

# CITY OF KELOWNA

## BYLAW NO. 11988

### TA20-0007

## Section 13 Urban Residential Zones and Section 14 Commercial Zones

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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 1 – General Administration, 1.3 Zoning Map, 1.3.1 Section 13 – Urban Residential Zones and Section 14 – Commercial Zones** be amended by:

- a) Deleting the following:

RM2/RM2h	Low Density Row Housing/Low Density Row Housing (Hillside Area)
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And replacing it with:

RM2	Low Density Row Housing
RM2h	Low Density Row Housing (Hillside Area)
RM2r	Low Density Row Housing (Residential Rental Tenure Only)

- b) Deleting the following:

RM3	Low Density Multiple Housing
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And replacing it with:

RM3	Low Density Multiple Housing
RM3r	Low Density Multiple Housing (Residential Rental Tenure Only)

- c) Deleting the following:

RM4	Transitional Low Density Housing
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And replacing it with:

RM4	Transitional Low Density Housing
RM4r	Transitional Low Density Housing (Residential Rental Tenure Only)

- d) Deleting the following:

RM5	Medium Density Multiple Housing
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And replacing it with:

RM5	Medium Density Multiple Housing
RM5r	Medium Density Multiple Housing (Residential Rental Tenure Only)

- e) Deleting the following:

RM6	High Rise Apartment Housing
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And replacing it with:

RM6	High Rise Apartment Housing
RM6r	High Rise Apartment Housing (Residential Rental Tenure Only)

f) Deleting the following:

C4	Urban Centre Commercial
C4rls	Urban Centre Commercial (Retail Liquor Sales)
C4lp	Urban Centre Commercial (Liquor Primary)
C4lp/rls	Urban Centre Commercial (Liquor Primary/Retail Liquor Sales)
C4rcs	Urban Centre Commercial (Retail Cannabis Sales)
C4lp/rcs	Urban Centre Commercial (Liquor Primary/Retail Cannabis Sales)
C4rls/rcs	Urban Centre Commercial (Retail Liquor Sales /Retail Cannabis Sales)
C4lp/rls/rcs	Urban Centre Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)

And replacing it with:

C4	Urban Centre Commercial
C4rls	Urban Centre Commercial (Retail Liquor Sales)
C4lp	Urban Centre Commercial (Liquor Primary)
C4lp/rls	Urban Centre Commercial (Liquor Primary/Retail Liquor Sales)
C4rcs	Urban Centre Commercial (Retail Cannabis Sales)
C4lp/rcs	Urban Centre Commercial (Liquor Primary/Retail Cannabis Sales)
C4rls/rcs	Urban Centre Commercial (Retail Liquor Sales /Retail Cannabis Sales)
C4lp/rls/rcs	Urban Centre Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)
C4r	Urban Centre Commercial (Residential Rental Tenure Only)

g) Deleting the following:

C7	Central Business Commercial
C7rls	Central Business Commercial (Retail Liquor Sales)
C7lp	Central Business Commercial (Liquor Primary)
C7lp/rls	Central Business Commercial (Liquor Primary/Retail Liquor Sales)
C7rcs	Central Business Commercial (Retail Cannabis Sales)
C7lp/rcs	Central Business Commercial (Liquor Primary/Retail Cannabis Sales)
C7rls/rcs	Central Business Commercial (Retail Liquor Sales/Retail Cannabis Sales)
C7lp/rls/rcs	Central Business Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)

And replacing it with:

C7	Central Business Commercial
C7rls	Central Business Commercial (Retail Liquor Sales)
C7lp	Central Business Commercial (Liquor Primary)
C7lp/rls	Central Business Commercial (Liquor Primary/Retail Liquor Sales)
C7rcs	Central Business Commercial (Retail Cannabis Sales)
C7lp/rcs	Central Business Commercial (Liquor Primary/Retail Cannabis Sales)
C7rls/rcs	Central Business Commercial (Retail Liquor Sales/Retail Cannabis Sales)
C7lp/rls/rcs	Central Business Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)
C7r	Central Business Commercial (Residential Rental Tenure Only)

2. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 2 – Interpretation, 2.3 General Definitions, 2.3.3** be amended by adding the following in its appropriate location:

“**RESIDENTIAL RENTAL TENURE** means occupancy of a **dwelling unit** under a rental agreement that is subject to the Residential Tenancy Act;”

3. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 8 – Parking and Loading, 8.2 Off-Street Parking Regulations - Number of Spaces, 8.2.12 Rental Housing Incentives** be amended by:

Deleting the following:

If a **development** rezones to a sub-rental **zone** guaranteeing the **development** as rental housing, then a 20% reduction to the parking requirement (both base and visitor) can be applied if the development is located within an **urban centre** and a 10% reduction to the parking requirement (both base and visitor) can be applied if the development is located outside an **urban centre**.

And replacing it with:

If a **development** is sub-zoned for **Residential Rental Tenure** guaranteeing the **development** as **Residential Rental Tenure**, then a 20% reduction to the parking requirement (both base and visitor) can be applied if the development is located within an **urban centre** and a 10% reduction to the parking requirement (both base and visitor) can be applied if the development is located outside an **urban centre**.

4. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones, 13.8 RM2 – Low Density Row Housing/RM2h – Low Density Housing (Hillside Area)** be amended by adding a sub-rental zone to the end of the title as follows:

“**RM2r – Low Density Row Housing (Residential Rental Tenure Only)**”

5. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones, 13.8 RM2 – Low Density Row Housing/RM2h – Low Density Housing (Hillside Area), 13.8.7 Other Regulations** be amended by adding:

“(g) In the RM2r zones, any **Multiple Dwelling Housing** unit shall be restricted to a **Residential Rental Tenure**.”

6. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones, 13.9 RM3 – Low Density Multiple Housing** be amended by adding a sub-rental zone to the end of the title as follows:

“**RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)**”

7. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones, 13.9 RM3 – Low Density Multiple Housing, 13.9.7 Other Regulations** be amended by adding:

“(e) In the RM3r zones, any **Multiple Dwelling Housing** unit shall be restricted to a **Residential Rental Tenure**.”

8. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones, 13.10 RM4 – Transitional Low Density Housing** be amended by adding a sub-rental zone to the end of the title as follows:

“**RM4r – Transitional Low Density Housing (Residential Rental Tenure Only)**”

9. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones, 13.10 RM4 – Transitional Low Density Housing, 13.10.7 Other Regulations** be amended by adding:

"(e) In the RM<sub>4r</sub> zones, any **Multiple Dwelling Housing** unit shall be restricted to a **Residential Rental Tenure**."

10. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones, 13.11 RM<sub>5</sub> – Medium Density Multiple Housing** be amended by adding a sub-rental zone to the end of the title as follows:

**"RM<sub>5r</sub> – Medium Density Multiple Housing (Residential Rental Tenure Only)"**

11. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones, 13.11 RM<sub>5</sub> – Medium Density Multiple Housing, 13.11.7 Other Regulations** be amended by adding:

"(d) In the RM<sub>5r</sub> zones, any **Multiple Dwelling Housing** unit shall be restricted to a **Residential Rental Tenure**."

12. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones, 13.12 RM<sub>6</sub> – High Rise Apartment Housing** be amended by adding a sub-rental zone to the end of the title as follows:

**"RM<sub>6r</sub> – High Rise Apartment Housing (Residential Rental Tenure Only)"**

13. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones, 13.12 RM<sub>6</sub> – High Rise Apartment Housing, 13.12.7 Other Regulations** be amended by adding:

"(e) In the RM<sub>6r</sub> zones, any **Multiple Dwelling Housing** unit shall be restricted to a **Residential Rental Tenure**."

14. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 14 – Commercial Zones, 14.4 C<sub>4</sub> – Urban Centre Commercial/ C<sub>4</sub>rls – Urban Centre Commercial (Retail Liquor Sales) C<sub>4</sub>lp – Urban Centre Commercial (Liquor Primary) C<sub>4</sub>lp/rls – Urban Centre Commercial (Liquor Primary/Retail Liquor Sales)/ C<sub>4</sub>rcls – Urban Centre Commercial (Retail Cannabis Sales)/C<sub>4</sub>lp/rcls – Urban Centre Commercial (Liquor Primary/Retail Cannabis Sales)/C<sub>4</sub>rls/rcls – Urban Centre Commercial (Retail Liquor Sales/Retail Cannabis Sales)/C<sub>4</sub>lp/rls/rcls – Urban Centre Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)** be amended by adding a sub-rental zone to the end of the title as follows:

**"C<sub>4r</sub> – Urban Centre Commercial (Residential Rental Tenure Only)"**

15. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 14 – Commercial Zones, 14.4 C<sub>4</sub> – Urban Centre Commercial/ C<sub>4</sub>rls – Urban Centre Commercial (Retail Liquor Sales) C<sub>4</sub>lp – Urban Centre Commercial (Liquor Primary) C<sub>4</sub>lp/rls – Urban Centre Commercial (Liquor Primary/Retail Liquor Sales)/ C<sub>4</sub>rcls – Urban Centre Commercial (Retail Cannabis Sales)/C<sub>4</sub>lp/rcls – Urban Centre Commercial (Liquor Primary/Retail Cannabis Sales)/C<sub>4</sub>rls/rcls – Urban Centre Commercial (Retail Liquor Sales/Retail Cannabis Sales)/C<sub>4</sub>lp/rls/rcls – Urban Centre Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales), 14.4.6 Other Regulations** be amended by adding:

"(g) In the C<sub>4r</sub> zones, any **Multiple Dwelling Housing** unit shall be restricted to a **Residential Rental Tenure**."

16. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 14 – Commercial Zones, 14.7 C<sub>7</sub> – Central Business Commercial/C<sub>7</sub>rls – Central Business Commercial (Retail Liquor Sales) /C<sub>7</sub>lp – Central Business Commercial (Liquor Primary) /C<sub>7</sub>lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales)/ C<sub>7</sub>rcls – Central Business Commercial (Retail Cannabis Sales)/ C<sub>7</sub>lp/rcls – Central Business Commercial (Liquor Primary/Retail Cannabis Sales)/ C<sub>7</sub>rls/rcls – Central Business Commercial (Retail Liquor Sales/Retail Cannabis Sales)/ C<sub>7</sub>lp/rls/rcls – Central Business Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)** be amended by adding a sub-rental zone to the end of the title as follows:

**"C7r – Central Business Commercial (Residential Rental Tenure Only)"**

17. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 14 – Commercial Zones, 14.7 C7 – Central Business Commercial/C7rls – Central Business Commercial (Retail Liquor Sales) /C7lp – Central Business Commercial (Liquor Primary) /C7lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales)/ C7rcs – Central Business Commercial (Retail Cannabis Sales)/ C7lp/rcs – Central Business Commercial (Liquor Primary/Retail Cannabis Sales)/ C7rls/rcs – Central Business Commercial (Retail Liquor Sales/Retail Cannabis Sales)/ C7lp/rls/rcs – Central Business Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales), 14.7.7 Other Regulations** be amended by adding:

"(f) In the C7r zones, any **Multiple Dwelling Housing** unit shall be restricted to a **Residential Rental Tenure**."

18. 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 2<sup>nd</sup> day of March, 2020.

Considered at a Public Hearing on the 17<sup>th</sup> day of March, 2020

Read a second and third time by the Municipal Council this 17<sup>th</sup> day of March, 2020.

Approved under the Transportation Act this 26<sup>th</sup> day of March, 2020.

Audrie Henry  
(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