stable sandy beach and southwest aspect as the additional properties to the north. Together, these two parks will add two unparalleled beach park experiences to Kelowna's 'Sapphire Necklace' of waterfront parks.

Public Engagement

The desire for more waterfront park space and beach access is a persistent theme in public engagement in Kelowna, and the objective makes up a key component of the City's overall park strategy. The public engagement connected to the North End Plan reinforced this theme, despite a small cohort who raised concerns over the approach.

In the initial public engagement in Phase 2 of the process, a main priority on the part of participants was the addition of more waterfront parks and lake access—with a distinct desire shown to complete the public space connection along the waterfront from Knox Mountain Park in the north through to City Park

in the south. This was a key factor in including waterfront park space on Manhattan Beach in all of the NEP concept plans.

In the Phase 3 public engagement, the vast majority of respondents again supported the inclusion of more waterfront park space and beach access. Once again, this was a contributing factor for signaling additional park space and beach access on Manhattan Point in the recommendation for the preferred concept for the Plan.

In addition, it is noted the North End Plan and Mill Site Area Redevelopment Plan (ARP) will signal a significant amount of neighbourhood growth and new residents in this area and adjacent areas. It is important that, as infill growth proceeds, new parks and amenities are introduced to accommodate and serve the growth. In this case, the new waterfront parks and beach access would be introduced in an area that is now completely inaccessible to the general public.

Municipal Park Acquisitions

While the City acquires property for Parks development in a number of ways, the most common approach begins with the City designating properties as Park in the Official Community Plan (OCP), based on the City's policy for parks acquisition and development (OCP, Objective 10.1-10.5).

The practice of designating future land use in an OCP as Park is sanctioned under the Local Government Act (LGA); and, in fact, the LGA stipulates that an OCP *must* include statements and map designations for the area covered by the plan for the approximate location and type of present and proposed parks (LGA 473 (1) (f)). Designating properties as Park meets this LGA requirement while allowing the City to be transparent with property owners, residents and the development community regarding which properties the City intends to develop as park. The practice also provides more certainty for budgeting for parks acquisition and development.

Property owners of lots with a future land use designation as Park are not obligated to sell their property to the City. The zoning on the property does not change and a property owner is free to use the property as it is currently being used, redevelop the property under the existing zoning, or sell the property to another owner who would enjoy the same rights as they do.

The City looks to acquire "Park"-designated properties as the opportunity to do so arises. Acquisition terms are based on fair market value, often as determined by an independent, third-party appraisal professional. Property owners are compensated on the basis of the highest and best use of the property in the absence of its Park designation.

Safety & Security in Parks & Public Space

While there was strong support for additional waterfront park space and beach access as part of public engagement for the NEP, there were some concerns raised regarding public safety.

Security is a priority for the City, including in public parks and beach access areas, and this is ensured through design measures as well as regulation and enforcement. With respect to design measures, there are a collection of these called Crime Prevention through Environmental Design (CPTED) that focuses on physical design features that work to minimize opportunities for crime and anti-social behaviour. Adherence to CPTED principles in park design is reinforced in City policy (OCP, Objective 10.3) and the Parks & Building Planning team is well-versed in these principles and are committed to their application and implementation.

Beyond that, in broad terms, security in the city is handled jointly by police officers, bylaw enforcement officers, and security contractors. The Parks and Public Spaces Bylaw in particular is meant to supplement broader laws to ensure public safety and security in public parks and spaces in the city. In addition to security efforts, the City dedicates considerable resources to keep the parks clean and free of vandalism to discourage ongoing undesirable behavior.

Environment

A second concern resulting from engagement was raised regarding potential environmental impacts on Rotary Marsh Park and the wildlife in the area. To begin with, Manhattan Beach is separated from Rotary Marsh by a berm and Brandt's Creek. The pedestrian link crosses Brandt's Creek and the spit of land to the north of Rotary Marsh, avoiding the marshland itself. Beyond this, the ecological health of the waterfront is a concern of the City and there are policies and procedures in place to ensure its protection. These policies and procedures would be followed in the case of development of any waterfront park and public access proposed on Manhattan Point to ensure the environment and wildlife are protected there.

