



# Zoning Bylaw Updates

September 9, 2019



# Purpose

- ▶ To provide Council with an update of the proposed zoning bylaw amendments and upcoming public engagement scheduled for Fall 2019.

# Purpose

- ▶ Updates will enhance usability, reduce interpretation issues and simplify zoning rules and regulations
- ▶ Updates will occur alongside the 2040 OCP

# Intention of Updates

- ▶ To work in tandem with the development of 2040 OCP and goals of Imagine Kelowna
- ▶ Establish a base structure in the zoning bylaw that will easily respond to future policy direction of the OCP
- ▶ Updates will ensure plans and Council resolutions are reflected through policy in the zoning bylaw
- ▶ The current zoning bylaw is outdated. The proposed updates will reflect Kelowna's direction of growth management and modern form of development
- ▶ Updates will enhance usability, reduce interpretation issues and simplify zoning rules and regulations

# Summary of Updates

- ▶ Consolidation of zones. Consolidating land use zones will align with new future land use designation categories in the new OCP and support appropriate use categories. The following zones will be consolidated:
  - ▶ Multi-family
  - ▶ Commercial
  - ▶ Industrial
  - ▶ Urban Centre Mixed-Use

Zones	Proposed Update
Multi-residential zones	MR1: Infill Multi-Residential MR2: Low Density Multi-Residential MR3-Medium Density Multi-Residential MR4- High Density Multi-Residential
Commercial zones	C1: Local & Neighbourhood Commercial C2: Corridor Commercial C3: Village Centres
Industrial zones	I1: Business Industrial I2: General Industrial I3: Heavy Industrial I4: Central Industrial I5: Low-Impact Transitional Industrial
Urban Centre Mixed-Use zones	UC1: Downtown Urban Centre UC2: Capri-Landmark Urban Centre UC3: Midtown Urban Centre UC4: Rutland Urban Centre UC5: Midtown Urban Centre

# Summary of Updates

- ▶ Simplify land use categories and update definitions within Section 02- Interpretation
  - ▶ Eliminate contradictions within the zoning bylaw, provide clarity on land use regulations, and make definitions easier to interpret
- ▶ Update building height regulations to be consistent with current policy and current building practices
  - ▶ Allow for 5-6 storey wood framed buildings where applicable
  - ▶ Modify height regulations within each Urban Centre

# Summary of Updates

- ▶ Simplify Density Bonusing Structure
  - ▶ Modify density bonusing provisions within Urban Centres to establish a more consistent and effective structure
- ▶ Overall reformatting
  - ▶ Create a more user friendly bylaw that is easier to interpret and navigate for all users

# Public Engagement

- ▶ To occur in Fall 2019 with the OCP public engagement schedule. This provides an opportunity to engage on the overall direction of the zoning bylaw update
- ▶ Development Planning staff will continue to make updates based off stakeholder engagement and engagement with internal departments

# What's Next

- ▶ Draft updated zoning bylaw for Council consideration in Spring 2020
- ▶ Further updates and additions will occur as part of the new OCP implementation over the coming years



## *Conclusion of Staff Remarks*