

Attachment A - HD2 Text Amendments

Section 7 – Table 7.1 – Minimum Landscape Buffer Treatment Levels Schedule

No.	Section	Existing	Proposed	Explanation												
	Health District Zones	HD2 – properties with a lot area of 900m ² or more <table border="1"> <thead> <tr> <th>Front</th> <th>Rear Yard</th> <th>Side Yard</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>3</td> <td>2.0m (see Section 17.2.7)</td> </tr> </tbody> </table>	Front	Rear Yard	Side Yard	2	3	2.0m (see Section 17.2.7)	HD2 <table border="1"> <thead> <tr> <th>Front</th> <th>Rear Yard</th> <th>Side Yard</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>3</td> <td>3</td> </tr> </tbody> </table>	Front	Rear Yard	Side Yard	2	3	3	Remove reference to properties with a lot area of 900m ² or more area as the lot area distinction has been removed.
Front	Rear Yard	Side Yard														
2	3	2.0m (see Section 17.2.7)														
Front	Rear Yard	Side Yard														
2	3	3														
		HD2 – properties with a lot area of less than 900m ² <table border="1"> <thead> <tr> <th>Front</th> <th>Rear Yard</th> <th>Side Yard</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2</td> <td>2.0m (see Section 17.2.5)</td> </tr> </tbody> </table>	Front	Rear Yard	Side Yard	2	2	2.0m (see Section 17.2.5)	Deleted.	Remove reference to properties with a lot area of less than 900m ² as the lot area distinction has been removed.						
Front	Rear Yard	Side Yard														
2	2	2.0m (see Section 17.2.5)														

Section 7 – Table 8.1 – Parking Schedule

No.	Section	Existing	Proposed	Explanation
	Health Services, Major and Minor	Health Services, Major and Minor 5.0 spaces per 100 m ² gross floor area , except for parcels less than 1000 m ² the required parking spaces shall be 4.0 spaces.	Health Services, Major and Minor 3.5 spaces per 100 m ² gross floor area .	Establish one parking standard for all Health Services developments across the city.

Section 17 – Health District Zone

HD2 – Hospital and Health Support Services

No.	Section	Existing	Proposed	Explanation
	Section 17.2.2.1	<p>The principal uses for properties with a lot area of 900m² or more are:</p> <ul style="list-style-type: none"> (a) multiple dwelling housing (b) personal service establishments (c) emergency and protective services (d) child care centre, major (e) congregate housing (f) extended medical treatment facilities (g) health services, major (h) health services, minor 	<p>The principal uses in this zone are:</p> <ul style="list-style-type: none"> (a) emergency and protective services (b) child care centre, major (c) congregate housing (d) extended medical treatment facilities (e) health services, major (f) health services, minor (g) multiple dwelling housing (h) personal service establishments (i) supportive housing 	<p>Remove reference to properties with a lot area of 900m² or more area as the lot area distinction has been removed.</p> <p>Add (h) personal service establishments and (i) supportive housing reference as the lot area distinction has been removed.</p>
	Section 17.2.2.2	<p>The principal uses for properties with a lot area of less than 900m² are:</p> <ul style="list-style-type: none"> (a) single dwelling housing (b) child care centre, minor (c) health services, major (d) health services, minor 	Deleted.	Remove section 17.2.2.2 as the lot area distinction of 900m ² has been removed.
	Section 17.2.3.1	<p>The secondary uses for properties with a lot area of 900m² or more are:</p> <ul style="list-style-type: none"> (a) retail stores, health products 	<p>17.2.3.1 The secondary uses in this zone are:</p> <ul style="list-style-type: none"> (a) agriculture, urban (b) apartment hotel 	Remove reference to properties with a lot area of 900m ² or more area as the lot area distinction has been removed.

		<p>(b) food primary establishment (c) apartment hotel (d) hotel (e) community recreation services</p>	<p>(c) community garden (d) community recreation services (e) food primary establishment (f) home based business, minor (g) retail stores, health products (h) residential security / operator unit</p>	<p>Add (a) agriculture, urban, (f) home based business, minor and (h) residential security / operator unit as the lot area distinction has been removed.</p> <p>Remove (d) hotel as the lot area distinction has been removed.</p> <p>Name and regulations for (b) apartment hotel subject to change based on what is proposed for short-term rentals.</p>
	Section 17.2.3.2	<p>The secondary uses for properties with a lot area of less than 900m² are:</p> <p>(a) bed and breakfast homes (b) carriage house (c) home based business, major (d) home based businesses, minor (e) secondary suites</p>	Deleted.	Remove section 17.2.3.2 as the lot area distinction of 900m ² has been removed.
	Section 17.2.4	<p>17.2.4 Subdivision Regulations</p> <p>17.2.4.1 The subdivision regulations for properties with a lot area of 900m² or more are: (a) The minimum lot width is 30.0 m (b) The minimum lot depth is 30.0 m (c) The minimum lot area is 900 m²</p>	<p>17.2.4 Subdivision Regulations</p> <p>(a) The minimum lot width is 30.0 m. (b) The minimum lot depth is 30.0 m. (c) The minimum lot area is 900 m².</p>	Remove reference to section 17.2.4.1 and all of section 17.2.4.2 as the lot area distinction of 900m ² has been removed.

		<p>17.2.4.2 The subdivision regulations for properties with a lot area of less than 900m² are:</p> <p>(a) The minimum lot width is 13.0 m. (b) The minimum lot depth is 30.0 m. (c) The minimum lot area is 490 m².</p>		
	<p>Section 17.2.5.1</p>	<p>Development Regulations for properties with a lot area of 900m² or more are:</p> <p>(a) The maximum floor area ratio is 1.2, except it is 1.3 with a housing agreement pursuant to the provisions of Section 6.9. 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 0.1 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.1. The total maximum floor area ratio shall not exceed 1.4.</p>	<p>(a) The maximum floor area ratio is 1.2. 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 0.1 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.1. The total maximum floor area ratio shall not exceed 1.3.</p> <p>(b) The maximum site coverage is 55%.</p> <p>(c) The maximum height is the lesser of 16.5 m or 4.5 storeys, except it is 4.5 m for</p>	<p>Remove reference to properties with a lot area of 900m² or more area as the lot area distinction has been removed.</p> <p>Clarified regulations to be consistent with other zones.</p>

		<p>(b) The maximum site coverage is 55%. Parking structures that are less than 2.0 m above finished grade and are surfaced with landscaping or useable open space shall not be included in the calculation of site coverage.</p> <p>(c) The maximum height is 16.5 m.</p> <p>(d) The minimum site front yard is 4.5 m.</p> <p>(e) The minimum site side yard is 4.5 m for a building less than 12.0 m in height and 6.0 m for portions of a building greater than 12.0 m in height.</p> <p>(f) The minimum site rear yard is 6.0 m except it is 3.0 m where the rear yard abuts a lane.</p> <p>(g) Notwithstanding the site setback requirements, a parking structure that is partially below grade may be located no less than 1.5 m from any property line provided that it is less than 2.0 m in height above natural grade and that a minimum horizontal measurement of 2.0 m on the top surface to the parking structure is either landscaped or made available as useable open space between the furthest project of the structure</p>	<p>accessory buildings and structures.</p> <p>(d) The minimum site front yard is 4.5 m.</p> <p>(e) The minimum site side yard is 4.5 m for portions of a building less than 12.0 m in height and 6.0 m for portions of a building greater than 12.0 m in height.</p> <p>(f) The minimum site rear yard is 6.0 m except it is 3.0 m where the rear yard abuts a lane.</p>	
--	--	---	--	--

		and the building face. All building setbacks otherwise apply. Where a parking structure is located within the building setbacks consistent with this section, the space between the structure and the property line shall be treated with a high level of landscaping with a landscaped berm to screen the exposed outer wall of the structure.		
	Section 17.2.5.2	<p>Development Regulations for properties with a lot area of less than 900m² are:</p> <p>(a) The maximum site coverage is 55%.</p> <p>(b) The maximum height is the lesser of 9.5 m or 2 ½ storeys, except it is 4.5 m for accessory buildings or structures.</p> <p>(c) The minimum front yard is 4.5 m.</p> <p>(d) The minimum side yard is 2.0 m for a 1 or 1½ storey building and 2.3 m for a 2 or 2 ½ storey building, except it is 4.5 m from a flanking street.</p> <p>(e) The minimum rear yard is 6.0 m except it is 3.0 m where the rear yard abuts a lane and it is 1.5 m for accessory buildings.</p>	Deleted.	Remove section 17.2.5.2 as the lot area distinction of 900m ² has been removed.

17.2.6	<p>Parking Regulations specific to the HD2 Zone</p> <p>The parking regulations that are specific to this zone for the purpose of calculating the number of parking spaces required are as follows:</p> <p>(a) All residential, residential related uses, apartment hotel and hotel uses shall be calculated as 1 parking space per dwelling unit.</p> <p>(b) Leasable areas that are not used for residential, residential related, apartment hotel and hotel uses shall be calculated as requiring 1.75 stalls per 100 m² of gross floor area.</p> <p>(c) Health Services, Major and Minor shall be calculated as 2.5 stalls per 100 m² of gross floor area.</p> <p>(d) Food primary establishment uses shall be calculated as requiring 1 parking space per 4 seating spaces.</p>	Deleted.	Remove section 17.2.6 as the parking requirements are identified under the parking and loading regulations of Section 8.
17.2.7	<p>Other Regulations</p> <p>(a) In addition to the regulations listed in this section, other regulations apply. These include, where not consistent with the provisions of this section, the</p>	<p>Other Regulations</p> <p>(a) In addition to the regulations listed in this section, other regulations apply. These include, where not consistent with the provisions of this</p>	<p>Re-ordered to section 17.2.6.</p> <p>Removed (b) Secondary uses can only be present where a principal use is established and in a</p>

		<p>general development regulations of Section 6, the landscaping and fencing regulations of Section 7, the parking and loading regulations of Section 8 (except as specified by section 1.6 of this zone), and the specific use regulations of Section 9 of Zoning Bylaw No. 8000.</p> <p>(b) Secondary uses can only be present where a principal use is established and in continuous use.</p> <p>(c) Offices are limited to those related to Health Services, Major and Minor or those that can demonstrate a direct support role for the Kelowna General Hospital, Cottonwoods Care Facility or Interior Health Authority.</p> <p>(d) Retail stores, health products shall be limited to a floor area not greater than 350 m² per lot.</p> <p>(e) When permitted, food primary establishments shall be limited to a total capacity of 40 seats.</p> <p>(f) Apartment hotel and hotel use shall only be permitted when secondary to multiple dwelling housing or congregate housing.</p>	<p>section, the general development regulations of Section 6, the landscaping and fencing regulations of Section 7, the parking and loading regulations of Section 8 (except as specified by section 1.6 of this zone), and the specific use regulations of Section 9 of Zoning Bylaw No. 8000.</p> <p>(b) A building incorporating residential uses shall provide a functional commercial or institutional space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary street frontages provided 100% of the principal frontage has a functional commercial space. Access driveways or other portions of the street frontage not used as building will not be considered for the purpose of this calculation.</p> <p>(c) Retail stores, health products shall be limited to a floor area not greater than 350 m² per lot.</p>	<p>continuous use. This is established in Section 2 of the Zoning Bylaw.</p> <p>Added in (b) -This creates active street façade, encourages more health related uses and ensures area develops for intended purpose.</p> <p>Remove reference to hotels. Short term rental regulations will apply.</p> <p>Remove (h) and (i) 17.2.5.2 as the lot area distinction of 900m² has been removed, and landscaping requirements area in Section 7 of Zoning Bylaw.</p> <p>Clarified regulations to be consistent with other zones.</p> <p>Revised sign regulations to be consistent with sign bylaw.</p>
--	--	---	--	--

		<p>(g) A minimum area of 7.5 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.</p> <p>(h) For properties with a lot area of 900m² or more, Level 2 landscape buffers are required for the front yard and Level 3 landscape buffers are required in all side and rear yard setback areas.</p> <p>(i) For properties with a lot area of less than 900m², a minimum 2.0m landscape buffer is required for the side yard setback areas to separate uses from adjacent properties and will consist of a low-lying vegetative buffer where no trees or continuous opaque barrier is required. Level 2 landscape buffers are required for the front yard and Level 3 landscape buffers are required for the rear yard setback areas.</p> <p>(j) Vehicle-oriented or drive through services are not permitted in this zone.</p>	<p>(d) Food primary establishments shall be limited to a total capacity of 40 seats.</p> <p>(e) Apartment hotels shall only be permitted when secondary to multiple dwelling housing or congregate housing.</p> <p>(f) A minimum area of 7.5 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.</p> <p>(g) Drive-in food services are not a permitted form of development in this zone.</p> <p>(h) Where a development has access to a lane, vehicular access to the development is only permitted from the lane.</p> <p>(i) Signage shall be in accordance with the regulations of the Sign Bylaw.</p>	
--	--	---	--	--

		<p>(k) All vehicle access must be from the rear lane.</p> <p>(l) Signage shall be in accordance with the regulations of the Sign Bylaw.</p> <p>(m) A free standing sign with a maximum height of 1.5 m and a sign area of 3.0m² is permitted.</p>	<p>(j) Notwithstanding section 17.2.6 (i), the maximum height for a free-standing sign is 1.8 m and the maximum sign area is 3.0 m².</p>	
--	--	--	---	--