CITY OF KELOWNA

BYLAW NO. 12185

Official Community Plan Amendment No. TA21-0004
Amendment to Chapter 14 – Urban Design DP Guidelines

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT **Chapter 14 – Urban Design DP Guidelines, E. INFILL NEIGHBOURHOOD DESIGN GUIDELINES, EXEMPTIONS** be amended by deleting the following:

    "• A technical subdivision for lot consolidation or road widening; or

    • Construction of a pre-approved Infill Design as endorsed by Council through the Infill Challenge process."

    And replacing it with:

    "• A technical subdivision for lot consolidation or road widening."

2. AND THAT **Chapter 14 – Urban Design DP Guidelines, E. INFILL NEIGHBOURHOOD DESIGN GUIDELINES, GUIDELINES, 1.0 Neighbourhood Context** be amended by deleting the following:

    "1.2 Design buildings to limit the real or perceived height difference between adjacent properties;

    1.3 Locate developments to minimize the amount of shadow cast onto the private open space of adjacent properties;

    1.4 Respect the privacy of adjacent properties through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence;

    1.5 Locate parking and garages within the rear yard with direct access from the lane.

    1.6 Enhance interior daylighting without creating overlook into adjacent properties, with elements such as skylights, clerestory windows or obscured glazing.

    1.7 Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness."

    And replacing it with:

"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.

1.3 Design buildings to limit the real or perceived height difference between adjacent properties;

1.4 Locate developments to minimize the amount of shadow cast onto the private open space of adjacent properties;

1.5 Respect the privacy of adjacent properties through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence;

1.6 Locate parking and garages within the rear yard with direct access from the lane.

1.7 Enhance interior daylighting without creating overlook into adjacent properties, with elements such as skylights, clerestory windows or obscured glazing.

1.8 Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness."

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 by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk