

Schedule A – Proposed Text Amendments to Official Community Plan Bylaw No. 10500

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Chapter 14: Urban Design DP Guidelines E. Infill Neighbourhood Design Guidelines EXEMPTIONS	A Development Permit will not be required if the development consists of the following: • A technical subdivision for lot consolidation or road widening; • Construction of a pre-approved Infill Design as endorsed by Council through the Infill Challenge process.	A Development Permit will not be required if the development consists of the following: • A technical subdivision for lot consolidation or road widening. • Construction of a pre-approved Infill Design as endorsed by Council through the Infill Challenge process.	Remove the exemption of a Development Permit for pre-approved fast track infill designs. Fast track applications must be considered Development Permit applications in order to legally require a landscape bond. Landscape bonding is required in order to ensure developments construct the landscaping shown on application drawings.
2.	Chapter 14: Urban Design DP Guidelines E. Infill Neighbourhood Design Guidelines GUIDELINES 1.0 Neighbourhood Context		<u>1.2 The repetition of a building design should be avoided on the same block and especially on neighbouring properties. Also, fast track infill designs must not be repeated on any neighbouring property, nor appear on any corner lot.</u>	Introduce a guideline to limit the repetition of building designs. (Please renumber all items beyond 1.2 to accommodate the change).

SCHEDULE A

This forms part of application
TA21-0003, TA21-0004



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Schedule B – Proposed Text Amendments to Zoning Bylaw No. 8000

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 13 – 13.17 RU7 – Infill Housing 13.17.4 Buildings and Structures Permitted	(a) single detached house which may contain a secondary suite if the secondary suite was legally in existence prior to December 4, 2017. (b) duplex housing (c) semi-detached housing (d) three-plex housing (e) four-plex housing (f) permitted accessory buildings or structures NOTE: A maximum of four dwelling units is permitted, as allowed by Section 13.17.7 Density Regulations.	(a) single detached house which may contain a secondary suite if the secondary suite was legally in existence prior to December 4, 2017. (b) duplex housing (c) semi-detached housing (d) three-plex housing (e) four-plex housing (f) permitted accessory buildings or structures NOTE: A maximum of four dwelling units is permitted, as allowed by Section 13.17.7 Density Regulations.	Remove the restriction limiting secondary suites to those legally in existence prior to December 4, 2017. New regulations regarding the circumstances under which secondary suites are permitted are included in the section below.
2.	Section 13 – 13.17 RU7 – Infill Housing 13.17.3 Secondary Uses	The permitted secondary uses in this zone are: (a) child care centre, minor (b) group homes, minor (c) home based businesses, minor (d) secondary suite (e) short term rental accommodation subject to Section 9.17 of this	The permitted secondary uses in this zone are: (a) child care centre, minor (b) group homes, minor (c) home based businesses, minor (d) home based <u>(only in circumstances described in Section 13.17.8(a))</u>	Allow 'home based businesses, major' as a permitted secondary use. It is customary in this zone for uses that are only permitted under special circumstances for these circumstances to be described in the Other Regulations section

SCHEDULE B

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TA21-0003, TA21-0004



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		bylaw	businesses, major (only in circumstances described in Section 13.17.8(b)) (e) secondary suite (only in circumstances described in Section 13.17.8(c)) (f) short term rental accommodation subject to Section 9.17 of this bylaw	(13.17.8). That practice is continued here, and notes are included next to the uses to ensure these qualifiers are not missed. (Please ensure existing item (e) is re-lettered to (f))
3.	Section 13 – 13.17 RU7 – Infill Housing 13.17.8 Other Regulations	(a) Minor group homes are only permitted in single dwelling housing . (b) Where a site has access to a lane , vehicular access is only permitted from the lane . Otherwise, vehicular access may be taken from the front yard , or where a property has two street frontages , access shall be taken from the street frontage which is not the front yard . (c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into	(a) Minor group homes are only permitted in single dwelling housing . (b) Home based businesses, major are only permitted where two or fewer dwellings exist on the parcel. (c) a secondary suite is only permitted in a single-detached house, where a maximum of one secondary suite is permitted per parcel. (d) Where a site has access to a lane , vehicular access is only permitted from the lane . Otherwise, vehicular access may be taken from the front yard , or where a property has two street frontages ,	Permit 'home based-businesses, major' only where two or fewer dwellings exist on the parcel. Restrict secondary suites to single-detached housing, and permit only one secondary suite per parcel. Introduce a lit pathway to each unit in order to help emergency services access the units. (Please re-letter the current item (b) to (d); and also re-letter the current item (c) to (f) to accommodate the

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		yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.	access shall be taken from the street frontage which is not the front yard . <u>(e) A minimum 1.1m wide lit pathway must be provided between the front lot line and the entrance of each dwelling unit.</u>	changes).
4.	Section 13 – 13.17 RU7 – Infill Housing 13.17.6 Development Regulations	(a) The maximum site coverage is 55%.	(a) The maximum site coverage is 55% provided that the maximum site coverage of buildings, driveways, and parking areas is 60%. This may be increased by 5% (to a maximum of 65%) for permeable drive surfaces and parking.	Introduce a regulation limiting site coverage for buildings, driveways and parking areas.

SCHEDULE _____ **B**

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