Next Steps

Affected property owners on Manhattan Point will be contacted to ensure they are aware of the situation, the rationale for the proposal, and that they are informed of all relevant legislation, procedures and processes. It is noted that the acquisition of private property for parks purposes is part of long-term planning and is often years, and even decades in the making.

Staff are in the process of developing the preferred concept and draft plan for the NEP, as per Council's direction. The preferred concept and draft plan will be brought back to Council for review at completion. The NEP is to proceed irrespective of progress in the Mill Site ARP, as the latter is an owner-led development application, and Staff do not control the timeline of the ARP.

Conclusion:

The North End Plan will significantly increase the population and visitors in the area, and an increase in amenities and park space—including waterfront park space and beach access—is warranted to accommodate and serve the growth. In this case, the Plan offers a prime opportunity for legacy planning in the area of increased waterfront park, beach access and park connectivity in a beautiful but previously inaccessible area on Kelowna's waterfront in a very prominent area of the city between Knox Mountain and the downtown. The City's protocols and procedures will ensure this legacy planning is achieved in a way that is lawful, transparent, and fair to all; well-designed to ensure public safety; and is respectful of the environment and ecology.

Internal Circulation:

Transportation Engineering
Utilities Planning
Real Estate Services
Partnerships Office
Capital Planning & Asset Management
Infrastructure; Development Engineering
Development Planning
Active Living & Culture
Communications

Climate Action & Environmental Stewardship
Cultural Services
City Clerk

Existing Policy:

Official Community Plan: Objective 10.1. Acquire new parks to enhance livability throughout the City;
Objective 10.2. Ensure parks and public spaces are connected to each other and
Accessible for all citizens;
Objective 10.3. Ensure parks reflect their unique natural and cultural context; Objective 10.4. Increase
public access to water.
OCP Future Land Use and Trails maps.

Submitted by: A. Thibeault, Planner Specialist; M. Steppuhn, Parks Planner

Approved for inclusion:



D. Noble-Brandt, Dept. Manager of Policy and Planning



City of
Kelowna

NORTH END PLAN - PARKS

Waterfront

February 2024

Background

- ▶ December 2023, Council directed Staff to develop a preferred concept and draft plan for NEP based on Concept 3 with modifications
- ▶ Council directed Staff to bring forward a report on process & implications of designating park as a future land use in the OCP with an emphasis on Manhattan Point



Manhattan Point Parks - 2040 OCP

Proposed Trails

Existing Trails

Existing Park

Designated Park

Riparian Area

Terminus of ORT



Five
Additional
Properties
in 2040
OCP

Manhattan
Point Park









Jack
Brow

Sunset
Park

Rotary
Marsh



Manhattan Point Parks – Proposed

-  Proposed Trails
-  Existing Trails
-  Proposed Boardwalk
-  Existing Park
-  2040 OCP Park
-  Riparian Area
-  Proposed NEP Park
-  Terminus of ORT



Manhattan Point Park

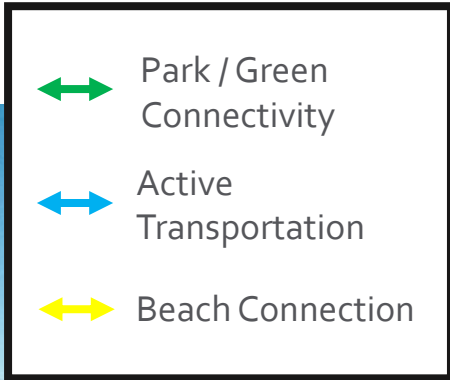
Rotary Marsh

Sunset Park

Jack Brow







North End Parks Connectivity



Connectivity to Downtown



Connectivity to Downtown

-  Park / Green Connectivity
-  Active Transportation
-  Beach Connection
-  Terminus of ORT



