

CITY OF KELOWNA

BYLAW NO. 12016

TA19-0020 – Amendment to the CD2 – Kettle Valley Comprehensive Residential Development

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 **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD2 – Kettle Valley Comprehensive Residential Development, 1.4(d) Development Regulations** be amended by:

Deleting the following:

"Single detached housing, semi-detached housing and row housing (Types II-VII CD2 Map 1): 9.5m"

And replacing it with:

"Single detached housing, semi-detached housing and row housing (Types II-VI CD2 Map 1): 9.5m"

2. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD2 – Kettle Valley Comprehensive Residential Development** be amended by:

- a) Deleting the "Kettle Valley Regulating Plan" Overview Map as attached to and forming part of this bylaw as Map A and replacing it with a new "Kettle Valley Regulating Plan" map as attached to and forming part of this bylaw as Map B;
- b) Deleting the "Development Type Schedule (Types II-VIIa)" as attached to and forming part of this bylaw as TABLE 1 and replacing it with a new "Development Type Schedule (Types II-VIIa)" as attached to and forming part of this bylaw as TABLE 2;
- c) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 3 of 17)"** map as attached to and forming part of this bylaw as Map C and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 3 of 17)"** as attached and forming part of this bylaw as Map D;
- d) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 5 of 17)"** map as attached to and forming part of this bylaw as Map E and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 5 of 17)"** as attached and forming part of this bylaw as Map F;
- e) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 6 of 17)"** map as attached to and forming part of this bylaw as Map G and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 6 of 17)"** as attached and forming part of this bylaw as Map H;
- f) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 7 of 17)"** map as attached to and forming part of this bylaw as Map I and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 7 of 17)"** as attached and forming part of this bylaw as Map J;

- g) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 8 of 17)"** map as attached to and forming part of this bylaw as Map K and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 8 of 17)"** as attached and forming part of this bylaw as Map L;
 - h) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 10 of 17)"** map as attached to and forming part of this bylaw as Map M and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 10 of 17)"** as attached and forming part of this bylaw as Map N;
 - i) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 12 of 17)"** map as attached to and forming part of this bylaw as Map O and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 12 of 17)"** as attached and forming part of this bylaw as Map P;
 - j) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 15 of 17)"** map as attached to and forming part of this bylaw as Map Q and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 15 of 17)"** as attached and forming part of this bylaw as Map R.
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

