

# CITY OF KELOWNA

## BYLAW NO. 12016

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

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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 **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 20<sup>th</sup> day of April, 2020.

Considered at a Public Hearing on the

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

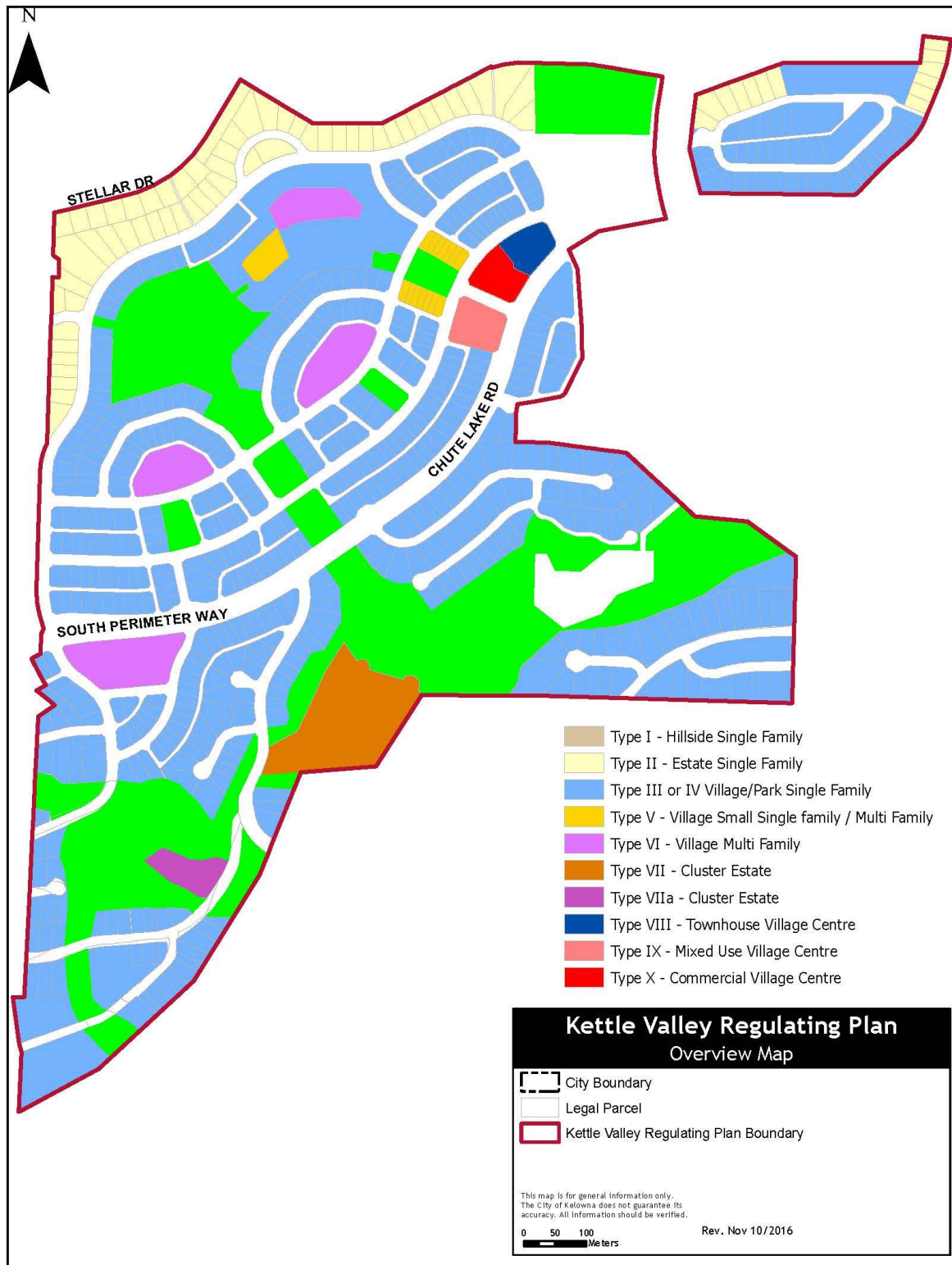
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Mayor

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City Clerk

MAP A



MAP B

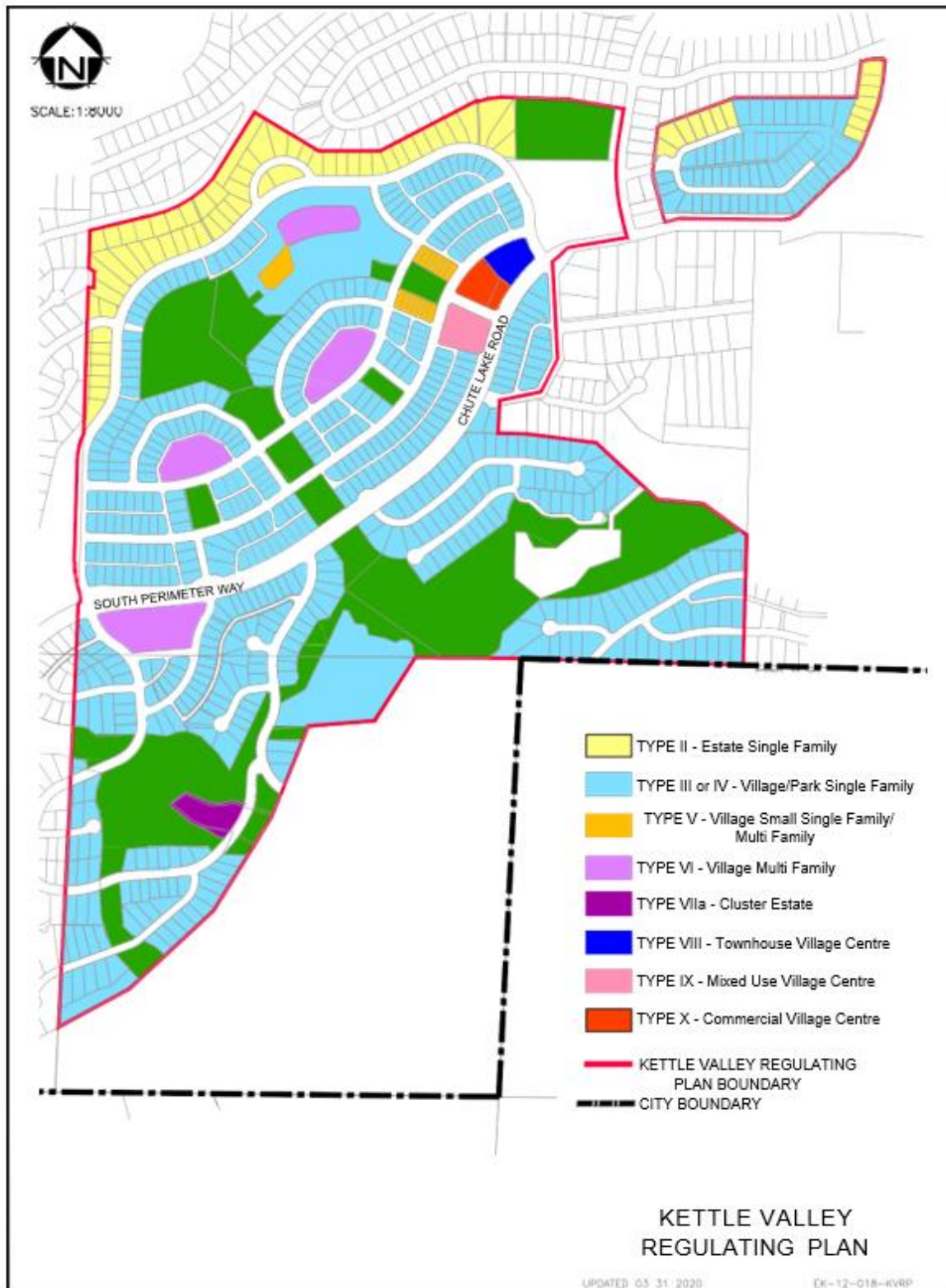


TABLE 1

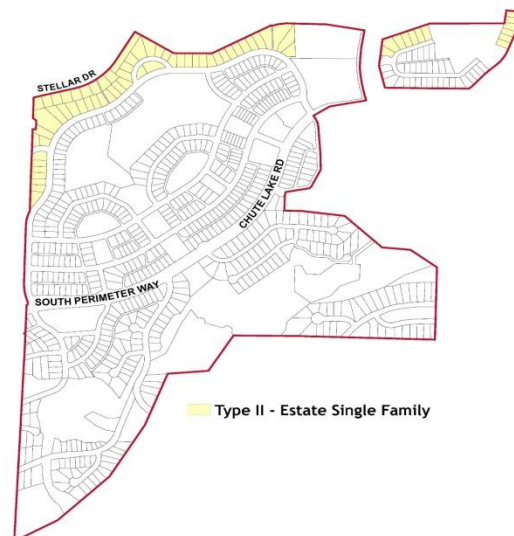
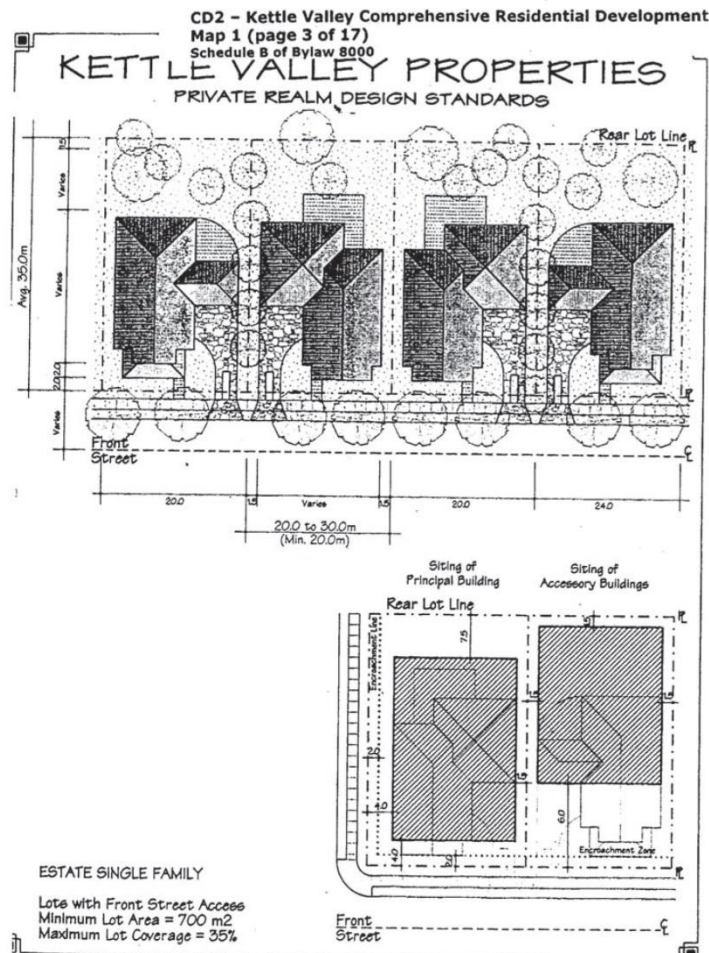
	Type II	Type III or IV	Type V	Type VI	Type VII	Type VIIa
<b>Map Colour Code</b>						
<b>Lot type</b>	Estate Single Family	Village Park Single Family	Village Single, Multi- Family	Village Multi-Family	Cluster Estate	Cluster Estate, Estate
<b>Dwelling Style</b>	Single Family	Single Family, Hillside Single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

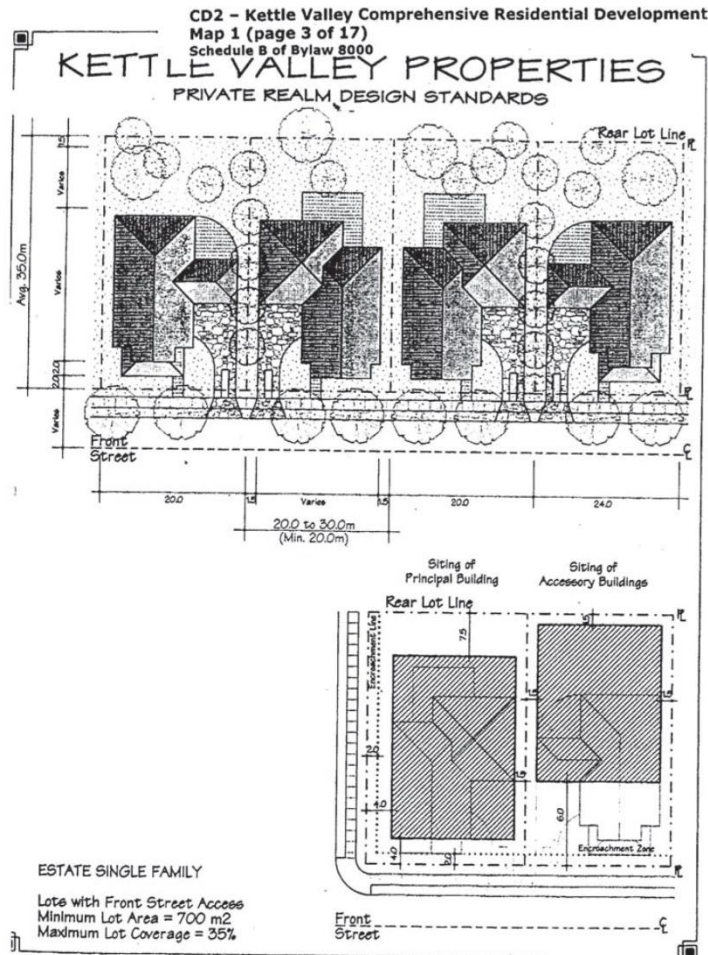
	Type II	Type III or IV	Type V	Type VI	Type VIIa
<b>Map Colour Code</b>					
<b>Lot Type</b>	Estate Single Family	Village Park Single Family	Village Single, Multi-Family	Village Multi-Family	Cluster Estate, Estate
<b>Dwelling Style</b>	Single Family	Single Family, Hillside Single Family	Row Houses, Narrow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

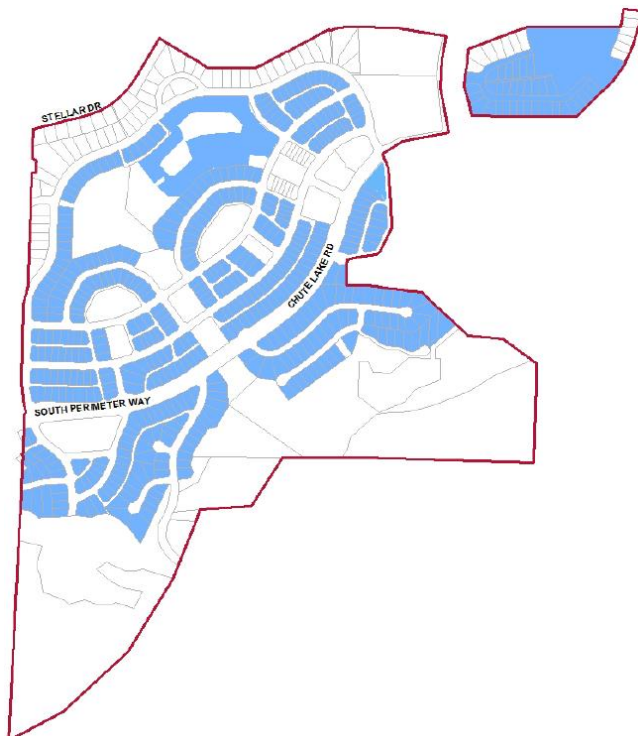
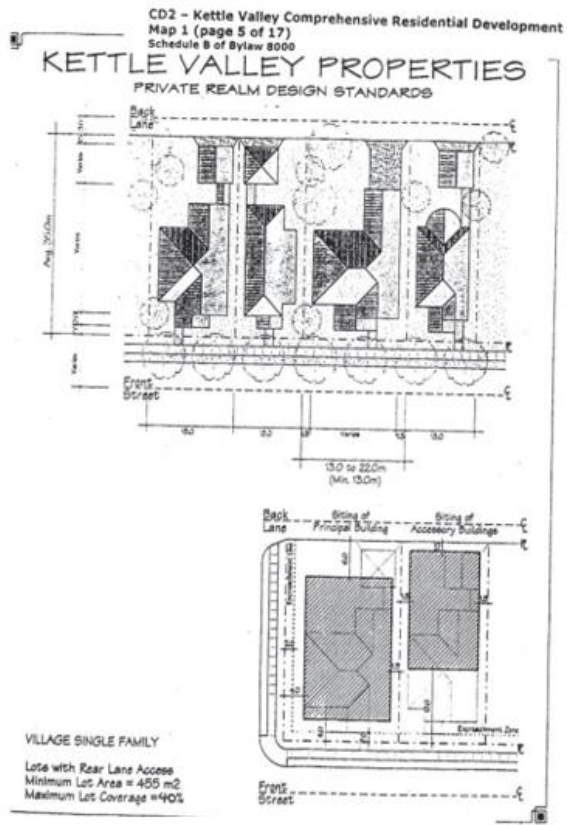


# MAP D





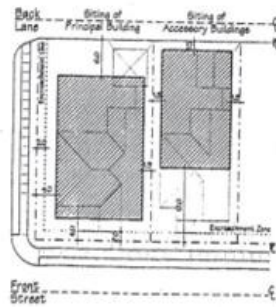
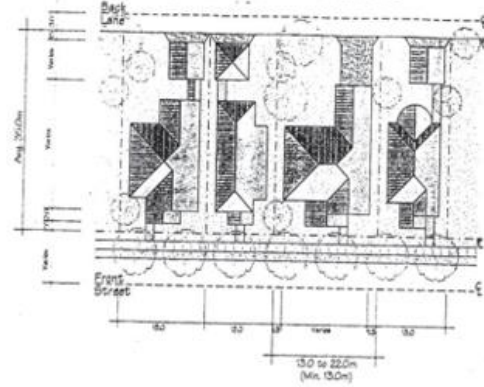
# MAP E



## MAP F

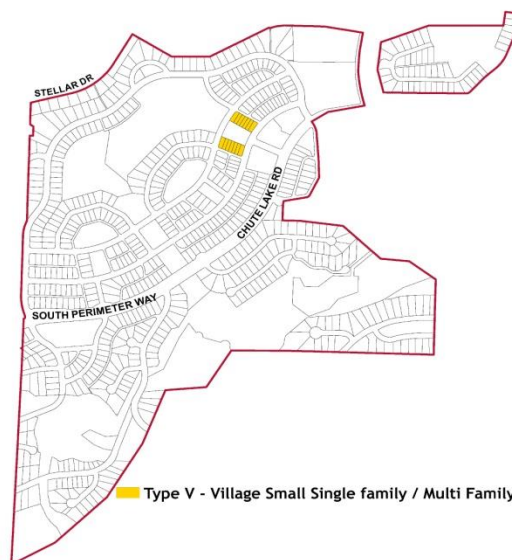
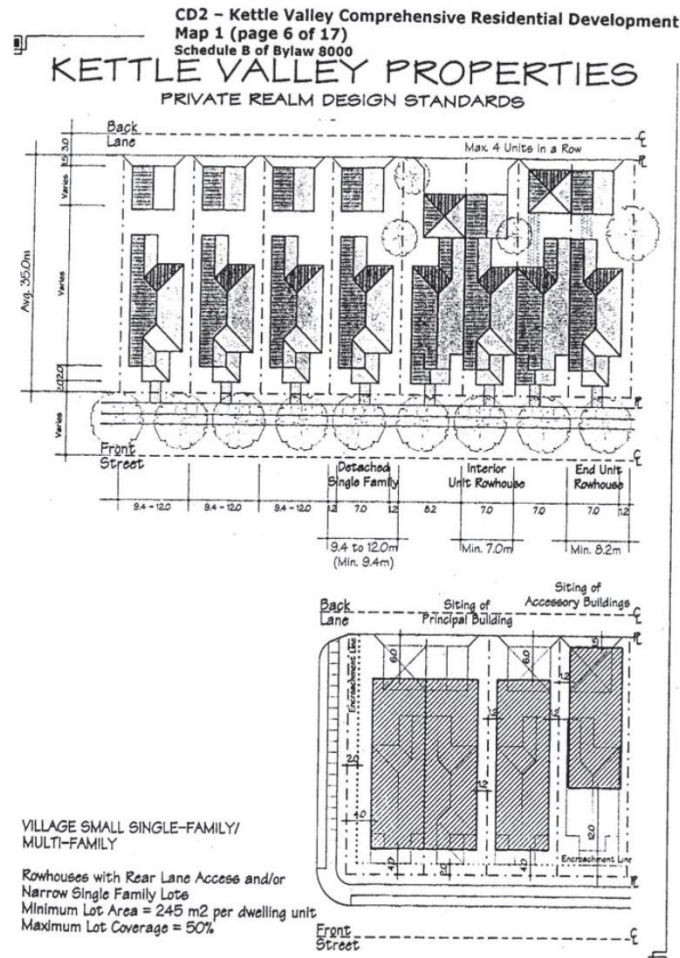
CD2 - Kettle Valley Comprehensive Residential Development  
Map 1 (page 5 of 17)  
Schedule B of Bylaw 8000

Schedule B of Bylaw 8000  
KETTLE VALLEY PROPERTIES  
PRIVATE REALM DESIGN STANDARDS

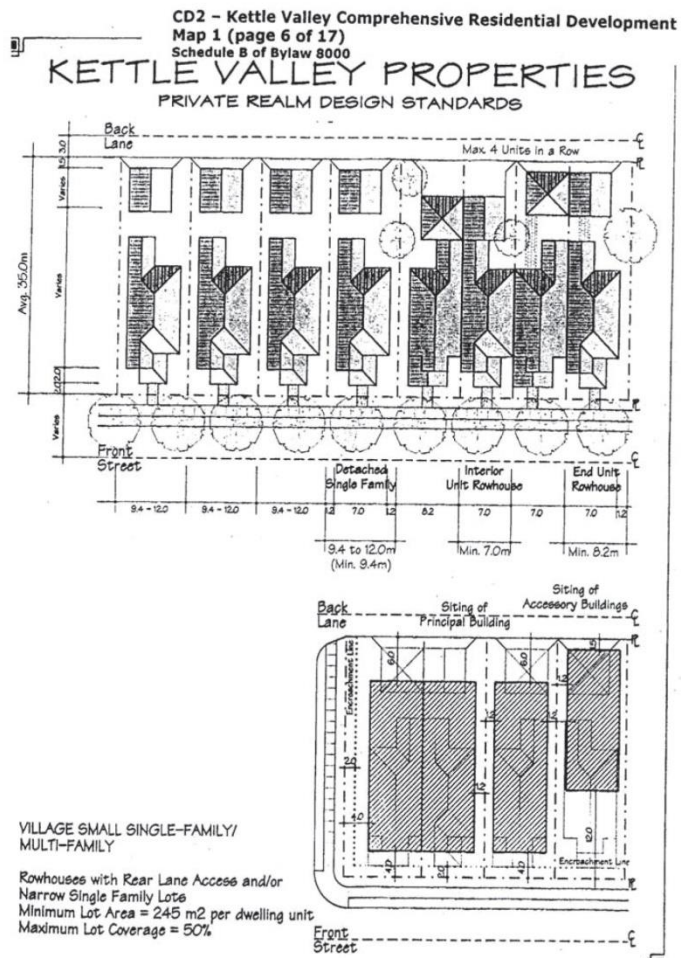


VILLAGE SINGLE FAMILY  
Lots with Rear Lane Access  
Minimum Lot Area = 455 m<sup>2</sup>  
Maximum Lot Coverage = 40%

# MAP G



# MAP H

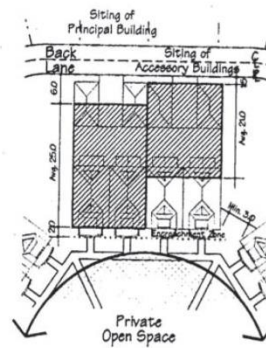
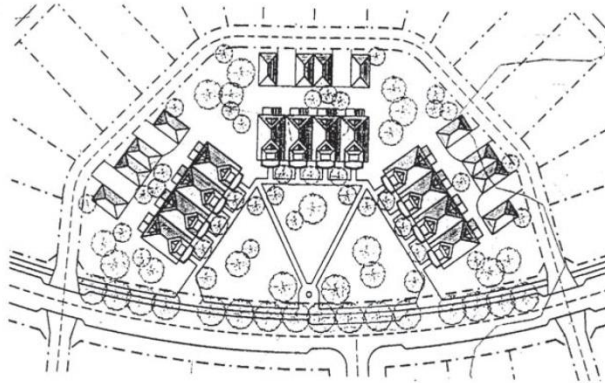


# MAP I

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

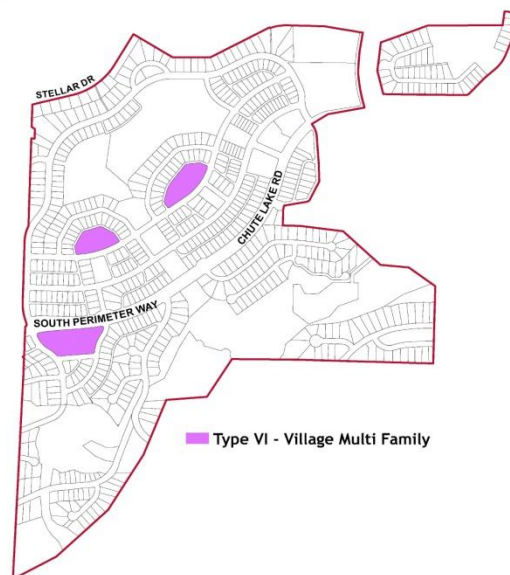
## KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS



### VILLAGE MULTI-FAMILY

Strata Units with Rear Lane Access  
 Minimum Parcel Area = 5,000 m<sup>2</sup>  
 Maximum Net Density = 35 UPH  
 Maximum Lot Coverage = 45%  
 Minimum Parcel Frontage = 100 m

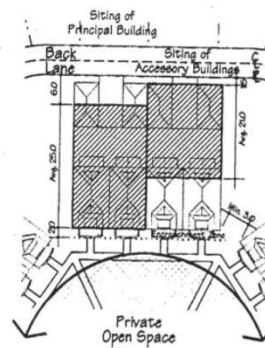
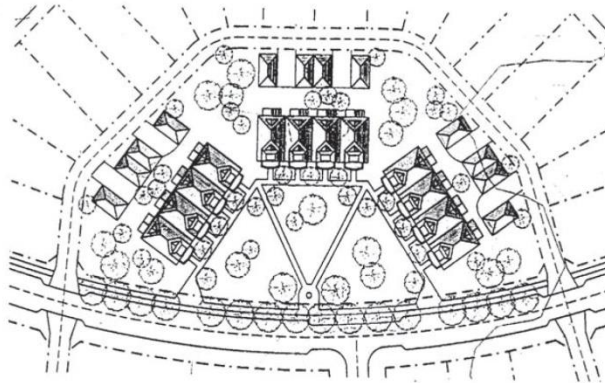




