

**CITY OF KELOWNA**  
**BYLAW NO. 11163**  
**TA15-0014 - Amendment to RM4 - Transitional Low Density  
Housing**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13.10 RM4 - Transitional Low Density Housing, Section 13.10.6 Development Regulations** be amended by deleting sub-paragraph (a) that reads:

“(a) The maximum floor area ratio is 0.65. Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.20.”

And replace it with:

“(a) The maximum floor area ratio is 0.65. Where parking spaces are provided totally beneath habitable space of a principal building, beneath useable common amenity areas or in a garage or carport providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.20.”

The floor area ratio may be increased by a further 0.3 for a development constructed in an Urban Centre (as defined by Kelowna’s Official Community Plan).”

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 9<sup>th</sup> day of November, 2015.

Considered at a Public Hearing on the 1<sup>st</sup> day of December, 2015.

Read a second and third time by the Municipal Council this 1<sup>st</sup> day of December, 2015.

Approved under the Transportation Act this 7<sup>th</sup> day of December, 2015.

Blaine Garrison  
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk