



**City of Kelowna – New Zoning Bylaw
Density Discussion
April 11, 2022**

Purpose

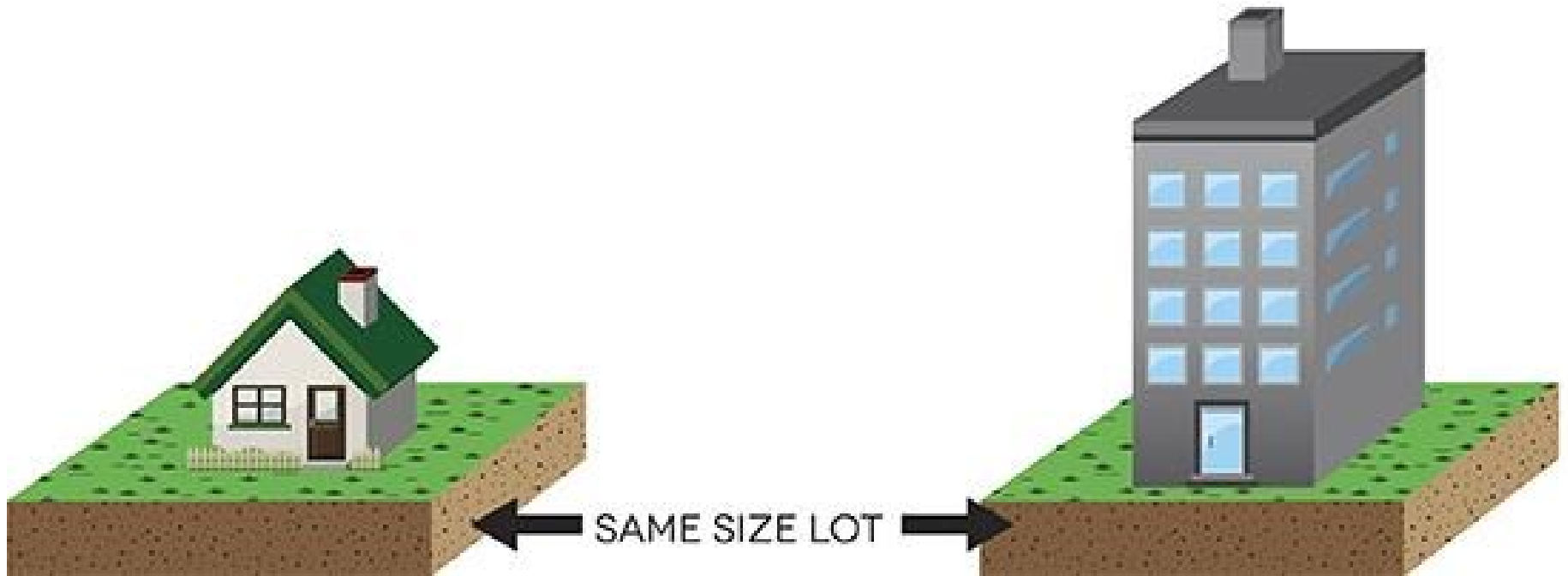
- ▶ To provide Council information regarding the City of Kelowna's density framework and proposed density and height bonus program, and;
- ▶ For Council to endorse the proposed density and height bonus program in concept, as outlined in the draft new Zoning Bylaw

Agenda

- ▶ Overview
 - ▶ Definitions – LGA
- ▶ Principles
- ▶ Base Density
- ▶ Proposed Density Bonus
- ▶ Next Steps

