

City of Kelowna

Zoning Bylaw Update Objectives

1 CONSOLIDATE ZONES

- › Consolidate zones to reduce the overall number of industrial, commercial, and multi-family zones.
- › Improve formatting and layout including the use of zoning tables.

2 CONSOLIDATE LAND USE CATEGORIES

- › Reduce the overall number of land use categories – for example, reducing commercial land use categories from 85 to 35.
- › Update old terminology and land use definitions.
- › Reduce overlap and redundancy between categories.

3 UPDATE BUILDING HEIGHT REGULATIONS

- › Current urban zones have four storey height limits, but the BC building code now allows up to six storeys, triggering unnecessary variances.
- › Include height provisions in mixed-use and multi-family zones – generally along key roadway corridors.
- › Create new mixed-use zones for each Urban Centre to respond to the unique context and character.

4 ALLOW TOWERS AND MID-RISE BUILDINGS IN THE CAPRI-LANDMARK URBAN CENTRE

- › Permit higher rise buildings (less than 20 storeys) as part of the City's Capri – Landmark Urban Centre Plan.
- › Coordinate Capri-Landmark Urban Centre Plan with the new specific zone for the area.

5 SIMPLIFY DENSITY BONUSING POLICY

- › Create fairer and more equitable bonusing provisions in mixed-use and multi-family zones – generally in urban centres and along key roadway corridors.

6 PROVIDE A MODERNIZED ZONING BYLAW THAT WILL CONTINUE TO BE UPDATED AS NEW POLICIES ARE ADOPTED

- › Transition away from form-based regulations and overly prescriptive rules in favour of promoting more performance-based objectives to leverage private-sector and industry innovation and context sensitive solutions.
- › Minimize common variances that are usually supported by the Planning Department and approved by Council.

Zoning Bylaw Update

Open House

DATE YEAR