



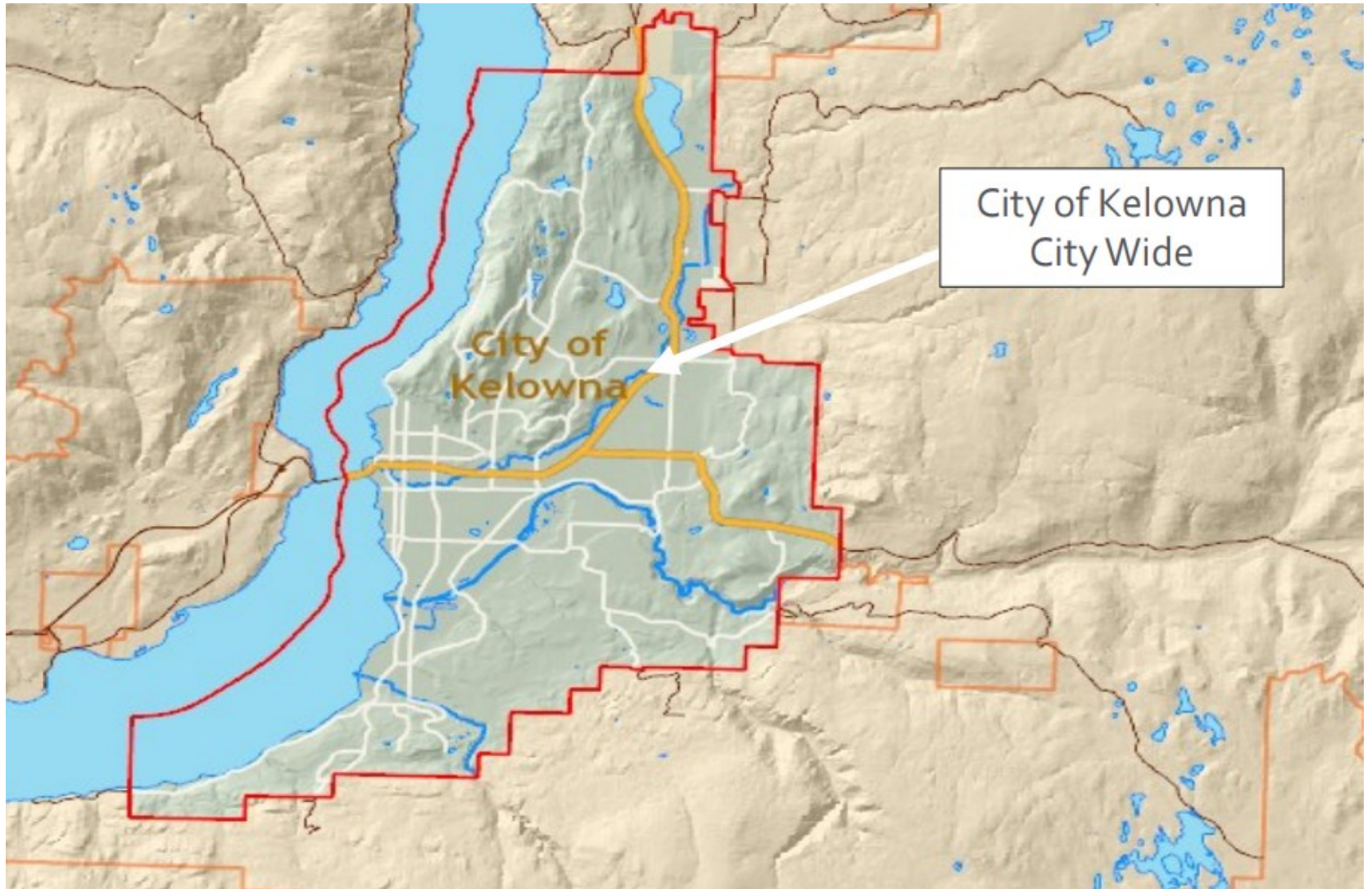
TA20-0023 Zoning Bylaw No. 8000 Amendments



Purpose

- ▶ To consider a Text Amendment application that proposes to amend general fencing height regulations, to add Multiple Dwelling Housing use to C9 and home-base business use to CD-22, and to amend tall building urban design regulations in C4, C7 and C9.

Context Map



City of Kelowna
City Wide

City of
Kelowna

City of Kelowna

Section 7: Landscaping and Screening

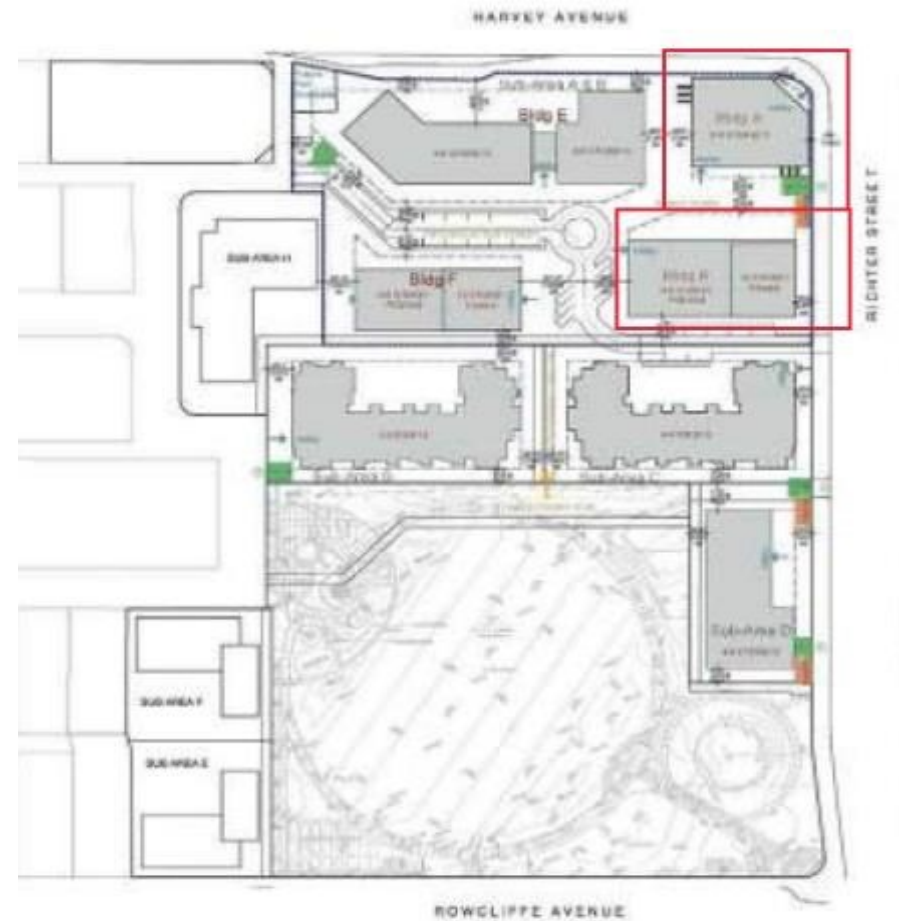
- ▶ Clarify wording that fence heights are restricted to 1075 mm when fronting a roadway with Urban Residential and Multi-family zonings.
- ▶ Increase fence height in Rural Residential zonings to 2000 mm.

C9 – Tourist Commercial

- ▶ Add the use of Multiple Dwelling Housing into the C9 zoning as a principle use.
- ▶ Add the use of Home Based Business, Minor as a secondary use within the C9 Zoning.

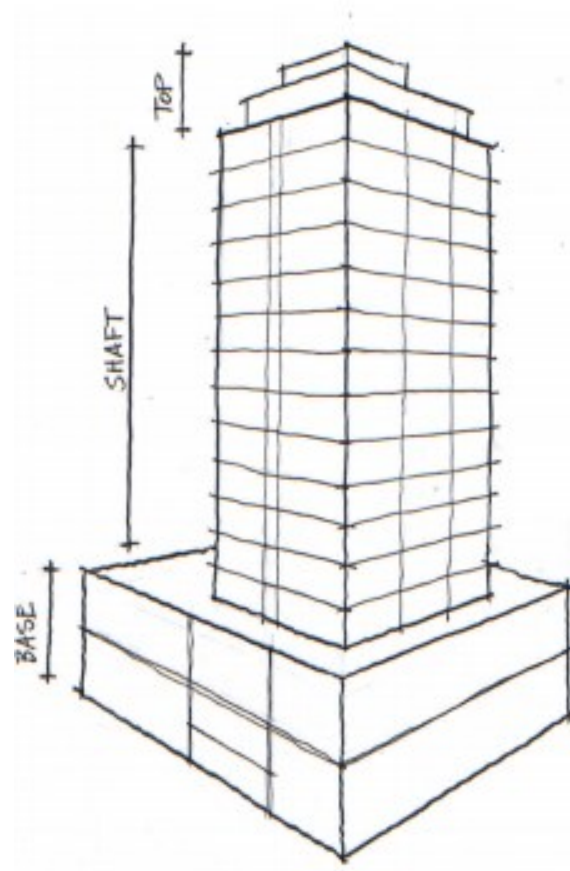
CD22 – Home Based Business

- ▶ Add the use of Home Based Business, Minor as a secondary use to Sub Areas A & B in the CD 22 Zoning (Central Green).



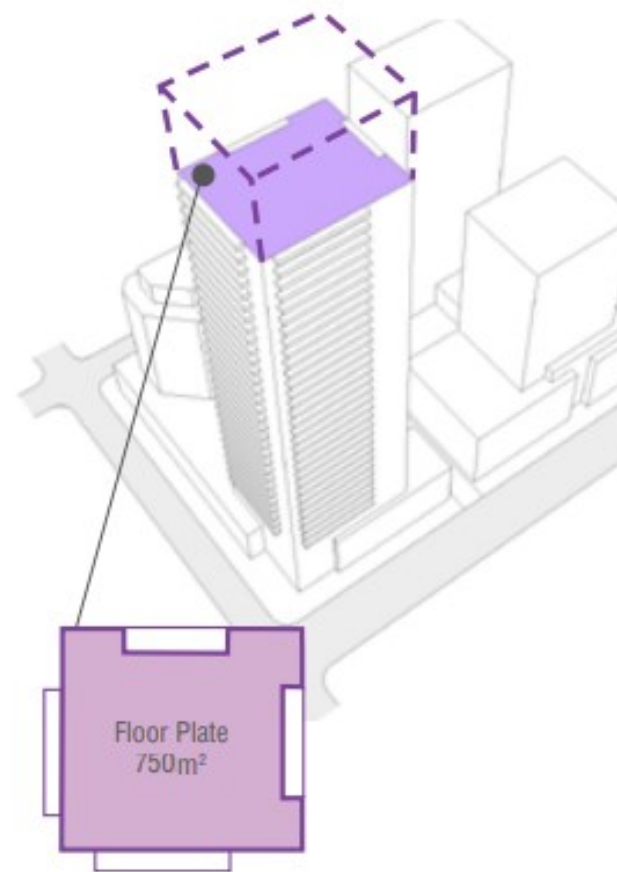
Large Structures Setbacks

- ▶ Add setback requirements of 4m from property line after 16m or 4 storeys in C₄ and C₉ Zoning.
- ▶ Add setback of 3m from streets after 16m or 4 storeys in C₄ and C₉ Zoning.



Large Structure Floor Plates

- ▶ Reduce floorplate sizes after 16m to 750 m² for residential uses and 850 m² for Commercial or hotel use.



Supporting Policies

Large Structure Setbacks

- ▶ Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing by stepping back upper floors to reduce visual impact.

Reduced floor plate sizes

- ▶ Promote interesting, pedestrian friendly streetscape design and pedestrian linkages

Supporting Policies

Addition of Home Based Business Use

- ▶ Assign priority to supporting the retention, enhancement and expansion of existing businesses and the attraction of new businesses and investment identified as bringing sustainable prosperity to Kelowna

Staff Recommendation

- ▶ Staff are recommending support for the proposed Text Amendments to sections 7, 8, 11, 14, 16, and 18 of Zoning Bylaw No. 8000.



Conclusion of Staff Remarks