City Park

Stuart Park

Waterfront Park

Rotary Marsh Park

Bay Avenue



Jack Brow

To Sutherland Bay Park

Mill Site

Beach Access

Manhattan Pt Park



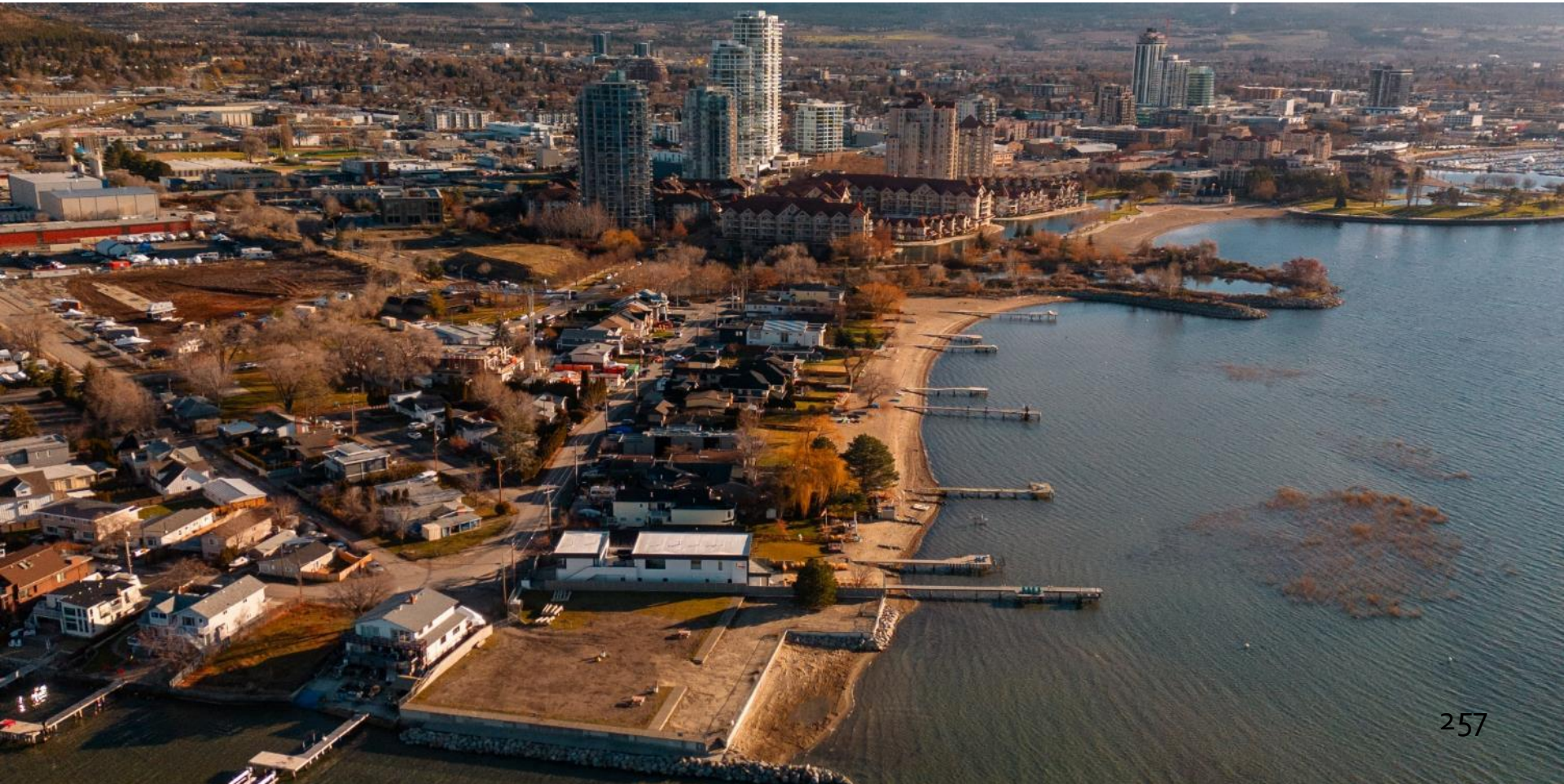
Public Engagement for NEP

- ▶ Desire for more waterfront park and beach access shown by large majority of residents
- ▶ In both Phase 2 & Phase 3 public engagement



Park Designation & Procurement

- ▶ Property owner not obligated to sell to City
- ▶ Zoning on lot does not change
- ▶ City offers to pay according to highest and best use of lot



An aerial photograph of a coastal city at sunset. The sun is low in the sky, creating a bright, shimmering reflection on the water. The city is built on a peninsula, with a large marina and several high-rise buildings visible. In the background, there are mountains under a clear blue sky with a few wispy clouds. The overall scene is peaceful and scenic.