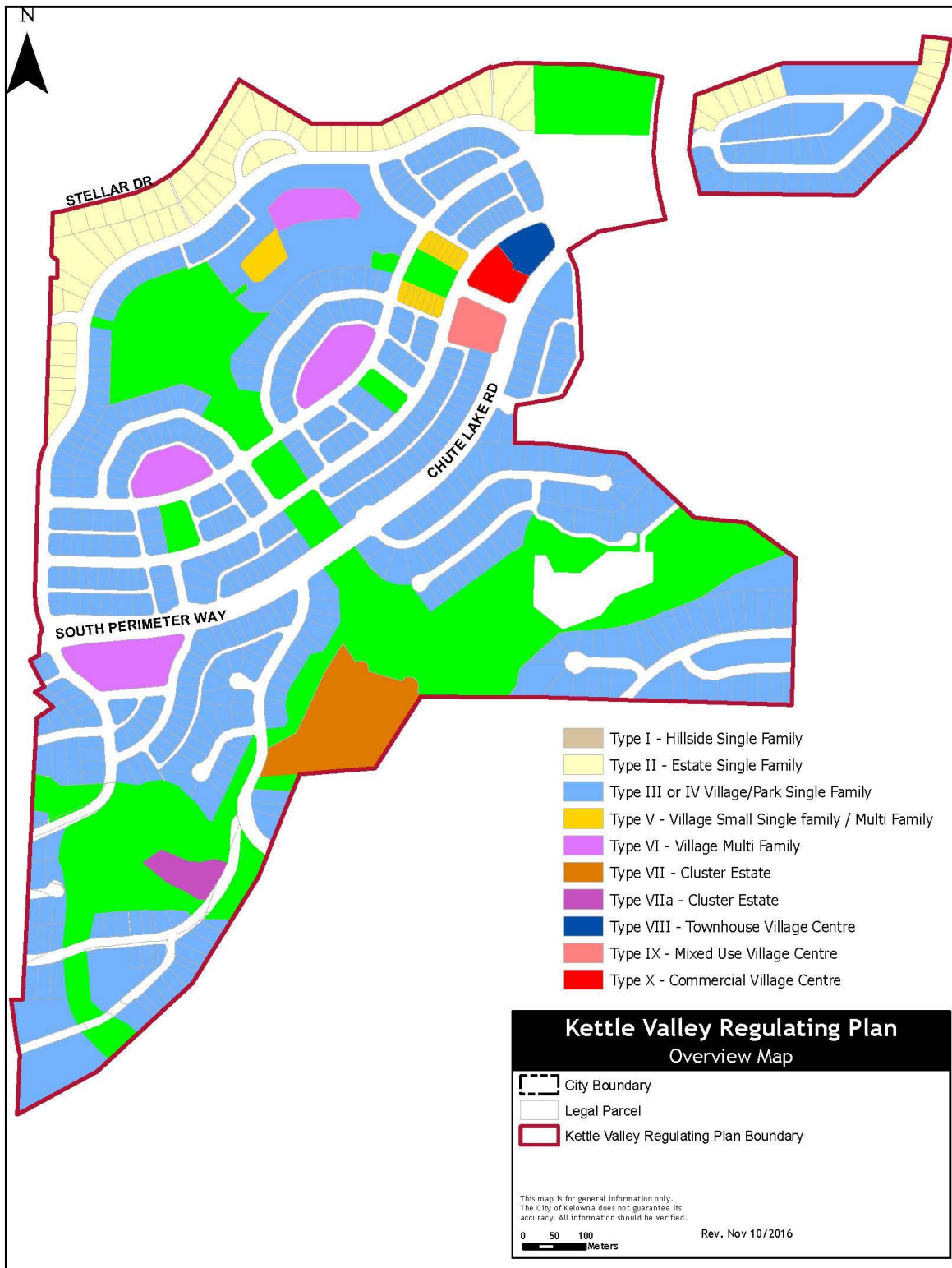
Considered at a Public Hearing on the

Read a second and third time and be adopted by the Municipal Council this

Mayor

City Clerk

MAP A



MAP B

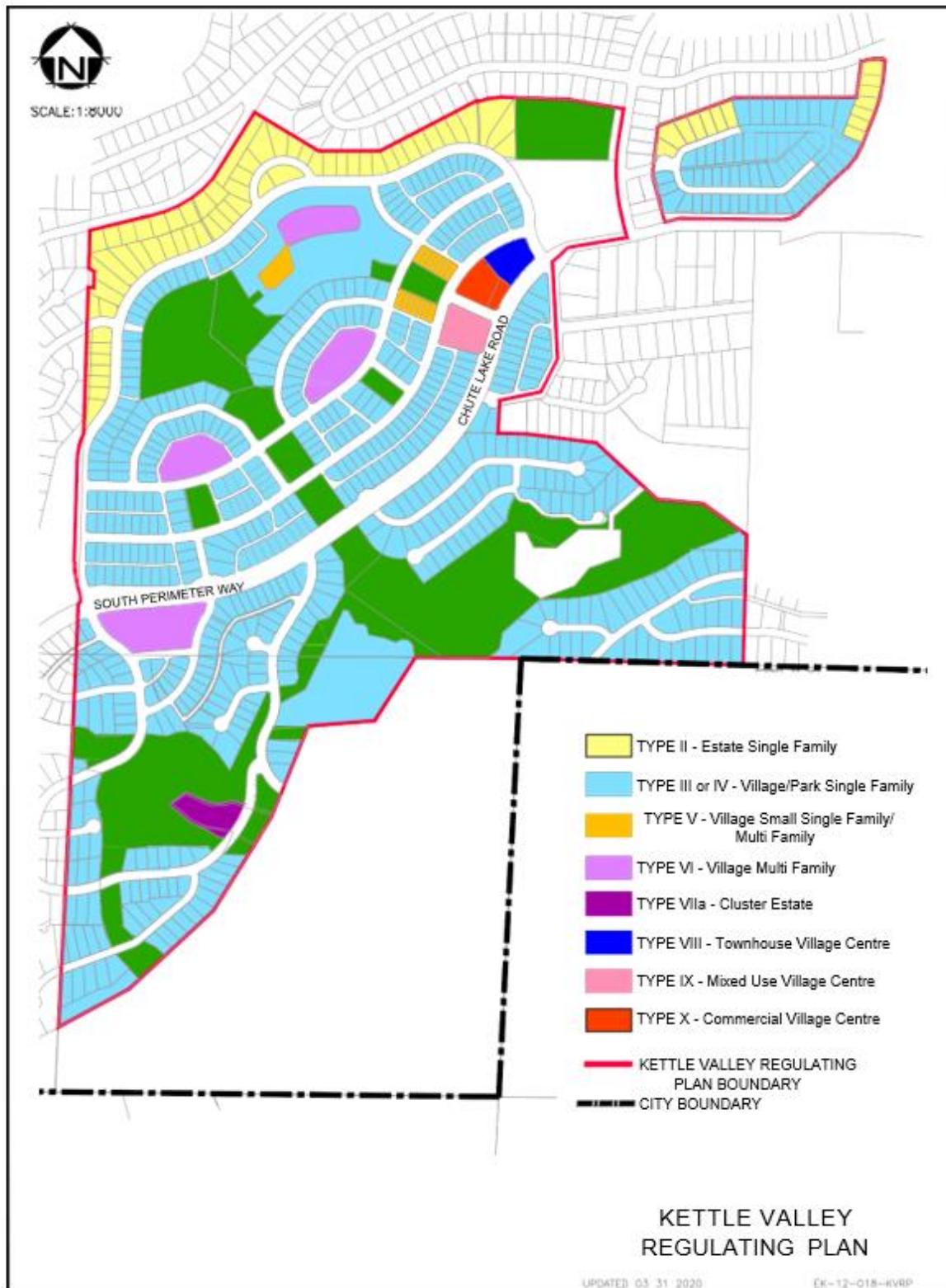


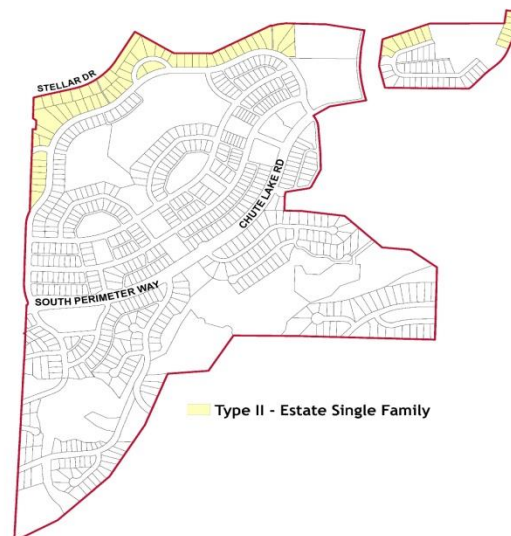
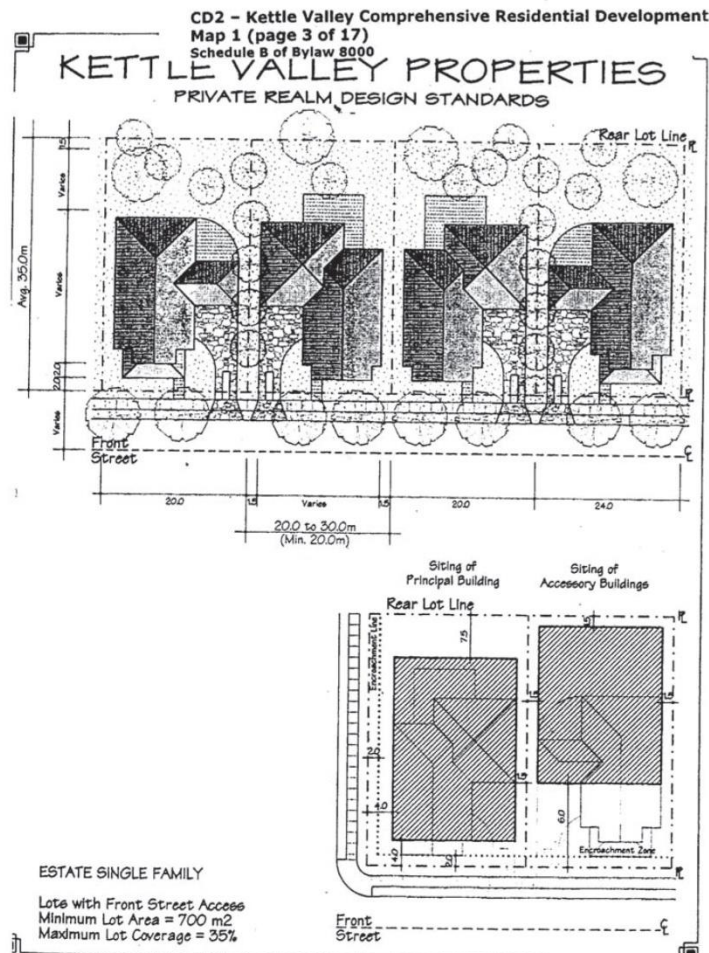
TABLE 1

