



City of Kelowna
Proposed New Zoning Bylaw
Initial Consideration
May 30, 2022

Purpose

- ▶ To adopt a new Zoning Bylaw

Project Process



Layout & Formatting Improvements

- ▶ Redesigned format to allow ease of end user navigation & reference
 - ▶ New Layout
 - ▶ Table Format
 - ▶ Zoning Charts
 - ▶ Hyperlinks
- ▶ Consolidated & revised use categories

Simplification & Consolidation

Current Zoning Bylaw	Zoning Bylaw Update
1. Total number of pages	
565	197
2. Reduce number of zones across the City	
66	34
3. Consolidated Land Uses	
120	68

Use Categories

- ▶ Updated land use categories to provide interpretation clarity & effectiveness
- ▶ Coordinated with other bylaws
 - ▶ Business License
 - ▶ Development Cost Charge
 - ▶ Subdivision & Servicing

Agriculture & Rural Residential

Zoning Bylaw 8000	New Zoning Bylaw
A1 – Agriculture 1	A1 - Agriculture
	A2 -Agriculture / Rural Residential
RR1 – Rural Residential 1	RR1 - Large Lot Rural Residential
RR2 – Rural Residential 2	
RR3 – Rural Residential 3	RR2 - Small Lot Rural Residential

Single & Two-Dwelling Zones

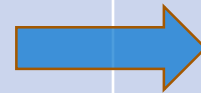
Zoning Bylaw 8000	New Zoning Bylaw
RU1 – Large Lot Housing	RU1 – Large Lot Housing
RU2 – Medium Lot Housing	RU2 – Medium Lot Housing
RU3 – Small Lot Housing	RU3 – Small Lot Housing
RU4 – Low Density Cluster	RU4 – Duplex Housing
RU5 – Bareland Strata Housing	RU5 – Multiple Single Detached Housing
RU6 – Two Dwelling Housing	
RU7 – Infill Housing	
Subzone added for childcare	

Multi-Dwelling Zones

Zoning Bylaw 8000

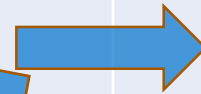
New Zoning Bylaw

RM₁ + RU₇



MF₁ – Infill Housing

RM₂ + RM₃

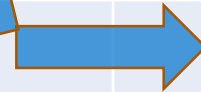


MF₂ – Townhouse

RM₄



RM₅ + RM₆



MF₃ – Apartment

Urban Centre Zones



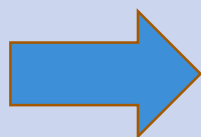
Zoning Bylaw 8000	New Zoning Bylaw
C7 - Central Business Commercial C8 – Convention Hotel Commercial	UC₁ – Downtown Urban Centre
C ₄ - Urban Centre Commercial	UC₂ – Capri-Landmark Urban Centre
	UC₃ – Midtown Urban Centre
	UC₄ – Rutland Urban Centre
	UC₅ – Pandosy Urban Centre

Village Centre Zone

Zoning Bylaw 8000

New Zoning Bylaw

C₃, C₅, C₉



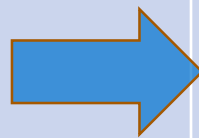
VC₁ – Village Centre

Core Area Mixed Use Zone

Zoning Bylaw 8000

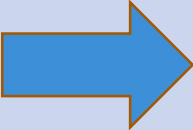
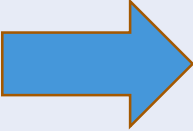
New Zoning Bylaw

RM₄, RM₅, RM₆
C₃, C₄, C₅



**CA1 – Core Area Mixed
Use Zone**

Commercial Zones

Zoning Bylaw 8000	New Zoning Bylaw
C1, C2	 C1 – Local & Neighbourhood Commercial
C6, C10	 C2 – Vehicle Oriented Commercial

Added new subzones for Drive-thru, Car Wash & Fuel

Industrial Zones

New Zoning Bylaw

I₁ – Business Industrial

I₂ – General Industrial

I₃ – Heavy Industrial

**I₄ – Natural Resource
Extraction**

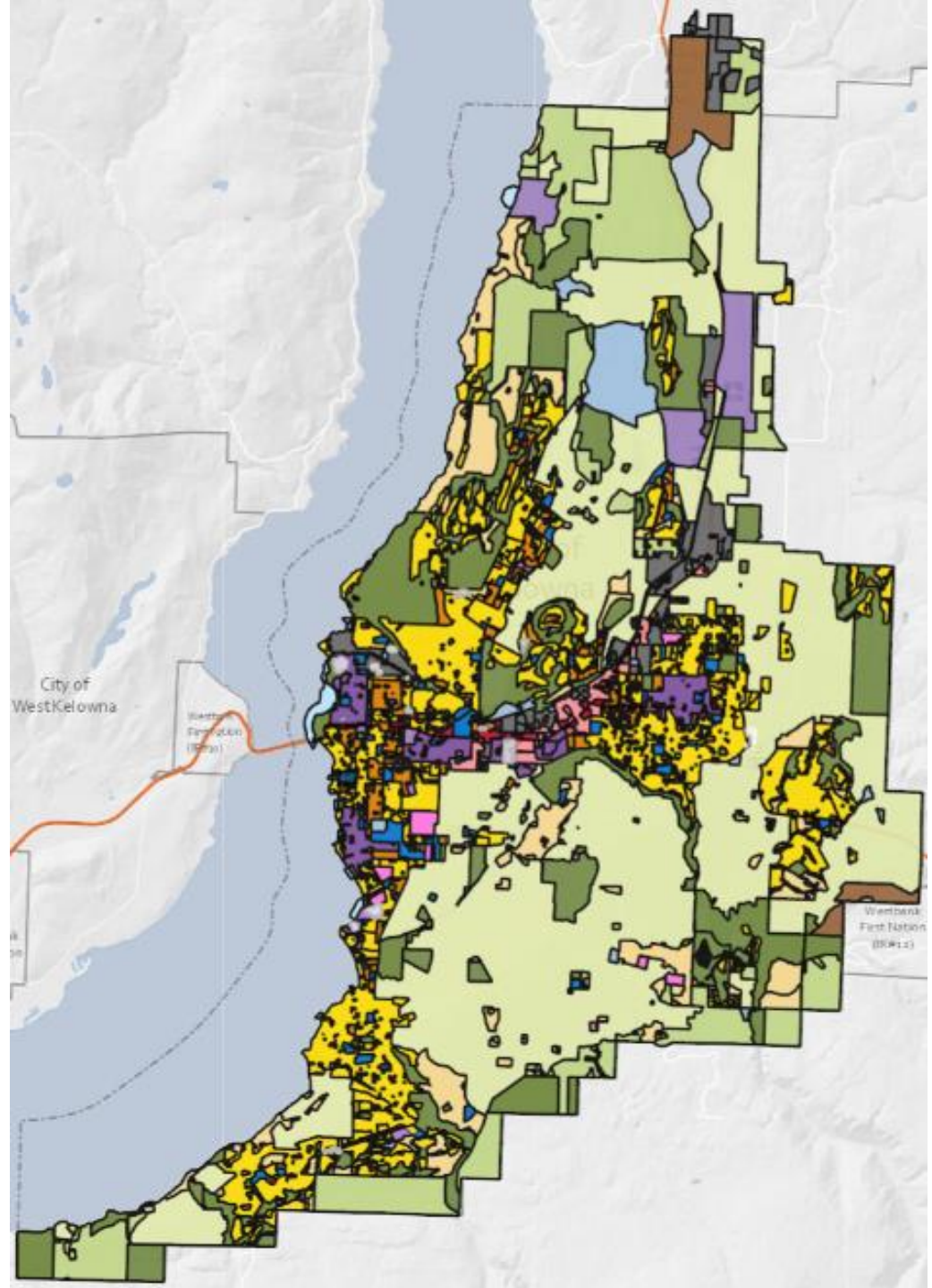
**I₁, I₂, I₃, I₄, I₅,
I₆, CD15**

CD Zones

- ▶ Reduced from 23 to 6 zones:
 - ▶ CD12 - Airport
 - ▶ CD17 - Mixed Use Commercial – High Density
 - ▶ CD18 - McKinley
 - ▶ CD20 - University
 - ▶ CD22 - Central Green
 - ▶ CD26 - Capri Centre

Zoning Map

[Zoning bylaw | City of Kelowna](#)



Align & Implement 2040 OCP



2040 OCP	New Zoning Bylaw
Urban Centres	Urban Centres: UC ₁ -UC ₅
Village Centres	Multi Dwelling: MF ₁ -MF ₃ Commercial: C ₁ , C ₂ Village Centre: VC ₁
Core Area Neighbourhood	Core Area Mixed Use: CA ₁ Single & Two Dwelling: RU ₃ , RU ₄ Multi Dwelling: MF ₁ -MF ₃ Commercial: C ₁ , C ₂
Suburban - Residential	Single & Two Dwelling: RU ₁ -RU ₅
Suburban - Multi Unit	Single & Two Dwelling: RU ₁ -RU ₅ Multi Dwelling: MF ₁ -MF ₃

Building Envelope Area



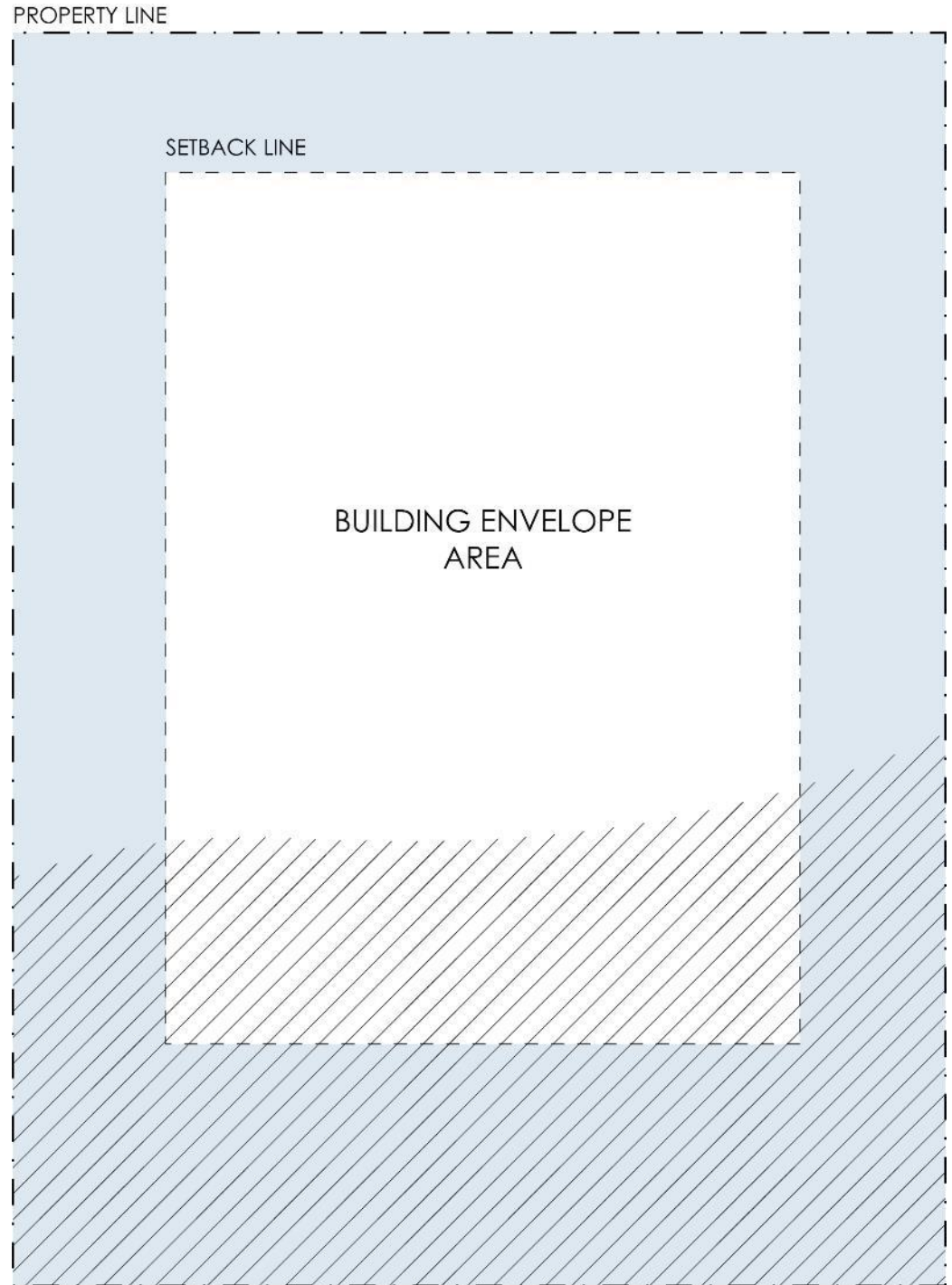
Setback Areas



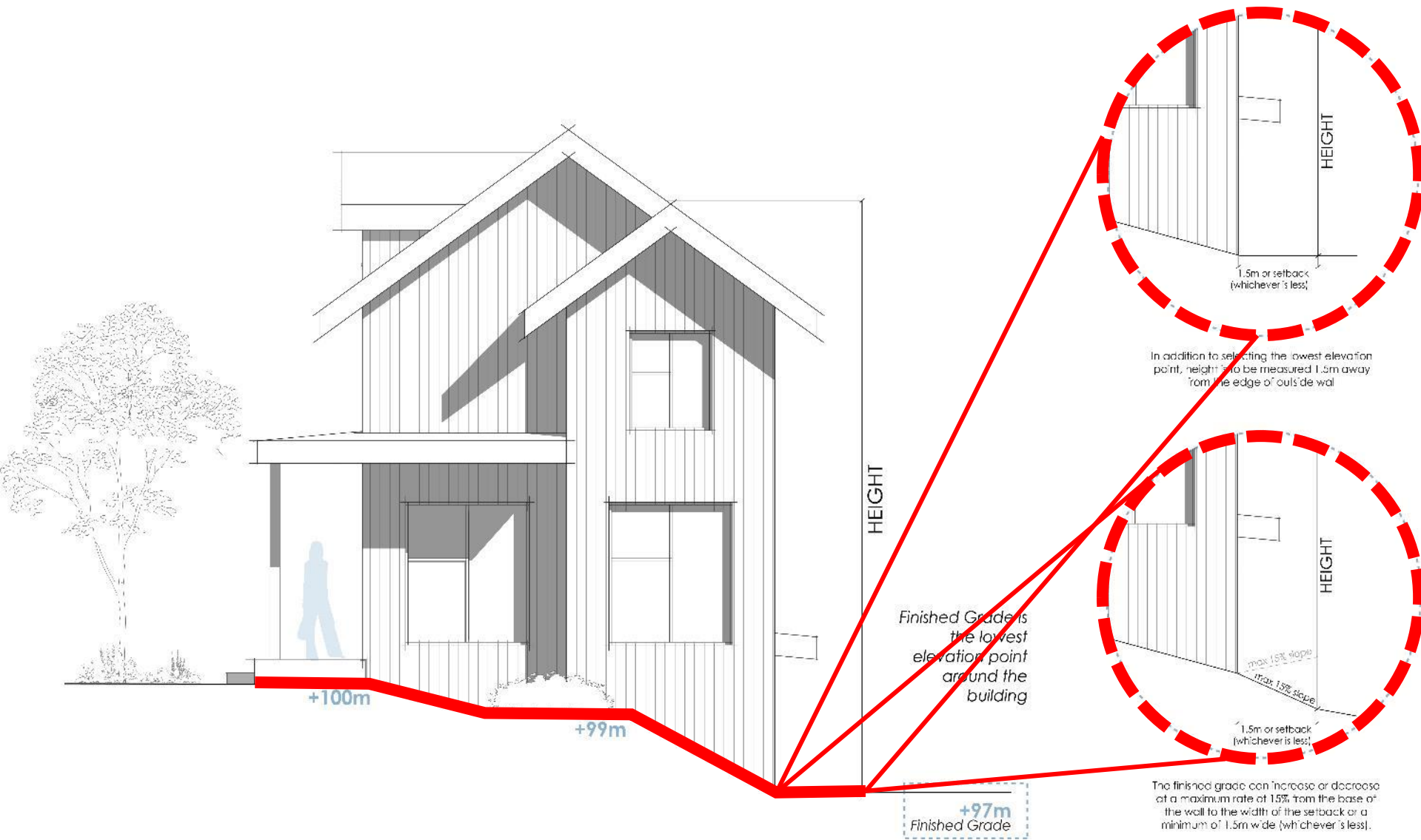
"No Build" or "No Disturb"
Restrictive Covenants



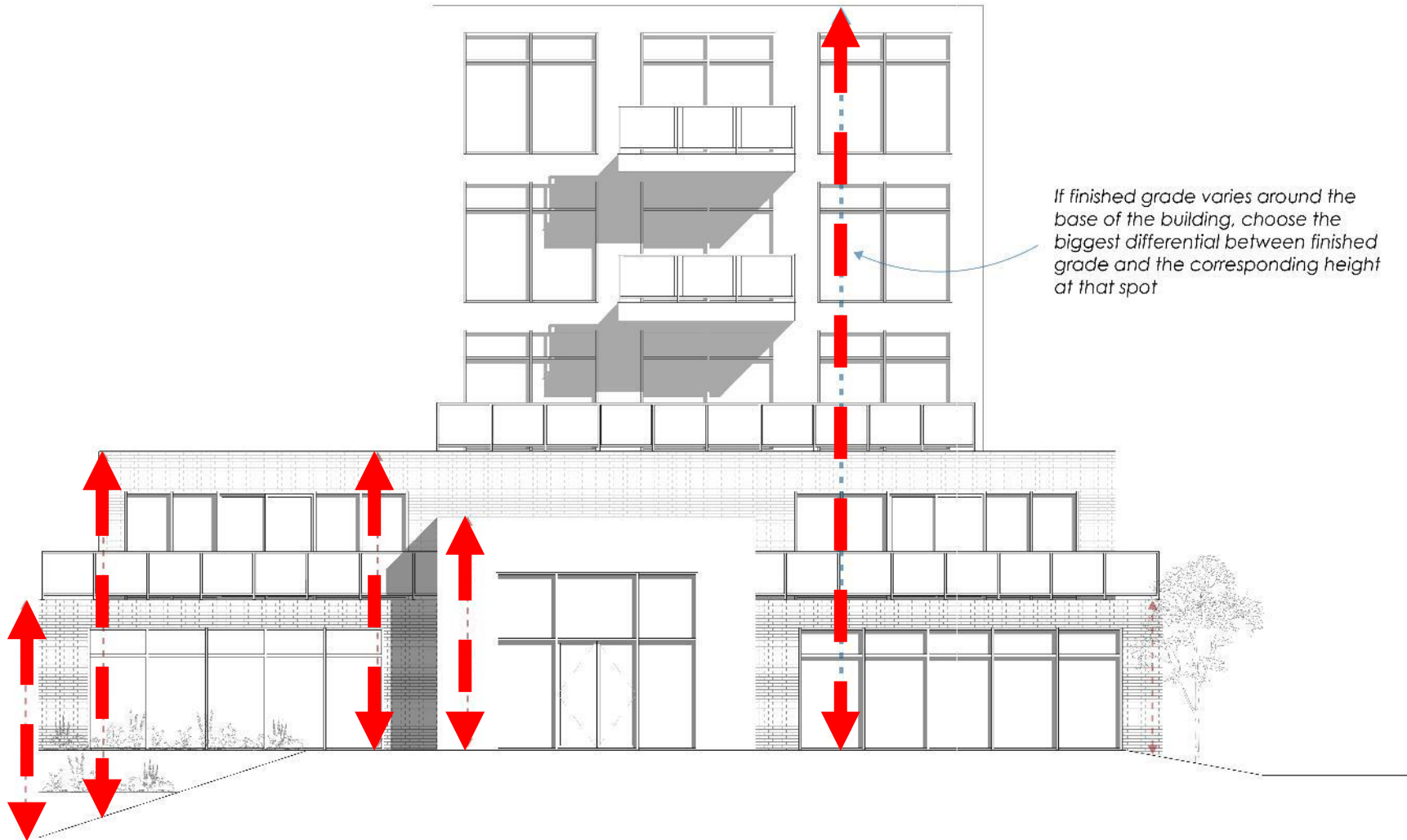
Building Envelope Area
(remaining white area)



Height Definition & Grade



Measuring Building Height



Total Site Coverage

BUILDING SITE COVERAGE

PRINCIPLE DWELLING
CARRIAGE HOUSE
GARAGE
SHED
STRUCTURES



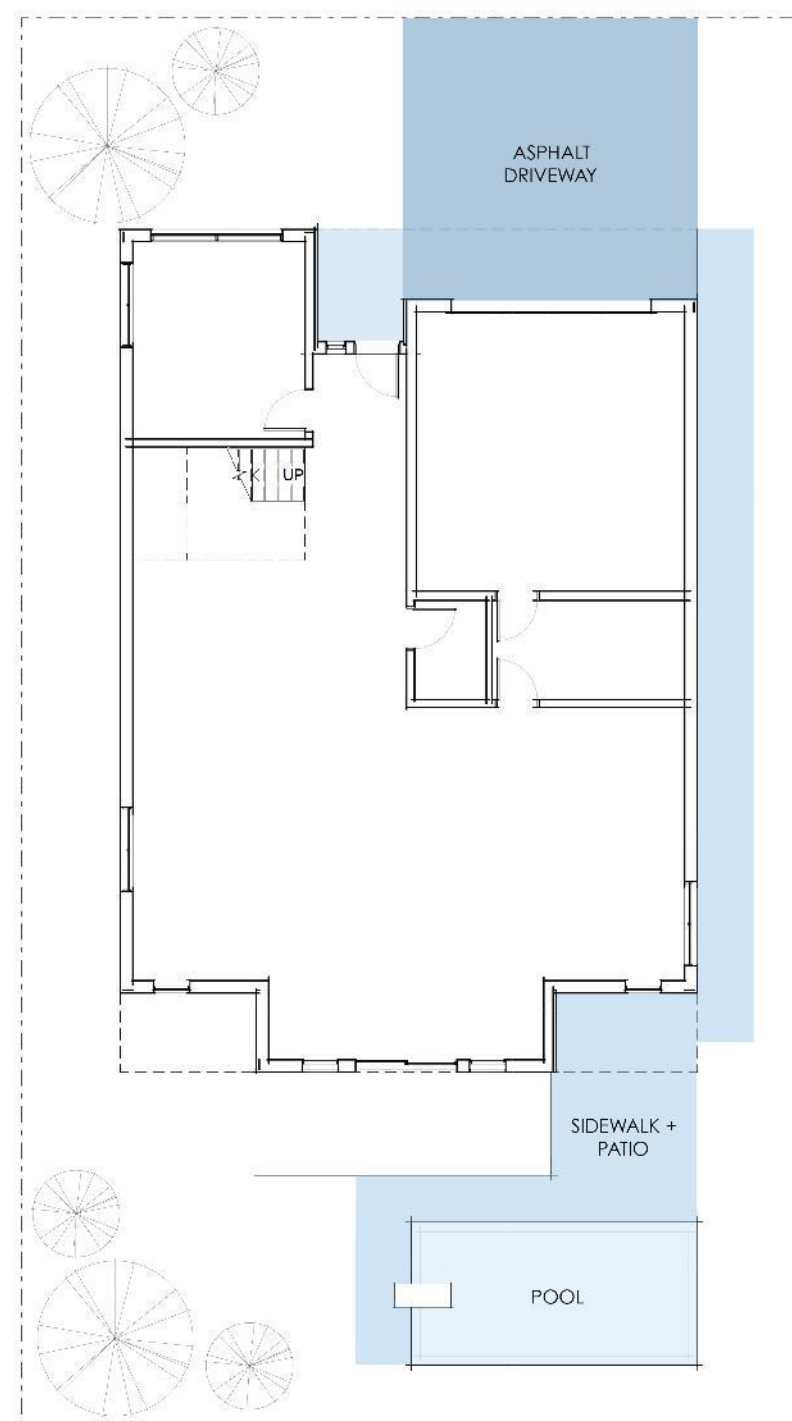
IMPERMEABLE SURFACES

-  DRIVEWAYS
-  SIDEWALKS / PATHS / PATIOS
-  POOLS

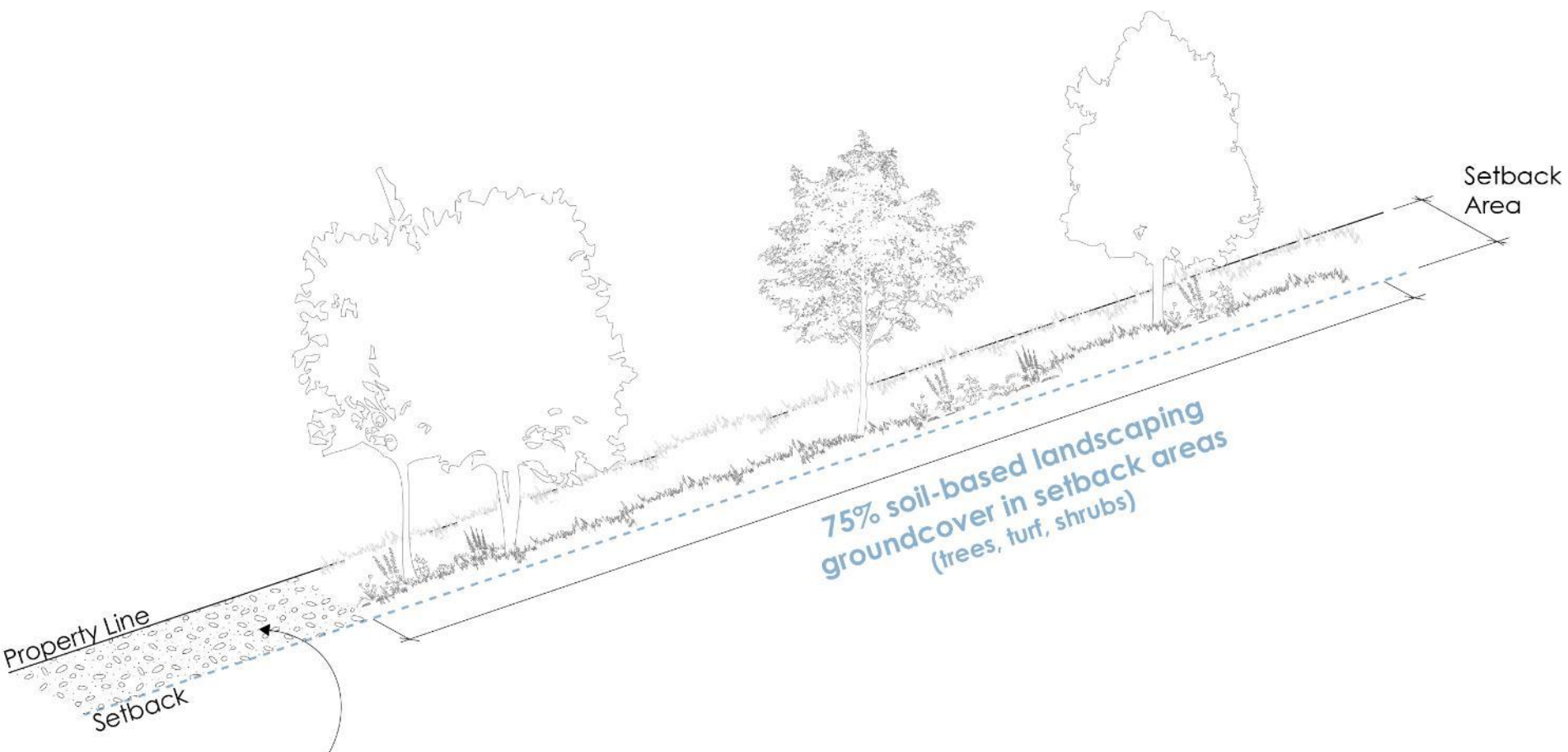
**any surface that prevents / impedes water entering into the soil*



TOTAL SITE COVERAGE



Site Layout

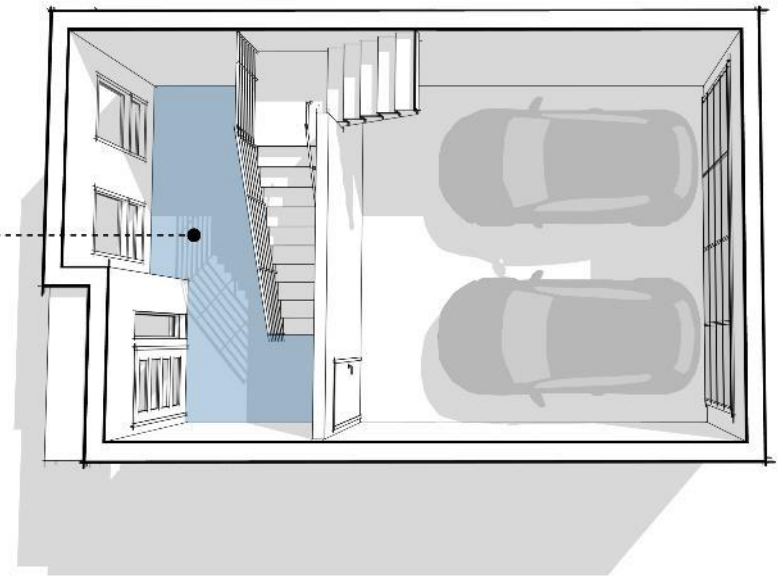


NOTE: maximum of 25% can be rock mulch or surface treatments, including permeable pavers

Ground Oriented Housing



MIN NET FLOOR
AREA 11m²

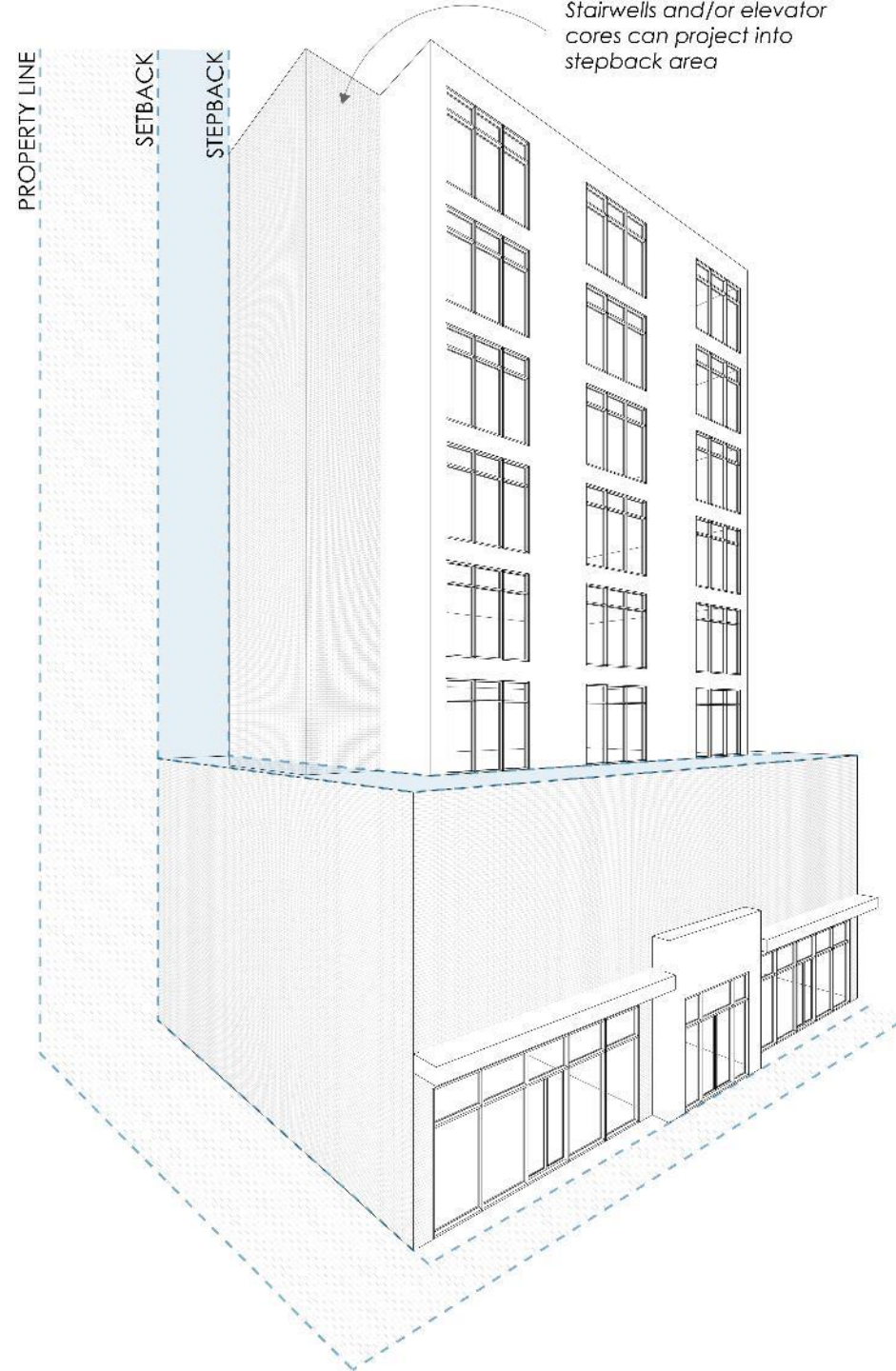


▶ Max height above sidewalk

▶ Min floor area on ground floor

Building Stepback

- ▶ Above 5+ storeys – applies to apartments, midrise
- ▶ Reduce building massing
- ▶ Improve public realm interface
- ▶ Reduce shadowing impacts

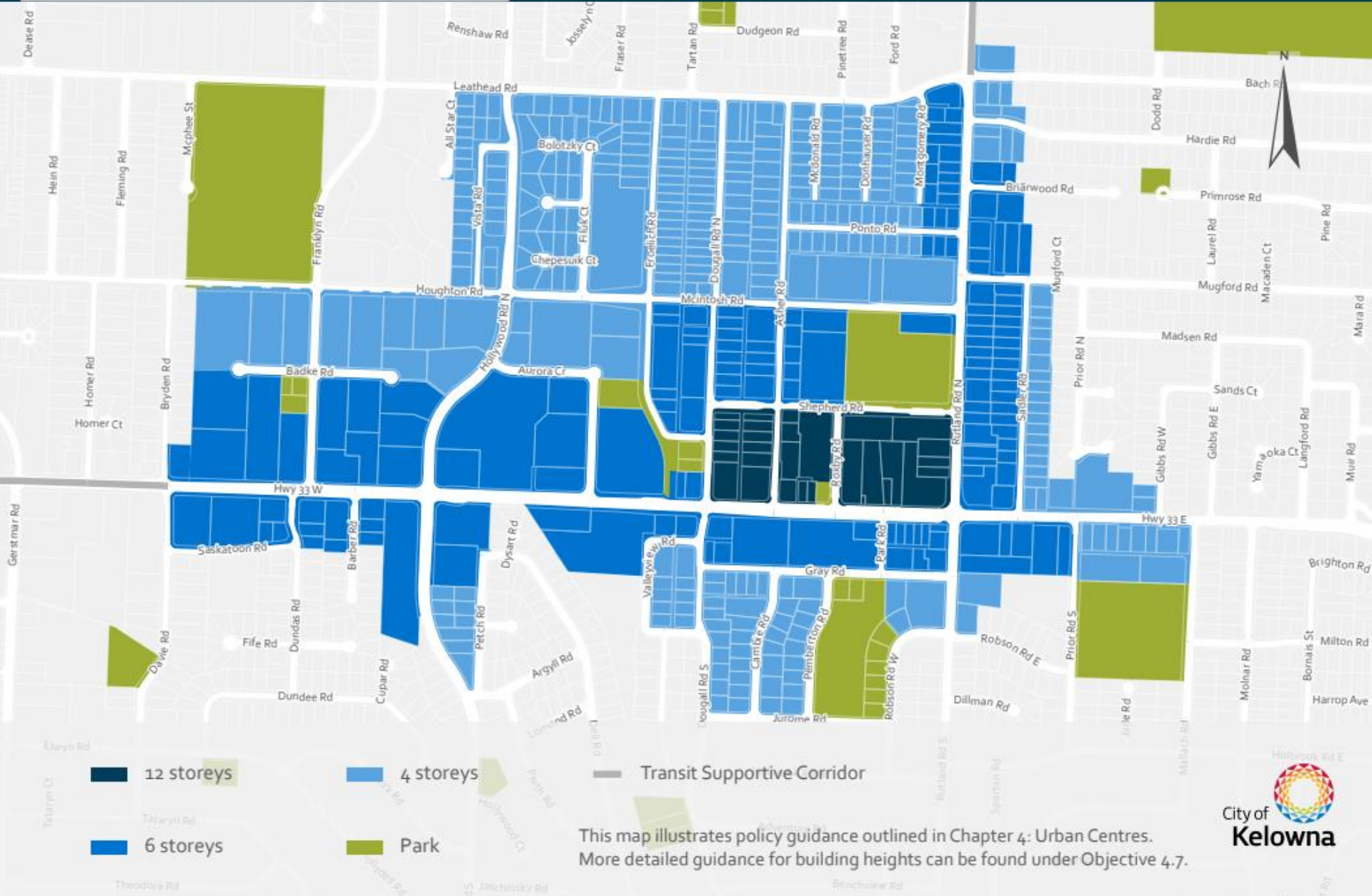


Amenity Space

- ▶ Updated amenity space regulation to include minimum common area
- ▶ Additional amenity requirements in common or private format (decks, patios, yards)
- ▶ Applies to townhouses & apartments

Base Density

- ▶ Establish new base density regulations in Urban Centres
 - ▶ Coordinated with OCP Building Height
- ▶ Build confidence and clarity
- ▶ Not over allocate density – trigger height or parking variances
- ▶ DP process to ensure acceptable form & character



This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.7.



Base FAR: Rutland Urban Centre

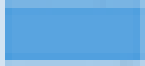

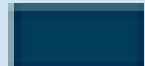
Min. Density (if applicable) & Max. Base Density FAR

<u>Areas</u>	<u>Density</u>
 4 storeys	1.6 FAR
 6 storeys	1.8 FAR
 12 storeys	3.3 FAR
80% Underground Parking	0.25 FAR

Density Bonus

- ▶ In addition to base density
- ▶ Increase the supply of rental housing & affordable housing stock
 - ▶ Rezone to rental subzone; or
 - ▶ Payment to Housing Opportunities Reserve Fund
- ▶ Improve sidewalk network & pedestrian realm
 - ▶ Payment to public amenity fund
- ▶ Both bonuses can be combined in Urban Centers and Transit Supported Corridors

Bonus FAR: Rutland Urban Centre

Min. Density (if applicable) & Max. Base Density FAR	Public Amenity & Streetscape Bonus FAR	Rental or Affordable Housing Bonus FAR
 4 storeys = 1.6 FAR	0.5 additional FAR	0.3 additional FAR for rental only projects or affordable housing
 6 storeys = 1.8 FAR	0.5 additional FAR	
 12 storeys = 3.3 FAR	0.5 additional FAR	For tall buildings variable bonus rate introduced 0.05 FAR per storey
80% Underground Parking = 0.25 FAR		

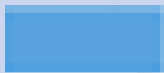

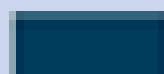
Streetscape Bonus Rate

Building Form & Location	Payment Rate to qualify for Density Bonusing (per m ² of lot area)
Infill & Townhouse outside Urban Centre	\$10
Apartment & Mixed-Use outside Urban Centre & Village Centre	\$20
Commercial & Industrial outside Urban Centre	\$20
VC ₁ - Village Centre	\$20
UC ₁ – Downtown	\$50
UC ₂ – Capri-Landmark	\$50
UC ₃ – Midtown	\$20
UC ₄ – Rutland	\$20
UC ₅ – South Pandosy	\$20

Affordable Housing Bonus Rate

- ▶ 2% of proposed dwelling units achieves 0.3 FAR bonus
 - ▶ \$100,000 per affordable housing unit
- ▶ E.g. 50-unit development = \$100,000

Base & Bonus Height: Rutland UC₄

Max. Base Height	Max. Height with Bonus FAR
 4 storeys & 18 m	2 additional storeys & 8 m
 6 storeys & 22 m	3 additional storeys & 12 m
 12 storeys & 44 m	3 additional storeys & 12 m

Multi-Dwelling Density Bonuses

- ▶ Add minimum density on Transit Supported Corridors
- ▶ MF₁ – zone expanded to lots without lanes
- ▶ MF₂ & MF₃ – base FAR densities coordinated with height categories & Underground Parking
- ▶ Bonus heights coordinated with bonus FAR

Zone	Streetscape Bonus FAR	Rental / Affordable Housing Bonus FAR
MF ₂	0.15	0.3
MF ₃	0.25	0.3

Bylaw Transition Plan

- ▶ No new rezonings between 1st and 3rd reading of new Zoning Bylaw
 - ▶ Allow new rezonings following 3rd reading of new Zoning Bylaw
- ▶ Decouple rezonings and DP/DVP
- ▶ Rescind any rezonings if not adopted prior to the new Zoning Bylaw
- ▶ Track rezonings adopted interim & bring forward amendment package to new Zoning Bylaw
- ▶ Approved DP/DVPs protected up to 1-year after adoption of new Zoning Bylaw

Staff Recommendation

- ▶ Staff recommend **support** to adopt a new Zoning Bylaw No. 12375;
- ▶ To set up the Density Bonus for Public Amenities and Streetscape Reserve Fund Bylaw No. 12386;
- ▶ To endorse the Transition Plan; and,
- ▶ Recommend Zoning Bylaw be forwarded to Public Hearing.



Conclusion of Staff Remarks