

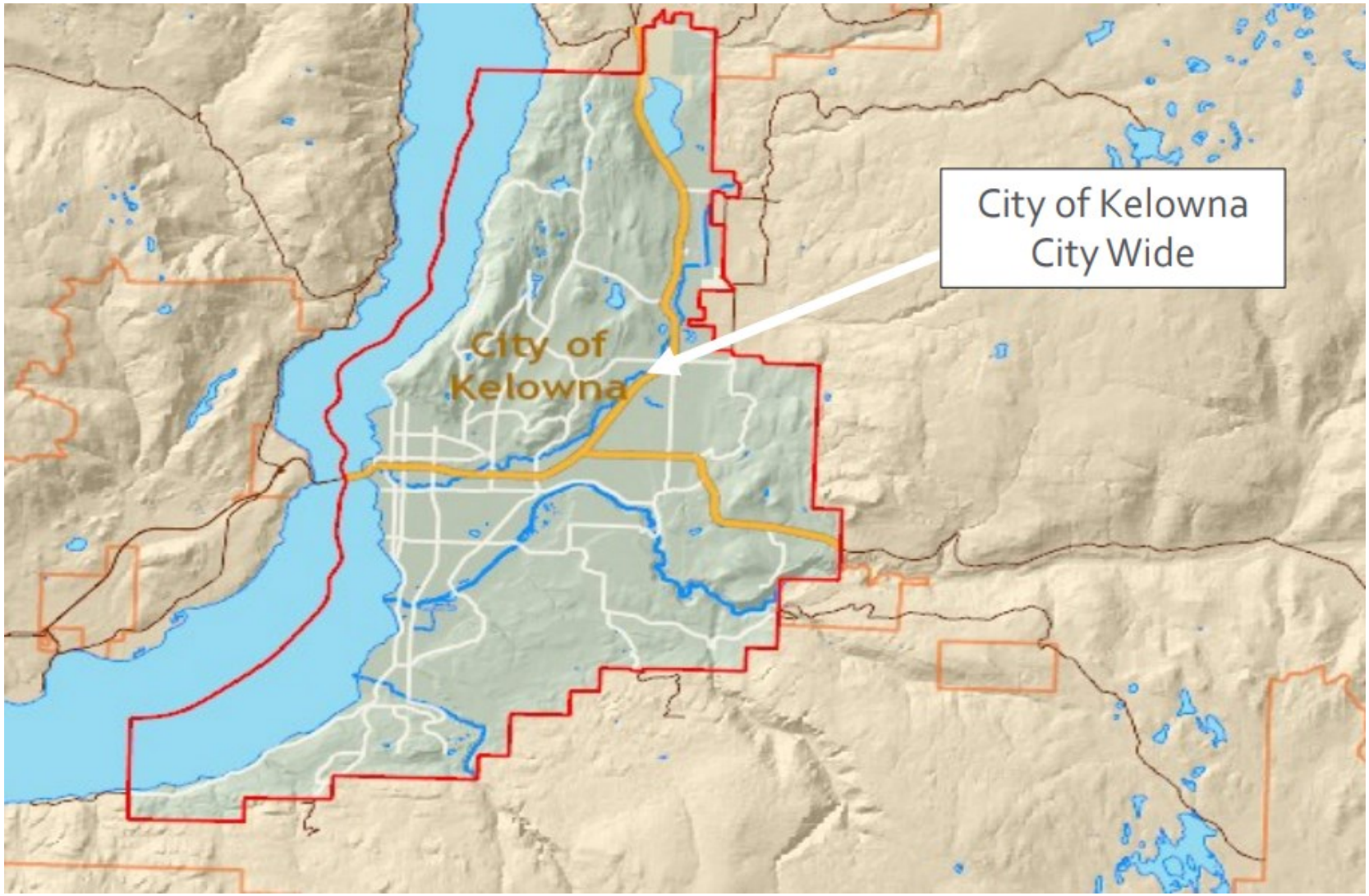
TA20-0023
Zoning Bylaw No. 8000 Amendments



Purpose

- To consider a Text Amendment application that proposes to amend general fencing height regulations, add Home Based Business, Minor & Multiple Dwelling Housing use to C9 zone and add Home Based Business, Minor to CD-22, and to amend tall building development regulations in C4, C7 and C9.

Context Map



Section 7: Landscaping and Screening

- Increase fence heights from 1.06 m to 1.2 m along front yards and flanking streets in Urban Residential and Multi-family zonings.
- Increase fence height in Rural Residential zonings to 2.0 m.

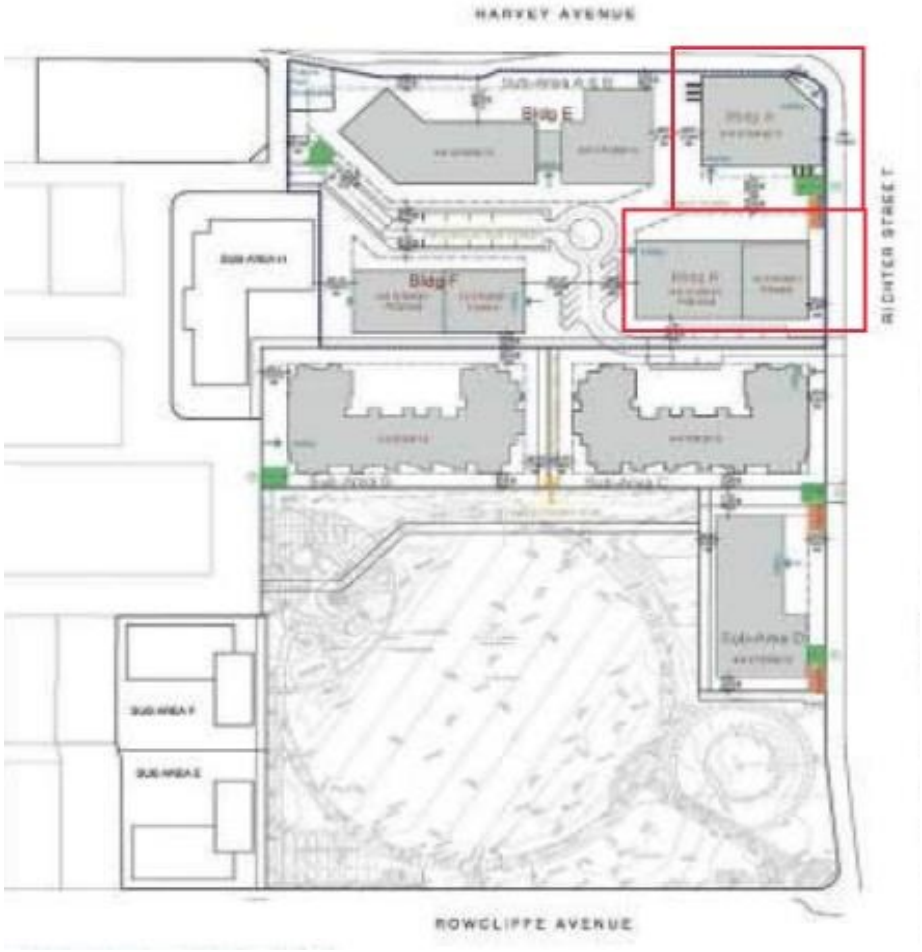


C9 – Tourist Commercial

- 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.

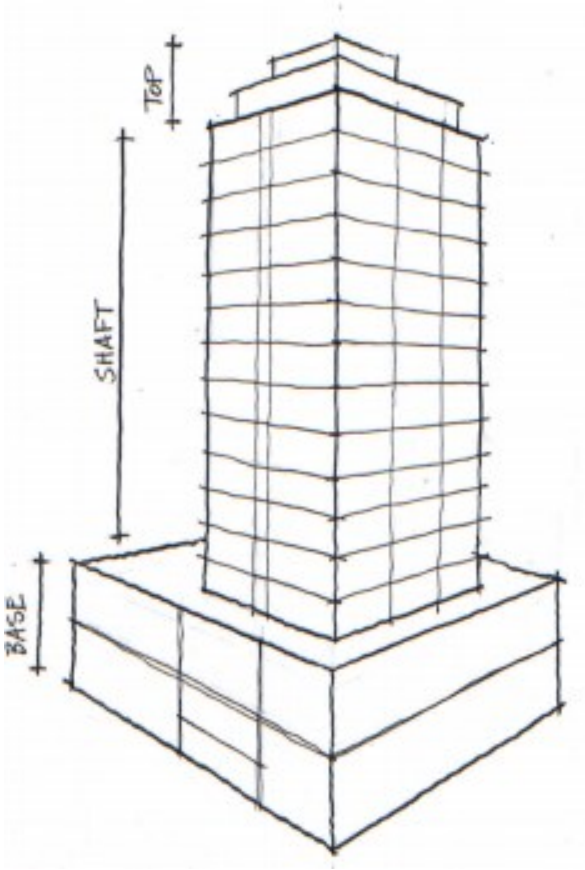
CD22 – Home Based Business

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



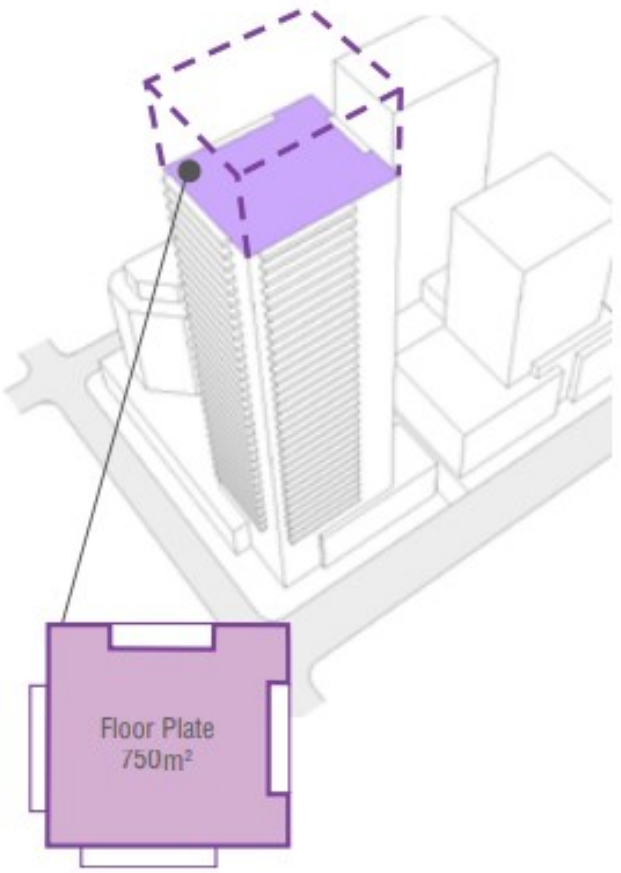
Large Structures Setbacks

- Add 3 m setback requirement after 16m, or 4 storeys, in C4 and C9 Zoning.
- Reduce minimum setback of 4 m from property line to 3 m after 16 m or 4 storeys.



Large Structure Floor Plates

- For buildings exceeding 12 storeys in height, after 16 m or 4 storeys, floorplate sizes will be limited to 750 m² for residential uses, 850 m² for hotel use and 930 m² for commercial uses.



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