

# CITY OF KELOWNA

## BYLAW NO. 12115

### TA20-0020

#### Amendment to C4 – Urban Centre Commercial Section 14.4 and Addition of Map 14.4

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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 14 – Commercial Zones, Section 14.4 – C4 – Urban Centre Commercial, 14.4.5(a)2 Development Regulations** be amended by:

Deleting the following:

"v. Five and six storey buildings can add a 0.2 Floor Area Bonus."

And replacing it with:

"v. Five and six storey buildings can add a 0.2 Floor Area Bonus and if the property is located within the Rutland Urban Centre and has the Residential Rental Tenure Only subzone a further 0.2 Floor Area Bonus can be applied."

2. AND THAT **Section 14 – Commercial Zones, Section 14.4 – C4 – Urban Centre Commercial, 14.4.6(e) Other Regulations** be amended by:

Deleting the following:

"Any building located on streets classified as a collector or arterial as identified in the OCP Map 7.3 – 20 Year Major Road Network and Road Classification Plan shall provide a functional commercial space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary **street** frontages provided 100% of the principal frontage has a functional commercial space. Access driveways or other portions of the **street** frontage not used as a **building** will not be considered for the purpose of this calculation."

And replacing it with:

"Any building located on streets classified as a collector or arterial as identified in the OCP Map 7.3 – 20 Year Major Road Network and Road Classification Plan shall provide a functional commercial space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary **street** frontages provided 100% of the principal frontage has a functional commercial space. Access driveways or other portions of the **street** frontage not used as a **building** will not be considered for the purpose of this calculation. For properties located within the Rutland Urban Centre, Map 14.4 Commercial/Residential Frontage Regulations applies."

3. AND THAT **Section 14 – Commercial Zones, Section 14.4 – C4 – Urban Centre Commercial, 14.4.6 Other Regulations** be amended by adding the diagram "Map 14.4 Commercial / Residential Frontage Regulations" at the end of **Section 14.4.6 Other Regulations** as attached to and forming part of this bylaw.
4. 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 November, 2020.

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

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

Approved under the Transportation Act this 18<sup>th</sup> day of November, 2020.

Audrie Henry  
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(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