## MAP J

CD2 - Kettle Valley Comprehensive Residential Development  
Map 1 (page 7 of 17)  
Schedule B of Bylaw 8000  
KETTLE VALLEY COMPREHENSIVE RESIDENTIAL DEVELOPMENT

KETTLE VALLEY PROPERTIES  
PRIVATE REALM DESIGN STANDARDS

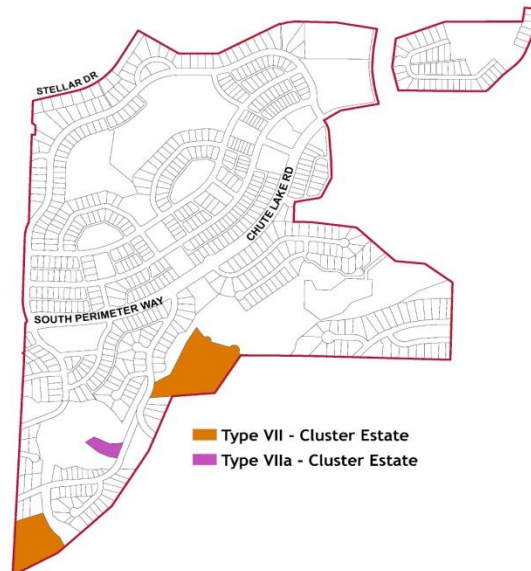
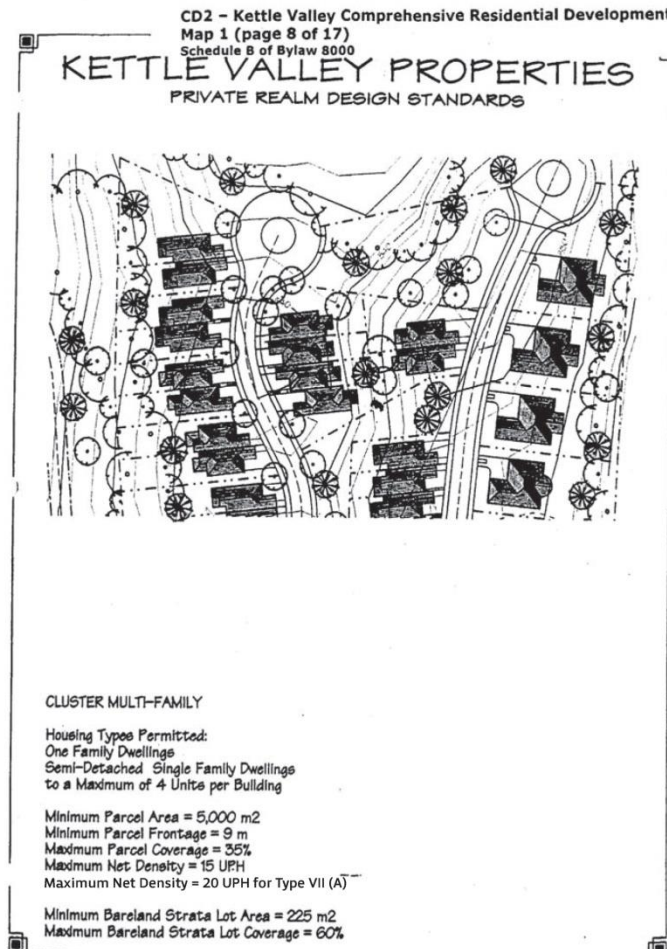


## VILLAGE MULTI-FAMILY

Strata Units with Rear Lane Access  
Minimum Parcel Area = 5,000 m<sup>2</sup>  
Maximum Net Density = 35 UPH  
Maximum Lot Coverage = 45%  
Minimum Parcel Frontage = 100 m



## MAP K

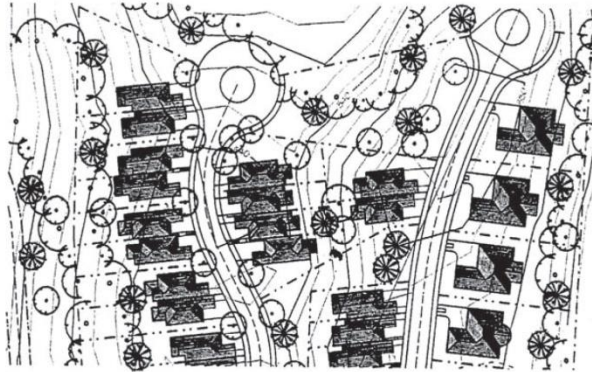


MAP L

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 m<sup>2</sup>  
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 m<sup>2</sup>  
Maximum Bareland Strata Lot Coverage = 60%