	Type II	Type III or IV	Type V	Type VI	Type VII	Type VIIa
Map Colour Code						
Lot type	Estate Single Family	Village Park Single Family	Village Single, Multi- Family	Village Multi-Family	Cluster Estate	Cluster Estate, Estate
Dwelling Style	Single Family	Single Family, Hillside Single Family	Row Houses, Narrow Single Family	Row Houses	Single Family, Semi-detached Houses , Multi-Family Housing (up to 4 units)	Single Family, Semi-detached, Multi-Family Housing (up to 4 Units)
Minimum Lot Area	700 m ²	455 m ²	245 m ² per dwelling unit	5000 m ²	Parcel: 5000 m ² Bareland Strata Lot: 225 m ²	Parcel: 5000 m ² Bareland Strata Lot: 225 m ²
Minimum Parcel Width	20 m	13 m	9.4 m	100 m	9 m	9 m
Average Parcel Depth	35 m	35 m	35 m	25 m	NA	NA
Maximum Lot Coverage	35%	40%	50%	45%	Parcel: 35% Bareland Strata Lot: 60%	Parcel: 35% Bareland Strata Lot: 60%
Net Density (Units Per Hectare)	NA	NA	NA	35	15	20
Vehicle Access	Street	Street, Lane	Lane	Lane	Street	Street
Maximum Building Height	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Primary Dwelling Front Yard Setback	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Accessory Building Front Yard Setback	6 m	Access from Street: 6 m Access from Lane: 12 m	12 m	12 m	12 m	12 m
Setback From Property Line Flanking a Street	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Principle Dwelling Rear Setback	7.5 m	6 m	6 m	6 m	Cluster Estate: 6 m Estate: 7.5m	Cluster Estate: 6 m Estate: 7.5m
Accessory Building Rear Yard Setback	Access from Street: 7.5m Access from Lane: 1.5m	Access from Street: 7.5m Access from Lane: 1.5m	1.5 m	1.5 m	Cluster Estate: NA Estate: 7.5 m	Cluster Estate: NA Estate: 7.5 m

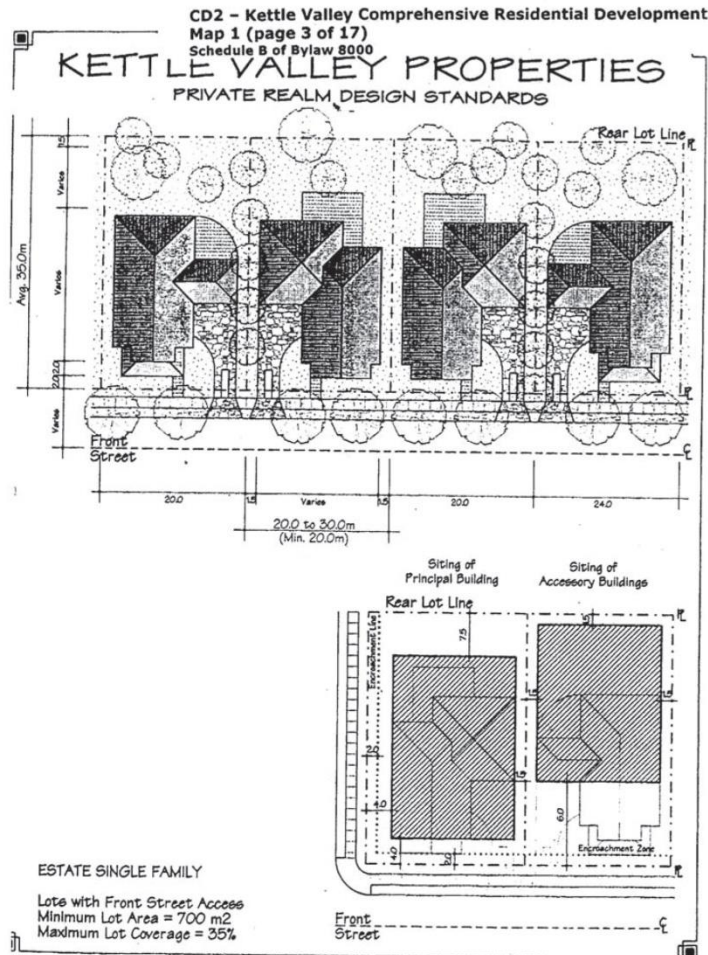
TABLE 2

	Type II	Type III or IV	Type V	Type VI	Type VIIa
Map Colour Code					
Lot Type	Estate Single Family	Village Park Single Family	Village Single, Multi-Family	Village Multi-Family	Cluster Estate, Estate
Dwelling Style	Single Family	Single Family, Hillside Single Family	Row Houses, Narrow Single Family	Row Houses	Single Family, Semi-detached, Multi-Family Housing (Up to 4 Units)
Minimum Lot area	700 m ²	455 m ²	245 m ² Per Dwelling Unit	5000 m ²	Parcel: 5000 m ² Bareland Strata Lot: 225 m ²
Minimum Parcel Width	20 m	13 m	9.4 m	100 m	9 m
Average Parcel Depth	35 m	35 m	35 m	25 m	NA
Maximum Lot Coverage	35%	40%	50%	45%	Parcel: 35% Bareland Strata Lot: 60%
Net Density (Units Per Hectare)	NA	NA	NA	35	20
Vehicle Access	Street	Street, Lane	Lane	Lane	Street
Maximum Building Height	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Primary Dwelling Front Yard Setback	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Accessory Building Front Yard Setback	6 m	Access From Street: 6 m Access From Lane: 12 m	12 m	12 m	12 m
Setback From Property Line Flanking Street	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Principl Dwelling Rear Setback	7.5 m	6 m	6 m	6 m	Cluster Estate: 6 m Estate: 7.5 m
Accessory Building Rear Yard Setback	Access From Street: 7.5 m Access From Lane: 1.5 m	Access From Street: 7.5 m Access From Lane: 1.5 m	1.5 m	1.5 m	Cluster Estate: NA Estate: 7.5 m

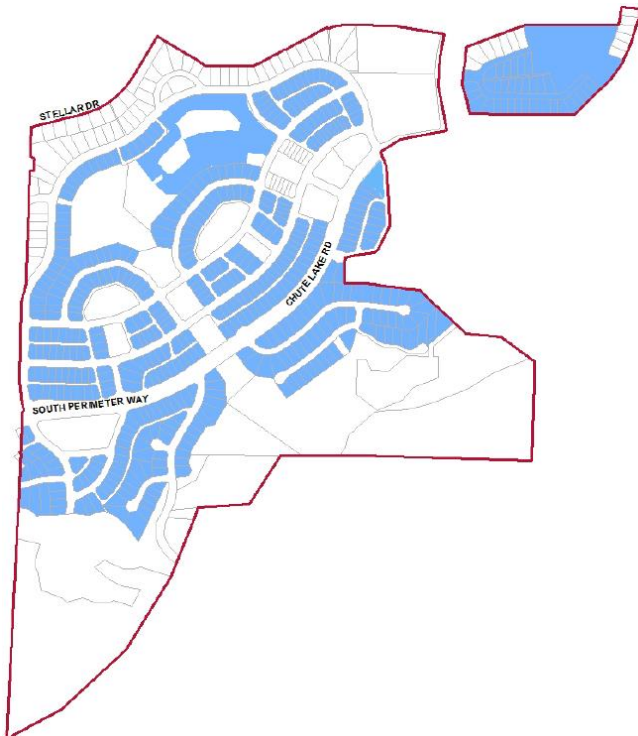
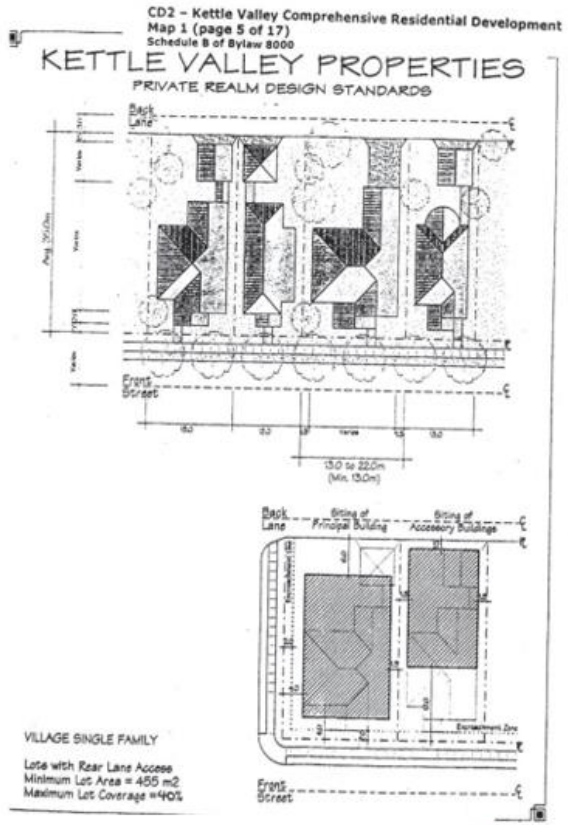
MAP C



