



City of
Kelowna

Development Application and Heritage Procedures Bylaw No. 12310

TA22-0017

Purpose

- ▶ That Council receives the report from the Development Planning Department regarding an administrative amendment to the Development Application and Heritage Procedures Bylaw No. 12310 to align the delegated authority of Form and Character Development Permits with Kelowna 2040 Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 12375.

Procedures Bylaw Background

- ▶ Establishes procedures for processing of land development applications
- ▶ Delegation of authority for Form and Character Development Permits to Manager, Development Planning
- ▶ Under 2030 OCP and Zoning Bylaw 8000:
 - ▶ Staff issued DP's for 4 residential units or less
 - ▶ Sensitive Infill Housing Development Permit Area
 - ▶ RU7 zone primarily

Proposed Amendment

- ▶ Remove language related to 2030 OCP
 - ▶ Sensitive Infill Housing Development Permit Area
- ▶ Restore delegation of authority for Infill Housing



City of Kelowna

Proposed Wording

The Department Manager, Development Planning may only issue Development Permits that meet the following criteria:

- b) Form and Character Development Permits for residential development on an MF1 – Infill Housing zoned property where:
 - i. The proposed development is generally consistent with the applicable Development Permit guidelines in the OCP.

Discussion

- ▶ Staff issued Development Permits (Direct DP's)
 - ▶ Value-added (lower application fee)
 - ▶ Improve customer service
 - ▶ Reduce length of approval process

- ▶ Only apply to properties zoned MF₁ – Infill Housing

Example Scenarios

Zone	Units & Type	Development Permit Staff or Council?
RU ₄ – Duplex Housing	2 units & 2 carriage homes	Not Required
MF ₁ – Infill Housing	4 units – Townhomes	Staff DP
MF ₂ – Townhouse Housing	6 units – Townhomes	Council DP
MF ₃ – Apartment Housing	4 units & 1 retail space	Council DP

Staff recommendation

- ▶ Staff recommend **support** for the amendment to the Procedures Bylaw:
 - ▶ Administrative update
 - ▶ Restore previous Staff approvals
 - ▶ MF₁ – Infill Housing zone



Questions?

For more information, visit kelowna.ca.