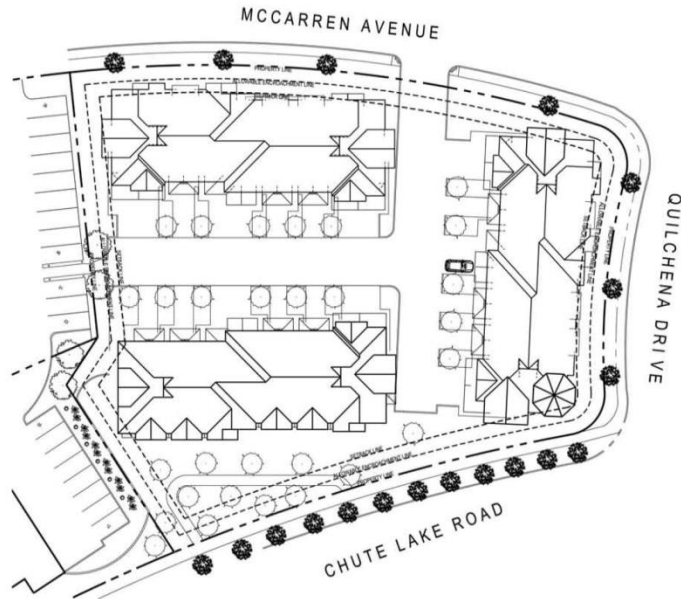
## MAP M

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

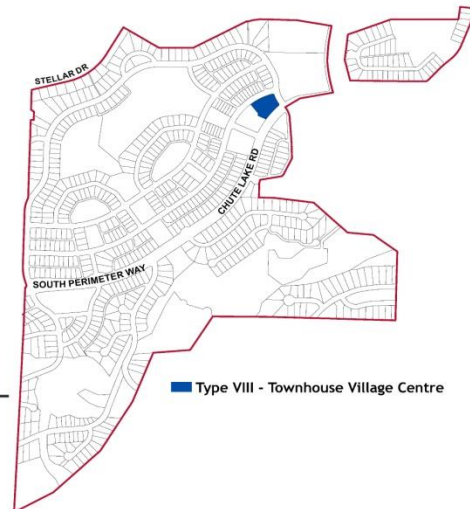
Minimum Parcel Area = 4,000 m<sup>2</sup>