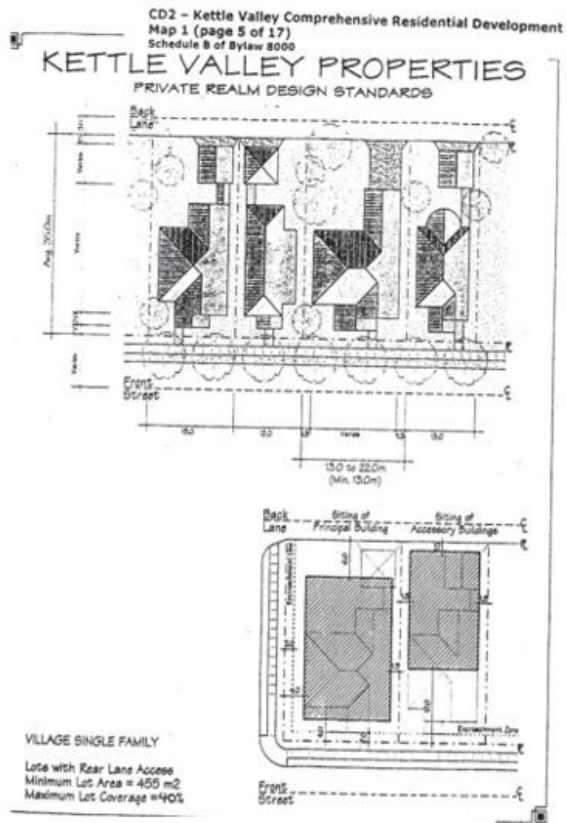
MAP D



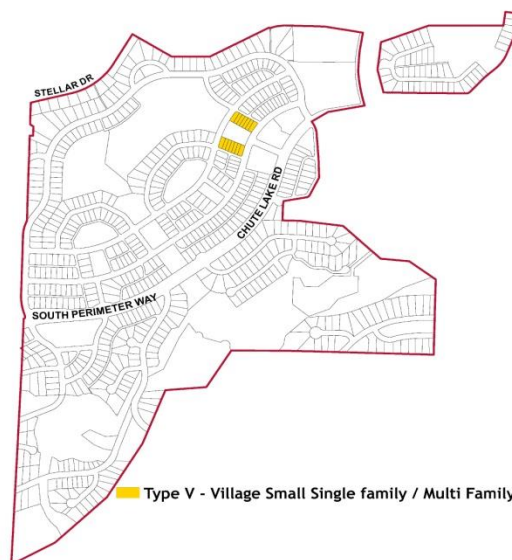
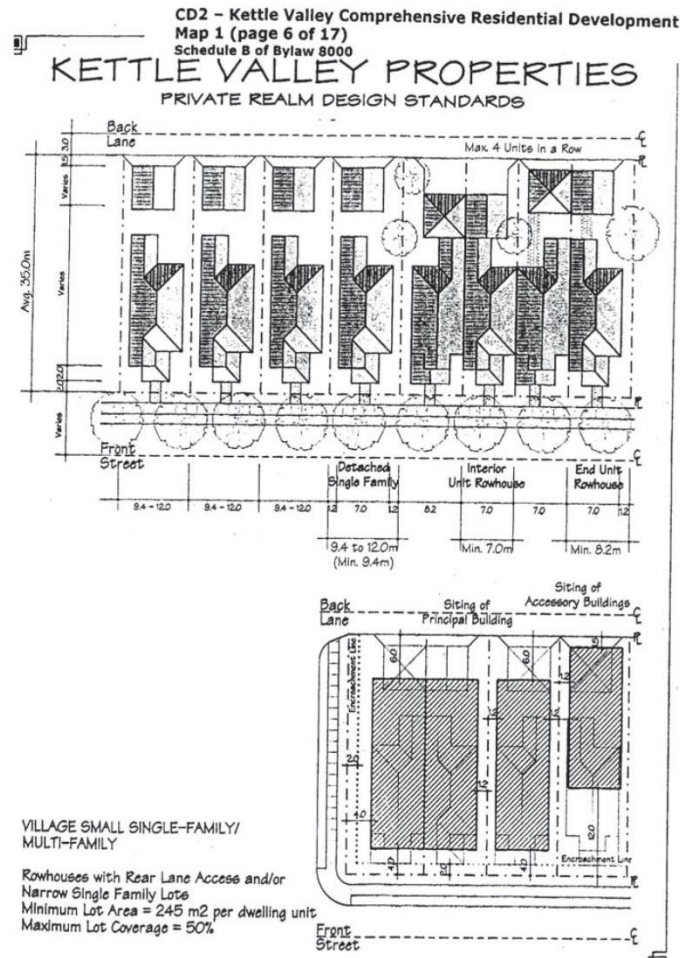
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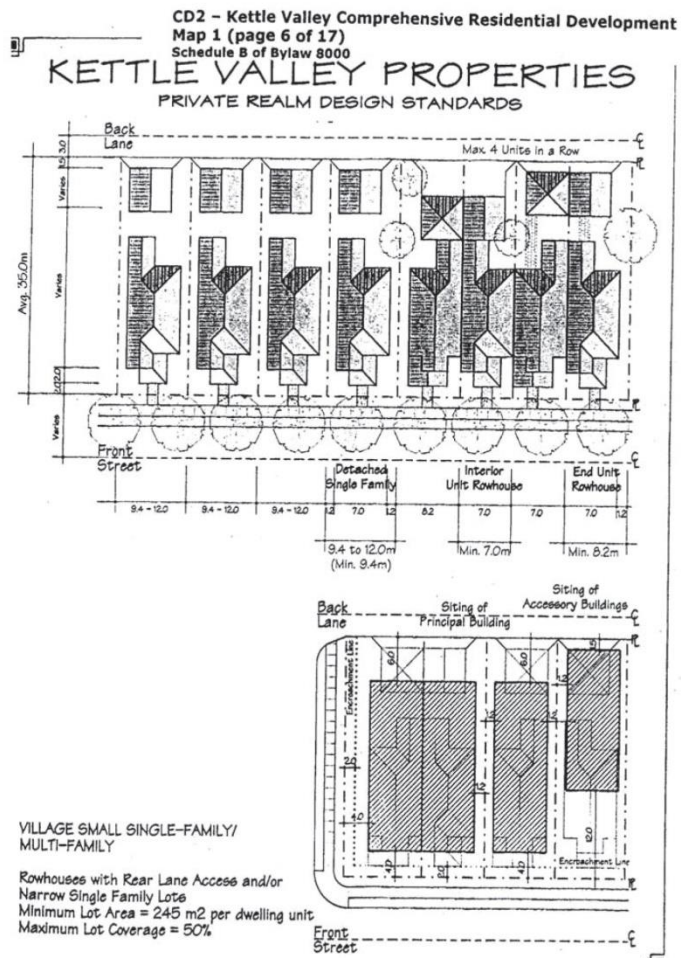
MAP F



MAP G



MAP H

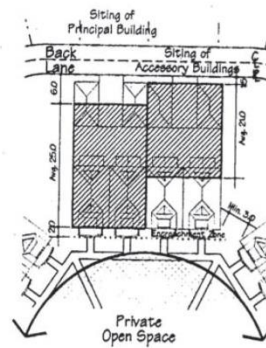
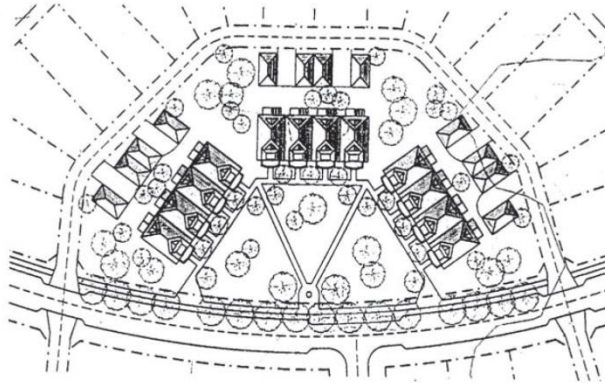


MAP I

CD2 – Kettle Valley Comprehensive Residential Development
 Map 1 (page 7 of 17)
 Schedule 8 of Bylaw 8000

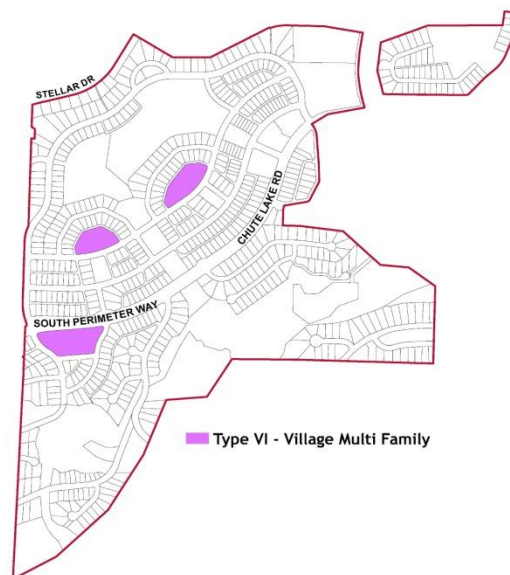
KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS

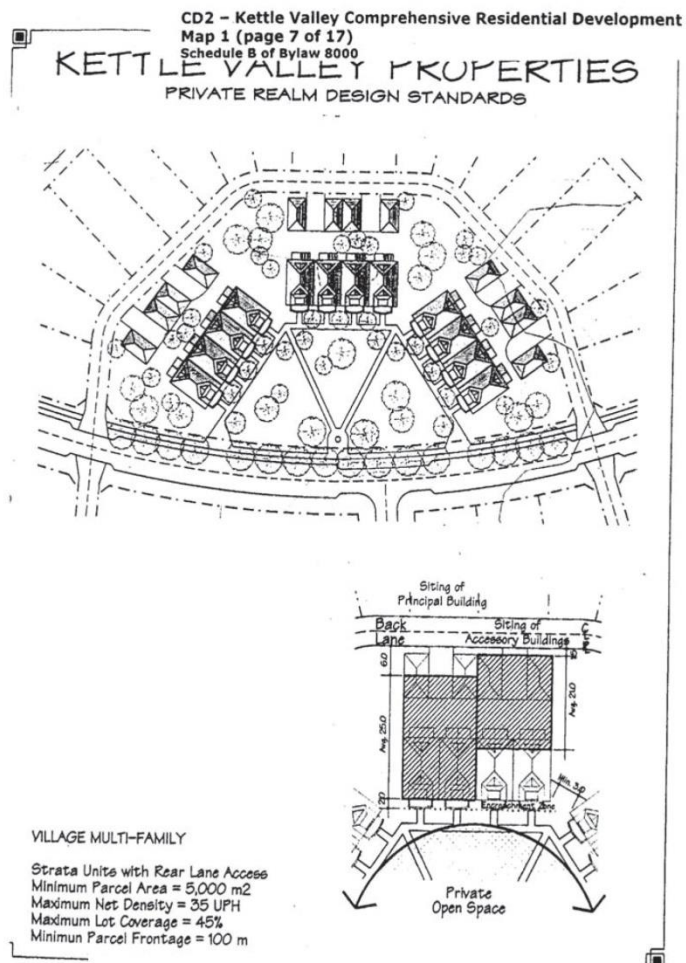


VILLAGE MULTI-FAMILY

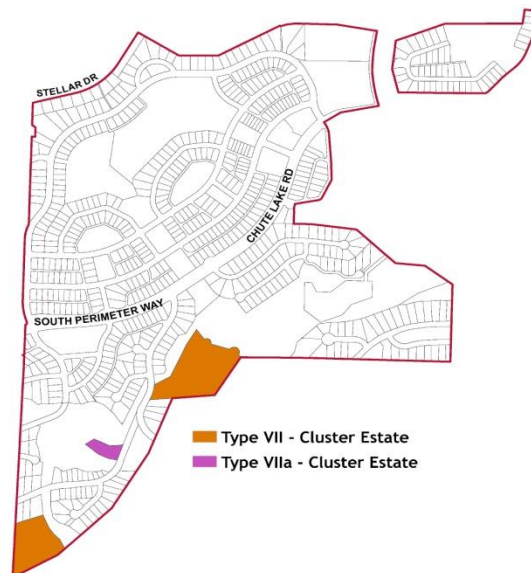
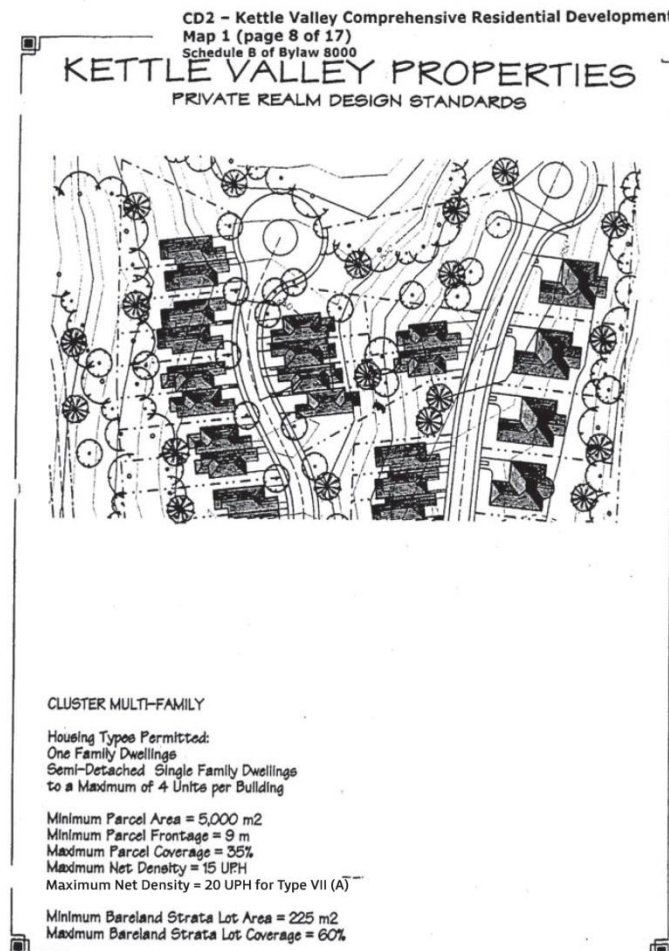
Strata Units with Rear Lane Access
 Minimum Parcel Area = 5,000 m²
 Maximum Net Density = 35 UPH
 Maximum Lot Coverage = 45%
 Minimum Parcel Frontage = 100 m



MAP J



MAP K

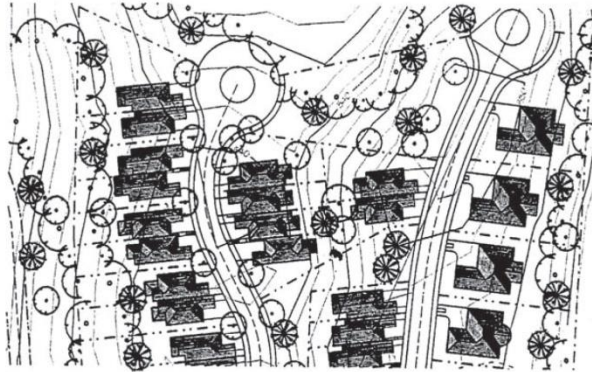


MAP L

CD2 - Kettle Valley Comprehensive Residential Development
Map 1 (page 8 of 17)
Schedule B of Bylaw 8000

KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS



CLUSTER MULTI-FAMILY

Housing Types Permitted:
One Family Dwellings
Semi-Detached Single Family Dwellings
to a Maximum of 4 Units per Building

Minimum Parcel Area = 5,000 m²
Minimum Parcel Frontage = 9 m
Maximum Parcel Coverage = 35%
Maximum Net Density = 15 UPH
Maximum Net Density = 20 UPH for Type VII (A)

Minimum Bareland Strata Lot Area = 225 m²
Maximum Bareland Strata Lot Coverage = 60%

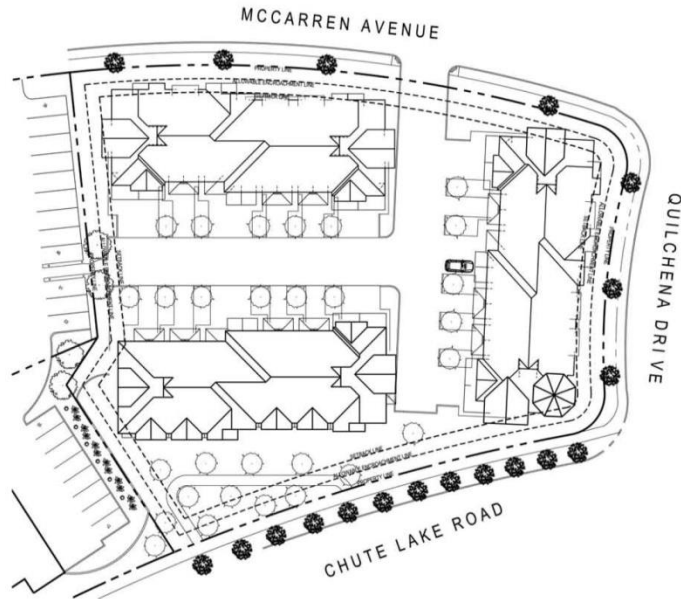
MAP M

CD2 - Kettle Valley Comprehensive Residential Development

Map 1 (page 10-17)

Schedule B of Bylaw 8000

KETTLE VALLEY PROPERTIES PRIVATE REALM DESIGN STANDARDS



TOWNHOUSE VILLAGE CENTRE

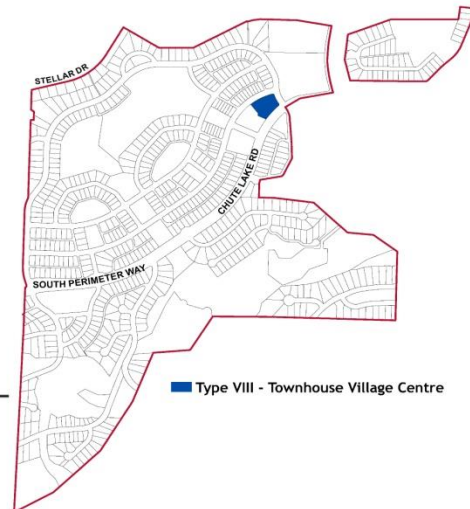
Minimum Parcel Area = 4,000 m²

Maximum Floor Area Ratio = 1.0

Location: Within the Village Centre Area

Maximum Number of Self Contained Suites = 21 UNITS

Maximum Lot Coverage = 40%



■ Type VIII - Townhouse Village Centre

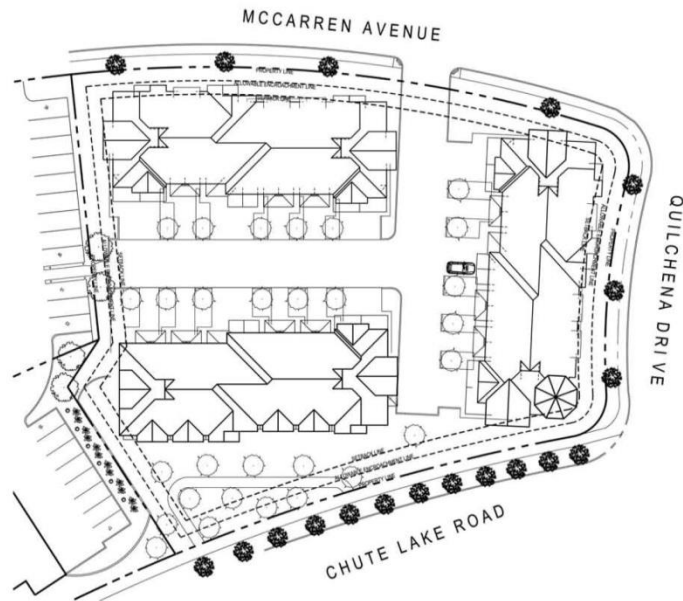
MAP N

CD2 - Kettle Valley Comprehensive Residential Development
Map 1 (page 10-17)

Schedule B of Bylaw 8000

KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS

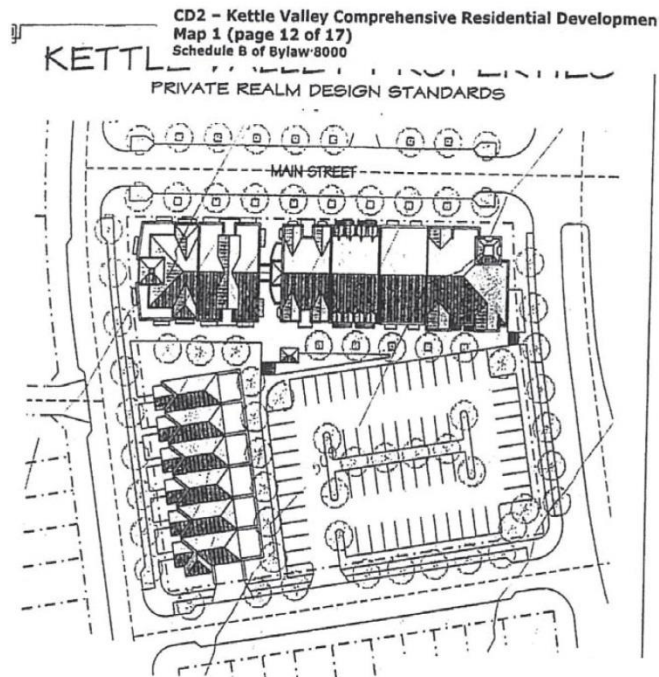


TOWNHOUSE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0

Location: Within the Village Centre Area
Maximum Number of Self Contained Suites = 21 UNITS
Maximum Lot Coverage = 40%