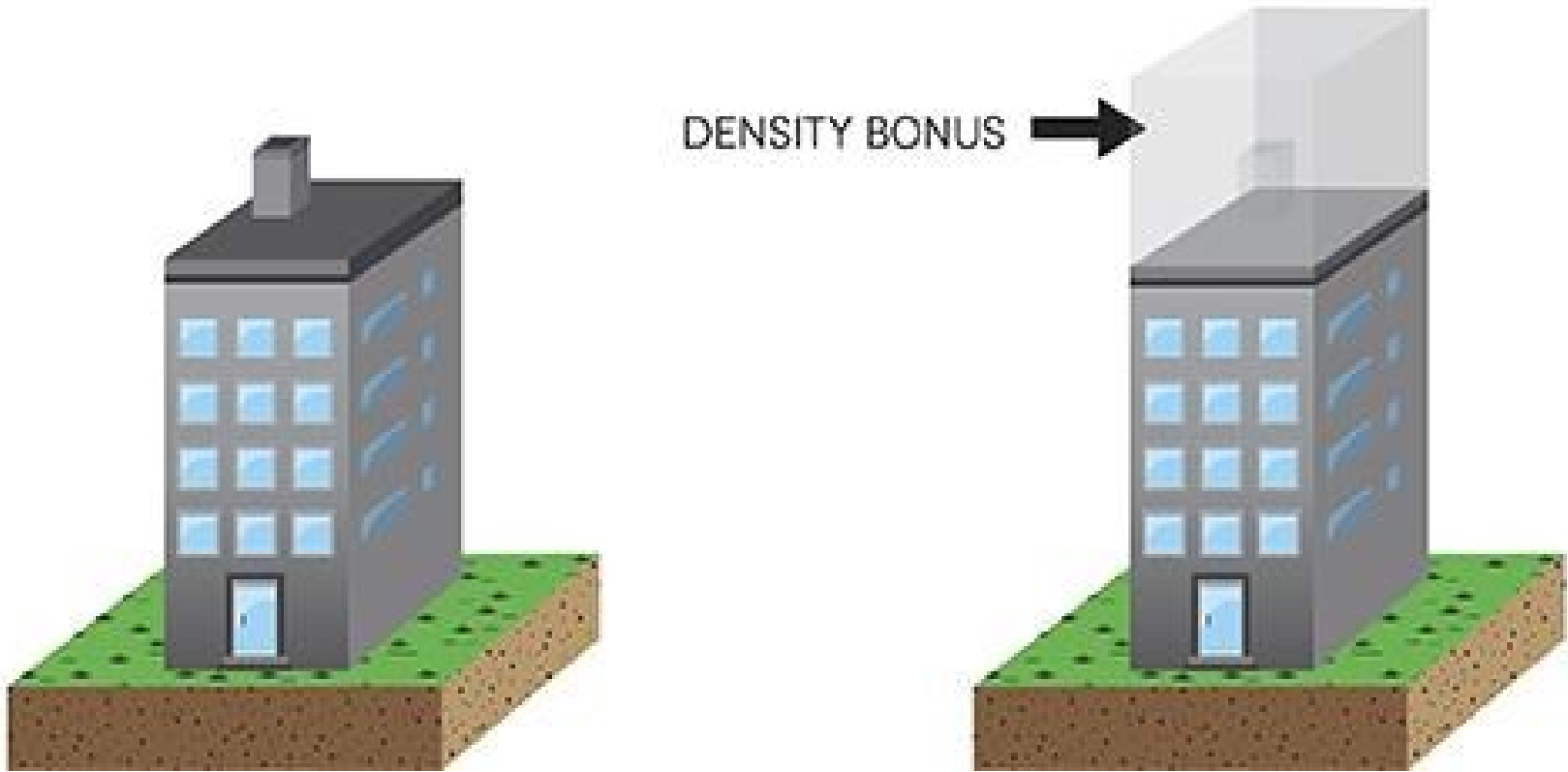
Overview

- ▶ Density – ratio of building size to the lot size



Overview

- ▶ Density Bonus – additional levels of density



(source of images - City of North Vancouver)

What is a Density Bonus Program?

- ▶ LGA - exchange bonus density for services
- ▶ Voluntary incentive-based tool
- ▶ Separate from DCC contributions

Project Objectives

1. Consolidate zones
2. Consolidate land-use categories
3. Update building height regulations
4. Allow for towers and mid-rise buildings in the Capri-Landmark Urban Centre
5. Develop a new density bonusing policy
6. Develop a modernized Zoning Bylaw that will continue to be updated as new policies are adopted

Principles

1. Develop a formula-based approach – for clarity and predictability
2. Provide increase in density through a threshold approach – for flexibility
3. Support OCP livability objectives
4. Bonusing limited to the City's Core Area

Local Government Act

- ▶ Develop to the permitted base density with no additional contribution required; or
- ▶ Build additional bonus density of floor space in exchange for a contribution back to the local government

Base Density

- ▶ Coordinated with OCP Building Height
- ▶ Build confidence and clarity
- ▶ Not over allocate density – trigger height or parking variances
- ▶ DP process to ensure acceptable form and character

