

CITY OF KELOWNA
BYLAW NO. BL12366
TA20-0009
3773-3795 Lakeshore Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000, **Schedule 'B' – Comprehensive Development Zones** be amended by deleting **CD24 – Comprehensive Development Zone** in its entirety and replacing it with Schedule 'A' in its appropriate location as attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 2nd day of May, 2022.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule 'A'

CD24 –Comprehensive Development Zone

1.1 Purpose

The purpose of this Comprehensive Development Zone (CD24) is to provide for the integrated design of a comprehensive mixed-use development which includes tourist commercial and residential uses.

1.2 Principal Uses

The principal uses in this zone are:

- a) Apartment hotels
- b) Congregate housing
- c) Group home major
- d) Hotels
- e) Motels
- f) Multiple dwelling housing
- g) Supportive housing

1.3 Secondary Uses

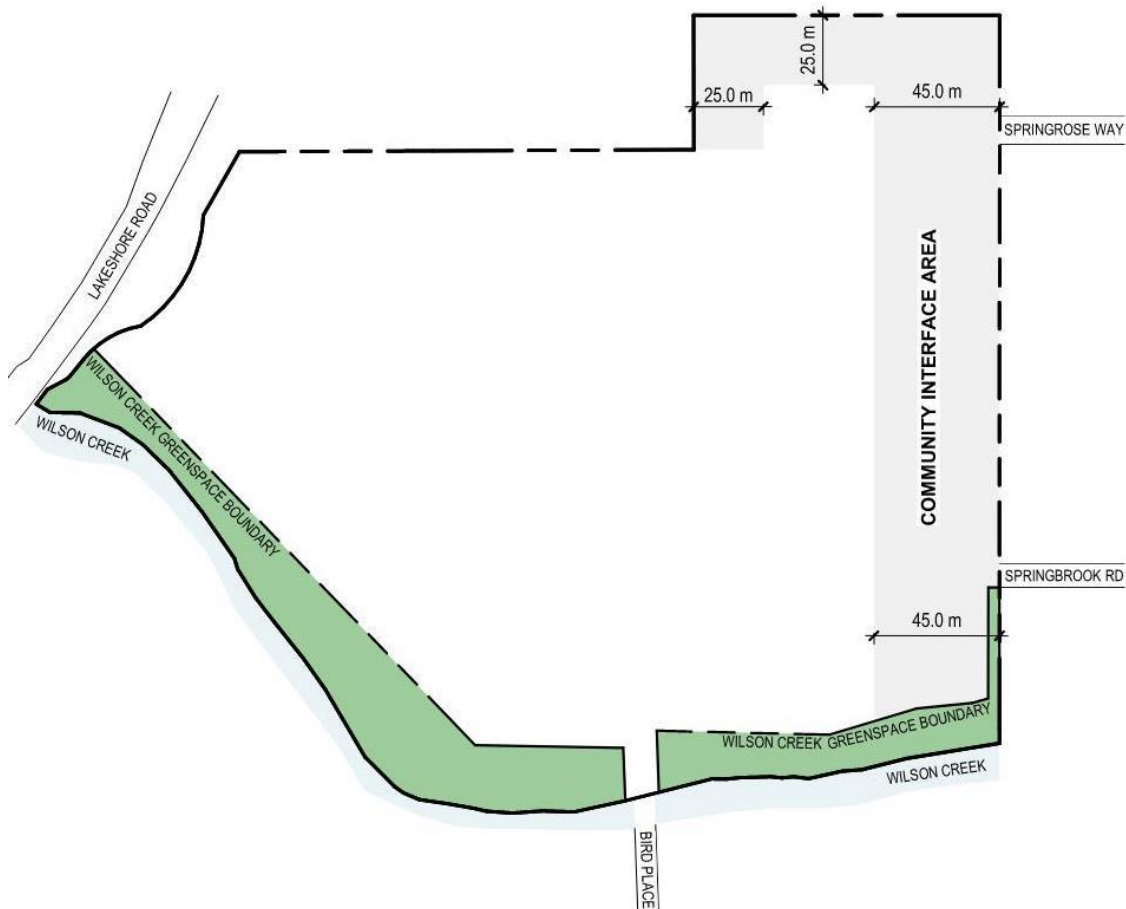
- a) Agriculture, Urban
- b) Boat storage (only within an enclosed building or structure)
- c) Childcare centre, major
- d) Community garden
- e) Community recreation services
- f) Financial services (max floor area of 280m²)
- g) Food primary establishment
- h) Health services (Health and Office cumulative floor area cannot exceed 500m²)
- i) Liquor primary establishment, major
- j) Liquor primary establishment, minor
- k) Liquor primary license
- l) Non-accessory parking
- m) Home based business minor
- n) Offices (Office and Health cumulative floor area cannot exceed 500m²)
- o) Participant recreation services, indoor
- p) Personal service establishments
- q) Residential security/operator unit
- r) Retail liquor sales (establishments)
- s) Retail store, general (maximum single tenancy of 1,400m²)

1.4 Subdivision Regulations

- (a) Each lot created that is serviced by the common lot access shall have a minimum frontage on the common lot access of 10 metres.
- (b) Minimum lot width is 25 metres
- (c) Minimum lot depth is 30 metres
- (d) Minimum lot area is 750 m²
- (e) For all lots created within CD24, the maximum cumulative net floor area is 90,990m².

1.5 Development Regulations

- a) The maximum net floor area is 90,990m².
- b) The maximum height of buildings shall be the lesser of 60 metres or 17 storeys, not including rooftop mechanical penthouse, antenna or other ancillary structures. In the Community Interface Area of CD24, the maximum height of buildings shall be the lesser of 11.5 metres or 3.5 storeys.



- c) The maximum site coverage is 40%, provided that the maximum site coverage of buildings, driveways, and above ground parking areas is 50%.
- d) Parking structures located above natural finished grade and surfaced with landscaping or useable open space shall not be included in the calculation of site coverage.

1.6 Site Setbacks

Perimeter Property Line Setbacks

- a) South Side – 3.0 metres from the boundary of the Wilson Creek green space for any buildings and structures less than 15 metres in height. Buildings, excluding balconies, cornices and architectural features, above 15 metres in height will require an additional 1.5 metre setback for a total of 4.5 metre setback from the boundary of the Wilson Creek Green Space.
- b) North Side – 7.5 metres for all buildings and structures up to 11.5 metres in height, 15 metres for any buildings and structures, excluding balconies, cornices and architectural features, greater than 11.5 metres, with the exception of the townhome buildings located in the Community Interface Area.
- c) West Side / Lakeshore Road Frontage – 0.0 metres for 50% of the frontage and 3.0 metres for 50% of the frontage for any buildings or structures under 10 metres in height. 3.0 metres for any portion of buildings or structures above 10 metres in height. Notwithstanding this provision, architectural features that are less than 25% of the building face width may encroach into the 3.0 metre setback requirement, to a maximum of 1.5 metres.
- d) East Side – 7.5 metres
- e) If the site is subdivided further into individual parcels served by a common lot access road, the minimum setback for all internal parcels is 0 metres.

1.7 Private Open Space

A minimum area of 7.5 m² of private open space shall be provided per **bachelor dwelling, apartment hotel unit, or congregate housing bedroom**; 15 m² of **private open space** shall be provided per **1 bedroom dwelling**, and 25 m² of **private open space** shall be provided per **dwelling** with more than **1 bedroom**, except for hotel where no minimum private open space is required. Private communal outdoor amenity space is included for the purposes of this calculation.

1.8 Other Regulations

- (a) **Section 6 – General Development Regulations** of this bylaw applies;
- (b) **Section 7 – Landscaping and Screening** of this bylaw applies;
- (c) **Section 8 – Parking and Loading** of this bylaw will apply with the exception of:
 - a. The base parking stall requirement will be as per Village Centre parking ratios
 - b. If the development is guaranteed as rental through a Rental Agreement (for 10 years) with the City of Kelowna, a 10% reduction to the CD24 parking requirement (both base and visitor) can be applied.

Bicycle parking can be provided anywhere in the parkade necessary to be easily accessible to users.