Legacy Parks Planning



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: March 11th 2024
To: Council
From: City Manager
Subject: UBCM Regional Grant Funding Application – RDCO Emergency Support Services Equipment and Training
Department: Kelowna Fire Department

Recommendation:

THAT Council receives, for information, the report from Kelowna Fire Department dated March 11, 2024 with respect to UBCM Regional Grant Funding Application – RDCO Emergency Support Services Equipment and Training;

AND THAT Council approves the Regional District of Central Okanagan applying for, receiving, and managing the 2024 UBCM Community Emergency Preparedness Fund grant, under the Emergency Support Services Equipment and Training stream on behalf of the City of Kelowna.

Purpose:

To support the Regional District of Central Okanagan to manage a UBCM Community Emergency Preparedness Fund – Emergency Support Services grant on behalf of the Central Okanagan local jurisdictions.

Background:

The regional Central Okanagan Emergency Management Program provides a coordinated emergency response through the Emergency Operations Centre for events such as forest fires, floods, landslides, and extreme heat events.

To support this regional program, the Regional District of Central Okanagan (RDCO) has applied to UBCM for Community Emergency Preparedness funding to support Emergency Support Services. As part of applying for the grant, each partnering jurisdiction must submit a resolution that states their approval for the primary applicant, which in this case is the RDCO, to apply for, receive, and manage the grant funding on behalf of the region.

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments, First Nations, and communities in responding to

emergencies. Funding is provided by the Province of BC and is administered by the Union of British Columbia Municipalities (UBCM).

Discussion:

As a vital component of the regional emergency management program, RDCO Emergency Support Services (ESS) offers centralized support to our regional partnering communities during emergencies. In the aftermath of the 2023 Grouse Complex wildfires, there is a clear imperative to enhance knowledge, capacity, resources, and resilience within each regional community. Through this funding we aim to create a cohesive, effective, and efficient regional ESS response. Proposed expenses include the purchase of new equipment for ESS volunteers and the staging of equipment at key strategic locations within each municipality to support ESS facilities. Funding for an enhanced training program encompasses components that focus on volunteer skills, along with scenario-based training for the implementation of a new ESS plan. This plan integrates knowledge acquired from the experiences during the 2023 Grouse Complex wildfires.

Through pooling eligible funding from all local governments within the RDCO, including Westbank First Nation, ESS will receive the necessary support to provide services across the region.

100% of the project costs are anticipated to be covered by this grant, which will be managed regionally. The estimated combined value of this application is \$148,000.

Conclusion:

The Community Emergency Preparedness Fund can support our regional Emergency Management Program - Emergency Support Services by providing funding to complete training and the purchase of professional equipment to build capacity and support our communities.

Internal Circulation:

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Consultation and Engagement:

Submitted by:

J. Bedell, Emergency Support Services Supervisor

Approved for inclusion:

S. Leatherdale, Divisional Director, Corporate & Protective Services

cc:

S. Follack, Deputy Fire Chief

C. Leslie, Financial Analyst

M. Kam, Grants & Special Projects Manager

D. Seymour, Fire Chief

CITY OF KELOWNA

Amendment No. 26 to Subdivision, Development and Servicing Bylaw No. 7900

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the Subdivision, Development and Servicing Bylaw No. 7900 be amended as follows:

1. THAT **Part 1 – Introduction, 4.0 Definitions** be amended by
 - 1.1. Deleting “Excess or Extended Services” in its entirety and replacing it with the following:

“Excess or Extended Services” means those Works and Services in respect of:

 - (a) a portion of a Highway system that will provide access to land other than the land being subdivided or developed; and
 - (b) a portion of a water, sewage or drainage system that will serve land other than the land being subdivided or developed.”
 - 1.2. Amending “Owner” by deleting “Sections 356 and 357 of the *Local Government Act*” and replacing with “Sections 228 and 229 of the *Community Charter*”.
2. THAT **Part 5 – Owner to Perform Work, 9.2 Drawing Approval** be amended by deleting “The Consulting Engineer must submit with the drawings a completed “construction drawing checklist”, in the form approved by the City.” and replacing with “The Consulting Engineer must complete and submit the Design Drawings in accordance with the Engineering Drawing Submission Requirements.”
3. THAT **Part 6 – Excess or Extended Services and Latecomers, 11.1 Information Requirements** be amended by deleting it in its entirety and replacing with

“11.1 Information Requirements. If the City requires the Owner to provide Excess or Extended Services, the Owner, in addition to providing the information set out in Part 2 of this bylaw, and prior to Constructing any Works and Services, must provide the City with such information, documents, and agreements as may be required by the City Engineer, including without limitation:

 - (a) Design Information for the Excess or Extended Services, including:
 - (i) Design Drawings of the Excess or Extended Services, including which lands are intended to be Benefiting Lands;
 - (ii) In the case of Excess Services, a written technical brief to inform the determination of the Excess Services portion of the Works and Services provided under Part 2 of this bylaw.
 - (b) the Consulting Engineer’s estimate of the Owner’s costs in connection with any such Excess or Extended Services, verified by the City Engineer. The Owner’s costs may include the following:
 - (i) the cost of the Owner’s interest in the land used for Excess or Extended Services if such interest was acquired by the Owner for the specific purpose of providing Excess or Extended Services;
 - (ii) the cost of Constructing the Excess or Extended Services; and
 - (iii) the cost of designing and inspecting the Excess or Extended Services, to a maximum of 10% of the cost referred to in Paragraph 11.1(b)(ii),but shall not include the Owner’s cost of connections or the Owner’s financing costs in connection with any such Excess or Extended Services.
 - (c) a draft Latecomer Agreement in the City’s standard form.”

4. THAT **Part 6 – Excess or Extended Services and Latecomers, 11.2 Latecomer Agreements** be amended by deleting it in its entirety and replacing with

“11.2 Latecomer Agreements. If the City determines that all or part of the costs referred to in Paragraph 11.1(b) are excessive and shall be paid for by the Owner, the City Engineer will:

- (a) determine:
 - (i) whether all or part of the costs of the Excess or Extended Services referred to in Paragraphs 11.1(b) must be paid for by the Owner;
 - (ii) which lands are Benefiting Lands;
 - (iii) which part of the Excess or Extended Services would benefit each of the Benefiting Lands; and
 - (iv) the Latecomer Charges that would apply to each of the Benefiting Lands.
- (b) prepare a Latecomer Agreement for execution by the Owner, which will set out, inter alia, the matters referred to in Paragraph 11.2(a), fix the rate of interest to be charged on Latecomer Charges accruing from the Date of Substantial Performance of the Works and Services until the Latecomer Charges are paid in accordance with Bylaw No. 6519-89, a bylaw to provide for an interest rate payable on Latecomer Charges; and fix the term of the Latecomer Agreement, which term shall be 1 day unless otherwise agreed to by the City and the Owner;
- (c) notify all potential Latecomers of the Latecomer Charges and interest thereon that would be payable upon a Latecomer connecting to or using Excess or Extended Services prior to the expiration of a Latecomer Agreement to which the Benefit Lands are subject; and
- (d) collect and remit to the Owner or his permitted assign, in accordance with the Latecomer Agreement, any Latecomer Charges collected by the City from a Latecomer.”