Density Analysis – In Stream



	Address	Site Area	Existing Zoning By-law - 8000			Proposed "Draft" Zoning By-law			
			Residential Units	Approved / Proposed FAR	Approx. Height	2040 OCP Height	Base FAR	FAR (Housing + Streetscape)	Streetscape Payment
1	350 Doyle Ave	3,555.7 Sq m	316	3.8	41.75m 13 Storeys	12 Storeys	3.0	0.3 (rental) + 0.5 = 0.8	~\$ 177,785
2	289 Queensway	4,542.45 Sq m	65	7.93	126.22m 34 Storeys	20 Storeys	5.0	0.75 (OCP Amendment)	~\$ 227,122
3	234-278 Leon Ave & Water St	6,322.8 Sq m	816	9.0	132.4m 43 Storeys	26 Storeys	6.5	2.5	~\$ 316,140
4	560 & 590-594 Bernard Ave	4,116.22 Sq m	257	5.5	103.67m 34 Storeys	26 Storeys	6.5	N/A	N/A
5	1471 St Paul St	1,956 Sq m	178	6.0	75m 26 Storeys	26 Storeys	6.5	N/A	N/A
6	1451 Bertram Street	4,131 Sq m	176	3.88	63m 20 Storeys	12 Storeys	3.0	0.3 (rental) + 0.5 = 0.8	~\$ 206,550
7	1405 St Paul St.	3,163.46 Sq m	344	6.05	107.6m 36 Storeys	26 Storeys	6.5	N/A	N/A
8	550 Doyle Ave - UBCO	2,993.6 Sq m	352	10.03	122m 35 Storeys	26 Storeys	6.5	CD Zone	N/A
9	550 Doyle Ave - MG	3,667.65 Sq m	289	6.48	98.2m 33 Storeys	26 Storeys	6.5	N/A	N/A
10	555 Fuller Avenue	1,790 Sq m	68	2.29	18.2m 6.6 Storeys	12 Storeys	3.0	N/A	N/A
11	1333 Bertram Street	2,355 Sq m	137	3.28	49.7m 17 Storeys	12 Storeys	3.0	0.3 (rental)	N/A
12	660 Cawston Ave	2,276.2 Sq m	82	2.2	24m 6.6 Storeys	6 & 12 Storeys	1.75 & 3.0	N/A	N/A
13	604-626 Cawston Ave	1,698 Sq m	49	2.56	22.8m 6 Storeys	12 Storeys	3.0	N/A	N/A
14	631,647,657,677 Clement Ave	1,653.6 Sq m	68	2.72	20.7m 6 Storeys	12 Storeys	3.0	N/A	N/A
15	1187 Sunset Drive	11,492.6 Sq m	222	5.3	119m 36 Storeys	26 Storeys	6.5	N/A	N/A
16	1070-1130 Ellis St	14,282 Sq m	1116	5.38	114.5m 36 Storeys	26 Storeys	6.5	N/A	N/A

Total Approx. Approved / Proposed Residential Units = 4,535

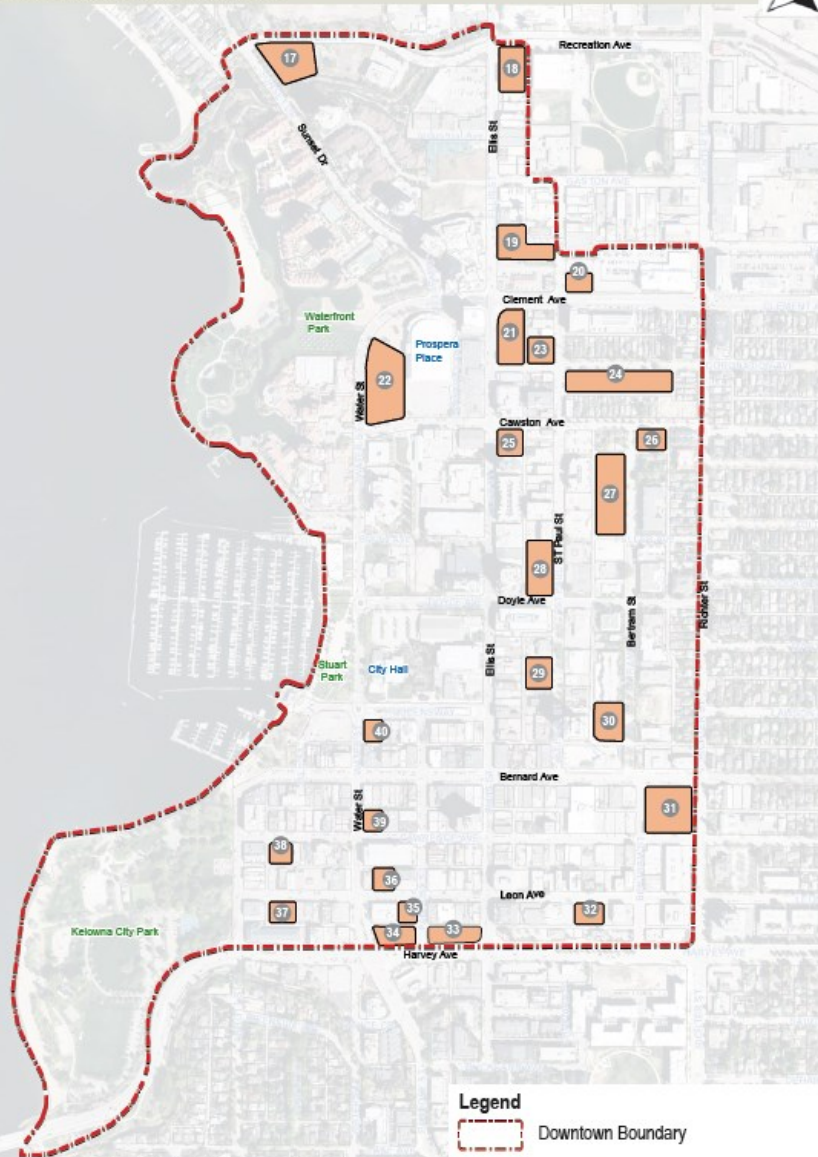
**Note:*

- Information is based on approved Council reports and ongoing development applications

- Bonus Density Payment Rate: \$50 per Sq m of lot area, see section 6.8 Density and Height Bonus of the proposed Zoning By-law

Density Analysis – Potential

Downtown Density Allocation: Potential Development Sites Proposed “Draft” Zoning By-law



	Address	Site Area	Proposed “Draft” Zoning By-law					
			Base FAR	Approx. Height	Approx. Resi. Units	FAR (Housing + Streetscape)	Approx. Height	Approx. Resi. Units
17	1000 Manhattan Drive	5,301 Sq m	3.0	12 Storeys	298	3.8	15 Storeys	375
18	991,1001,1021,1037 Ellis St	3,430 Sq m	1.75	5 Storeys	112	2.25	6 Storeys	144
19	1155 Ellis St & 1166 St Paul St	3,861 Sq m	1.75	5 Storeys	126	2.25	6 Storeys	162
20	1193 St Paul St	1,390 Sq m	1.75	4 Storeys	45	2.25	5 storeys	58
21	525 Clement & 1247 Ellis St	4,067 Sq m	5	21 Storeys 2 Towers	382	6.05	25 Storeys 2 Towers	460
22	1241 Water Street	8,304 Sq m	3	18 Storeys 3 Towers	472	3.8	22 Storeys 3 Towers	585
23	1230,1238 & 1246 St Paul St	2,066 Sq m	5	21 Storeys	195	6.05	25 Storeys	234
24	555 - 659 Coronation Ave	6,676 Sq m	3	12 Storeys 2 Towers	375	3.8	14 Storeys 2 Towers	477
25	1301 Ellis Street	2,032 Sq m	5	21 Storeys	190	6.05	25 storeys	229
26	1309 Bertram, 631 & 639 Cawston Ave	1,821 Sq m	3	13 Storeys	100	3.8	15 Storeys	123
27	1318 - 1358 Bertram St	6,921 Sq m	3	14 Storeys 2 Towers	397	3.8	16 Storeys 2 Towers	490
28	526 Doyle Ave & 1368 St Paul St	4,190 Sq m	6.5	27 Storeys 2 Towers	510	9	36 Storeys 2 Towers	705
29	1428 - 1440 St Paul St	2,576 Sq m	6.5	32 Storeys	315	9	43 Storeys	438
30	1464, 1468, 1476 Bertram St	2,387 Sq m	3	16 Storeys	135	3.8	19 Storeys	168
31	697 Bernard Ave	6,515 Sq m	6.5	39 Storeys 2 Towers	787	9	53 Storeys 2 Towers	1,102
32	559, 565, 569 Leon Ave	1,780 Sq m	6.5	23 Storeys	217	9	31 Storeys	300
33	1680 Ellis St & 430 Harvey Ave	2,359 Sq m	6.5	30 Storeys	288	9	40 Storeys	402
34	380 Harvey Ave	2,161 Sq m	6.5	28 Storeys	264	9	37 Storeys	366
35	1660 Pandosy St	1,133 Sq m	6.5	17 Storeys	138	9	20 Storeys	190
36	342 Leon Ave	1,392 Sq m	6.5	19 Storeys	169	9	25 Storeys	235
37	227, 237, 245 Leon Ave	1,662 Sq m	6.5	22 Storeys	202	9	29 Storeys	280
38	237-249, 223 Lawrence Ave	1,437 Sq m	6.5	20 Storeys	175	9	26 Storeys	244
39	1551 Water St	1,113 Sq m	6.5	16 Storeys	135	9	21 Storeys	187
40	143 Water St & 303 Queensway	1,113 Sq m	6.5	16 Storeys	135	9	21 Storeys	187
Total Approx. (Base Density) Units = 6,162						Total Approx. (Additional Density) Units = 8,141		

