



Z20-0075

Zoning Bylaw Amendment



Proposal

- ▶ Zoning Bylaw Amendment:
 - ▶ A1 – Agriculture 1 → RM3 – Low Density Multiple Housing /RM5- Medium Density Multiple Housing/P3 – Parks and Open Space

Development Process

August 27th 2020

Development Application Submitted

Staff Review & Circulation

April 14th 2021

Public Notification Received

January 17th 2022

Council Consideration

1st/2nd/3rd Readings

Subdivision/Development Permit /MOTI Approval

Adoption

Development Permit/Building Permit

Council
Approval

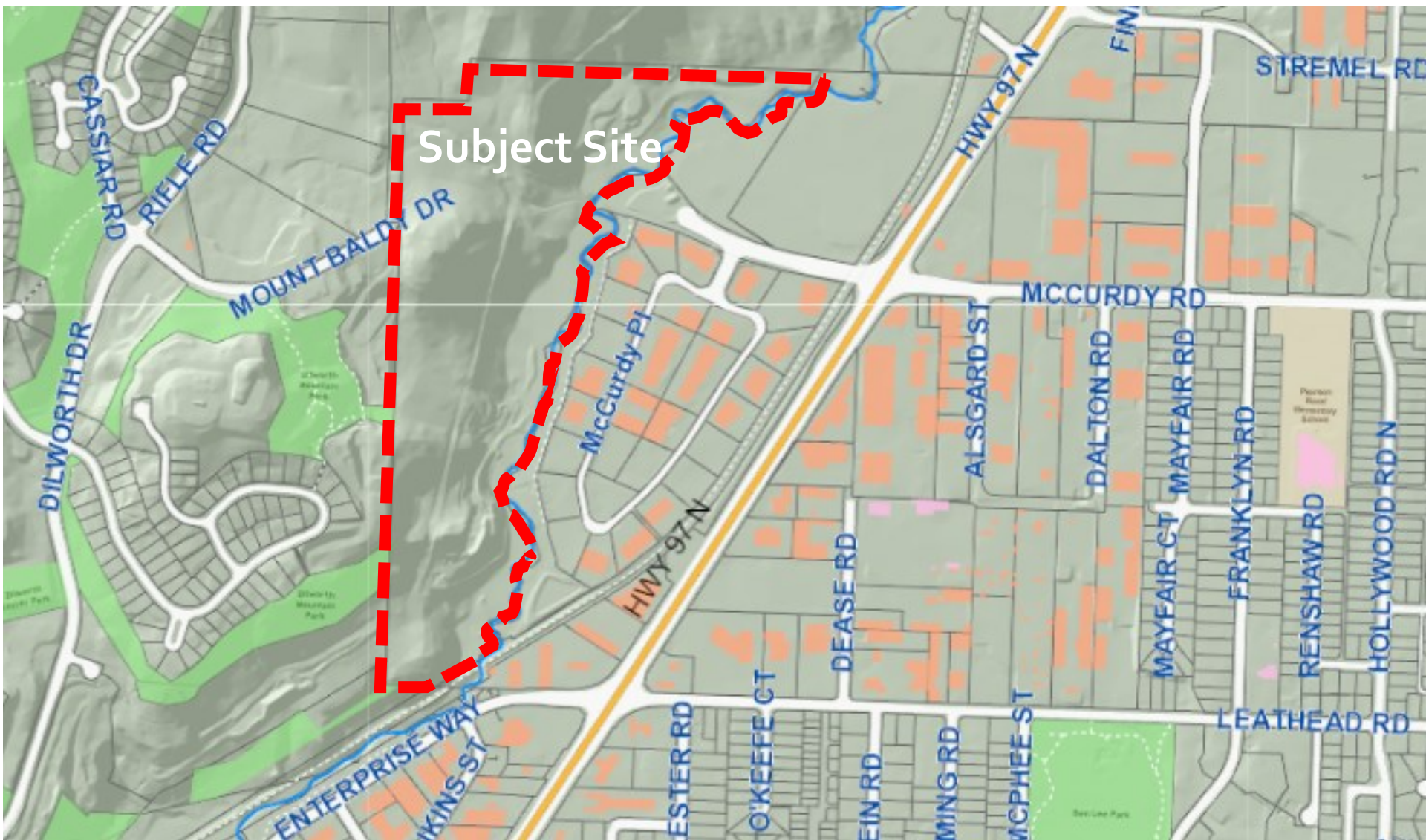
Context Map



City of Kelowna



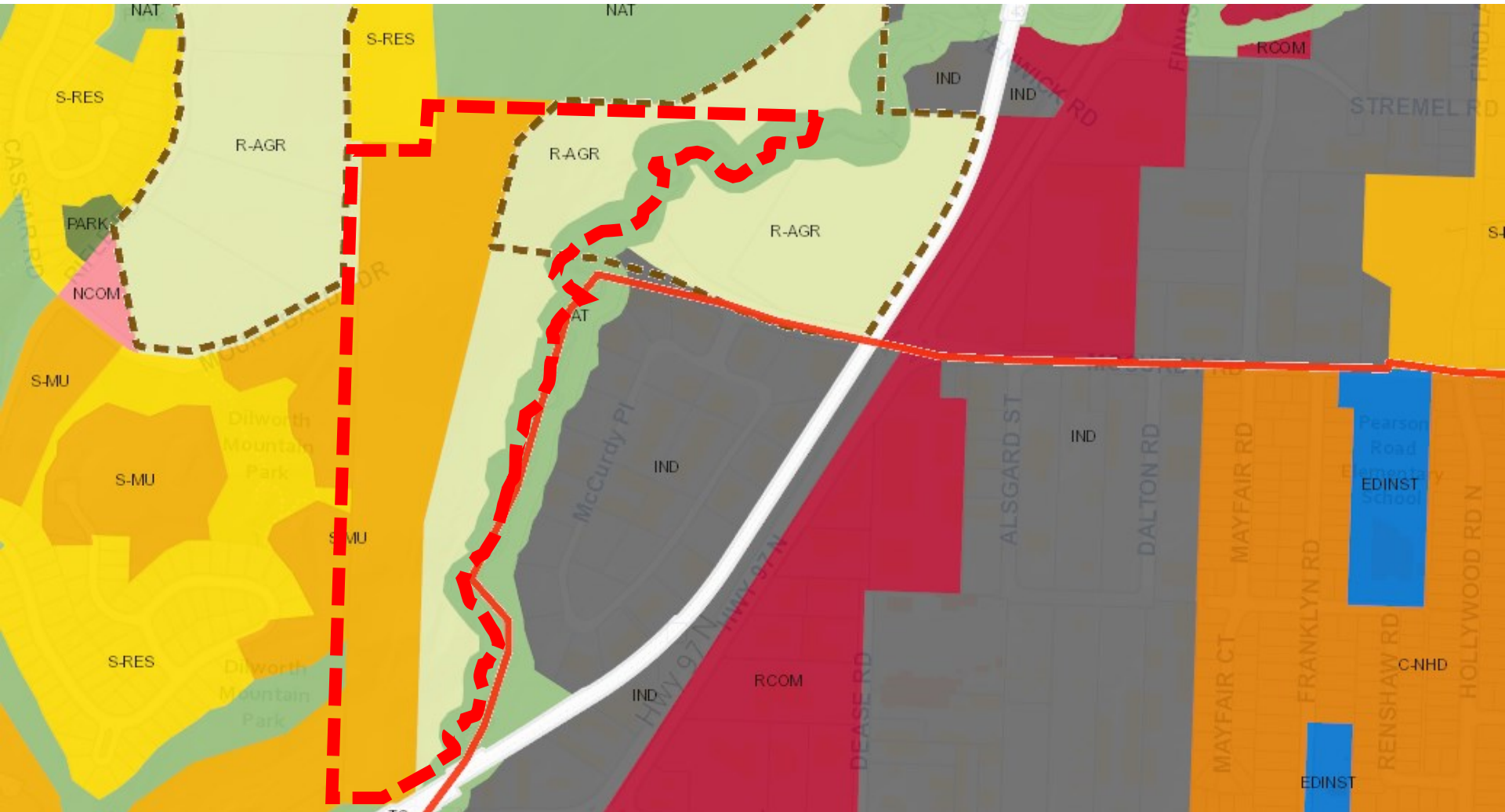