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

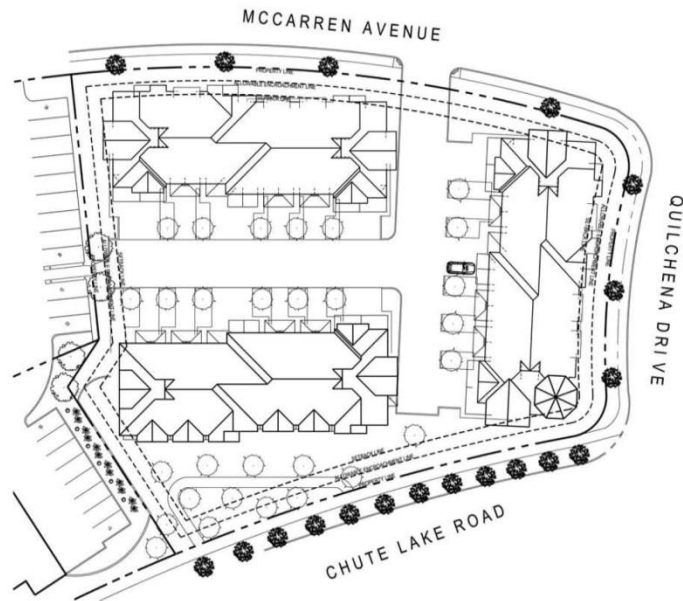
MAP N

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

Schedule B of Bylaw 8000

## **KETTLE VALLEY PROPERTIES**

### **PRIVATE REALM DESIGN STANDARDS**

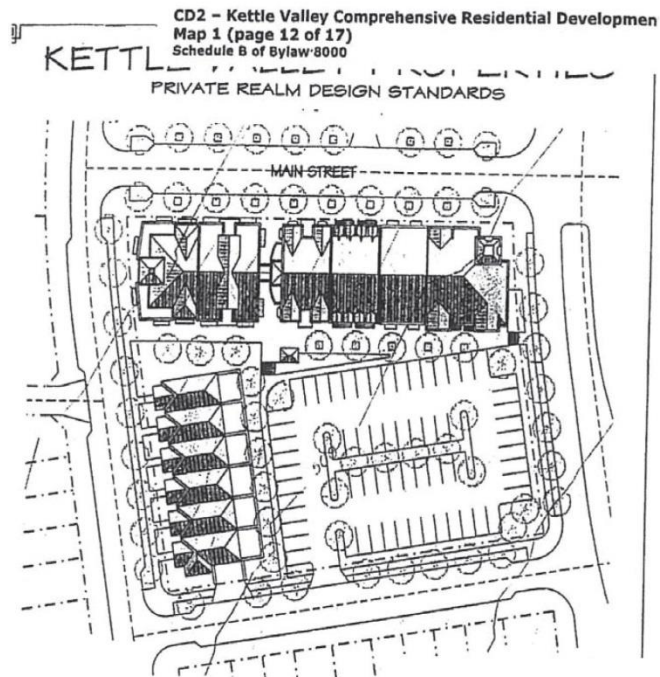


#### **TOWNHOUSE VILLAGE CENTRE**

Minimum Parcel Area = 4,000 m<sup>2</sup>  
Maximum Floor Area Ratio = 1.0

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

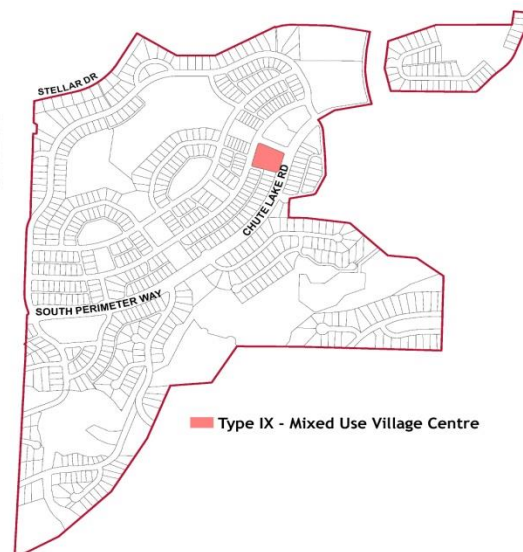
## MAP O



### MIXED USE VILLAGE CENTRE

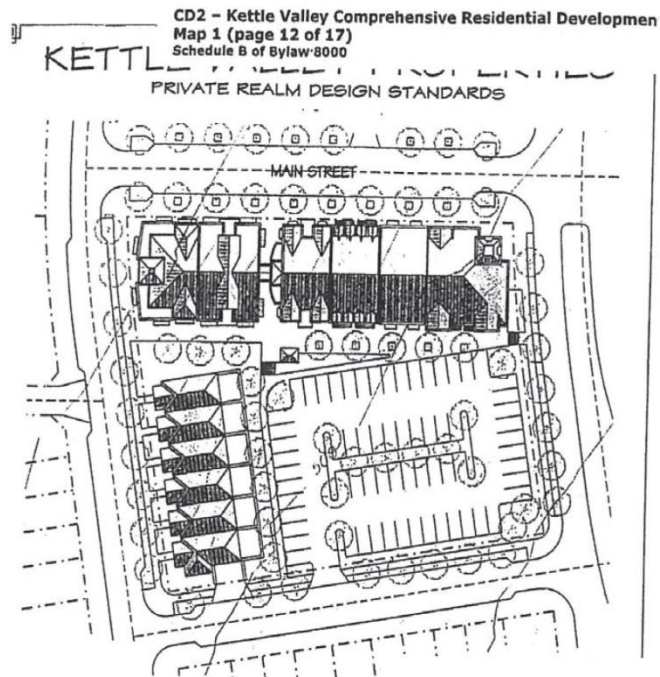
Minimum Parcel Area = 4,000 m<sup>2</sup>  
Maximum Floor Area Ratio = 1.0  
0.2 FAR bonus for under building parking for a total FAR of 1.2

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





## MAP P



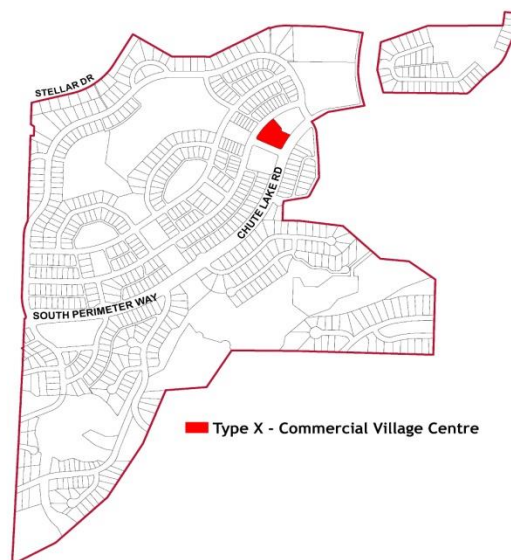
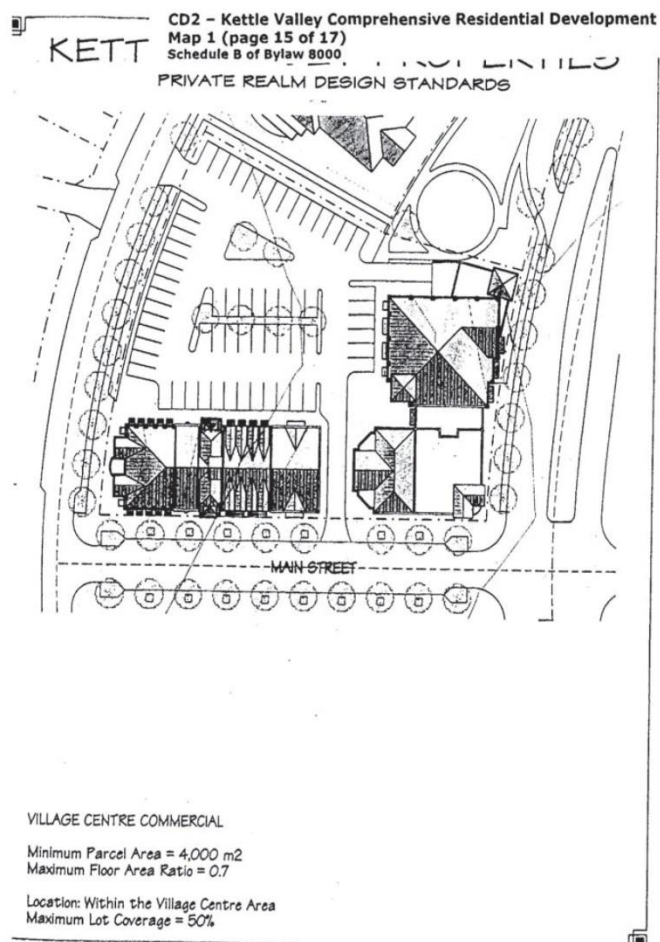
### MIXED USE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m<sup>2</sup>  
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