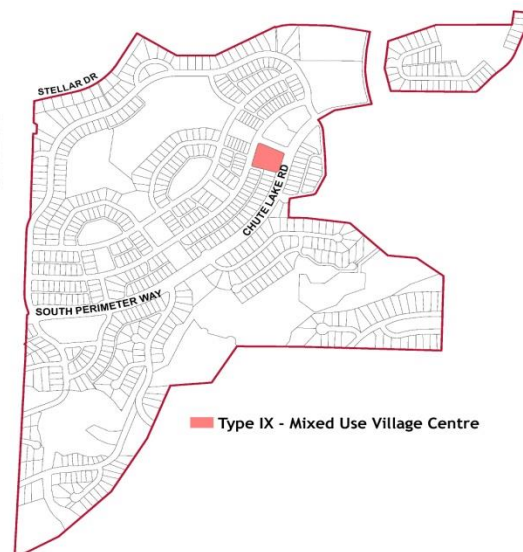
MAP O



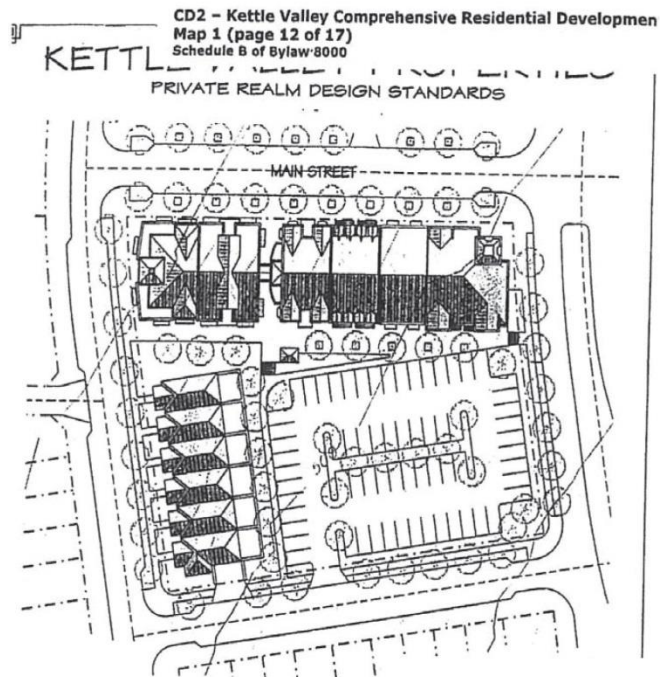
MIXED USE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0
0.2 FAR bonus for under building parking for a total FAR of 1.2

Location: Within the Village Centre Area
Maximum Number of Residential Units = 107 UPH
Maximum Lot Coverage = 50%



MAP P

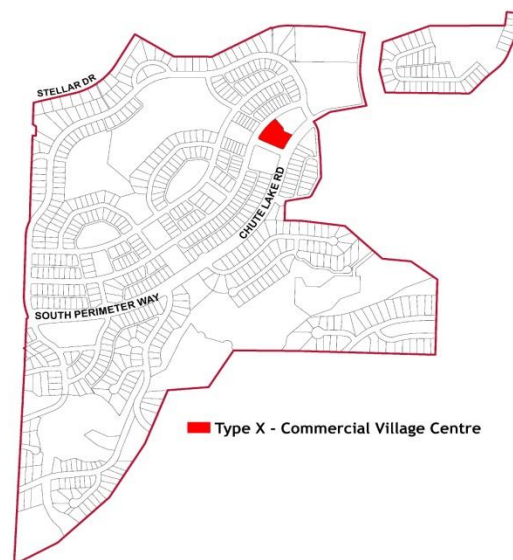
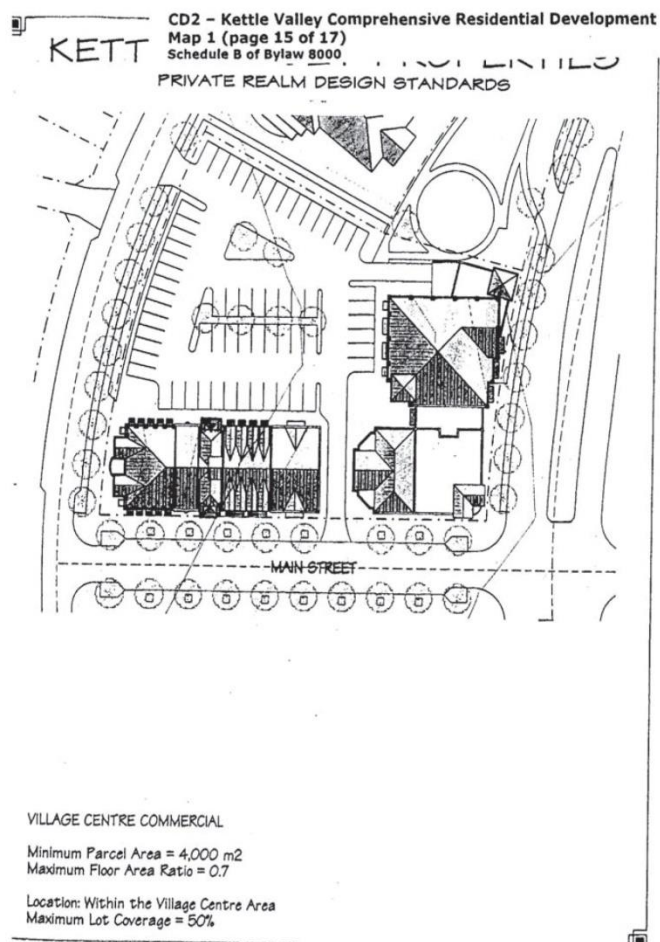


MIXED USE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0
0.2 FAR bonus for under building
parking for a total FAR of 1.2

Location: Within the Village Centre Area
Maximum Number of Residential Units = 107 UPH
Maximum Lot Coverage = 50%

MAP Q



MAP R