Subject Site



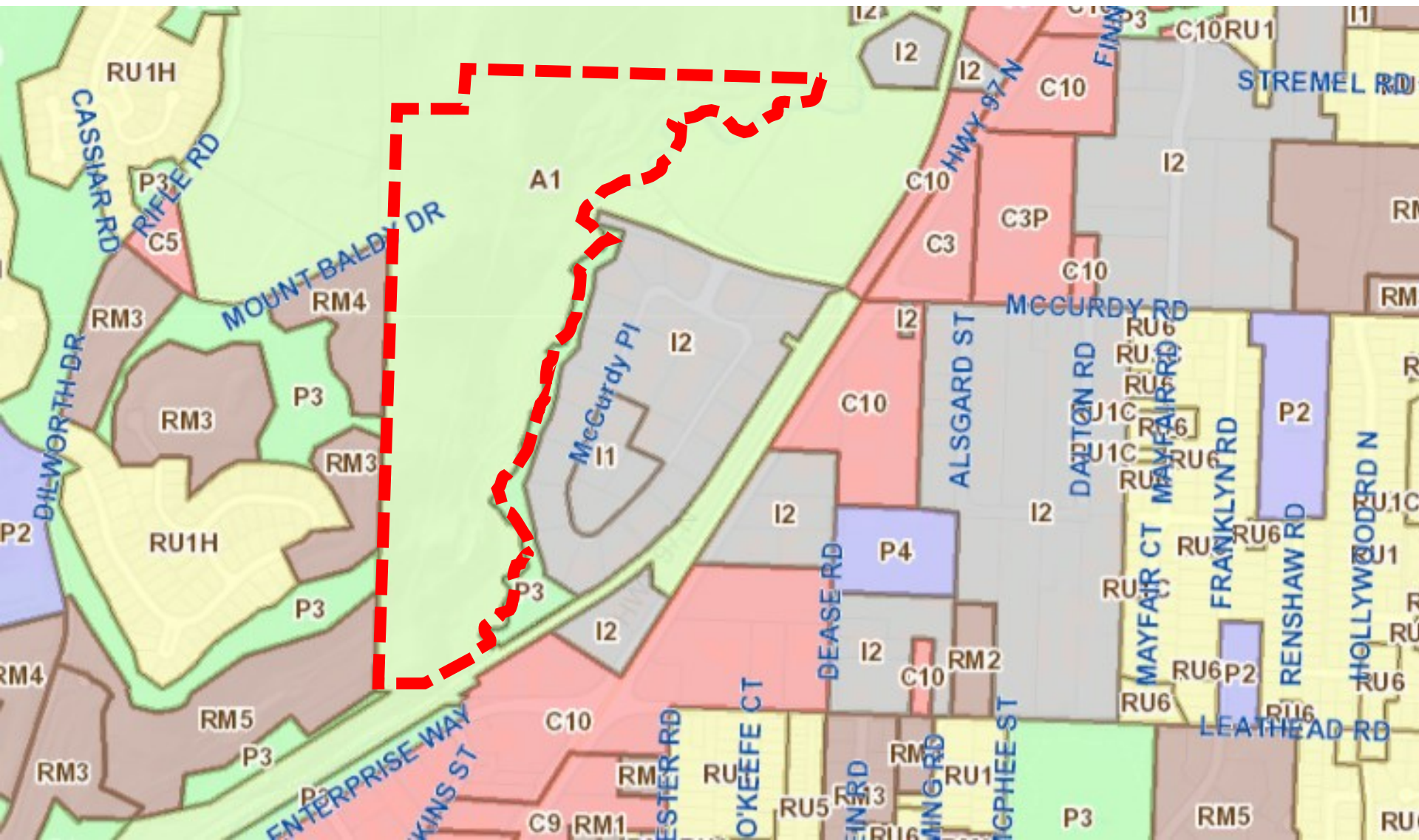
City of Kelowna



Official Community Plan



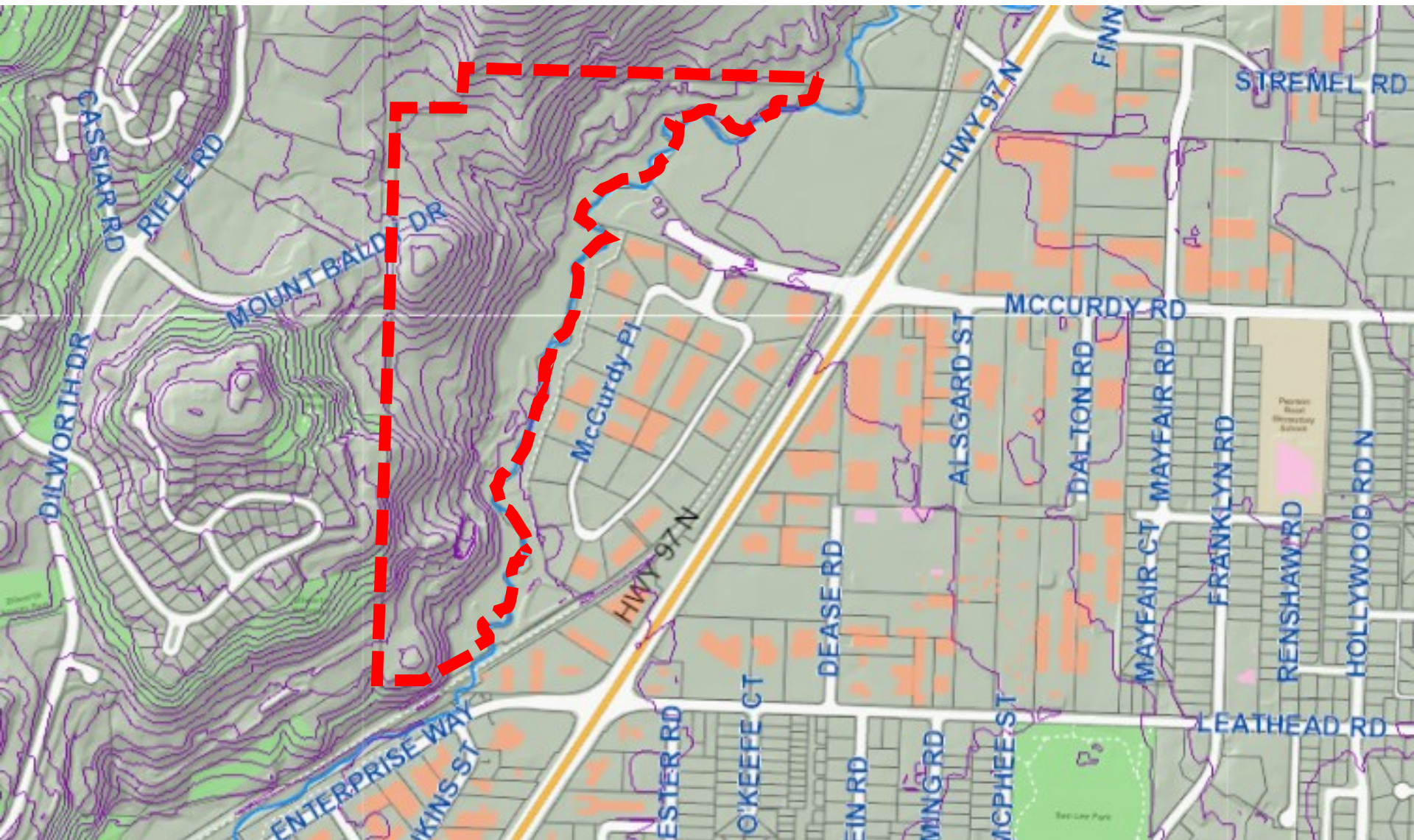
Zoning Bylaw



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Topography



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Agricultural Land Reserve



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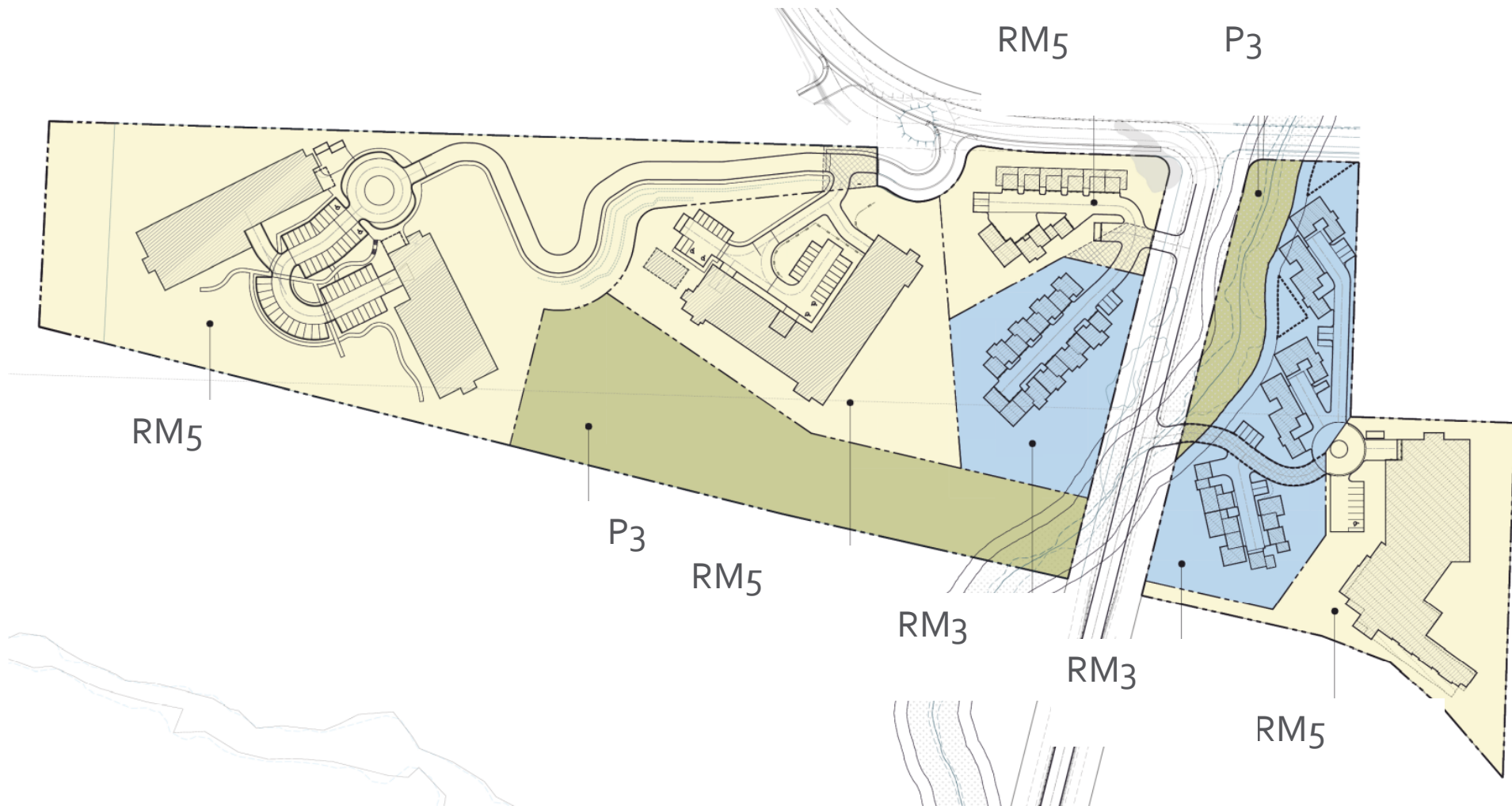


Concept Rendering

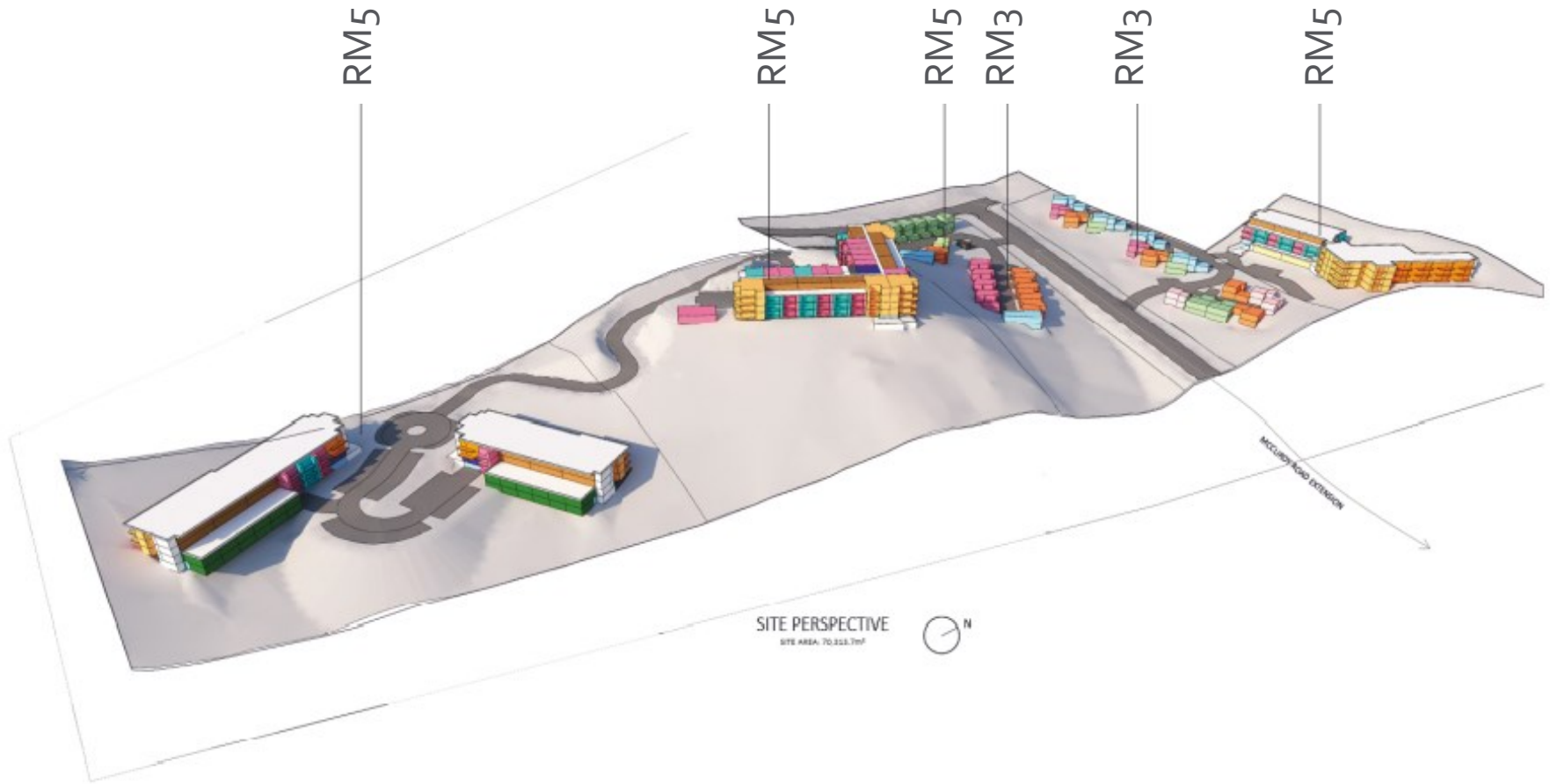


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Site Plan



Site Concept



Development Policy – Suburban Multiple Unit (S-MU)

Table 3.6: Suburban – Multiple Unit Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none"> • Single and two dwelling residential • Ground-oriented multi-unit residential • Low rise apartments • Secondary suites and carriage houses 	<ul style="list-style-type: none"> • Attached and detached buildings up to 4 storeys 	<ul style="list-style-type: none"> • Up to approximately 1.3 	<ul style="list-style-type: none"> • Considerations for hillside and environmental context

Staff Recommendation

- ▶ Staff support the proposal:
 - ▶ The property is located within the Permanent Growth Boundary and is adjacent to existing infrastructure such as roads/water/sewer.
 - ▶ The proposal is consistent with the 2040 OCP S-MU – Suburban Multiple Unit Designation



Conclusion of Staff Remarks