5. THAT **Schedule 1 - Works and Services Requirements, Table 2: Road Requirements (Refer to Standard Drawings)** be amended by

5.1. Deleting Note 4 in its entirety and replacing it with “4. Where a Rapid Transit or Frequent Transit Network is identified on OCP Map 13.2 – Transit Overlay up to 3 m of additional ROW may be required on Local, Collector, and Minor Arterial roads and up to 6 m of additional ROW may be required on Major Arterial roads.”

5.2. Adding the following new Note 5: “5. Where OCP Maps 13.2, 13.3, 13.4, and 13.5 overlays are present, consult with City Engineer for design requirements.”

6. THAT **Schedule 4 – Design Standards, 1.1 General** be amended by deleting it in its entirety and replacing it with the following:

“1.1 General These guidelines are not intended to be a substitute for sound engineering knowledge and experience. Water distribution system designs should be prepared under the direction of a design professional who has the appropriate experience and is registered with Engineers and Geoscientists British Columbia.

Water for Kelowna is provided by the City of Kelowna Water Utility and three other water purveyors:

- Black Mountain Irrigation District
- Glenmore Ellison Improvement District
- Rutland Water Works District

These design standards apply to the City of Kelowna Water Utility with the following exceptions:

- Section 1.5 Fire Flows is applicable to Subdivision or Development within the City.
- The location of all water infrastructure within City Rights-of-Ways shall be in accordance with these standards and those in Section 0.4 Utility Rights-of-Ways.
- The design of community water systems should be consistent with the most current edition of the [Design Guidelines for Drinking Water systems in British Columbia](#), published by the BC Ministry of Health.

While these design standards are in general conformance with the other three major water purveyors, individual purveyor’s requirements may differ in some instances; it is the responsibility of the Consulting Engineer to confirm with the applicable water purveyor regarding their specific requirements.”

7. THAT **Schedule 4 – Design Standards, Section 1.3 Per Capita Demand** be amended by adding the following after the existing text:

“For calculating residential design population for the determination of Design Flow (see Section 1.6), the number of dwelling units is to be based on the maximum permissible number of units allowed under the Zoning Bylaw for the lots being serviced by the proposed water system, including the potential for multiple units, secondary suites, or carriage houses. Use Multi-Family per capita demand for ground-oriented infill housing.

For assessing adequate water quality (i.e, water age, chlorine residual, etc.), the anticipated number of dwelling units based on the intent of the proposed development should be used to estimate an expected interim and ultimate average day demand. The number of dwelling units may require adjustment based on expected occupancy conditions within phased developments to ensure adequate water quality is maintained for initial users and at full build-out.”

8. THAT **Schedule 4 – Design Standards, Section 1.5 Fire Flows** be amended by deleting it in its entirety and replacing it with the following:

“1.5 Fire Flows

Available Fire Flow is defined as the minimum flow of water able to be reliably delivered to a node of a community water system for firefighting purposes for a defined minimum duration at a minimum pressure of 140 kPa (20 psi) and a maximum velocity of 4 m/s during a period of Maximum Day Demand on the water system. Available Fire Flow is allocated for public and private use in accordance with Council Policy No. 383 Water Supply Level of Service for the City of Kelowna water supply area.

Required Fire Flow is defined and calculated in accordance with the current edition of “Water Supply for Public Fire Protection,” published by Fire Underwriters Survey (FUS). Needed Fire Flow calculated in accordance with the current edition of “Guide for Determination of Needed Fire Flow,” published by Insurance Services Office (ISO) is considered an acceptable alternative method for determining Required Fire Flow for the purposes of this section.

The design of proposed system required to deliver fire flow must be informed by hydraulic information from water model results provided by the City or other water purveyor.

1.5.1 Subdivision Requirements

- a) The Available Fire Flow in a proposed or existing system servicing a new subdivision is subject to the following minimum requirements based on the general land use and associated building type to be serviced:

Table 1.5.1 Minimum Available Fire Flow by Building Type @ 140 kPa (20 psi)

Building Type or Zone Category	Minimum Fire Flow	Minimum Duration
Simple Residential (Part 9) ¹	60 L/s	1.5 hrs
Complex Residential (Part 3) ¹	150 L/s	2.0 hrs
Commercial & Mixed Use	150 L/s	2.0 hrs
Institutional	150 L/s	2.0 hrs
Industrial	225 L/s	3.0 hrs

¹ Residential Part 9 and Part 3 Buildings are as defined in the [BC Building Code](#).

- b) The Available Fire Flow of a proposed system must be sufficient to meet the calculated Required Fire Flow of the theoretical highest demand building type allowable under the Zoning Bylaw for all proposed lots within the service area.
- c) Where the Available Fire Flow of an existing system is insufficient to meet the Required Fire Flow of the theoretical highest demand building type allowable under the Zoning Bylaw for a proposed lot, the

existing system must be upgraded to provide an Available Fire Flow exceeding the anticipated maximum Required Fire Flow.

- d) Where a proposed lot has a calculated anticipated Required Fire Flow greater than the Available Fire Flow from an existing water system and where, in the opinion of the City Engineer, increasing the Available Fire Flow of a supply or distribution system is not viable and the overall fire risk of the neighbourhood is low, the Approving Officer may issue Subdivision Approval if both of the following are satisfied:
 - i. All projections and exterior walls located within 5.0 m of a property line on all proposed lots are covenanted to be constructed to meet the technical requirements for non-combustible cladding and unvented soffits under the BC Building Code; and
 - ii. The Minimum Available Fire Flow corresponding to the proposed building type as outlined in Table 1.5.1 is provided to all proposed lots.

1.5.2 Development Requirements

- a) All new buildings to be serviced by a community water system shall be provided with an adequate water supply for firefighting.
 - b) Adequate water supply for firefighting must be provided to the subject property at all stages of building construction as required by the [City of Kelowna Fire and Life Safety Bylaw No. 10760](#) and the [BC Fire Code](#).
 - i. Where a Fire Safety Plan in accordance with the BC Fire Code relies on a community water system for public fire protection, adequate water supply for firefighting shall be determined in accordance with Section 1.5.2.d) or as otherwise determined by the Fire Chief and City Engineer or representative from the applicable water purveyor.
 - c) Buildings that are sprinklered throughout with a sprinkler system or have a standpipe system conforming to the requirements of the BC Building Code are deemed to have adequate water supply for firefighting.
 - d) Non-Sprinklered Buildings serviced by a community water system with an Available Fire Flow exceeding the subject building's calculated Required Fire Flow are deemed to have adequate water supply for firefighting, provided that adequate hydrant coverage is available in accordance with Section 1.15 Hydrants.
 - e) Where a non-sprinklered building has a calculated Required Fire Flow greater than the Available Fire Flow from an existing water system,
 - i. the building must be modified to reduce its Required Fire Flow below the Available Fire Flow, or
 - ii. the existing system must be upgraded to provide an Available Fire Flow exceeding the Required Fire Flow.
 - f) Where a non-sprinklered building has a calculated Required Fire Flow greater than the Available Fire Flow from an existing water system and where, in the opinion of the City Engineer, increasing the Available Fire Flow of a supply or distribution system is not viable and the overall fire risk of the neighbourhood is low, the Building Official may issue a Building Permit if both of the following are satisfied:
 - i. All projections and exterior walls located within 5.0 m of a property line on all proposed lots are constructed to meet the technical requirements for non-combustible cladding and unvented soffits under the BC Building Code; and
 - ii. The Minimum Available Fire Flow corresponding to the proposed building type as outlined in Table 1.5.1 is provided to all proposed buildings."
9. THAT **Schedule 4 – Design Standards, Section 1.9 Minimum Pipe Diameter** be amended by deleting "* For looped distribution mains with lengths less than 500 m in residential subdivisions, the diameter can be reduced to 150 mm, providing that fire flow requirements can be met."

10. THAT **Schedule 4 – Design Standards, Section 1.15 Hydrants** be amended by deleting in its entirety and replacing it with the following:

“1.15 Hydrants

Fire hydrants shall be spaced in accordance with "Water Supply for Public Fire Protection - A Guide to Recommended Practice" (latest edition), published by Fire Underwriters Survey, subject to the following minimum spacing, as measured along road centreline:

- Not more than 150 m apart in rural single family residential or agricultural areas;
- Not more than 120 m apart in suburban, urban, or infill residential areas;
- Not more than 100 m apart in high density residential, commercial, industrial, or institutional areas.

