

# CITY OF KELOWNA

## BYLAW NO. 12415

### TA22-0013 – New CD28 – University of British Columbia Downtown Campus Zone

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The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 1 – General Administration, 1.3 Zoning Map, 1.3.1** be amended by adding in its appropriated location in **Section 18 – Comprehensive Development Zones** the following:

CD28	University of British Columbia Downtown Campus Zone 28
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2. AND THAT a new **CD28 – University of British Columbia Downtown Campus Zone** be added to **Section 18 – Schedule B - Comprehensive Development Zones** as outlined in Schedule "A" attached to and forming part of this bylaw;
3. 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 11<sup>th</sup> day of June, 2022.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

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(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of City of Kelowna on the

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Mayor

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City Clerk

## Schedule "A"

Section 1.1 - Zone Purpose	
Zones	Purpose
CD28 – University of British Columbia Downtown Campus Zone	The purpose is to provide a zone for the development of a comprehensively planned Downtown University Campus; to allow the full range of academic, research, and other supporting land uses essential to a leading-edge university program and campus.

Section 1.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD28 – University of British Columbia Downtown Campus Zone	n/a	n/a

Section 1.3 – CD28 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use)
Apartment Housing	P
Child Care Centre, Major	S
Cultural and Recreation Services	S
Education Services	P
Food Primary Establishment	S
Health Services	S
Liquor Primary Establishment	S
Office	S
Participant Recreation Services, Indoor	S
Professional Services	S
Religious Assemblies	S
Retail	S

<b>Section 1.4 – CD28 Subdivision Regulations</b>	
<b>Min. Lot Width</b>	45.0 m
<b>Min. Lot Area</b>	2900 m <sup>2</sup>
<b>Min. Lot Depth</b>	65.0 m

<b>Section 1.5 – CD28 Development Regulations</b>		
m = metres		
<b>Max. FAR</b>	14.0 FAR	
<b>Max. Height</b>	46 storeys and 160.0 m	
<b>Max. Site Coverage of all Buildings</b>	85%	
<b>Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces</b>	100%	
<b>Min. Setbacks</b>	0.0 m	
<b>Max. Floor Plate Sizes</b>	<b>Levels</b>	<b>Maximum Floor Plate</b>
	1 – 3	2,350 m <sup>2</sup>
	4 – 8	1,400 m <sup>2</sup>
	9 – 11	1,260 m <sup>2</sup>
	12 – 46	1,110 m <sup>2</sup>
<b>Min. Frontage at Street Level</b>	Provide minimum 80% of the principal frontage as an active commercial, cultural, educational, or civic space and minimum 75% on secondary street frontage.	
<b>Urban Plaza</b>	Provide an Urban Plaza at grade along one street frontage <b>Min. 42.0 m<sup>2</sup></b>	
<b>Corner Treatment</b>	Provide a predominant entrance lobby at the corner of the street intersection.	

Annexure 1

<b>Section 1.6 – CD28 Vehicle Parking Regulations<sup>1</sup></b>		
m = metres		
<b>Min. Commercial</b>	1.0 space / 100 m <sup>2</sup>	
<b>Min. Education Services</b>	1.8 spaces / 100 m <sup>2</sup>	
<b>Min. Office</b>	0.5 space / 100 m <sup>2</sup>	
<b>Min. Residential</b> <sup>1</sup> Studio 1-bed 2-bed	0.2 spaces / unit 0.3 spaces / unit 0.5 spaces / unit	
<b>Min. Visitor</b>	0.14 spaces / unit	
<b>Min. Regular Spaces</b> <b>Max. Small Spaces</b>	50% 50%	
<b>Min. Loading Spaces</b>	3	
<b>Section 1.7 – CD28 Bicycle Parking Regulations</b>		
	Long Term	Short Term
<b>Min. Commercial</b>	n/a	2
<b>Min. Education Services</b>	n/a	46
<b>Min. Office</b>	n/a	2
<b>Min. Residential</b> Studio 1-bed 2-bed	1 spaces / unit 1 spaces / unit 2 spaces / unit	29
<b>FOOTNOTES (Section 1.6)</b>		
<sup>1</sup> Residential Parking Stalls may be located in tandem.		