*** Assumptions:**
 Mix of 1 & 2-bedroom units (2 bedroom unit = 80 Sq m and 1 bedroom unit = 40 Sq m)
 Height includes 4 Storeys podium that has commercial / retail units, parking and utilities / services (additional parking is assumed to be provided below grade)

For Discussion Purposes Only!

Proposed Density Bonus Model

- 1.** Increasing the supply of rental housing and affordable housing stock.
- 2.** Improving the quantity and quality of public amenities through investments to sidewalks and the pedestrian realm

2040 OCP Policies

- ▶ *OCP Objective 4.12*: Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres
- ▶ *OCP Objective 7.7*: Support the protection and construction of purpose-built rental housing
- ▶ *OCP Objective 5.16*: Create neighbourhood streets that are safe and comfortable for people to walk, bike and play on

Purpose-built Rental & Affordable Housing: *Implementation*

- ▶ An increase of 0.3 to 1.0 FAR depending on zone & form
- ▶ Guarantee of rental
- ▶ Contribution to City's Housing Opportunity Reserve Fund

Streetscape: *Implementation*

- ▶ A new “*Public Amenity and Streetscape Reserve Fund*”
 - ▶ Urbanization & Streetscape
- ▶ Payment rate value based on cost to development frontage in various context – Development Engineering
- ▶ Threshold to set maximum allowed density bonus
- ▶ Utilized in conjunction with other resources

Density Bonus Analysis - Examples

1

710 Stockwell Ave



Built: DP Issued - 4/9/2016

Approved: Statistics

Site Area: 2,210 Sq m
 Tenure: Condo
 FAR: 1.2
 Units: 32
 Height: 4.5 Storeys (16 m)
 Parking: 52 Stalls provided

Additional Density: Proposed "Draft" Zoning By-law

Site Area: 2,210 Sq m
 Tenure: Condo
 MF3: FAR (1.3 base FAR + 0.3 additional FAR): 1.6
 1.6 - 1.2 (approved) = 0.4 FAR additional
 Allocated 0.1 FAR to existing built form
 Allocated 0.3 FAR to additional floors
 Existing/Approved built form
 Approximate Additional Units: (A+B+C+D)
 Net Floor Area = ~ 1,000 Sq m / 80 Sq m = 12
 Height: ~ 6.5 Storeys
 Approximate Parking: 15 additional parking stalls are required
 * Assumptions:
 Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)



2

1229 Richter St



Built: DP Issued - 12/5/2018

Approved: Statistics

Site Area: 2,964.6 Sq m
 Tenure: Rental
 FAR: 1.88
 Units: 59
 Height: 6 Storeys (19.7 m)
 Parking: 85 Stalls provided

Additional Density: Proposed "Draft" Zoning By-law

Site Area: 2,964.6 Sq m
 Tenure: Rental
 MF3: FAR (1.75 base FAR + 0.3 bonus FAR + bonus rental 0.2 FAR): 2.25
 2.25 - 1.88 (approved) = 0.37 FAR additional
 Allocated 0.37 FAR to additional floors
 Existing/Approved built form
 Approximate Additional Units: (A+B) Net Floor Area = ~ 1,100 Sq m / 80 Sq m = 13
 Height: ~ 8 Storeys
 Approximate Parking: 16 additional parking stalls are required
 * Assumptions:
 Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)



Density Comparison: Current and Proposed "Draft" Zoning By-law

Note: Representation of proposed density mass is approximate

Density Bonus Analysis - Examples

3

599 Clement Ave



Built: DP Issued - 3/21/2019

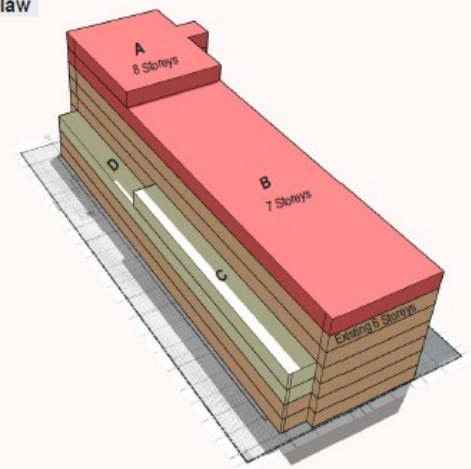
Approved: Statistics

Site Area: 3,096.4 Sq m
 Tenure: Rental
 FAR: 1.62
 Units: 58
 Height: 6 Storeys (18.5 m)
 Parking: 72 Stalls provided

Additional Density: Proposed "Draft" Zoning By-law

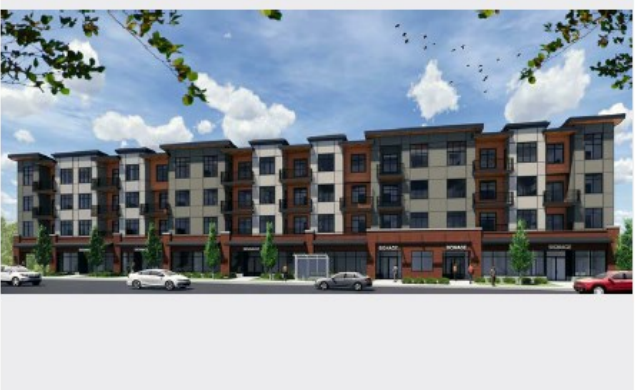
Site Area: 3,096.4 Sq m
 Tenure: Rental
 MF3: FAR (1.75 base FAR + 0.3 bonus FAR + bonus rental 0.2 FAR): 2.25
 2.25 - 1.62 (approved) = 0.63 FAR additional
 Allocated 0.13 to existing built form
 Allocated 0.5 FAR to additional floors
 Existing/Approved built form
 Approximate Additional Units: (A+B+C+D)
 Net Floor Area = ~ 1,968 Sq m / 80 Sq m = 24
 Height: ~ 8 Storeys
 Approximate Parking: 30 additional parking stalls are required

* Assumptions:
 Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)



4

1165 Sutherland Ave



Built: DP Issued - 8/22/2019

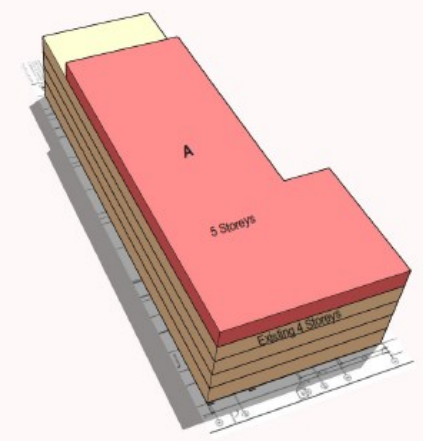
Approved: Statistics

Site Area: 2,780.87 Sq m
 Tenure: Rental
 FAR: 1.46
 Units: 48
 Height: 4 Storeys (13.5 m)
 Parking: 78 Stalls provided

Additional Density: Proposed "Draft" Zoning By-law

Site Area: 2,780.87 Sq m
 Tenure: Rental
 MF3: FAR (1.3 base FAR + 0.3 bonus FAR + bonus rental 0.2 FAR): 1.8
 1.8 - 1.46 (approved) = 0.34 FAR additional
 Allocated 0.34 FAR to additional floor
 Existing/Approved built form
 Approximate Additional Units: (A) Net Floor Area = ~960 Sq m / 80 Sq m = 12
 Height: ~ 5 Storeys
 Approximate Parking: 15 additional parking stalls are required

* Assumptions:
 Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)



Density Comparison: Current and Proposed "Draft" Zoning By-law

Note: Representation of proposed density mass is approximate

Summary

- ▶ City need for two key priorities
 - ▶ More rental and affordable housing options
 - ▶ Public sidewalk system
- ▶ Density Bonus Program is a tool that can help achieve these objectives
- ▶ Supported by 2040 OCP policies

Next Steps

- ▶ Council endorse the proposed new Density Bonus Program in concept
- ▶ Final new Zoning Bylaw - Initial Consideration in mid May 2022



Conclusion of Staff Remarks