

CITY OF KELOWNA

BYLAW NO. 12415

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

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 11th day of July, 2022.

Considered at a Public Hearing on the 26th day of July, 2022.

Read a second and third time by the Municipal Council this 26th day of July, 2022.

Approved under the Transportation Act this 4th day of August, 2022.

Audrie Henry
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of City of Kelowna on the

Mayor

City Clerk

Schedule "A"
CD 28 – University of British Columbia Downtown Campus Zone

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

Section 1.4 – CD28 Subdivision Regulations	
Min. Lot Width	45.0 m
Min. Lot Area	2900 m ²
Min. Lot Depth	65.0 m

Section 1.5 – CD28 Development Regulations		
m = metres		
Max. FAR	14.0 FAR	
Max. Height	46 storeys and 160.0 m	
Max. Site Coverage of all Buildings	85%	
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	100%	
Min. Setbacks	0.0 m	
Max. Floor Plate Sizes	Levels	Maximum Floor Plate
	1 – 3	2,350 m ²
	4 – 8	1,400 m ²
	9 – 11	1,260 m ²
	12 – 46	1,110 m ²
Min. Frontage at Street Level	Provide minimum 80% of the principal frontage as an active commercial, cultural, educational, or civic space and minimum 75% on secondary street frontage.	
Urban Plaza	Provide an Urban Plaza at grade along one street frontage Min. 42.0 m²	
Corner Treatment	Provide a predominant entrance lobby at the corner of the street intersection.	

Annexure 1

Section 15.8.6 – CD28 Vehicle Parking Regulations¹ m = metres		
Min. Commercial	1.0 space / 100 m ²	
Min. Education Services	1.8 spaces / 100 m ²	
Min. Office	0.5 space / 100 m ²	
Min. Residential ¹ Studio 1-bed 2-bed	0.2 spaces / unit 0.3 spaces / unit 0.5 spaces / unit	
Min. Visitor	0.14 spaces / unit	
Min. Regular Spaces Max. Small Spaces	50% 50%	
Min. Loading Spaces	3	
Section 15.8.7 – CD28 Bicycle Parking Regulations		
	Long Term	Short Term
Min. Commercial	n/a	2
Min. Education Services	n/a	46
Min. Office	n/a	2
Min. Residential Studio 1-bed 2-bed	1 spaces / unit 1 spaces / unit 2 spaces / unit	29
FOOTNOTES (Section 15.8.6)		
¹ Residential Parking Stalls may be located in tandem.		