Fire hydrants should be located in general at street intersections and as follows:

- Hydrant locations as per BC Building Code for all buildings.
- 1.0 m back from curb or 0.5 m back of sidewalk to centre line of hydrant.
- Minimum 1.0 m clear of any other utility structure in all directions.
- Minimum 3.0 m clear in direct line with hose connections.
- At property lines in mid-block locations.
- SRW required where open cut excavation to base of hydrant assembly extends into private property.
- Bollards or concrete barriers for hydrant protection may be required at the City Engineer’s discretion.

Hydrants shall not be located on sidewalks. Where this is not possible and with approval from the City Engineer, a minimum distance of 1.0 m must be maintained between the centre line of hydrant and the back of curb.

On arterial highways with, or designated to be constructed with, a raised median, fire hydrants shall be installed on both sides of the highway with each side treated exclusively for spacing requirements”.

11. THAT **Schedule 4 – Design Standards, Section 1.21 Service Connections** be amended by deleting the following:

“Service connection size should be calculated on the basis of the designated land use including sprinkler systems and/or on-site hydrants, where applicable. The minimum size is outlined in 1.9 - Minimum Pipe Diameter.”

and replacing with

“Service connection size should align with the [BC Plumbing Code](#) for proposed Developments, or be calculated on the basis of the designated land use including sprinkler systems or on-site hydrants, where applicable in the case of Subdivision. The minimum size is outlined in Section 1.9 - Minimum Pipe Diameter. Standard permitted sizes and materials are provided in the Approved Products List.”

12. THAT **Schedule 4 – Design Standards, Section 1.23.2 Reservoir Capacity** be amended by adding the following after the existing text:

“Fire Storage shall be the greater of:

- 1,080 cubic meters,
- the volume as determined in accordance with the Fire Underwriters Survey guide for the theoretical highest demand building type allowable under the Zoning Bylaw for all lots within the reservoir service area, and
- the minimum volume outlined in Table 1.5.1 for the highest future land use or building type within the reservoir service area.”

13. THAT **Schedule 4 – Design Standards, Section 2.2 Per Capita Flow** be amended by adding the following after the existing text: “For calculating design population density in order to determine ADWF, the number of dwelling units is to be based on the maximum permissible number of units allowed under the Zoning Bylaw for the lots being serviced, including the potential for multiple units, secondary suites, or carriage houses.”

14. THAT **Schedule 4 – Design Standards, Section 2.10 Minimum Pipe Diameter** be amended by deleting “except for the upstream section where future extension is not possible, in which case 150 mm is acceptable provided it has a grade of 1% or greater.”

15. THAT **Schedule 4 – Design Standards, Section 2.16.1 Size** be amended by deleting “Minimum pipe size is 100 mm diameter for residential services and 150 mm for all other services.” and replacing with the following:
 - “Service connection size should align with the BC Plumbing Code for proposed Developments.
 - Minimum pipe size is 100 mm diameter for residential services servicing up to 4 units and 150 mm for all other services.
 - Standard permitted sizes are provided in the Approved Products List.”
16. THAT **Schedule 4 – Design Standards, Table 4.3.1: Road Cross Section Summary** be amended by adding the following after the existing text in Note 2: “Where a Rapid Transit or Frequent Transit Network is identified on OCP Map 13.2 – Transit Overlay up to 3.0 m of additional ROW may be required on Local, Collector, and Minor Arterial roads and up to 6.0 m of additional ROW may be required on Major Arterial roads.”
17. THAT the term “Building Inspector” be deleted and replaced with “Building Official” throughout the bylaw.
18. This bylaw may be cited as "Bylaw No. 12624, being Amendment No. 26 to Subdivision, Development and Servicing Bylaw No. 7900."
19. 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 4th day of March, 2024.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk